

20150224000057830
02/24/2015 01:27:16 PM
MECHLIEN 1/10

THIS INSTRUMENT WAS PREPARED BY
AND PLEASE RETURN TO:
SIMPLEXGRINNELL, LP
50 Technology Drive
Westminster, Massachusetts 01441
W/O: 3698580 / Job Number: 980843401

STATEMENT OF LIEN

STATE OF ALABAMA
COUNTY OF SHELBY

SIMPLEXGRINNELL, LP files this statement in writing, verified by the oath of Ariela Wagner, its Agent, who has personal knowledge of the facts herein set forth:

That said SIMPLEXGRINNELL, LP claims a lien upon the following property, situated in Shelby County, Alabama, to wit:

Property Address: 5265 Us 280 W Birmingham, Alabama 35242
Property Description: (See attached document)

The lien is claimed, separately and severally, as to both the buildings and improvements thereon, and the said land.

That said lien is claimed to secure an indebtedness of Three Thousand and Eighty Six Dollars and Eighty Eight Cents (\$3,086.88) with interest, **(See attached document)** from November 16, 2014 for Fire Alarm Design Labor.

The name of the owner or proprietor of the said property is GS II BROOK HIGHLAND LLC and/or SPROUTS FARMERS MARKET.

SIMPLEXGRINNELL, LP


Ariela Wagner, Agent

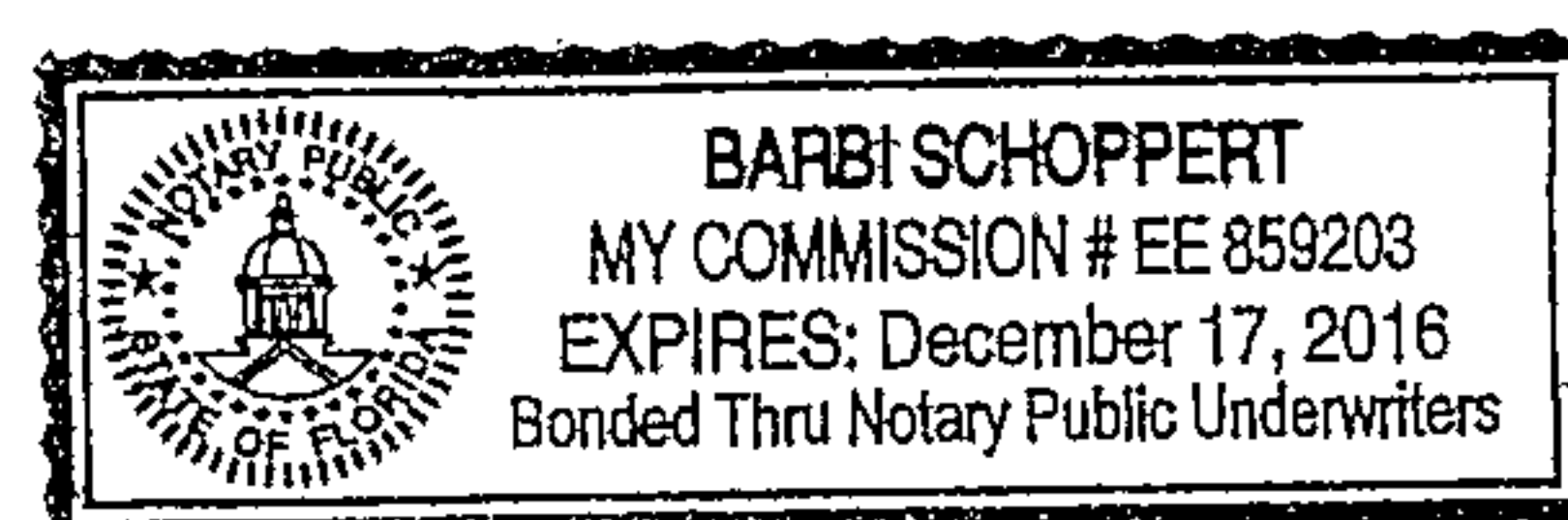
STATE OF FLORIDA
COUNTY OF BROWARD

Before me, Barbi Schoppert, a notary public in and for the County of Broward, State of Florida, personally appeared Ariela Wagner, who, being duly sworn, doth depose and say: That she/he has personal knowledge of the facts set forth in the foregoing statement of lien, and that the same are true and correct to the best of his/her knowledge and belief.


Ariela Wagner, Agent

Subscribed and sworn to before me on this the 24 day of February, 2015, by said affiant.


