

2023-04093
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RICHARD GARCIA, RECORDER
OFFICIAL RECORDS OF LA PAZ COUNTY, AZ
11-21-2023 03:38 PM Recording Fee \$30.00

**PREPARED BY, RECORDING
REQUESTED BY AND RETURN TO:**

Jeff Veerhusen, As Ltd. Agent For
National Lien & Bond Services LLC
428 E Thunderbird Rd, #131
Phoenix, AZ 85022

NOTICE AND CLAIM OF MECHANIC'S AND MATERIALMAN'S LIEN

CLAIMANT

HT4
PO Box 552
Safford, AZ 85548

Nature of improvements to be charged with a Lien:

General Contracting, Construction, & Repair

Amount of claim after deducting just credits and offsets:

\$20,245.70

REAL PROPERTY ADDRESS/LOCATION

Quartzsite Land, 29884 N 53rd St, Quartzsite, AZ 85346 in the County of La Paz, APN: 302-56-003

A legal description of the property follows: THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 19 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, LAPAZ COUNTY, ARIZONA (Section: 29 Township: 3N Range: 19W NE4 NE4 SEC 29 T-3N R-19W EX N 33' RD R/W).

1. I am the Claimant or have knowledge of the facts of this claim and make this affidavit in compliance with ARS 33-993.
2. Claimant has furnished labor, materials, machinery, fixtures or tools in the construction, alteration or repair of the buildings, other structures or above described improvements on Subject Real Property. This was done at the Request of Owner or Reputed Owner, or at the request of a person whom Claimant reasonably believed to be the lawful agent of Owner or Reputed Owner.
3. The Owner or Reputed Owner by whom Claimant was employed or to whom Claimant furnished materials was LandArizona/JAK LLC, 2015 Freda Lane, Cardiff By The Sea, CA 92007.
4. The labor, materials, machinery, fixtures or tools were furnished pursuant to a written contract, a copy of which is attached.
4. The building, structure or improvement or the alteration or repair of such building, structure or improvement was completed on October 3, 2023.
5. The Preliminary Twenty Day Notice required by ARS 33-992.01 was served on July 25, 2023.
6. If the lien against the dwelling of a person who became an owner-occupant prior to the construction, alteration, repair or improvement, the claimant has executed written contract directly with the owner-occupant. ARS 33-1002.

OWNER OR REPUTED OWNER

LandArizona/JAK LLC
2015 Freda Lane
Cardiff By The Sea, CA 92007

WHEREFORE Claimant demands a lien on the Subject Real Property and all improvements thereon in the amount set forth above, and in order to fix this lien has made this Notice and Claim in two or more original copies, causing one to be filed in the Office of the County Recorder of this County.

Dated November 21, 2023 for HT4, PO Box 552, Safford, AZ 85548

By:  Jeff Veerhusen, As Ltd. Agent For, HT4

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ACKNOWLEDGEMENT BY NOTARY PUBLIC

State of Arizona)
) §
County Of Maricopa)

SUBSCRIBED and SWORN TO on the 21st day of November 2023 before me, Suzanne L. Hall
NOTARY PUBLIC:

Signature Suzanne L. Hall
Notary Public in and for the State of Arizona
My Commission Expires: ~~04/01/2024~~ 07/16/2026



UNOFFICIAL DOCUMENT

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Exhibit A - Property Description

**Owner: LandArizona/JAK LLC, 2015 Freda Lane, Cardiff By The Sea, CA 92007
Project: Quartzsite Land, 29884 N 53rd St, Quartzsite, AZ 85346**

The following is a complete legal description, to the best of our knowledge, of the property to be liened. Information for this exhibit was obtained through the Recorder's Office where the property is located, or from other sources.

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 19 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, LAPAZ COUNTY, ARIZONA (Section: 29 Township: 3N Range: 19W NE4 NE4 SEC 29 T-3N R-19W EX N 33' RD RW)

UNOFFICIAL DOCUMENT

AFFIDAVIT OF SERVICE BY MAIL

STATE OF ARIZONA

COUNTY OF MARICOPA

I, Jeff Veerhusen, being first duly sworn, depose and say:

1. That I am of full age and not a party to the above entitled action, and I have no interest therein.
2. That my company mailed on July 25, 2023, attached exhibit, postage prepaid, by depositing in the U.S. Mail, a copy of Preliminary Notice #778721/File #5366, to all parties shown.

