

SNOW
CHRISTENSEN
& MARTINEAU

555 S. Bluff Street, #301
St. George, Utah 84770
Main: 435.673.8288
www.scmlaw.com

E. Scott Averkamp
LAWYER
esa@scmlaw.com

February 22, 2024

SENT VIA EMAIL & USPS

Les Ottolenghi
5740 S. Forest St.
Greenwood Village, CO 80121-2138
lotolenghi@me.com

Re: LJMO – 5330, LLC, LJMO – EP9, LLC, LJMO – EP23, LLC, LJMO – 1480 LLC, & LJMO – 1475, LLC

Dear Mr. Ottolenghi:

As you may have heard, Snow Christensen & Martineau will be merging with Spencer Fane, LLP effective March 1, 2024. For reasons associated with merger and related firm policies, we are discontinuing the registered agent services furnished by Steven W. Beckstrom, who is no longer with the firm.

Enclosed for your records is a copy of a Notice of Registered Agent Resignation filed with the Utah Division of Corporations on February 20, 2024. Under current regulations, that resignation becomes effective thirty-one days after filing, or March 22, 2024. It is important for you appoint a new registered agent. You may select an individual or a business such as Capitol Services <https://www.capitol-services.com/>, InCorp Services, Inc. <https://www.incorp.com/registered-agent-services>, CT Corporation <https://www.wolterskluwer.com/en/know/ct-registered-agent-service/> to replace Steven Beckstrom.

You should also be aware that on January 1, 2024, a new federal reporting requirement went into effect that requires tens of millions of small businesses to file a Beneficial Ownership Information Report with the U.S. Department of Treasury's Financial Crimes Enforcement Network (FinCEN). Every small business owner or organization with qualifying clients or entities needs to know about this new reporting requirement and whether it applies to their business. Non-compliance can result in severe penalties, including fines of up to \$10,000 and even jail time.

The determination of beneficial ownership can be technical, you can file the Beneficial Ownership Information Report yourself or if you have chosen a business to act as registered agent see if they offer this service as well.

It has been our pleasure to serve as your registered agent. Please do not hesitate to contact Dian, dhb@scmlaw.com or (435) 215-2302, if you have any questions.

Very truly yours,

SNOW CHRISTENSEN & MARTINEAU


E. Scott Averkamp

ESA:dhb



State of Utah
 DEPARTMENT OF COMMERCE
 Division of Corporations & Commercial Code
 Registered Agent Resignation

Feb 20 24 PM1:05

A registered agent may resign at any time with respect to a represented entity by filing with the division a statement that the agent resigns from serving as agent for service of process for the entity signed by or on behalf of the agent (U.C.A. Section 16-17-209(1))

The registered agent resignation will take effect on the 31st day after the day on which it is filed. (U.C.A. Section 16-17-209(2))

1) Correct name of the business.

LJMO - 5330, LLC

2) Entity Number of the business.

11985149-0161

3) Registered Agent Name.

Steven W. Beckstrom

4) Registered Agent File Number (if applicable).

29017.2

5) The above listed Registered Agent resigns from serving as agent for service of process for the entity.

The Registered Agent shall promptly furnish the represented entity notice in a record of the date on which a statement of resignation was filed. (U.C.A. Section 16-17-209(3))

6) Name of person to whom the notice is sent.

Les Ottolenghi

7) Address of person to which the notice is sent.

5740 S Forest St., Greenwood Village, CO 80121-2138

Address

City

State

Zip

8) Name & Signature

Under penalties of perjury and as an authorized authority, I declare that this statement of Resignation has been examined by me and is, to the best of my knowledge and belief, true, correct and complete.

Steven W. Beckstrom

Registered Agent Name

Signature of Registered Agent Name

Under GRAMA {63G-2-201}, all registration information maintained by the Division is classified as public record. For confidentiality purposes, you may use the business entity physical address rather than the residential or private address of any individual affiliated with the entity.

Mailing/Faxing Information: www.corporations.utah.gov/contactus.html Division's Website: www.corporations.utah.gov



State of Utah
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The registered agent resignation will take effect on the 31st day after the day on which it is filed. (U.C.A. Section 16-17-209(2))

1) Correct name of the business.

