

WHEN RECORDED, RETURN TO:

Jason H. Robinson
BABCOCK SCOTT & BABCOCK, P.C.
370 East South Temple, 4th Floor
Salt Lake City, Utah 84111
Telephone: 801-531-7000
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NOTICE OF CONSTRUCTION LIEN

NOTICE IS HEREBY GIVEN that RED PINE CONSTRUCTION, LLC (“**Claimant**”), located at 520 South 850 East, Suite A400, Lehi, UT 84043, and whose telephone number is (801) 341-8651, claims and holds a construction lien, pursuant to Utah Code section 38-1a-1, *et seq.*, upon the property and improvements thereon and interests therein described hereinafter. Claimant’s lien is based upon the following:

1. Claimant provided services, labor, materials and/or equipment in connection with improvements on or for certain real property situated in Salt Lake City, Salt Lake County, State of Utah, being more particularly described as follows:

LEGAL DESCRIPTION: PARCEL A, QUADRANT PLAT A SUBDIVISION (Parcel
Number: 07-27-100-011-0000)

LOT 2, QUADRANT PLAT A SUBDIVISION (Parcel Number:
07-27-126-001-0000)

(collectively, the “**Property**”).

2. To the best of Claimant’s knowledge, XR QUADRANT II LLC is the record owner and/or reputed owner of the Property.

3. The services, labor, materials and/or equipment for which demand, and claim is made was provided to and/or at the request of STAKER PARSON COMPANIES.

4. Claimant is owed money for the services, labor, materials and/or equipment it provided for improvement of the Property in the amount of at least ONE MILLION SEVENTY-EIGHT THOUSAND THIRTEEN AND 86/100 U.S. DOLLARS (\$1,078,013.86), plus interest, attorney fees, and costs, which amount could change should additional credits or charges be discovered.¹

5. Claimant provided the first services, labor, materials and/or equipment on or about August 10, 2022, and provided the last services, labor, materials and/or equipment on or about March 27, 2023.

¹ Claimant is also owed, or will be owed, retainage in the amount of at least \$92,293.88. To the extent the retainage is owed, that amount is also included in this Notice of Construction Lien.

6. PROTECTION AGAINST LIENS AND CIVIL ACTION. If this Notice of Construction Services Lien is being filed on a residence as defined in Utah Code section 38-11-102(18), notice is hereby provided 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 the contract between a real estate developer or an original contractor and the owner, if the following conditions are satisfied: (1) the owner entered into a written contract with either a real estate developer or an original contractor; (2) 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 (3) the owner paid in full the original contractor or real estate developer or their successors or assigns in accordance with the written contract and any written or oral amendments to the contract.

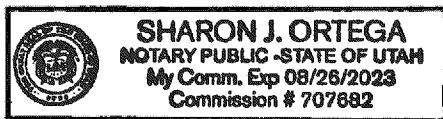
DATED this 11th day of April, 2023.

RED PINE CONSTRUCTION, LLC

By: [Signature]
Its: Attorney and Authorized Agent

STATE OF UTAH)
:ss.
COUNTY OF SALT LAKE)

On the 11th day of April, 2023, Jason H. Robinson, personally appeared before me and stated and swore under oath that he is the authorized agent to sign for Claimant, that this Notice of Construction Lien was signed on Claimant's behalf, that he is authorized by Claimant to sign on its behalf, and that this Notice of Construction Lien and the information contained herein is true and correct and represents a valid claim to the best of his knowledge.



[Signature]
UTAH NOTARY PUBLIC

CERTIFICATE OF MAILING

I hereby certify that I caused a true and correct copy of the foregoing NOTICE OF CONSTRUCTION LIEN to be sent by certified mail, postage prepaid thereon, the 11th day of April, 2023, to the following:

XR QUADRANT II LLC
1245 BRICKYARD ROAD # 70
SALT LAKE CITY, UT 84106

Cert. Mail No. 7021 0950 0000 70972328 By: [Signature]