

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

4
2009 080747

2009 DEC -4 AM 10:27

MICHAEL A. BROWN
RECORDER

NOTICE OF INTENTION TO HOLD MECHANIC'S LIEN

**TO: PORTAGE REALTY
1209 S. Newton Street
Knox, IN 46534**

YOU ARE HEREBY NOTIFIED, pursuant to the provisions of IC 32-28-3-1 et seq., that we intend to hold a Mechanic's Lien on the following described real estate located in Lake County, Indiana, to-wit:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE 2ND P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 2356.5 FEET WESTERLY OF THE EAST LINE OF SAID SECTION 17, AS MEASURED ALONG THE NORTHERLY LINE OF CENTRAL AVENUE, AS IT EXISTED ON FEBRUARY 23, 1961, IN THE CITY OF LAKE STATION; THENCE NORTHERLY AT RIGHT ANGLES, 275.53 FEET TO A POINT WHICH IS 18 FEET SOUTHERLY BY RECTANGULAR MEASUREMENT FROM THE CENTER LINE OF THE MOST SOUTHERLY TRACK OF THE MICHIGAN CENTRAL RAILROAD; THENCE EASTERLY ON A LINE 18 FEET SOUTHERLY OF AND PARALLEL TO THE CENTER LINE OF AFORESAID TRACK, 332.74 FEET TO A POINT WHICH IS 323 FEET EASTERLY OF AS MEASURED ON A LINE PARALLEL TO THE NORTHERLY LINE OF CENTRAL AVENUE, THE FIRST DESCRIBED LINE; THENCE SOUTHERLY PARALLEL TO SAID FIRST DESCRIBED LINE, 195.6 FEET TO THE NORTHERLY LINE OF CENTRAL AVENUE; THENCE WESTERLY ON SAID NORTHERLY LINE 323 FEET TO PLACE OF BEGINNING, EXCEPT THAT PART OF SAID PARCEL CONVEYED TO ROLAND M. MOORE AND BONNIE L. MOORE BY WARRANTY DEED DATED JANUARY 17, 1969 AND RECORDED JANUARY 23, 1969 AS DOCUMENT NO. 2588, IN LAKE COUNTY, INDIANA.

EXCEPTING EAST 50 FEET OF SAID PARCEL.

CONTAINING 53,059 SFT OR 1.218 ACRES, MORE OR LESS.

SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD, IF ANY.

Parcel Number 14-19-0009-0071

1900
40538
40536
RM

the same being known also as 2828 Central Avenue, Lake Station, IN 46405 together with all of the improvements thereon.

The amount claimed is Fifty-three Thousand Dollars (\$53,000) plus attorney's fees and expenses. The claimant is C&F Industries, Inc. The current owner of the property according to Lake County property tax records is Portage Realty.

The Mechanic's Lien is for site excavation and parking lot stone by C&F Industries, Inc. within the last ninety (90) days. A copy of two invoices supporting the claim are attached hereto and made a part hereof as Exhibit "A".

I affirm under the penalties for perjury that the information set forth herein is true to my best of knowledge and belief. I am an attorney in good standing under the requirements of the Indiana Supreme Court.

EXECUTED at Muncie, Indiana this 3rd day of December 2009.

Document is
NOT OFFICIAL!

Jon D. Madison, ID No. 26466-33

STATE OF INDIANA, DELAWARE COUNTY, ss:

Before me, a Notary Public in and for said County and State, this 3rd day of December 2009, personally appeared Jon D. Madison and acknowledged the execution of the foregoing Notice of Intention to Hold Mechanic's Lien.

WITNESS my hand and official seal.

(Julie Kirklin)

NOTARY PUBLIC

A resident of Randolph County, Indiana.

My Commission Expires:

August 27, 2016



INVOICE

C&F INDUSTRIES INC.

5282 W. Booth Rd.
Liberty In

47353

765-580-0378
shanebcoffman@aol.com

INVOICE NUMBER

LSDG-02

BILL TO:

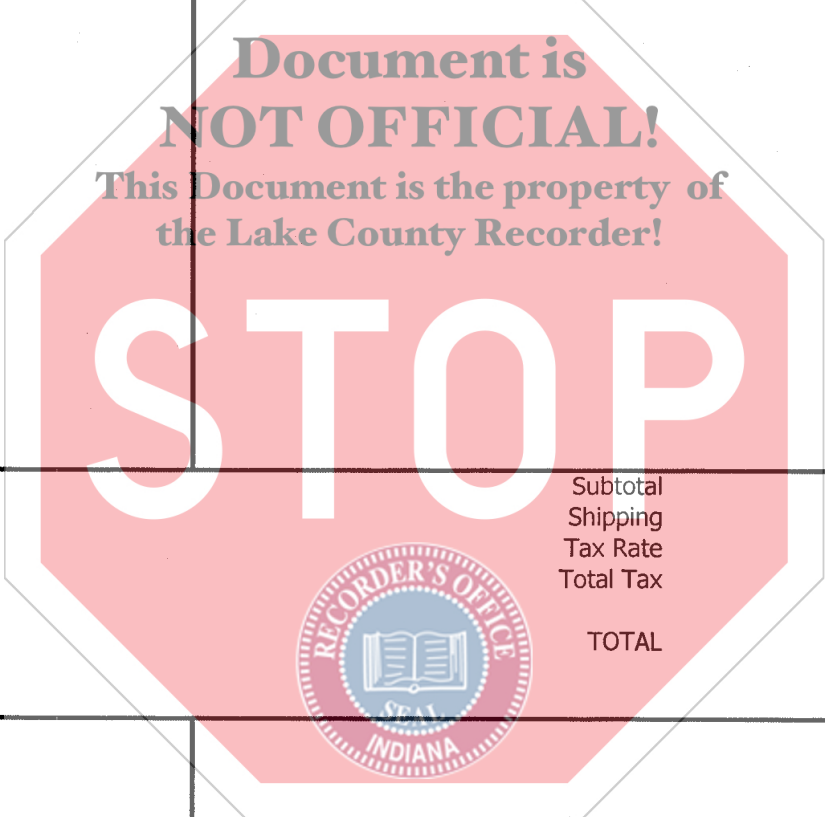
Planck Construction
115 E Capac
Imlay City MI