LJMO-Utah EP9, LLC

2) Entity Number of the business.

12040071-0161

3) Registered Agent Name.

Steven W. Beckstrom

4) Registered Agent File Number (if applicable).

29017.4

5) The above listed Registered Agent resigns from serving as agent for service of process for the entity.

The Registered Agent shall promptly furnish the represented entity notice in a record of the date on which a statement of resignation was filed. (U.C.A. Section 16-17-209(3))

6) Name of person to whom the notice is sent.

Les Ottolenghi

7) Address of person to which the notice is sent.

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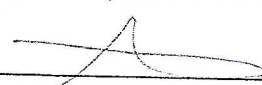
Zip

8) Name & Signature

Under penalties of perjury and as an authorized authority, I declare that this statement of Resignation has been examined by me and is, to the best of my knowledge and belief, true, correct and complete.

Steven W. Beckstrom

Registered Agent Name


Signature of Registered Agent Name

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The registered agent resignation will take effect on the 31st day after the day on which it is filed.
(U.C.A. Section 16-17-209(2))

1) Correct name of the business.

LJMO-Utah EP23, LLC

2) Entity Number of the business.

12040063-0161

3) Registered Agent Name.

Steven W. Beckstrom

4) Registered Agent File Number (if applicable).

29017.5

5) The above listed Registered Agent resigns from serving as agent for service of process for the entity.

The Registered Agent shall promptly furnish the represented entity notice in a record of the date on which a statement of resignation was filed. (U.C.A. Section 16-17-209(3))

6) Name of person to whom the notice is sent.

Les Ottolenghi

7) Address of person to which the notice is sent.

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8) Name & Signature

Under penalties of perjury and as an authorized authority, I declare that this statement of Resignation has been examined by me and is, to the best of my knowledge and belief, true, correct and complete.

Steven W. Beckstrom

Registered Agent Name


Signature of Registered Agent Name

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The registered agent resignation will take effect on the 31st day after the day on which it is filed.
(U.C.A. Section 16-17-209(2))

1) Correct name of the business.

LJMO - 1480, LLC

2) Entity Number of the business.

12222114-0161

3) Registered Agent Name.

Steven W. Beckstrom

4) Registered Agent File Number (if applicable).

29017.6

5) The above listed Registered Agent resigns from serving as agent for service of process for the entity.

The Registered Agent shall promptly furnish the represented entity notice in a record of the date on which a statement of resignation was filed. (U.C.A. Section 16-17-209(3))

6) Name of person to whom the notice is sent.

Les Ottolenghi

7) Address of person to which the notice is sent.

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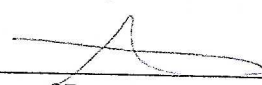
Zip

8) Name & Signature

Under penalties of perjury and as an authorized authority, I declare that this statement of Resignation has been examined by me and is, to the best of my knowledge and belief, true, correct and complete.

Steven W. Beckstrom

Registered Agent Name


Signature of Registered Agent Name

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The registered agent resignation will take effect on the 31st day after the day on which it is filed.
(U.C.A. Section 16-17-209(2))

1) Correct name of the business.

LJMO - 1475, LLC

2) Entity Number of the business.

12876763-0160

3) Registered Agent Name.

Steven W. Beckstrom

4) Registered Agent File Number (if applicable).

29017.7

5) The above listed Registered Agent resigns from serving as agent for service of process for the entity.

The Registered Agent shall promptly furnish the represented entity notice in a record of the date on which a statement of resignation was filed. (U.C.A. Section 16-17-209(3))

6) Name of person to whom the notice is sent.

Les Ottolenghi

7) Address of person to which the notice is sent.

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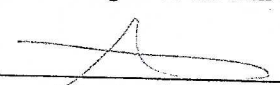
Zip

8) Name & Signature

Under penalties of perjury and as an authorized authority, I declare that this statement of Resignation has been examined by me and is, to the best of my knowledge and belief, true, correct and complete.

Steven W. Beckstrom

Registered Agent Name


Signature of Registered Agent Name

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