FURTHUR AFFIANT SAYETH NAUGHT.

Date: 11/21/2023

Jeff Veerhusen
Jeff Veerhusen, Affiant

The foregoing instrument was acknowledged before me this 21 Day of November, 2023

Suzanne L Hall
Notary Public



My commission Expires:

07/16/2026

File No: 5366 | AZ |
Notice Requested by and Return To:
National Lien & Bond Services LLC
428 E Thunderbird Rd, #131
Phoenix, AZ 85022 | Job No: 0723

Customer: LandArizona/JAK LLC
Project: Quartzsite Land
Rec. ID: 778721
FIRST CLASS MAIL
Return Receipt Requested

TWENTY DAY PRELIMINARY NOTICE

In Accordance With Arizona Revised Statutes Section 33-992.01

THIS IS NOT A LIEN. THIS IS NOT A REFLECTION ON THE INTEGRITY OF ANY CONTRACTOR OR SUBCONTRACTOR

TO: OWNER OR REPUTED OWNER

LandArizona/JAK LLC
2015 Freda Lane
Cardiff By The Sea, CA 92007

**TO: ORIGINAL CONTRACTOR
OR REPUTED CONTRACTOR**

HT4
PO Box 552
Safford, AZ 85548

TO: TENANT OR REPUTED TENANT

1. The following is a general description of the labor, service, equipment or materials furnished or to be furnished by the undersigned.
General Contracting, Construction, & Repair

2. Estimated Price: \$75,000.00

3. The name of the person who furnished that labor, service, equipment or materials is:
HT4

PO Box 552
Safford, AZ 85548

4. The name of the person who contracted for purchase of that labor, service, equipment or material is:
LandArizona/JAK LLC

2015 Freda Lane
Cardiff By The Sea, CA 92007

5. The description of the jobsite is:

Quartzsite Land
29884 N 53rd St
Quartzsite, AZ 85346
County of La Paz, APN: 302-56-003

6. Date Claimant first provided said labor, services, equipment or materials:
07/13/2023

NOTICE TO PROPERTY OWNER

If bills are not paid in full for the labor, professional services, materials, machinery, fixtures or tools furnished, or to be furnished, a Mechanic's Lien leading to the loss, through court foreclosure proceedings, of all or part of your property being improved may be placed against the property. You may wish to protect yourself against this consequence by either:

1. Requiring your contractor to furnish a conditional waiver and release pursuant to Arizona Revised Statutes Section 33-1008, Subsection D, Paragraphs 1 and 3 signed by the person or firm giving you this notice before you make payment to your contractor.
2. Requiring your contractor to furnish an unconditional waiver and release pursuant to Arizona Revised Statutes Section 33-1008, Subsection D, Paragraphs 2 and 4 signed by the person or firm giving you this notice before you make payment to your contractor.
3. Using any other method or device that is appropriate under the circumstances.

Within ten days of the receipt of this preliminary twenty day notice the owner or other interested party is required to furnish all information necessary to correct any inaccuracies in the notice pursuant to Arizona Revised Statutes Section 33-992.01, Subsection 1 or lose as a defense or lose as a defense any inaccuracy of that information.

Within ten days of the receipt of this preliminary twenty day notice if any Payment Bond has been recorded in compliance with Arizona Revised Statutes Section 33-1003. The owner must provide a copy of the Payment Bond including the name and address of the surety company and bonding agent providing the Payment Bond to the person who has given the preliminary twenty day notice. In the event that the owner or other interested party fails to provide the bond information within that ten day period, the claimant shall retain lien rights to the extent precluded or prejudiced from asserting a claim against the bond as a result of not timely receiving the bond information.