Barbi Schoppert, Notary Public
(See attached document)



NOTICE TO OWNER (UNPAID BALANCE) LIEN

TO:

GS II BROOK HIGHLAND LLC
3300 Enterprise Parkway
Beachwood, Ohio 44122

and/or

SPROUTS FARMERS MARKET
11811 N. Tatum Blvd Suite 2400
Phoenix, Arizona 85028

Re: Materialman's Lien

Job Name: Sprouts Farmers Market, 5265 Us 280 W Birmingham, Alabama 35242

Contractor: FULCRUM CONSTRUCTION LLC

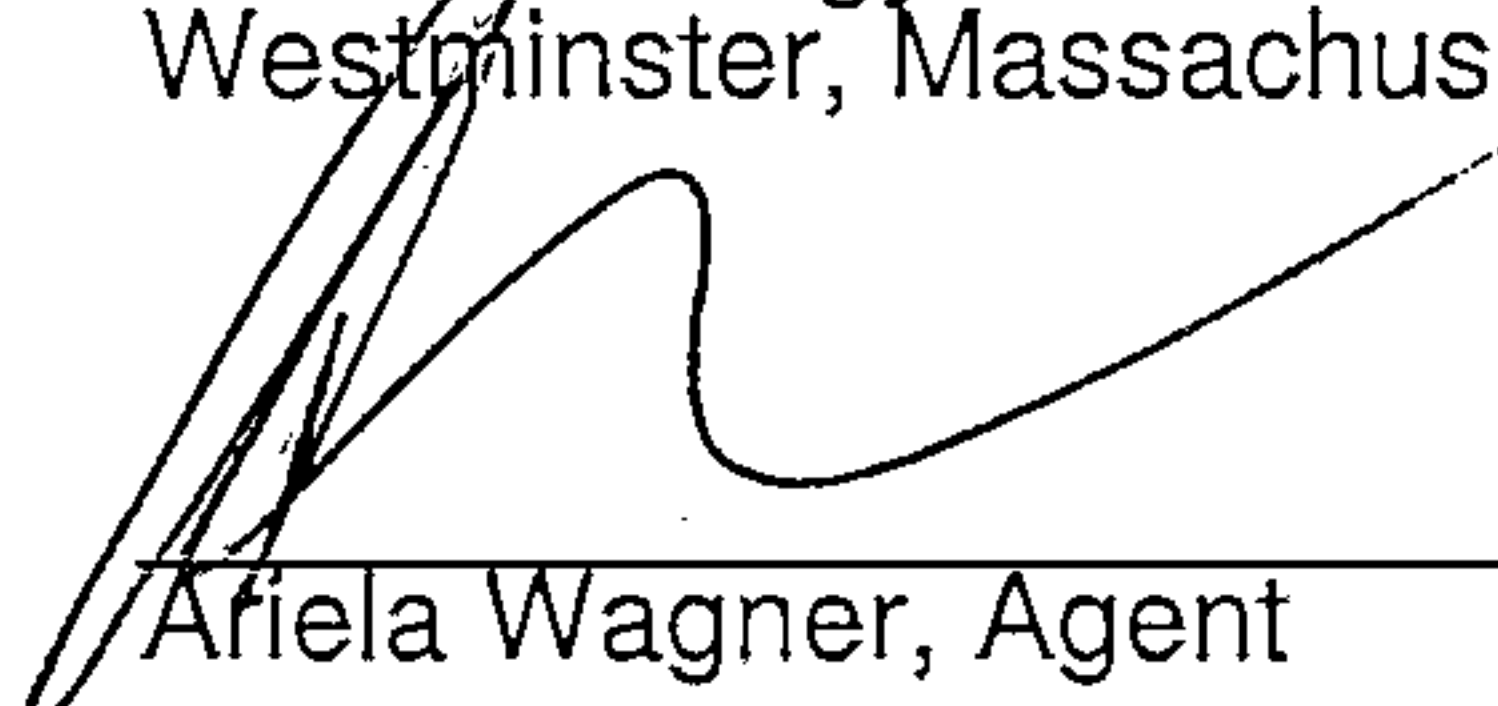
Sub-Contractor: SIMPLEXGRINNELL, LP

This is to notify you, as owner(s) of the construction lenders for the improvements and property known as 5265 US 280 W BIRMINGHAM, ALABAMA 35242, said property being the site of construction and improvements by the above general contractor FULCRUM CONSTRUCTION LLC and COLTIN ELECTRICAL SERVICES, LLC subcontractor that SIMPLEXGRINNELL, LP, 50 Technology Drive Westminister, Massachusetts 01441, claims a lien on such buildings, improvements and lands, and on an amount after all just credits, of Three Thousand and Eighty Six Dollars and Eighty Eight Cents (\$3,086.88).

