

MECHANIC'S NOTICE AND LIEN REGISTRY

Paul D. Pate

Iowa Secretary of State
321 East 12th Street
Des Moines, IA 50319
sos.iowa.gov



POSTED

MNLR #016188-0

7/25/2018 10:17:29 AM

Mechanic's Lien

CLAIMANT POSTING THE MECHANIC'S LIEN

Simonson & Associates Architects, L.L.C.

Name

1717 Ingersoll Avenue, Ste 117

Mailing address

Des Moines

City

Iowa

State

50309

Postal code

Country

CURRENT PROPERTY OWNER(S)

Roers Investments

Name

1464 West Wayzata Blvd, Ste 200

Mailing address

Long Lake

City

Minnesota

State

55356

Postal code

Country

INFORMATION FOR PROPERTY TO BE CHARGED WITH MECHANIC'S LIEN

Polk

County

2301 Ingersoll Avenue

Street address or location of the property if the street address cannot be reasonably identified

Des Moines

City or nearest city if no street address

IA

State

50312

Postal code

030/06270-003-000

Tax parcel identification number

All of the following real property situated in the City of Des Moines, Polk County, Iowa, to-wit:

All that part of Lot Twenty-One (21) in Block "C" in Woodland Park, lying north of Lots One (1), Two (2), Three (3) and Four (4) in official plat of Lot Thirteen (13) of official plat of Southwest Quarter (SW 1/4) of Section Five (5), Township Seventy-Eight (78), Range Twenty-Four (24), West of the 5th P.M., Being a strip five (5) feet north and south, except the West Thirty-Three (33) Feet of Lot Twenty-One (21) in Block "C", Woodland Park lying within 24th Street, also the North 54.68 Feet of Lot Four (4) official plat of Lot Thirteen (13) of Official plat of Southwest Quarter (SW 1/4) of Section Five (5), Township Seventy-Eight (78), Range Twenty-Four (24), all now included in and forming a part of the City of Des Moines, Iowa; and

The South 14 (S 14) feet of Lot Six (6), all of Lot Seven (7), and the North Forty-Six (N 46) Feet of Lot Eight (8) in Block "C" in Woodland Park, now included in and forming a part of the City of Des Moines, Iowa; and

The South Fourteen (S 14) Feet of Lot Eight (8) and all of Lots Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), and vacated portion of Linden Street between West line of 23rd Street and East line of 24th Street, and vacated alleyway running north and south from south side of High Street to North Side of Linden Street between 23rd and 24th Street, now included in and forming a part of the City of Des Moines, Iowa subject to Warranty Deed recorded in Book 5280, Page 564; and

Lot Fourteen (14) and South Fourteen (S 14) Feet of Lot Fifteen (15) in Block "C" in Woodland Park, now included in and forming a part of the City of Des Moines, Iowa subject to Warranty Deed recorded in Book 5280, Page 564; and

Lot One (1) (Except West Thirty-Three (W 33) Feet, in official plat of Lot thirteen (13) of official plat of Southwest Quarter (SW 1/4) of Section Five (5), Township Seventy-Eight (78), Range Twenty-Four (24), West

of the 5th P.M., now included in and forming a part of the City of Des Moines, Iowa, subject to Warranty Deed recorded in Book 5280, Page 564; and

Lot Two (2) of official plat of Lot Thirteen (13) of Official Plat of Southwest Quarter (SW 1/4) of Section Five (5), Township Seventy-eight (78), Range Twenty-Four (24), West of the 5th P.M., now included in and forming a part of the City of Des Moines, Iowa; and

Lot Three (3) of official plat of Lot Thirteen (13) of official plat of Southwest Quarter (SW 1/4) of Section Five (5), Township Seventy-Eight (78), range Twenty-Four (24), West of the 5th P.M., now included in and forming a part of the City of Des Moines, Iowa; and

The South 85.32 Feet of Lot Four (4) of Official Plat of Lot Thirteen (13) of Official Plat of Southwest Quarter (SW 1/4) of Section Five (5), Township Seventy-Eight (78), Range Twenty-Four (24), West of the 5th P.M., now included in and forming a part of the City of Des Moines, Iowa,

Except any portion of the above described property included in that land conveyed to the City of Des Moines, Iowa, by John E. Spence, Sr., and Helen Spence, Husband and Wife, by Warranty Deed dated July 30, 1983, filed August 25, 1983, and recorded in Book 5280, Page 564, reference to which Deed is here made for all purposes.