Jeff Veerhusen, As Ltd. Agent For, HT4, July 25, 2023

**DETACH HERE AND SEND LOWER PORTION TO CLAIMANT
ACKNOWLEDGMENT OF RECEIPT OF TWENTY DAY PRELIMINARY NOTICE**

This acknowledges receipt on (today's date) _____ of a copy of the Twenty

Day Preliminary Notice at (address where notice received) _____

Date (date this acknowledgment is executed) _____

Signature of person acknowledging receipt, with title if acknowledgment is made for another person

Reference #: 778721 | File #: 5366

Prepared by: National Lien & Bond Services LLC, 428 E Thunderbird Rd, #131, Phoenix, AZ 85022, Phone: (602) 635-4629

7/25/2023 4:10:33 PM

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National Lien & Bond Services LLC

428 E Thunderbird Rd, #131
Phoenix, AZ 85022
First Class Certificate of Mailing
07/25/2023 through 07/25/2023

Item Certified Number	Addressee	Prelim #	Job #	Postage
1 1st Class Mail	LandArizona/JAK LLC 2015 Freda Lane Cardiff By The Sea, CA 92007	778721	0723	0.54
2 1st Class Mail	HT4 PO Box 552 Safford, AZ 85548	778721	0723	0.54

UNOFFICIAL DOCUMENT



VERIFICATION

MAILING PARTY
National Lien & Bond Services
LLC
428 E Thunderbird Rd, #131
Phoenix, AZ 85022

POSTMASTER
[Signature]

Total Pieces Received: 2
NUMBER OF PIECES: 2
RECEIVED BY: _____
DATE PREPARED: _____
DATE CERTIFIED: _____

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NOTICE OF INTENT TO FILE A BOND CLAIM, MECHANIC'S LIEN OR STOP NOTICE

TO: OWNER OR REPUTED OWNER

LandArizona/JAK LLC
2015 Freda Lane
Cardiff By The Sea, CA 92007

FROM: CLAIMANT

HT4
PO Box 552
Safford, AZ 85548

TO: GENERAL CONTRACTOR OR PRIME CONTRACTOR

HT4
PO Box 552
Safford, AZ 85548

The undersigned claimant, HT4 intends to file a Bond Claim, Mechanic's Lien or Stop Notice against the building, erection or improvement described as Quartzsite Land, 29884 N 53rd St, Quartzsite, AZ 85346 in the County of La Paz, APN: 302-56-003 . The claimant furnished the following kinds of labor, services, equipment or materials: General Contracting, Construction, & Repair; at the request of LandArizona/JAK LLC, 2015 Freda Lane, Cardiff By The Sea, CA 92007.

The amount due is \$20,245.70, plus service charges or interest at the rate of 0.00% per annum. This notice is being sent as a matter of courtesy and reflects information true as of this date. If this claim has already been paid, please disregard this notice.

Unless we receive payment by November 10, 2023 a claim may be filed.

Dated October 30, 2023 for HT4, PO Box 552, Safford, AZ 85548.

By: Jeff Veerhusen Jeff Veerhusen, As Ltd. Agent For, HT4

I declare that I am authorized to file the NOTICE OF INTENT on behalf of the claimant. I have read the foregoing document and know the contents and know the contents thereof; the same is true of my own knowledge. I declare under penalty of perjury under the laws of the State of Arizona that the foregoing is true and correct. Executed at Phoenix, AZ on October 30, 2023 for HT4, PO Box 552, Safford, AZ 85548.

By: Jeff Veerhusen Jeff Veerhusen, As Ltd. Agent For, HT4

PROOF OF SERVICE BY MAIL AFFIDAVIT

I declare that I served copies of the above NOTICE OF INTENT by First Class Certified and/or Return Receipt Requested or Registered Mail service, postage prepaid, (as required by law) addressed to each of the parties at the addresses shown above on October 30, 2023. I declare under penalty of perjury under the laws of the State of Arizona that the foregoing is true and correct. Executed at Phoenix, AZ on October 30, 2023 for HT4, PO Box 552, Safford, AZ 85548.