The above amount is owing from COLTIN ELECTRICAL SERVICES, LLC for Fire Alarm Design Labor in connection with the construction and improvements.

We request your immediate attention to full satisfaction of the amount due and payable to us as stated above.

SIMPLEXGRINNELL, LP
50 Technology Drive
Westminister, Massachusetts 01441



Ariela Wagner, Agent



Fidelity National Title Insurance Company
of New York

EXHIBIT A
(page 1 of 3)

EXHIBIT "A" (PHASE 1)

The Land referred to in this Commitment is described as follows:
PARCEL 1

LOTS 1, 1A, 2, 2A, ACCORDING TO THE BROOK HIGHLAND PLAZA RESURVEY, AS RECORD IN MAP BOOK 18M PAGE 99 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TOGETHER WITH ALL FO THE BENEFICIAL RIGHTS AND INTERESTS IN THE EASEMENT UNDER THE FOLLOWING INSTRUMENTS:

1). DECLARATION OF EASEMENTS AND RESTRICTIONS CONVENATS (BROOK HIGHLAND DEVELOPMENT-1.35 ACRES OUT PARCEL) BY AMSOUTH BANK N.A. AS ANCILLARY TRUSTEE FOR NBNC NATIONAL BANK OF NORTH CAROLINA, AS TRUSTEE FOR THE PUBLIC EMPLOYEES RETIREMENT SYSTEM OF OHIO, DATED AUGUST 29, 1990, AND RECORDED IN REAL 307, PAGE 985, IN SAID PROBATE OFFICE.

2.) EASEMENT AGREEMENT DATED OCTOBER 12, 1993, BY AN BETWEEN AMSOUTH BANK N.A., AS ANCILLARY TRUSTEE FOR NATIONSBANK OF NORTH CAROLINA, N.A. AS TRUSTEE FOR THE PUBLIC EMPLOYEES RETIREMENT SYSTEM OF OHIO, AND BROOK HIGHLAND LIMITED PARTNERSHIP, A GEORGIA LIMITED PARTNERSHIP RECORDED AS INSTRUMENT # 1993-32515 IN SAID PROBATE OFFICE.

PARCEL 2

ALL BENEFICIAL RIGHTS IN EASEMENTS GRANTED TO DEVELOPERS DIVERSIFIED OF ALABAMA CORP., BY THE EASEMENT AGREEMENT DATED DECEMBER 30, 1994, BY AND BETWEEN BROOK HIGHLAND LIMITED PARTNERSHIP AND DEVELOPERS DIVERSIFIED OF ALABAMA., AS RECORDED AS RECORDED AS INSTRUMENT NO. 1994-37773 IN PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

ALL BEING SITUATED IN SHELBY COUNTY, ALABAMA.

THENCE RUN NORTH 64° 18' 36" WEST A DISTANCE OF 37.79 FEET TO A POINT;
THENCE RUN NORTH 73° 31' 00" WEST A DISTANCE OF 110.98 FEET TO A POINT;
THENCE RUN NORTH 56° 07' 21" WEST A DISTANCE OF 73.40 FEET TO A POINT;
LOCATED ON THE TO A POINT LOCATED ON THE EASTERLY RIGHT OF WAY
LINE OF BROOK-HIGHLAND PARKWAY (RIGHT OF WAY VARIES);
THENCE RUN ALONG AND COINCIDENT WITH THE EASTERLY RIGHT OF WAY
LINE OF BROOK HIGHLAND PARKWAY NORTH 16° 29' 00" EAST A DISTANCE OF
206.74 FEET TO A POINT;
THENCE RUN ALONG THE COINCIDENT WITH THE EASTERLY RIGHT OF WAY
LINE FO BROOK HIGHLAND PARKWAY NORTH 73° 31' 00" WEST A DISTANCE OF
12.00 FEET TO A POINT; THENCE RUN ALONG AND COINCIDENT WITH THE
EASTERLY RIGHT OF WAY LINE OF BROOK HIGHLAND PARKWAY, ALONG



**Fidelity National Title Insurance Company
of New York**

EXHIBIT "A" (Phase II)
(page 2 of 3)

The Land referred to in this Commitment is described as follows:

