

Recording Requested by SOUTHERN PRIDE SERVICE SPACE ABOVE FOR RECORDER'S USE

Please Return To:
SOUTHERN PRIDE SERVICE
c/o Mail Center
9450 SW Gemini Dr #7790
Beaverton, Oregon 97008-7105
3111729

NOTICE OF MECHANICS LIEN

SOUTHERN PRIDE SERVICE
(CLAIMANT)

versus

Eagle Advantage Academy Schools
EAGLE ACADEMY PUBLIC CHARTER SCHOOL
(PROPERTY OWNER)

Property. The real property upon which the Project was constructed is the following described parcel(s) of land, and includes any and all structures and improvements located thereon, to which are to be charged with this Lien (the "Subject Property"):

2345 R Street Southeast
Washington, Washington DC 20020
District of Columbia

Legally Described As:
Please see attached.

IMPORTANT INFORMATION ON FOLLOWING PAGE

The Claimant furnished labor, materials, services, tools and/or equipment of the following general description at the Property ("**Services**"):

Amount of Claim: \$222,954.17

Date Claimant Commenced Work: April 30, 2019

Provided and install all the HVAC systems
Provided and installed all air devices including Duct Systems

Date Claimant Last Furnished Labor and/or Materials to the Project: November 26, 2019

The party who hired the Claimant to perform the Services at the Property is ("**Hiring Party**"):

Costello Construction of Maryland
10211 Wincopin Cir
Columbia, Maryland 21044

ON THIS February 07, 2020, Notice is hereby given that CLAIMANT indicated above intends to hold a Mechanics Lien against the interest of the current owner by record property located at the above-address, and described as above indicated, situated in the District of Columbia, for the sum above-identified as AMOUNT (including interest). Said sum was due for work performed commencing on the date above-identified, pursuant to a contract by and between the CLAIMANT and the HIRING PARTY for labor and materials furnished in the construction/repair of said building or on said premises. The said labor and/or materials are above identified as SERVICES.

Signature of Claimant, and Verification

State of LOUISIANA
County of ORLEANS

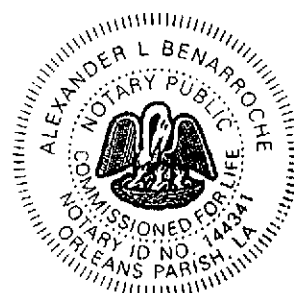
I, Kailyn Turner, the undersigned, being of lawful age and being first duly sworn upon oath, do state that I am the authorized, limited and disclosed agent of the Claimant named herein, appointed for the purposes of filing this Notice of Claim of Lien, and that I have read the foregoing Notice of Claim of Lien, know the contents thereof, and as an agent appointed by the Claimant to sign the instrument I have been provided and thereby have knowledge of the facts, and certify that based thereupon, upon my information and belief the foregoing is true and correct, and that I believe them to be true.

Kailyn Turner

Claimant, SOUTHERN PRIDE SERVICE
Signed by Authorized and Disclosed Agent
Print Name: Kailyn Turner
Dated: February 07, 2020

Sworn to and subscribed before me, undersigned Notary Public in and for the above listed State and County/ Parish, on this February 07, 2020, by Kailyn Turner, who is known to me, or satisfactorily proved to me, to be the person whose name is subscribed to this document, and who acknowledged that he/she executed this document in the capacity indicated for the principal named.

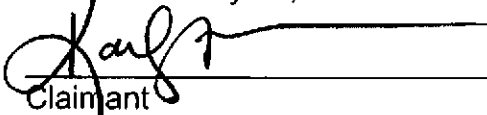
Alexander L Benaroch
Notary Public



TO BE COMPLETED BY CLAIMANT

I hereby certify that on a copy of this notice was served on the present owner or the agent of the present owner of the above-described property by certified mail return receipt requested. I further certify that this notice is being filed during the construction or within three (3) months after the completion of such building, improvement, repairs, addition, or the placing of anything so as to become a fixture thereof pursuant to title 40-301.2 of the D.C. Code. I further certify that I understand that I must commence suit to enforce this lien within 180 days from the date of the filing.

Dated February 07, 2020

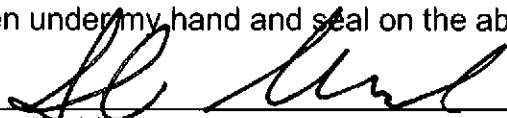


Claimant

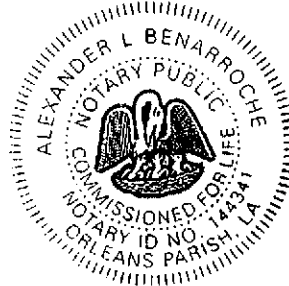
Signed by Agent for Claimant: Kailyn Turner

I, Alexander L. Benarroche a Notary Public in and for the State of LOUISIANA, County/Parish of ORLEANS, do hereby certify that Kailyn Turner, Agent for Claimant, this day made oath before me that she is a limited and disclosed agent for Claimant to this Mechanic's Lien, personally appeared before me and executed the said Mechanic's Lien and deed.

Given under my hand and seal on the above-indicated date.