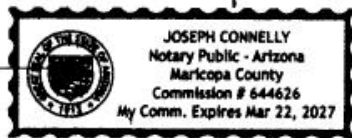
By: Jeff Veerhusen Jeff Veerhusen, As Ltd Agent for., HT4

VERIFICATION

State of Arizona)
) §
County Of Maricopa)

SUBSCRIBED and SWORN TO on the 30th day of October 2023 before me, Joseph Connelly, NOTARY PUBLIC:

Signature [Signature]
Notary Public in and for the State of Arizona
My Commission Expires: ~~1/1/2019~~ 3-22-2027



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PROPOSAL

HT4

Boomer Schlesener
PO Box 552
Safford, AZ 85548

Mobile: (928)322-4447
Email: boomerht4const@gmail.com

PROPOSAL SUBMITTED TO	PHONE	DATE
Land Arizona/ JAK LLC	(760)505-8999	07/05/2023
ADDRESS	EMAIL	
2015 Freda Ln	jim@landarizona.net	Quartzsite Job # 3-2023
CITY, STATE AND ZIP		
Cardiff, CA 92007		

We hereby submit specifications and estimates for:
This includes 1500 LF of STD 21 pipe,
Two Water Services with Just Angle Meter Stops,
Run to property line,
Also one Blow-off and one Air Release Valve

Waterline

We propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum of:
Twenty Nine Thousand, Eight hundred Twelve dollars **\$29,812.00**


Payment to be made as follows:
Payment in full due upon completion of said work.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order and will become an extra charge over and above the estimate.

Signature

Note - this proposal may be withdrawn by us if not accepted within 3 days.

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.
Payment will be made as outlined above.


Customer Signature

Date of Acceptance 07-06-2023

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PROPOSAL

HT4

Boomer Schlesener
PO Box 552
Safford, AZ 85548

Mobile: (928)322-4447
Email: boomerht4const@gmail.com

PROPOSAL SUBMITTED TO	PHONE	DATE
Land Arizona/ JAK LLC	(760)505-8999	07/05/2023
ADDRESS	EMAIL	
2015 Freda Ln	jim@landarizona.net	Quartzsite Job # 3-2023
CITY, STATE AND ZIP		
Cardiff, CA 92007		

We hereby submit specifications and estimates for: **Earthwork**
 Build a road 24' wide by 12" high for 350 Feet
 Borrow source will be 400' to 500' away er Stops,
 Owner to supply 6" of AB for road base,
 This includes some time to help channel water flow S.E. Of new road

We propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum of:
Eighteen Thousand, Five Hundred Twenty Three Dollars **\$18,523.00**

Payment to be made as follows:	TOTAL FOR BOTH JOBS: \$48,335.00
	Gross Receipts Tax \$2,387.75
	TOTAL DUE \$50,722.75

Payment in full due upon completion of said work.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order and will become an extra charge over and above the estimate.

Signature _____

Note - this proposal may be withdrawn by us if not accepted within 3 days.

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.
 Payment will be made as outlined above.


 Customer Signature

Date of Acceptance 07-06-2023

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PROPOSAL

HT4

Boomer Schlesener
PO Box 552
Safford, AZ 85548

Mobile: (928)322-4447
Email: boomerht4const@gmail.com

PROPOSAL SUBMITTED TO Land Arizona/ JAK LLC	PHONE (760)505-8999	DATE 07/05/2023
ADDRESS 2015 Freda Ln	EMAIL jim@landarizona.net	Quartzsite Job # 3-2023
CITY, STATE AND ZIP Cardiff, CA 92007		

We hereby submit specifications and estimates for: **Earthwork for Site Pads**
 I will place 6" of borrow,
 And 6" of AB supplied by owner

We propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum of:
Twenty Three Thousand, Two Hundred Sixty Seven Dollars and thirty Cents \$23,267.30

Payment to be made as follows:	\$22,172.00
Gross Receipts Tax	\$1,095.30
TOTAL DUE	\$23,267.30

Payment in full due upon completion of said work.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order and will become an extra charge over and above the estimate.

Signature

Note - this proposal may be withdrawn by us if not accepted within 3 days.

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.