Legal description

MECHANIC'S LIEN INFORMATION

10/27/2016

Date materials were first furnished or labor was first performed

6/22/2018

Date materials were last furnished or labor was last performed

\$ 19,305.00

Amount owed to Claimant

ADDITIONAL INFORMATION

Roers Investments

General Contractor / Owner Builder name

1464 West Wayzata Blvd, Ste 200

Mailing address

Long Lake

City

Minnesota

State

55356

Postal code

Country

(763) 999-7051

Telephone

ATTACHMENTS

Mechanic's Lien is appended to the Posted PDF Document.

Statement of Account is appended to the Posted PDF Document.

Other is appended to the Posted PDF Document.

CERTIFICATION

I certify under penalty of perjury and pursuant to the laws of the state of Iowa that the preceding is true and correct. Further, I agree to use an electronic signature in lieu of a handwritten signature, and the Secretary of State agrees to accept the electronic signature.

Kevin Driscoll

Electronic Signature

7/25/2018

Date

POSTED BY

Finley, Alt, Smith, Scharnberg, Craig, Hilmes & Gaffney, P.C. (Kevin Driscoll)

Posted by



MECHANIC'S LIEN

I, the undersigned affiant, Michael Simonson of the Claimant, being duly sworn, depose and say that the following statement is true to the best of my knowledge and belief, and is made of my personal knowledge:

On the dates set forth in the Statement of Account attached as Exhibit "A", Simonson & Associates Architects, LLC, (the "Claimant") furnished material or labor for, or performed labor upon, the building or land for improvement, alteration, or repair thereof, situated upon, or being identical with the following legally described property in Polk County, Iowa (the "property"):
See Attached Legal Description

The items in Exhibit "A" were furnished pursuant to a contract made with the owner, owner-builder, general contractor, or subcontractor and were furnished by Claimant who is a (sub) contractor thereunder. These items were furnished beginning October 27, 2016, and ending June 22, 2018, at the respective dates, amounts and prices stated in Exhibit "A", which is a true and just statement of account after allowing all credits.

The name and last known mailing address of the owner of the property is: Roers Investments, 1464 West Wayzata Blvd., Ste 200, Long Lake, MN 55356

The address of the property or a description of its location if it cannot be reasonably identified as an address is: 2301 Ingersoll Avenue, Des Moines, IA 50312

The tax parcel identification number is: 030/06270-003-000


There is now due and owing to Claimant the principal sum of \$ 19,305.00 with interest thereon at statutory per annum from date of filing, for which sum and interest, together with costs and attorney fees as provided by law, Claimant asserts a mechanic's lien against such building, improvement and the property.

☐ If this claim is being made by a person who has furnished labor or materials to a subcontractor, this box must be checked for the purpose of making the following certification applicable to commercial construction only:

The undersigned affiant hereby certifies that within thirty days after the above referred to labor or materials were first furnished, the general contractor or owner-builder was notified in writing with a one-time notice containing the below claimant's name mailing address, and telephone number and the name of the subcontractor to whom the labor or materials were furnished.

I certify under penalty of perjury and pursuant to the laws of the State of Iowa that the preceding is true and correct.

Dated 7/23/18


Michael Simonson, Affiant

Acting for Simonson & Associates Architects, LLC, Claimant

1717 Ingersoll Avenue, Suite 117, Des Moines, IA 50309
Address of Claimant

VERIFICATION

STATE OF IOWA COUNTY OF POLK
Signed and sworn to (or affirmed) before me on July 23, 2018, by Michael Simonson

Lynn Lindquist
Signature of Notary Public



Invoice

Roers Investments
Jeff Koch
1964 West Wayzata Blvd
Suite 200
Long Lake, MN 55356

Invoice number 13210B-01
Date 06/22/2018

Project **13210B 2301 Ingersoll Soll Apartments,
Interior Design**

Professional Services from August 30, 2017 through June 15, 2018

FEE: Interior Design Services, Phase 1-5: Hourly not-to-exceed \$20,000, plus Reimbursables

PROFESSIONAL FEES

	Hours	Rate	Billed Amount
Interior Design	214.50	90.00	19,305.00
PROFESSIONAL FEES subtotal	214.50		19,305.00

Invoice total **19,305.00**

INVOICED TO DATE

Description	Current Billed	Prior Billed	Total Billed
INTERIOR DESIGN SERVICES	19,305.00	0.00	19,305.00
EXPENSES	0.00	0.00	0.00
Total	19,305.00	0.00	19,305.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
13210B-01	06/22/2018	19,305.00	19,305.00				
	Total	19,305.00	19,305.00	0.00	0.00	0.00	0.00

EXHIBIT "A"

ALL OF THE FOLLOWING REAL PROPERTY SITUATED IN THE CITY OF DES MOINES, POLK COUNTY, IOWA,
TO WIT:

ALL THAT PART OF LOT TWENTY-ONE (21) IN BLOCK "C" IN WOODLAND PARK, LYING NORTH OF LOTS ONE (1), TWO (2), THREE (3), AND FOUR (4) IN OFFICIAL PLAT OF LOT THIRTEEN (13) OF OFFICIAL PLAT OF SOUTHWEST QUARTER (SW1/4) OF SECTION FIVE (5), TOWNSHIP SEVENTY-EIGHT (78), RANGE TWENTY FOUR (24), WEST OF THE 5TH P.M.; BEING A STRIP FIVE (5) FEET NORTH AND SOUTH, EXCEPT THE WEST THIRTY-THREE (33) FEET OF LOT TWENTY-ONE (21) IN BLOCK "C", WOODLAND PARK LYING WITHIN 24TH STREET, ALSO THE NORTH 54.68 FEET OF LOT FOUR (4) OFFICIAL PLAT OF LOT THIRTEEN (13) OF OFFICIAL PLAT OF SOUTHWEST QUARTER (SW1/4) OF SECTION FIVE (5), TOWNSHIP SEVENTY-EIGHT (78), RANGE TWENTY-FOUR (24), ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA; AND

THE SOUTH 14 (S 14) FEET OF LOT SIX (6), ALL OF LOT SEVEN (7), AND THE NORTH FORTY-SIX (N 46) FEET OF LOT EIGHT (8) IN BLOCK "C" IN WOODLAND PARK, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA; AND

THE SOUTH FOURTEEN (S 14) FEET OF LOT EIGHT (8) AND ALL OF LOTS NINE (9), TEN (10), ELEVEN (11), TWELVE (12), THIRTEEN (13), AND VACATED PORTION OF LINDEN STREET BETWEEN WEST LINE OF 23RD STREET AND EAST LINE OF 24TH STREET, AND VACATED ALLEYWAY RUNNING NORTH AND SOUTH FROM SOUTH SIDE OF HIGH STREET TO NORTH SIDE OF LINDEN STREET BETWEEN 23RD AND 24TH STREET, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA SUBJECT TO WARRANTY DEED RECORDED IN BOOK 5280, PAGE 564; AND

LOT FOURTEEN (14) AND SOUTH FOURTEEN (S 14) FEET OF LOT FIFTEEN (15) IN BLOCK "C" IN WOODLAND PARK, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA SUBJECT TO WARRANTY DEED RECORDED IN BOOK 5280, PAGE 564; AND

LOT ONE (1) (EXCEPT WEST THIRTY-THREE (W 33) FEET, IN OFFICIAL PLAT OF LOT THIRTEEN (13) OF OFFICIAL PLAT OF SOUTHWEST QUARTER (SW1/4) OF SECTION FIVE (5), TOWNSHIP SEVENTY-EIGHT (78), RANGE TWENTY-FOUR (24), WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA, SUBJECT TO WARRANTY DEED RECORDED IN BOOK 5280, PAGE 564; AND

LOT TWO (2) OF OFFICIAL PLAT OF LOT THIRTEEN (13) OF OFFICIAL PLAT OF SOUTHWEST QUARTER (SW1/4) OF SECTION FIVE (5), TOWNSHIP SEVENTY-EIGHT (78), RANGE TWENTY-FOUR (24), WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA; AND

LOT THREE (3) OF OFFICIAL PLAT OF LOT THIRTEEN (13) OF OFFICIAL PLAT OF SOUTHWEST QUARTER (SW1/4) OF SECTION FIVE (5), TOWNSHIP SEVENTY-EIGHT (78), RANGE TWENTY-FOUR (24), WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA; AND

THE SOUTH 85.32 FEET OF LOT FOUR (4) OF OFFICIAL PLAT OF LOT THIRTEEN (13) OF OFFICIAL PLAT OF SOUTHWEST QUARTER (SW1/4) OF SECTION FIVE (5), TOWNSHIP SEVENTY-EIGHT (78), RANGE TWENTY-FOUR (24), WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA,

EXCEPT, ANY PORTION OF THE ABOVE DESCRIBED PROPERTY INCLUDED IN THAT LAND CONVEYED TO THE CITY OF DES MOINES, IOWA, BY JOHN E. SPENCE, SR. AND HELEN SPENCE, HUSBAND AND WIFE, BY WARRANTY DEED DATED JULY 30, 1983, FILED AUGUST 25, 1983, AND RECORDED IN BOOK 5280, PAGE 564, REFERENCE TO WHICH DEED IS HERE MADE FOR ALL PURPOSES.