When Recorded Return To:

DesignScapes, LLC Attn: Brady Pierce 6379 W. Crimson View Dr., Suite 102 South Jordan, Utah 84009 14308085 B: 11529 P: 5798 Total Pages: 2 10/31/2024 03:42 PM By: csummers Fees: \$40.00 Rashelle Hobbs, Recorder, Salt Lake County, Utah Return To. DESIGNSCAPES 6379 W CRIMSON VIEW DR STE 103SOUTH JORDAN, UTB4009

NOTICE OF CONSTRUCTION LIEN

NOTICE IS HEREBY GIVEN by DesignScapes, LLC, 6379 West Crimson View Dr., Suite 103, South Jordan, UT 84009, (801) 381-1234, lien claimant ("*Claimant*") hereby claims a construction lien, pursuant to Utah Code Ann § 38-1a-101 *et seq.* upon the property and improvements owned or reputed to be owned by The Citizen LLC and located at 515 S. 400 E., Salt Lake City, UT 84111 and is further described as follows.

LEGAL DESCRIPTION

See Exhibit A for legal descriptions.

Parcel ID #s: 16-06-454-025-0000

Subject to easements, restrictions and rights of way of record.

Claimant claims a lien upon the above-described property for amounts owing for furnishing construction work, including hardscapes in connection with improvement of said real property. Claimant was employed by Chipman Roofing, who was employed by Shaw Construction and furnished the construction work to The Citizen LLC. There is currently believed to be owed \$172,406.76, which amount could change should additional credits or charges be discovered. Claimant furnished the first said construction work on or about February 12, 2024, and the last construction work on or about June 8, 2024. If Claimant prevails on the enforcement of this lien, Claimant will also seek recover of its lien filing fees, interest, legal costs, and attorney's fees.

NOTICE: 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 original contractor, factory built housing retailer, or real estate developer or their successors or assigns 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. 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 dopl.utah.gov/rlrf/.

DATED this 28th day of October, 2024.

DesignScapes, LLQ, Claimant

Ву: ____

Alex Shor

STATE OF UTAH

) ss.

)

COUNTY OF SALT LAKE

On the 28th day of October, 2024, Alex Short personally appeared before me, as an authorized representative of DesignScapes, LLC, and executed the foregoing on behalf of Claimant.

BRADY R PIERCE
Notary Public - State of Utah
Comm. No. 730120
My Commission Expires on
Mar 21, 2027

NOTARY PUBLIC

EXHIBIT A

BEG NW COR LOT 5, BLK 23, PLAT B, SLC SUR; N 89°57'37" E 313.50 FT; S 00°01'50" E 283.53 FT; S 89°54'27" W 148.50 FT; N 00°01'50" W 60.92 FT; S 89°57'37" W 165 FT; N 00°01'50" W 222.75 FT TO BEG (BEING PTS OF LOT 5 & 6, SD PLAT B).

PARCEL NO. 16-06-454-025