

WHEN RECORDED RETURN TO:
BFS Group LLC fka BMC West, LLC
PO Box 2158
Layton, Utah 84041
801-564-6435

NOTICE OF MECHANICS LIEN

Claimant: BFS Group LLC fka BMC West, LLC
Reputed Owner: LUSSO APARTMENTS, LLC, 1025 W NORTHTEMPLE ST, SALT LAKE CITY, UT 84116
Record Owner: LUSSO APARTMENTS, LLC, 1025 W NORTHTEMPLE ST, SALT LAKE CITY, UT 84116
Debtor: DG CONSTRUCTION #293973 LUSSO
111 E BROADWAY ST 310
SALT LAKE CITY, UT 84111

On January 1, 2021, BMC West, LLC merged with BFS Group LLC. As of January 1, 2021, the merged companies are operating as BFS Group LLC. On 9/7/2021, a preliminary notice was filed by BMC West, LLC, SCR Entry #8979857 for the property subject to this lien. As of result of the merger explained herein, all right, title and interest in such preliminary notice and is now vested in BFS Group LLC.
Amount owed: \$45860.76 together with interest, costs, and attorney fees as allowed by contract and by law.

First labor and materials were furnished: 2/15/2022
Last labor and materials were furnished: 7/18/2023
Property subject to this lien: County: SALT LAKE

Parcel #: 08353770150000

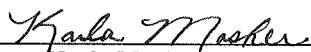
LEGAL DESCRIPTION: SEE ATTACHED

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 and only if the following conditions are satisfied:

- (1)(a) the owner entered into a written contract with either a real estate developer or an original contractor;
 - (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/residence-lien-recovery-fund.

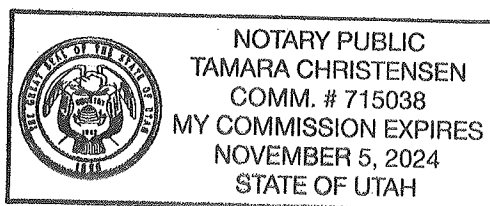
DATED this October 6, 2023

CLAIMANT: BFS Group LLC
801-564-6435


By: Karla Mosher
ITS: Lien Coordinator

ACKNOWLEDGMENT

On October 6, 2023, Karla Mosher personally appeared before me and stated and swore under oath that she is the authorized agent to sign for Claimant, that this Notice of Mechanic's Lien was signed on claimant's behalf, that she is authorized by Claimant to sign on its behalf, that this claim of Mechanic's Lien and the information contained herein is true and correct and represents a valid claim to the best of her knowledge.




Notary Public

LOTS 5, 6, 10, 11, 12, 13, & 14, BLK 2, BOTHWELL & MCCONAUGHY SUB. LESS AND EXCEPT, BEG AT NE COR
LOT 10, BLK 2, BOTHWELL & MCCONAUGHY SUB; S 00°00'55" E 8.80 FT; S 89°59'23" W 181.50 FT; N 00°00'55"
W 8.76 FT; N 89°58'38" E 181.50 FT TO BEG. (BEING A PART OF LOTS 10, 11, 12, 13, & 14, BLK 2, BOTHWELL &
MCCONAUGHY SUB.) 0.77 AC M OR L. 4470-1095 4470-1101 5350-1225 5588-530 8382-2730,2733 9905-4871