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTION 31 ,
TOWNSHIP 18 SOUTH RANGE 1 WEST, SHELBY COUNTY, ALABAMA BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS;**

**BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER
OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SHELBY COUNTY,
ALABAMA BEING SOUTH 89° 31'51" WEST A DISTANCE OF 848.96 FEET FROM
THE NORTHEAST CORNER OF LOT 1, BROOK HIGHLAND PLAZA RESURVEY
(MAP BOOK 18, PAGE 99);**

**THENCE RUN SOUTH 89°31'51" WEST A DISTANCE OF 50.00 FEET TO A POINT.
THENCE RUN SOUTH 00°38'38" EAST A DISTANCE OF 300.00 FEET TO A POINT;
THENCE RUN NORTH 89°37'51" EAST A DISTANCE OF 20.00 FEET TO A POINT;
THENCE RUN SOUTH 01° 36'53" EAST A DISTANCE OF 295.07 FEET TO A POINT;
THENCE RUN SOUTH 89°31'51" WEST A DISTANCE OF 225.00 FEET TO A POINT;
THENCE RUN SOUTH 00°38'38" EAST A DISTANCE OF 145.41 FEET TO A POINT;
THENCE RUN SOUTH 88°24'44" WEST A DISTANCE OF 150.94 FEET TO A POINT;
THENCE RUN ALONG THE ARC OF A CURVE AN ARC DISTANCE OF 325.14 FEET
(SAID CURVE HAVING A RADIUS OF 910.27 FEET A CHORD BEARING OF NORTH
81°24'44" WEST A CHORD DISTANCE OF 323.42 FEET) TO A POINT;
THENCE RUN NORTH 71°10'44" WEST A DISTANCE OF 90.62 FEET TO A POINT;
THENCE RUN NORTH 64° 18'36" WEST A DISTANCE OF 37.79 FEET TO A POINT;
THENCE RUN NORTH 73°31'00" WEST A DISTANCE OF 110.98 FEET TO A POINT;
THENCE RUN NORTH 56 °07'21" WEST A DISTANCE OF 73.40 FEET TO A POINT;
LOCATED ON THE TO A POINT LOCATED ON THE EASTERLY RIGHT OF WAY
LINE OF BROOK-HIGHLAND PARKWAY (RIGHT OF WAY VARIES);
THENCE RUN ALONG AND COINCIDENT WITH THE EASTERLY RIGHT OF WAY
LINE OF BROOK HIGHLAND PARKWAY NORTH 16°29'00" EAST A DISTANCE OF
206.74 FEET TO A POINT;
THENCE RUN ALONG THE COINCIDENT WITH THE EASTERLY RIGHT OF WAY
LINE FO BROOK HIGHLAND PARKWAY NORTH 73°31'00" WEST A DISTANCE OF
12.00 FEET TO A POINT; THENCE RUN ALONG AND COINCIDENT WITH THE
EASTERLY RIGHT OF WAY LINE OF BROOK HIGHLAND PARKWAY, ALONG**

EXHIBIT "A"
(page 3 of 3)



**Fidelity National Title Insurance Company
of New York**

THE ARC OF A CURVE AN ARC DISTANCE OF 254.68 FEET (SAID CURVE HAVING A RADIUS OF 310.47 FEET, A CHORD BEARING OF NORTH 39°59'00" EAST, AND A CHORD DISTANCE OF 247.60 FEET) TO A POINT; THENCE RUN ALONG AND COINCIDENT WITH THE EASTERLY RIGHT OF WAY LINE OF BROOK HIGHLAND PARKWAY NORTH 26°31'00" WEST A DISTANCE OF 12.00 FEET TO A POINT; THENCE RUN ALONG AND COINCIDENT WITH THE EASTERLY RIGHT OF WAY LINE OF BROOK HIGHLAND PARKWAY NORTH 63°29'00" A DISTANCE OF 518.37 FEET TO A POINT; THENCE RUN ALONG AND COINCIDENT WITH THE EASTERLY RIGHT OF WAY LINE OF BROOK HIGHLAND PARKWAY 29°31'00" WEST A DISTANCE OF 20.00 FEET TO A POINT; THENCE RUN ALONG AND COINCIDENT WITH THE EASTERLY RIGHT OF WAY LINE OF BROOK HIGHLAND PARKWAY, ALONG THE ARC OF A CURVE AN ARC DISTANCE OF 501.28 FEET (SAID CURVE HAVING A RADIUS OF 635.12 FEET, A CHORD BEARING OF NORTH 40°52'21" EAST, A CHORD DISTANCE OF 488.37 FEET) TO A POINT; THENCE LEAVING THE RIGHT OF WAY LINE OF BROOK HIGHLAND PARKWAY RUN SOUTH 89°50'48" EAST, A DISTANCE OF 85.21 FEET TO A POINT; THENCE RUN SOUTH 00°38'38" EAST, A DISTANCE OF 355.06 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT BEING DESIGNATED AS PROPOSED "PHASE II" ON THAT CERTAIN SURVEY FOR A.B. SHOPPING CENTERS PROPERTIES, PREPARED BY CARR & ASSOCIATES ENGINEERS, INC., BEARING THE SEAL AND CERTIFICATION OF BARTON F. CARR, REGISTERED PROFESSIONAL LAND SURVEYOR NO 16685, DATED NOVEMBER 25, 1994, LAST REVISED DECEMBER 21, 1994.

