

Notice of Lien Page 1 of 2
Russell Shirts Washington County Recorder
07/12/2018 02:44:18 PM Fee \$12.00 By
WASATCH LIEN SERVICE

WHEN RECORDED RETURN TO:

Wasatch Lien Service, LLC
3165 East Millrock Drive, Suite 500
Salt Lake City, UT 84121
(801) 278-5436
Fax: (801) 438-2077

Parcel I.D.# W-5-2-13-243

NOTICE OF CONSTRUCTION LIEN

NOTICE IS HEREBY GIVEN by WASATCH LIEN SERVICE, LLC, the duly authorized recording agent of Archer Mechanical, Inc., 2745 West California Avenue, Salt Lake City, Utah 84104, (801) 250-4080 (the "Lien Claimant"). Said agent hereby gives notice of the intention of the Lien Claimant to hold and claim a construction lien and right of claim against any relevant bond, by virtue of and in accordance with the provisions of Utah Code Ann. Sections 38-1a-301 et seq. (1953 as amended). The Construction Lien is against the real property and improvements thereon owned or reputed to be owned by Sienna Hills Properties, LLC. Said real property is located in Washington City, Washington County, State of Utah, described as follows:

SEE ATTACHED EXHIBIT "A".

The Lien Claimant was employed by and did provide design and engineering services for plumbing and mechanical at the request of Sienna Hills Properties, LLC, with the address of 25115 SW Parkway Avenue, Wilsonville, Oregon 97070, for the benefit and improvement of the above-described real property. The Lien Claimant's material and services were first provided on January 29, 2018 and last provided on May 23, 2018. There is due and owing to the Lien Claimant the sum of \$259,000.00, together with interest, costs of \$200.00 and attorney fees, if applicable; all for which the Lien Claimant holds and claims this Construction Lien.

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 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/clrf.

WASATCH LIEN SERVICE, LLC
Agent for the Lien Claimant

By: _____
Jamie Crnich

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

Jamie Crnich, as manager of Wasatch Lien Service, LLC, personally appeared before me on July 12, 2018 and acknowledged that Wasatch Lien Service, LLC is the agent for Archer Mechanical, Inc., and acknowledged that she executed the above document.

Jennifer Sandstrom
Notary Public
Order #696-0718-01

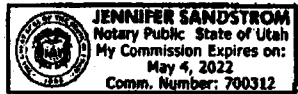


EXHIBIT A

S: 13 T: 42S R: 15W BEGINNING AT A POINT WHICH IS NORTH 00°54'18" EAST 2599.37 FEET ALONG THE CENTER SECTION LINE AND NORTH 90°00'00" EAST 358.61 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN; SAID POINT ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY OF WASHINGTON PARKWAY, RECORDED ON JULY 5, 2006, AS DOCUMENT NO. 20060029317 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, IN SAID COUNTY, STATE OF UTAH; RUNNING THENCE ALONG SAID EASTERLY WASHINGTON PARKWAY RIGHT-OF-WAY THE FOLLOWING (3) THREE COURSES: NORTH 04°36'52" WEST 230.02 FEET TO THE POINT OF CURVATURE OF A 3447.00 FOOT RADIUS CURVE CONCAVE TO THE RIGHT; THENCE NORTHWESTERLY 338.91 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°38'00" TO THE POINT OF TANGENCY; THENCE NORTH 01°01'08" EAST 130.94 FEET TO THE POINT OF CURVATURE OF A 25.00 FOOT RADIUS CURVE CONCAVE TO THE RIGHT, SAID POINT ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SANDY TALUS DRIVE RECORDED ON FEBRUARY 27, 2007 AS DOCUMENT NO. 20070010003 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, IN SAID COUNTY, STATE OF UTAH; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY OF SANDY TALUS DRIVE THE FOLLOWING (3) THREE COURSES: NORTHWESTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'19" TO THE POINT OF TANGENCY; THENCE SOUTH 88°58'43" EAST 404.20 FEET TO A POINT ON THE ARC OF A 25.00 FOOT RADIUS CURVE CONCAVE TO THE RIGHT, THE RADIUS POINT WHICH BEARS SOUTH 01°18'48" EAST; THENCE SOUTH EASTERLY 40.29 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°19'56" TO THE POINT OF TANGENCY, SAID POINT ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY OF RED STONE ROAD; THENCE ALONG SAID RIGHT-OF-WAY OF RED STONE ROAD THE FOLLOWING (6) SIX COURSES: SOUTH 01°01'08" WEST 2.30 FEET TO THE POINT OF CURVATURE OF A 1035.00 FOOT RADIUS CURVE CONCAVE TO THE LEFT; THENCE SOUTHEASTERLY 163.53 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°03'10" TO THE POINT OF TANGENCY; THENCE SOUTH 08°02'02" EAST 339.15 FEET TO THE POINT OF CURVATURE OF A 165.00 FOOT RADIUS CURVE CONCAVE TO THE RIGHT; THENCE SOUTHWESTERLY 269.03 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 93°25'08" TO THE POINT OF TANGENCY; THENCE SOUTH 85°23'06" WEST 309.67 FEET TO THE POINT OF CURVATURE OF A 25.00 FOOT RADIUS CURVE CONCAVE TO THE RIGHT; THENCE NORTHWESTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'01" TO THE POINT OF TANGENCY, SAID POINT ALSO BEING A POINT ON THE SAID EASTERLY RIGHT-OF-WAY OF WASHINGTON PARKWAY AND THE POINT OF BEGINNING.