Notary Public



DESCRIPTION OF THE PROPERTY
ASSESSMENT AND TAXATION: LOT 821 in SQUARE 5624

Lot 139 in Square 5624 in David H. Stebbing and others' subdivision of Block 3, "Randle Highlands", as per plat recorded in Liber 126 at folio 16 in the Office of the Surveyor for the District of Columbia. ALSO, part of a tract of land known as Lot 25 in the Estate of Matthew Wigfield, being part of "Green's Purchase", and described as follows: BEGINNING for the same in the South line of "R" Street South 90 feet wide distant 23.08 feet due West from the intersection of said South line of "R" Street, with the Southwesterly line of Naylor Road, 90 feet wide, said point of beginning being also the Northwest corner of Lot 2 in Square 5624; and running thence with the Southeasterly boundary of the land hereby conveyed South 40 degrees 19 minutes west, 182.81 feet to the Southernmost corner of the land hereby conveyed; thence with the southwesterly boundary of the land hereby conveyed North 40 degrees 41 minutes West, 30.16 feet to the Southwest corner of the land hereby conveyed; thence due North along the West boundary line of the land hereby conveyed, 119.88 feet to the South line of "R" Street, South 90 feet wide, thence with said line of "R" Street due East, 141.275 feet to the point of beginning; ALSO, Lots 67, 68 and 69 and part of Lot 66 in Square 5624 in the subdivision made by The United States Realty Company of Washington, D.C., Incorporated of a tract of land known as "Randle Highlands", as per plat recorded in Liber County 21 at folio 30 in the Office of the Surveyor for the District of Columbia. Said part of Lot 66 being more particularly described as follows: BEGINNING for the same in the North line of Ridge Place, Southeast, at the Southwest corner of said lot and running thence East along Ridge Place, 17.30 feet; thence North at right angles to Ridge Place, 39.40 feet to the rear line of said Lot, thence along the rear line of said lot 22.64 feet to the Northwest corner thereof; thence South along the West line of said lot, 54.08 feet to the place of beginning. ALSO, Lots 107, 108 and 109 in Square 5624 in Nettie U. Henning's subdivision of Block 3, "Randle Highlands", as per plat recorded in Liber 71 at folio 97 in the Office of the Surveyor for the District of Columbia. ALSO, Part of Lot 66 in Square 5624 in the subdivision called "Randle Highlands" made by the United States Realty Company of Washington, D.C. Incorporated, as per plat recorded in Liber County 21 at folio 30 of the aforesaid Surveyor's Office Records, described as follows: BEGINNING for the same in the North line of Ridge Place at the Southeast corner of said lot and running thence West along said North line of Ridge Place 23 feet; thence North at right angles to Ridge Place 39.40 feet to the rear line of said lot; thence Southeasterly along the 2 rear line of said lot 30.16 feet to the Northeast corner of said lot; and thence South along the East line of said lot, 19.88 feet to the place of beginning. ALSO, all of Lot 2 in Block 3 in The National Safe Deposit Savings and Trust Company of the District of Columbia, Trustee's subdivision of parts of certain tracts of land now known as "Randle Highlands", as per plat recorded in the Office of the Surveyor for the District of Columbia in Liber County 18 at folio 36; except the southeasterly 9 feet front on

Naylor Road by the full depth thereof (said excepted part of Lot 2 being part of Lot 139 Square 5624).

ALSO, all of Lot 65 in Square 5624 in a subdivision made by The United States Realty Company of Washington, D.C. Incorporated of part of "Randle Highlands", as per plat recorded in the said Surveyor's Office in Liber county 21 at folio 30, except that part of said Lot dedicated for the opening of Ridge Place, as shown on plat recorded in said Surveyor's Office in Liber 35 at folio 78.

Said property being now known for ASSESSMENT AND TAXATION purposes as LOT 821 in SQUARE 5624.

TOGETHER WITH any and all buildings, structures, improvements or appurtenances now erected on the above described land, including, without limitation, all equipment, apparatus, machinery and fixtures of any kind or character forming a part of said buildings, structures, improvements or appurtenances.

AUTHORITY GRANTING LEVELSET TO SIGN FOR CLAIMANT AS
THE CLAIMANT'S REPRESENTATIVE

Party Granting Authority:
SOUTHERN PRIDE SERVICE
4463 printers Ct
White Plains, Maryland 20695

Property:
2345 R Street Southeast
Washington, Washington DC 20020
County of District of Columbia

The Party Granting Authority named above seeks to file a Notice of Mechanics Lien, mechanics lien release, or other related document with respect to the above-identified Property. By signing this document, the Party Granting Authority provides Levelset, a Delaware corporation, with the authority to sign the document, whether a mechanics lien, lien release, or other document as desired, on its behalf as its authorized representative. Further, as required by this statute, the Party Granting Authority avers and affirms that the allegations of fact within the document, whether a mechanics lien, lien release, or other document are true and correct to the best of the Party Granting Authority's knowledge and belief

Steve WELCH

e-Signature ID: L8JVFMG

SOUTHERN PRIDE SERVICE

Signed by: Steve WELCH

(print name and title)

Doc #: 2020017860
Filed & Recorded
02/10/2020 09:46 AM
IDA WILLIAMS
RECORDER OF DEEDS
WASH DC RECORDER OF DEEDS
RECORDING FEES \$25.00
SURCHARGE \$6.50
TOTAL: \$31.50