SimplexGrinnell	Correspondence:	Account Number	Date
	AR012	00744515	02/17/2015
	AR013	Account Name	Currency
	AR001	Coltin Eletrical Services, LLC	USD
	999	Credit Manager #	Page
		Y	1 of 1
Bill To Customer:		Remit To:	
Coltin Eletrical Services, LLC 1225 Airport Rd DESTIN, FL - 32541-2909 US		SimplexGrinnell LP Dept. CH 10320 Palatine, IL - 60055-0320 US	
Notes:			

Document	Doc Date	Due Date	Days Past Due	PO#	Currency	Balance
40733686	10/15/2014	11/14/2014	95	14-030-003	USD	1,826.01
40761878	01/15/2015	02/14/2015	3	14-030-003	USD	1,260.87

Total Balance: \$3,086.88 USD
Total Due: \$3,086.88 USD



D-U-N-S 09-4738007
FED. ID 58-2608861

BIRMINGHAM
4770 Grantswood Rd
IRONDALE AL 352103631
Phone: (205) 948-3200

BILL TO: 205-000744515
Coltin Eletrical Services, LLC
1225 Airport Rd
DESTIN FL 32541-2909

PROJECT: 205-980843401
Sprouts Farmers Market
5265 US 280 W
BIRMINGHAM AL 35242-0000

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INVOICE NO. 40733686	INVOICE DATE 10/15/2014	CUSTOMER PO 14-030-003
TERMS NET30	INVOICE TYPE Standard Invoice	

INVOICE SUMMARY

TOTAL P.O.	-	\$9,396.00	INVOICE SUBTOTAL	-	\$1,826.01
INVOICED TO DATE	-	\$1,826.01	LESS RETAINAGE	-	\$0.00
DUE THIS INVOICE	-	\$1,826.01	SUBTOTAL	-	\$1,826.01
REMAINING TO INVOICE	-	\$7,569.99	SALES TAX	-	\$0.00
			TOTAL INVOICE	-	\$1,826.01

Please direct inquiries to our local branch office listed above.

PAY THIS AMOUNT



\$1,826.01

INVOICE DETAIL

LABOR PROGRESS SPROUTS FARMERS

TOTAL LABOR THIS INVOICE: \$1,826.01

Comments



REMITTANCE COPY

PLEASE TEAR OFF AND RETURN THIS PORTION WITH YOUR PAYMENT - WRITE INVOICE NO. ON YOUR CHECK.

INVOICE AMOUNT
\$1,826.01

BILL TO 205-000744515 Coltin Eletrical Services, LL INVOICE NUMBER 40733686

SHIP TO 205-000744515 Sprouts Farmers Market INVOICE DATE 10/15/2014

CUSTOMER P.O. 14-030-003

REMIT TO SimplexGrinnell
Dept. CH 10320
Palatine, IL 60055-0320

0000182601740733686

REPRINT



D-U-N-S 09-4738007
FED. ID 58-2608861

BIRMINGHAM
4770 Grantswood Rd
IRONDALE AL 352103631
Phone: (205) 948-3200

20150224000057830

02/24/2015 01:27:16 PM MECHLIEN 8/10

INVOICE NO.	INVOICE DATE	CUSTOMER PO
40733686	10/15/2014	14-030-0
TERMS	INVOICE TYPE	
NET30	Standard Invoice	

BILL TO: 205-000744515
Coltin Eletrical Services, LLC
1225 Airport Rd
DESTIN FL 32541-2909

PROJECT: 205-980843401
Sprouts Farmers Market
5265 US 280 W
BIRMINGHAM AL 35242-0000

