

This instrument prepared by:  
Tamera K. Erskine  
Webster, Henry, Bradwell  
Cohan, Speagle & DeShazo, P.C.  
2 Perimeter Park South  
Suite 445 East  
Birmingham, AL 35243  
205-518-8973

**VERIFIED STATEMENT OF LIEN**

**STATE OF ALABAMA        )**  
**SHELBY COUNTY         )**

Kadrmass, Lee & Jackson, Inc., now known as KLJ Engineering, LLC ("KLJ"), files this statement in writing, verified by the oath of Craig Hrabar, as its Vice President, who has personal knowledge of the facts set forth herein:

KLJ claims a lien upon the following property located in Shelby County, Alabama, at the following address: 120 Bishop Circle, Pelham, Alabama 35124. Upon information and belief, the Parcel ID is 10-9-31-4-001-007.017 and is further depicted in the attached Exhibit A.

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

KLJ claims a lien on the property for such work and services performed for the benefit of Bear Communications, LLC and Verizon Wireless, also known as MCIMetro Access Transmission Services Corp. d/b/a Verizon Access Transmission Services, also known as Verizon Business, also doing business as Verizon Communications, Inc.

The lien is claimed to secure an indebtedness of \$4,959,079.00 plus interest and attorney's fees, a portion of which is due from various dates prior to this date, together with any available interest and attorney fees and costs, for the furnishing of engineered drawings, administrative, management and consulting services which were sought in connection with and contributed to, certain improvements on said real property.

The name of the owner or proprietor of said property is believed to be Creekside Office, LLC, whose address is 120 Bishop Circle, Pelham, AL 35124, whose agent Bear Communications, LLC contracted with KLJ for said services.

KLJ Engineering, LLC  
Lienholder

By: \_\_\_\_\_



Craig Hrabar, Vice President

  
20200828000378160 1/4 \$36.00  
Shelby Cnty Judge of Probate, AL  
08/28/2020 09:38:39 AM FILED/CERT



STATE OF FLORIDA  
ESCAMBIA COUNTY

)  
)

I, Caio Cardoso, a Notary Public, in and for said State and County, hereby certify that Craig Hrabar, Vice President of KLJ Engineering, LLC, personally appeared before me and whose name is signed to the foregoing, and who is known to me, acknowledged before me on this date that being informed of its content, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 27<sup>th</sup> day of August, 2020.

Notary Public: Caio Cardoso

My Commission Expires: 7/30/2024



Caio Cardoso  
Notary Public  
State of Florida  
Comm# HH025595  
Expires 7/30/2024



20200828000378160 2/4 \$36.00  
Shelby Cnty Judge of Probate, AL  
08/28/2020 09:38:39 AM FILED/CERT



## EXHIBIT A

### Parcel A

Part of SE 1/4 Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of said 1/4 Section; thence run east along the South line of same for 1,826.71 feet; thence 122 deg. 59 min. 53 sec. left and run Northwesterly for 399.97 feet to a point on the Northerly right of way line of Oak Mountain Park Road; thence continue Northwesterly along the same course for 846.69 feet; thence 91 deg. 18 min. 39 sec. right and run Northeasterly for 152.01 feet; thence 90 deg. 00 min. 00 sec. left and run Northwesterly for 349.02 feet; thence 90 deg. 00 min. 00 sec. left and run Southwesterly for 160.00 feet; thence 88 deg. 41 min. 21 sec. right and run Northwesterly for 25.0 feet to a point on the South right of way line of Alabama Highway 119; thence 91 deg. 18 min. 39 sec. right and run Northeasterly along said right of way line for 253.07 feet; thence 14 deg. 02 min. 10 sec. right and continue Northeasterly for 9.51 feet to a point on the Southerly right of way line of a county road; thence 30 deg. 57 min. 50 sec. right and run easterly along said right of way line for 62.56 feet to an angle point in said right of way; thence 45 deg. 00 min. 00 sec. right and run southeasterly along said right of way line for 390.67 feet to an angle point in said right of way; thence 90 deg. 00 min. 00 sec. left and run northeasterly for 575.98 feet to a point on the westerly right of way line of Oak Mountain State Park Road; thence 86 deg. 19 min. 31 sec. right and run southeasterly along said right of way line for 142.98 feet; thence 22 deg. 07 min. 10 sec. right and run southeasterly along said right of way line for 266.08 feet to the beginning of a curve to the right, said curve having a radius of 3,579.72 feet and subtending a central angle of 03 deg. 16 min. 07 sec.; thence 08 deg. 19 min. 34 sec. right to the chord of said curve and run southerly along the arc of said curve and along said right of way line for 204.22 feet; thence from said chord 09 deg. 37 min. 54 sec. left and run southeasterly along said right of way line for 96.08 feet to the beginning of a curve to the right, said curve having a radius of 3,599.42 feet and subtending a central angle of 02 deg. 19 min. 55 sec.; thence 13 deg. 55 min. 51 sec. right of the chord of said curve and run southerly along the arc of said curve and along said right of way line for 146.49 feet to a point at the intersection of the westerly right of way line of said Oak Mountain State Park Road and the north right of way line of a proposed street; thence from the chord of said curve 97 deg. 35 min. 27 sec. right and run southwesterly along the north right of way line of said proposed street for 300.49 feet to the beginning of a curve to the left, said curve having a radius of 50.00 feet and subtending a central angle of 17 deg; 54 min 41 sec.; thence run southwesterly along the arc of said curve and along said right of way line for 15.63 feet to the end of said curve, said point being the point of beginning of the property herein described; thence from the tangent of said curve 97 deg. 08 min. 18 sec. right and run northwesterly for 210.58 feet to a point on the approximate floodway line of Bishops Creek; thence 121 deg. 47 min. 55 sec. left and run southwesterly along said approximate floodway line for 442.86 feet; thence 87 deg. 23 min. 54 sec. left and run southeasterly for 200.21 feet; thence 92 deg. 36 min. 06 sec. left and run northeasterly for 276.49 feet to a point on the right of way line of said proposed street, said point being on a curve to the right said curve having a radius of 50.00 feet and subtending a central angle of 85 deg. 26 min. 04 sec.; thence 60 deg. 46 min. 27 sec. left to become tangent to said curve and run northeasterly along the arc of said curve and along said proposed right of way line of said proposed street for 74.55 feet to the point of beginning.



20200828000378160 3/4 \$36.00  
Shelby Cnty Judge of Probate, AL  
08/28/2020 09:38:39 AM FILED/CERT



Less and except any part of subject property lying within Bishop Creek.

Situated in Shelby County, Alabama.

ALSO:

Beneficial interest in sewer easement described as Parcel C in Instrument #20111116000346010 and as shown by survey of Engineering Design Group, LLC dated March 30, 2012.

  
20200828000378160 4/4 \$36.00  
Shelby Cnty Judge of Probate, AL  
08/28/2020 09:38:39 AM FILED/CERT