

NOTICE OF CONSTRUCTION LIEN

To: Two Sycamores Investments, LLC
c/o Ian Dunn
2845 Old Colony Cir.
Holladay, Utah 84117

Property Address: 2860 East Old colony Circle, Holladay, Utah 84117
Parcel No.: 22-11-159-004-0000
Legal Description: Lot 11, Old Colony Sub 3814-0404 09183-7182

PLEASE TAKE NOTICE that the aforementioned property ("Property"), of which you, Two Sycamores, LLC c/o Ian Dunn, are the owner of record, is subject to a lien pursuant to Utah Code §§ 38-1a-301 *et seq.* for unpaid fees in the amount of \$697,114.90 (consisting of \$649,034.74 construction fees and \$48,080.16 late fee) due to Signature Construction and Management, LLP ("Lien Claimant") for construction of a residential house on the Property from August 16, 2021 to the date of this Notice pursuant to the General Contractor Agreement dated April 1, 2021 between you and the Lien Claimant.

THE TOTAL AMOUNT DUE IS \$697,114.90

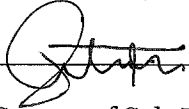
PROTECTION AGAINST LIENS AND CIVIL ACTION. Notice is hereby provided in accordance with Utah Code § 38-11-108 that under a Utah law an "owner" may be protected against liens being maintained against an "owner occupied residence" and from other civil action being maintained to recover monies owed for "qualified services" performed or provided by suppliers and subcontractors as 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 for 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 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/rlrf.

For purposes of this Lien, the Lien Claimant is represented by Peter A. Klc and Associates, PLLC which may be contacted by telephone at (801)520-7677 or by mail at 4725 S. Holladay Blvd. Ste 210 Salt Lake City, Utah 84117. This Lien has been submitted for recording with the Salt Lake County Recorder on November 9, 2023 and a copy of this Notice of Construction Lien has been sent to you no later than 30 days thereafter by United States Postal Service certified mail article number 7017 1070 0000 0540 9049. This Notice of Lien is made and recorded pursuant to Utah Code § 38-12-102.

[SIGNATURE IS ON THE FOLLOWING PAGE]

Signature Construction and Management, LLP
Represented by Peter A. Klc and Associates, PLLC
Peter A. Klc, Owner

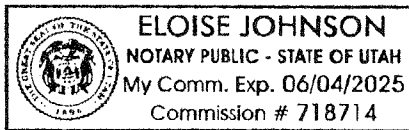


County of Salt Lake)
State of Utah)

On this 9th day of November 2021, before me, Eloise Johnson, a notary public, personally appeared Peter A. Klc, personally known to me, or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to this instrument and acknowledged to me that he executed the same voluntarily, under no undue influence or coercion, and as a limited representative of the Lien Claimant.

(SEAL)

NOTARY PUBLIC



Signature: 