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MECHANIC'S LIEN STATEMENT

COMES NOW **Alper Audi, Inc.** ("Alper Audi"), 1804 Borman Circle Drive, St. Louis, Missouri 63146, and with a view to avail itself of the benefits of the statutes relating to mechanic's liens, files the just and true account set forth herein for structural engineering work furnished by it pursuant to a contract with and at the special instance and request of HDA Architects, LLC ("HDA"), 4565 McRee Avenue, Suite 100, St. Louis, Missouri 63110.

Alper Audi performed its work to and for the real property, buildings and improvements located in the City of St. Louis, Missouri, commonly known and numbered as The Rail, 4591 McRee Avenue, St. Louis, Missouri 63110, City of St. Louis Parcel ID 9097-9-092.000, and more particularly described as set forth in Exhibit 1 attached hereto and incorporated herein by reference (the "Property").

Alper Audi hereby asserts a mechanic's lien against the fee simple and leasehold interests in the Property for the sum of Two Hundred Forty-Four Thousand and 00/100 Dollars ($244,000.00), plus interest.

At the time Alper Audi commenced the performance of its engineering work, the Property was owned by **Green Street McRee Investors LLC,** c/o Philip G. Hulse, Reg. Agent, 8451 Maryland Ave., Suite 200, St. Louis, MO 63105. Subsequently, in October 2022, Green Street McRee Investors LLC conveyed the Property to **Green Street 4591 McRee Investors LLC,** c/o William B. Remis, Reg. Agent, 8182 Maryland Ave., Suite 1500, St. Louis, MO 63105.

Upon information and belief, Green Street McRee Investors, LLC contracted with HDA to prepare design plans and specifications for multifamily apartment buildings and a parking

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garage at the Property (the "Project"); and in turn, HDA subcontracted with Alper Audi to perform the structural engineering work for the Project as described herein.

Upon information and belief, Green Street 4591 McRee Investors, LLC is the successor in interest to Green Street McRee Investors, LLC; or in the alternative, is the assignee of Green Street McRee Investors, LLC with respect to the HDA contract.

All of the work performed by Alper Audi for the Property was within the scope of work that HDA contracted to perform for Green Street McRee Investors, LLC.

The scope of work performed by Alper Audi consisted of providing structural engineering for both the multifamily apartment buildings and parking garage at the Project, including the preparation of calculations and structural design drawings for the Project and the review and oversight of certain shop drawings prepared by contractors for the Project. Alper Audi also performed additional structural engineering work on the foundations after the Owner decided to switch from cast-in-place concrete to precast concrete. In exchange for this work, HDA agreed to pay Alper Audi on a time-and-materials basis at Alper Audi's standard hourly rates.

Alper Audi performed work with a total value of $319,000.00 and has received payment of $75,000.00 from HDA, leaving a balance due of $244,000.00 (plus interest).

A true and correct copy of the Structural Plans prepared by Alper Audi for the Project is attached hereto as Exhibit 2 and incorporated herein by reference.

Alper Audi performed a total of 1,013 hours of work on the multifamily apartments portion of the Project; 314.25 hours of work on the original parking garage portion of the Project; and 178.5 hours of work on redesigning the garage foundations after the Owner's switch to precast.

Attached as Exhibit 3 hereto is Alper Audi's labor report for the Project. Labor was divided into three categories: multifamily, original parking garage, and redesign for precast. For each of these three categories, work was further divided into sub-categories such as schematic design, construction drawings, design development, and construction administration.

Exhibit 3 identifies each employee of Alper Audi who performed work on the Project; the dates and hours of their work; and the hourly rate associated with each employee's work.

Exhibit 4 consists of Alper Audi's unpaid invoices on the Project.

Alper Audi's work on the Project is ongoing; however, as to the work included in this Lien Statement, the last date upon which work was furnished by Alper Audi to or for the Property was December 13, 2023, on which date the account accrued and became due and payable. All of the items of said account were furnished under one arrangement and constituted one continuous running account. Each and every item of said account was furnished for said Property and actually entered into the construction of the improvements on the Property, or the items were consumed in the construction of said improvements.

ALPER AUDI INC.

By: _____

Andre Audi, President

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STATE OF MISSOURI)
) ss.
COUNTY OF ST. LOUIS)

Before me personally appeared Andre Audi, who, being of lawful age and duly sworn, acknowledged that he is the President of Alper Audi, Inc., and who acknowledged that he is authorized to sign this Lien Statement as an agent and representative of Alper Audi, Inc. and that the facts set forth in the Lien Statement are true and correct to his best knowledge, information and belief.

Andre Audi

Subscribed and sworn to before me this 26th day of December, 2023.

Notary Public

My Commission Expires:

PHILIP CHRISTOFFERSON
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES DECEMBER 12, 2025
ST. LOUIS COUNTY
COMMISSION #20894187

Prepared By: Philip J. Christofferson, #50134
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cc: **Green Street McRee Investors LLC**
c/o Philip G. Hulse, Reg. Agent
8451 Maryland Ave., Suite 200
St. Louis, MO 63105

Green Street 4591 McRee Investors LLC
c/o William B. Remis, Reg. Agent
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