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5/8/2020 3:15:00 PM \$40.00
Book - 10940 Pg - 8015-8016
RASHELLE HOBBS
Recorder, Salt Lake County, UT
LIEN COUNSEL
BY: eCASH, DEPUTY - EF 2 P.

Notice of Construction Lien

Claimant: BAKER DISTRIBUTING COMPANY, 16253 ORNELAS ST, IRWINDALE, CA 91706 (626) 334-6646
Reputed Owner: STATION AT GARDNER MILL, LLC
Record Owner: STATION AT GARDNER MILL, LLC
Non-paying Party: BREEZEWAY HEATING & AIR CONDITIONING, INC.
Amount owed: \$73,754.32, together with interest, costs, and reasonable attorney fees. (According to Utah Code Ann. § 38-1-8 the total principal is pro-rated for each parcel. The pro-rated amount owed for each parcel is \$24,584.77.)
First labor/materials were furnished: April 17, 2018 **Last labor/materials were furnished:** May 4, 2020

(According to Utah Code Ann. § 38-1a-304 the total principal will be equitably apportioned to each parcel when sufficient evidence is available to fully determine an appropriate allocation.)

Property subject to this lien:

LOT 1, STATION AT GARDNER MILL. LESS & EXCEPT BEG 206.25 FT N FR SW COR SEC 26, T2S, R1W, SLM; E 524.7 FT; N 315.5 FT; W 194.7 FT; S 298.65 FT; W 330 FT; S 16.5 FT TO BEG. (BEING PT LOT 1, STATION AT GARDNER MILL) 9.08 AC M OR L. 5049-396 5250-1367 10260-3382. SALT LAKE COUNTY, STATE OF UTAH.
21-26-351-023-0000 \$24,584.77

BEG 206.25 FT N FR SW COR SEC 26, T2S, R1W, SLM; E 524.7 FT; N 315.5 FT; W 194.7 FT; S 298.65 FT; W 330 FT; S 16.5 FT TO BEG. LESS THAT AREA WITHIN PARCEL A, STATION AT GARDNER MILL. (BEING PT LOT 1, STATION AT GARDNER MILL) 1.41 AC M OR L. 5049-396 5250-1367 10260-3382. SALT LAKE COUNTY, STATE OF UTAH.
21-26-351-023-0000 \$24,584.77

LOT 2, STATION AT GARDNER MILL. SALT LAKE COUNTY, STATE OF UTAH.
21-26-351-026-0000 \$24,584.77

PROTECTION AGAINST LIENS AND CIVIL ACTION. Notice is hereby provided in accordance with Section 38-11-108 of the Utah Code that under Utah law an "owner" may be protected against liens being maintained against an "owner-occupied residence" and from other civil action being maintained to recover monies owed for "qualified services" performed or provided by suppliers and subcontractors as a part of this contract, if either section (1) or (2) is met:

- (1)(a) the owner entered into a written contract with an original contractor, a factory built housing retailer, or a real estate developer;
 - (b) the original contractor was properly licensed or exempt from licensure under Title 58, Chapter 55, Utah Construction Trades Licensing Act at the time the contract was executed; and
 - (c) the owner paid in full the contracting entity in accordance with the written contract and any written or oral amendments to the contract; or
- (2) the amount of the general contract between the owner and the original contractor totals no more than \$5,000."
- (3) An owner who can establish compliance with either section (1) or (2) may perfect the owner's protection by applying for a Certificate of Compliance with the Division of Occupational and Professional Licensing. The application is available at www.dopl.utah.gov/chr/.
DATED this 6th day of May, 2020.

CLAIMANT, BAKER DISTRIBUTING COMPANY



Acting through its duly authorized limited recording agent, LienServices, Inc.

ACKNOWLEDGMENT

On the 6th day of May, 2020, Tracy Hunsaker personally appeared before me and stated and swore under oath that DJP LienServices, Inc. is the authorized agent to sign for Claimant, that this Notice of Construction Lien was signed on claimant's behalf, that DJP LienServices, Inc. is authorized by Claimant to sign on its behalf, that this claim of Construction Lien and the information contained herein is true and correct and represents a valid claim to the best of her knowledge.


Notary Public