 Customer Signature

Date of Acceptance **07-06-2023**

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HT4

License # 319426

PO Box552

10/14/2023

Phone (928)322-4447

Safford, AZ 85548

Jim,

Roadwork

You okayed the earthwork on the road, and then you ordered the AB. I told you several times that you did not know how to calculate quantities for AB, so your numbers were incorrect. Never did we use AB as a source of borrow. We need credit back from the water line bill of \$2,457.50.

Earthwork and AB on Site Pads

All earthwork on pads was okayed by you before AB was placed. No AB was used as a borrow source. And again, your calculations were wrong. You are using loose AB versus compacted AB. Earthwork and AB was paid in full. If you had any complaints, they should have been addressed then and deducted from payment instead of making full payment. For this, we need credit back from the water line invoice of \$1,497.20.

As the agreement states, the owner is to pay in full for each segment as completed, which you did. If any back charges were to be made, they should have been made at that time, not after the fact.

Correct hours for Tom Smith

Sept. 7	6-10am	4 hrs left early	hailed water to pad
Sept. 8	6-2pm	8 hrs	
Sept. 9	6-1pm	7 hrs	
Sept. 11	6-2pm	8 hrs	
Sept. 12	6-8am	2 hrs	
Sept 13	6-2pm	8 hrs	
Sept 14	6-11am	5 hrs	went home sick
Sept 15	6-11am	5 hrs	
Sept 18	8-1pm	5 hrs	
Sept 19	6-1:30pm	7.5 hrs	
Sept 20	6-12:30pm	6.5 hrs	

Total of 66 hours X \$25.00/hr. = \$1,650.00. Your bill is \$2,025.00. You owe HT4 \$375.00 for the difference.

A record of his hours was logged by me on a daily basis. Any hours he worked outside of those hours are not mine to pay, they are yours.

This \$375.00 needs to be added back to the waterline invoice.

Back charges to Jim

1 ½" hose at well site - \$175.00

Level around pump house – 1 hr. @\$100.00/hr = \$100.00

On Monday, July 17 we worked on haul road to pump for Jim. 8 hrs. @ \$100.00/hr. = \$800.00

This includes hauling material from your friend’s house.

The agreement was made that construction water would be available on site at the start of construction.

This did not happen, so water had to be hauled from Quartzsite. At the meeting of Sept. 12th, both you and your wife said to bill you for the extra cost. This took 11 days for you to get your pump ready. This meant a loss of work time plus the extra cost of equipment and labor.

Hauling water from Quartzsite water source

7/17/23 - Start	500	Stopped	300								
"	480	"	260								
"	480	"	180								
"	300	"	232	Start	150	Stopped	91	Start	100	Stopped	35
"	300	"	280	"	30	"	30				
"	300	"	274	"	30	"	30				
"	350	"	280								

Total of 7 loads, with all loads having a full 500 gallons.

7/18/23 - Start	350	Stopped	295								
"	350	"	210	Start	100	Stopped	63	Start	150	Stopped	60
"	350	"	289								
"	350	"	35	"	350	"	256				
"	350	"	251	"	100	"	65				
"	350	"	290								
"	350	"	291								
"	350	"	250	"	50	"	31				

Total of 8 loads. Each time it stopped; it took 5 – 10 to restart the pump.

7/19/23 - Start	350	Stopped	282
"	350	"	275
"	350	"	271
"	350	"	281

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Total of 4 loads.

7/20/23 - Start	350	Stopped	178	Start	350	Stopped	120
"	350	"	186	"	350	"	100
"	350	"	273				
"	350	"	265	"	50	"	32
"	350	"	274				
"	350	"	278	"	100	"	30

Total of 6 loads.

7/24/23 - Start	400	Stopped	210	Start	200	Stopped	74
"	400	"	281				
"	400	"	282				
"	400	"	276				
"	400	"	245				
"	400	"	304				

Total of 6 loads.

7/25/23 - Start	400	Stopped	297				
"	400	"	236	Start	100	Stopped	53
"	400	"	283				

Total of 3 loads.

7/26/23 - Start	400	Stopped	295				
"	400	"	276	Start	100	Stopped	24

Total of 2 loads.