SHIPMENT DETAIL SINCE LAST INVOICE

REPRINT

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005 40733686

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D-U-N-S 09-4738007
FED. ID 58-2608861

BIRMINGHAM
4770 Grantswood Rd
IRONDALE AL 352103631
Phone: (205) 948-3200

INVOICE NO. 40761878	INVOICE DATE 01/15/2015	CUSTOMER PO 14-030-003
TERMS NET30	INVOICE TYPE Standard Invoice	

BILL TO: 205-000744515
Coltin Eletrical Services, LLC
1225 Airport Rd
DESTIN FL 32541-2909

PROJECT: 205-980843401
Sprouts Farmers Market
5265 US 280 W
BIRMINGHAM AL 35242-0000

INVOICE SUMMARY

TOTAL P.O.	-	\$9,396.00	INVOICE SUBTOTAL	-	\$1,260.87
INVOICED TO DATE	-	\$3,086.88	LESS RETAINAGE	-	\$0.00
DUE THIS INVOICE	-	\$1,260.87	SUBTOTAL	-	\$1,260.87
REMAINING TO INVOICE	-	\$6,309.12	SALES TAX	-	\$0.00
			TOTAL INVOICE	-	\$1,260.87

Please direct inquiries to our local branch office listed above.

PAY THIS AMOUNT



\$1,260.87

INVOICE DETAIL

LABOR PROGRESS

SPROUTS FARMERS

TOTAL LABOR THIS INVOICE:

\$1,260.87

Comments



REMITTANCE COPY

PLEASE TEAR OFF AND RETURN THIS PORTION WITH YOUR PAYMENT - WRITE INVOICE NO. ON YOUR CHECK.

INVOICE AMOUNT
\$1,260.87

BILL TO 205-000744515 Coltin Eletrical Services, LL INVOICE NUMBER 40761878

SHIP TO 205-000744515 Sprouts Farmers Market INVOICE DATE 01/15/2015

CUSTOMER P.O. 14-030-003

REMIT TO SimplexGrinnell
Dept. CH 10320
Palatine, IL 60055-0320

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REPRINT



D-U-N-S 09-4738007
FED. ID 58-2608861

BIRMINGHAM
4770 Grantswood Rd
IRONDALE AL 352103631
Phone: (205) 948-3200

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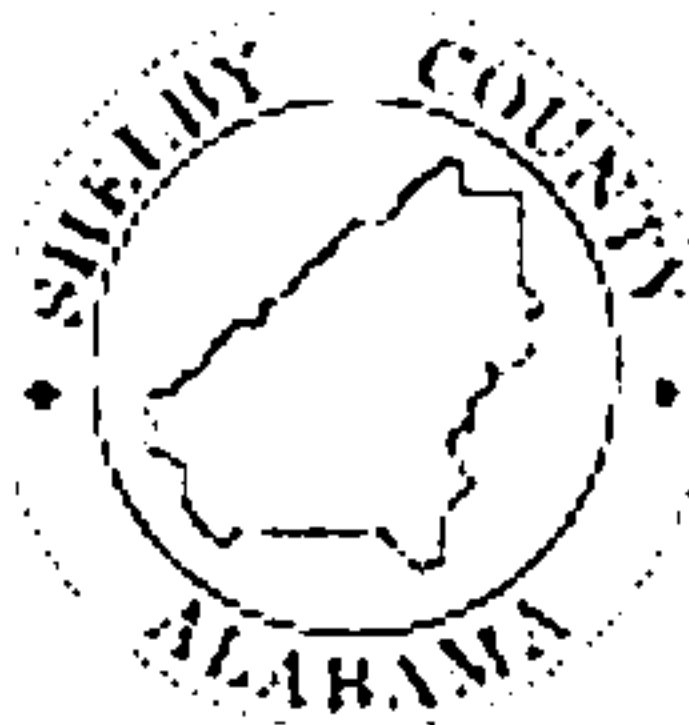
10/10

INVOICE NO.	INVOICE DATE	CUSTOMER PO
40761878	01/15/2015	14-030-0
TERMS	INVOICE TYPE	
NET30	Standard Invoice	

BILL TO: 205-000744515
Coltin Eletrical Services, LLC
1225 Airport Rd
DESTIN FL 32541-2909

PROJECT: 205-980843401
Sprouts Farmers Market
5265 US 280 W
BIRMINGHAM AL 35242-0000

SHIPMENT DETAIL SINCE LAST INVOICE



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/24/2015 01:27:16 PM
\$41.00 CHERRY
20150224000057830

REPRINT