JOB LOCATION: LAKE STATION IN
CENTRAL&NEWTON
DOLLAR GENERAL

48444

Phone

| Description | Quantity | Unit price | % of completion | Amount |
|----------------------------------|----------|------------|-----------------|--------------------|
| Balance earthwork,pipe,pad stone | | | 100 | \$10,000.00 |
| Subtotal | | | | \$10,000.00 |
| Shipping | | | | \$0.00 |
| Tax Rate | | | | |
| Total Tax | | | | \$0.00 |
| TOTAL | | | | \$10,000.00 |



Comments / Notes

THANK YOU FOR YOUR BUSINESS

INVOICE

C&F INDUSTRIES INC.

5282 W. Booth Rd.
Liberty In

765-580-0378
shanebcoffman@aol.com

47353

INVOICE NUMBER

LSDG-01

BILL TO:

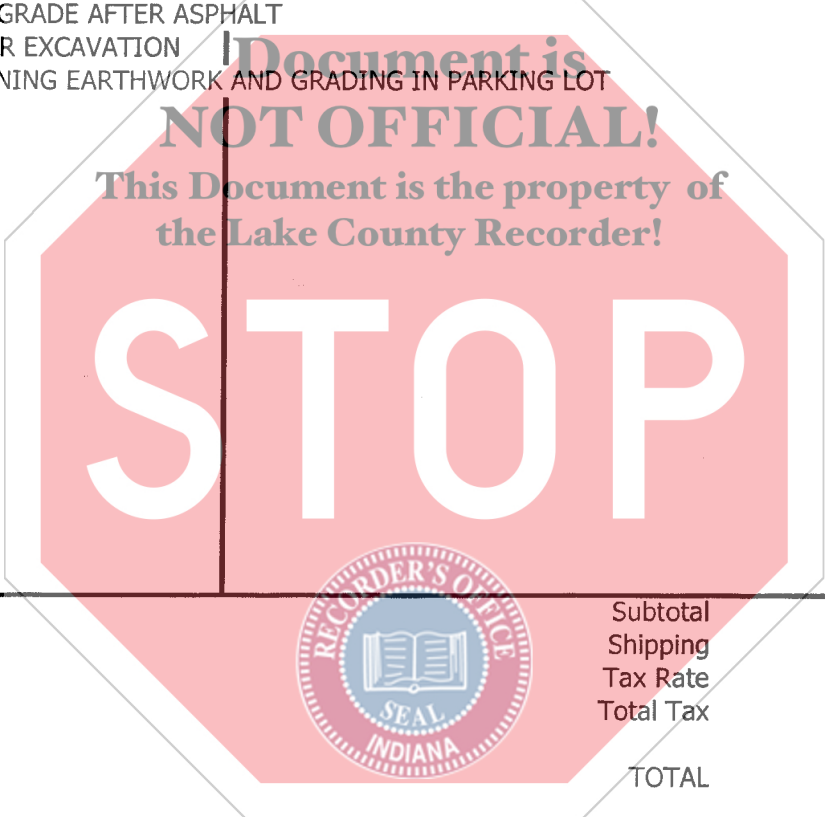
PLANCK CONSTRUCTION
115 E. CAPAC RD
IMLAY CITY MI

JOB LOCATION: LAKESTATION IN
DOLLAR GENERAL

48444

Phone

| Description | Quantity | Unit price | % of completion | Amount |
|---|----------|------------|-----------------|--------------------|
| ORIGINAL CONTRACT AMOUNT | | | | \$71,500.00 |
| CREDIT FOR STONE & LABOR TO INSTALL | | | | (\$16,000.00) |
| CREDIT FOR FINAL GRADE AFTER ASPHALT | | | | (\$1,000.00) |
| CREDIT FOR FOOTER EXCAVATION | | | | (\$1,500.00) |
| CREDIT FOR REMAINING EARTHWORK AND GRADING IN PARKING LOT | | | | (\$10,000.00) |
| Subtotal | | | | \$43,000.00 |
| Shipping | | | | \$0.00 |
| Tax Rate | | | | |
| Total Tax | | | | \$0.00 |
| TOTAL | | | | \$43,000.00 |



Comments / Notes

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|---|--|
| FOOTER EXCAVATION MATERIAL IS SCHEDULED TO BE USED IN THE PARKING LOT AREA. | |
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