7/27/23 - Start	400	Stopped	287				
"	400	"	208				
"	400	"	290				
"	400	"	280				
"	400	"	284				
"	400	"	267	Start	100	Stopped	30
"	400	"	300				
"	400	"	276				

Total of 8 loads.

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7/31/23 - Start	400	Stopped	210	Start	200	Stopped	78
"	400	"	211	"	200	"	82
"	500	"	325				
"	500	"	293				
"	500	"	297				
"	500	"	306				

Total of 6 loads.

8/01/23 - Start	500	Stopped	290	1 load
8/02/23 - Start	500	Stopped	257	1 load
8/03/23 - Start	500	Stopped	282	
"	500	"	257	2 loads

12 days back and forth from town to haul water.

54 loads @ 20 miles per load

Truck time – 54 loads @ 1 hr. truck time per load.

54 hrs x \$16.00/ hr = \$884.00

Extra rental time on equipment for 2 weeks

Mini Excavator – 2 weeks rent – 14 days same charge as a full month - \$3,167.00

Gannon – 2 weeks rent – 14 days same charge as a full month - \$3,900.00

Charging for just one week of extra labor, not two.

Alonzo 40 hrs. X \$40.00 = \$1,600.00

Boomer 40 hrs. X \$60.00 = \$2,400.00

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RE-CAP

Money back on water line bill -

\$1,497.20 for pads

\$2,457.50 for road

\$375.00 for Tom Smith's hrs.

Total \$4,329.70

Extra cost for hauling water

Truck time \$864.00

Extra rental time \$7,067.00

Labor costs \$4,000.00

Total \$11,931.00

Hose at well site \$175.00

Level around pump house \$100.00

Haul Road \$800.00

Total \$1,075.00

Electric Trench \$100 X 6 hrs = \$600.00

Extra cost for motels \$1,356.00

Total due \$19,291.70

GROSS RECEIPTS TAX \$954.00

GRAND TOTAL NOW DUE \$20,245.70

WHEN THE TOTAL BALNCE IS PAID IN FULL, WE WILL ISSUE AN UNCONDITIONAL LIEN RELEASE.

OTHERWISE, OUR LIEN WILL STAY IN PLACE.

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HT4

License # 319426

PO Box552

09/16/2023

Phone (928)322-4447

Safford, AZ 85548

Invoice #4

Submit to: Land Arizona/ JAK LLC

2015 Freda Ln

Cardiff, CA 92007

WATERLINE

This includes 1500 LF of SDD 21 pipe

Two Water Services with Just Angle Meter Stops

Run to property line

Also, one Blow-off and one Air Release Valve

\$29,812.00

Gross Receipts Tax

\$1,472.71

Total Due

\$31,284.71

Note:

On original quote, I neglected to add the Gross receipts Tax for this part of the job.

Amount overpaid on Invoice #1

- \$561.97

Amount underpaid on Invoice #2

+ \$267.30

GRAND TOTAL DUE

\$30,990.04

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HT4

License # 319426

PO Box552

08/05/2023

Phone (928)322-4447

Safford, AZ 85548

Invoice #1

Submit to:

Land Arizona/ JAK LLC

2015 Freda Ln

Cardiff, CA 92007

Earthwork

\$18,523.00

Gross Receipts Tax \$ 915.03

GRAND TOTAL DUE \$19,438.03

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HT4

License # 319426

PO Box552

09/05/2023

Phone (928)322-4447

Safford, AZ 85548

Invoice #3

Submit to:

Land Arizona/ JAK LLC

2015 Freda Ln

Cardiff, CA 92007

Digging Electrical Trench

4Hours@ \$60.00 /HR

\$240.00

Total Due

\$240.00

UNOFFICIAL DOCUMENT

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HT4

License # 319426

PO Box552

09/05/2023

Phone (928)322-4447

Safford, AZ 85548

Invoice #2

Submit to:

Land Arizona/ JAK LLC

2015 Freda Ln

Cardiff, CA 92007

Earthwork for Site Pads

\$22,272.00

Gross Receipts Tax

\$ 1,095.30

GRAND TOTAL DUE

\$23,267.30

UNOFFICIAL DOCUMENT