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05/22/2020 10:33 AM \$40.00  
Book - 10948 Pg - 1582-1586  
RASHELLE HOBBS  
RECORDER, SALT LAKE COUNTY, UTAH  
NCS  
729 MINER ROAD  
HIGHLAND HEIGHTS, OH 44143  
BY: JLA, DEPUTY - MA 5 P.

**WHEN RECORDED RETURN TO:**  
COLLEEN KIRK, Attorney-in-Fact  
CODALE ELECTRIC SUPPLY, INC.  
c/o P. O. Box 241566  
Cleveland, OH 44124

**NOTICE OF CONSTRUCTION LIEN**

NOTICE IS HEREBY GIVEN that CODALE ELECTRIC SUPPLY, INC. ("Claimant"), located at P.O. BOX 702070, SALT LAKE CITY, UT 84170-2070, and whose telephone number is (801) 954 - 7084, 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 certain real property located at approximately 12832 S FRONTRUNNER BLVD, DRAPER, SALT LAKE COUNTY, STATE OF UTAH (commonly known as AURIC SOLAR / VISTA 8), being more particularly described as:

LEGAL DESCRIPTION: See Attached Exhibit A  
PARCEL/SERIAL NO: 27-36-151-040-0000

(the "Property")

2. To the best of Claimant's knowledge, BG VISTA OFFICE 8, L.C. 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 AURIC SOLAR, LLC

4. Claimant is owed money for the services, labor, materials and/or equipment it provided for improvement to the Property in the amount of at least ELEVEN THOUSAND, NINE HUNDRED EIGHTY TWO AND 94/100 DOLLARS (\$11,982.94), plus interest, attorney fees, and costs, which amount could change, should additional credits or charges be discovered.

5. Claimant provided the first services, labor, materials and/or equipment on or about 08/02/2019, and provided the last services, labor, materials and/or equipment on or about 03/12/2020.

**6. PROTECTION AGAINST LIENS AND CIVIL ACTION.** If this Notice of Construction 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 21<sup>st</sup> date of May, 2020

CLAIMANT:  
CODALE ELECTRIC SUPPLY, INC.

By: Colleen Kirk  
COLLEEN KIRK, Attorney-in-Fact  
CODALE ELECTRIC SUPPLY, INC. under POA dated  
04/28/2020

STATE OF OHIO                    )  
  ) ss.  
COUNTY OF CUYAHOGA        )

On the 21<sup>st</sup> day of may 2020 COLLEEN KIRK personally appeared before me and stated and swore under oath that he/she is the authorized Attorney-in-Fact to sign for Claimant, that this Notice of Construction Lien was signed on Claimant's behalf, that he/she 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/her knowledge.



TARA SCHILLING  
NOTARY PUBLIC  
FOR THE  
STATE OF OHIO  
My Commission Expires  
May 27, 2024

Tara Schilling  
Notary Public  
My commission expires: may 27, 2024

Reference: L488470

**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 21<sup>st</sup> day of May, 2020 to the following:

BG VISTA OFFICE 8, L.C.  
201 MAIN ST, # 2000  
SALT LAKE CITY, UT 84111

BG VISTA OFFICE 8, L.C.  
C/O PAUL D. KELLEY  
101 S 200 E, STE 200  
SALT LAKE CITY, UT 84111

  
\_\_\_\_\_  
COLLEEN KIRK, Agent for  
CODALE ELECTRIC SUPPLY, INC.

Reference: L488470

## EXHIBIT A

### Legal Description of Real Property

The following real property located in Salt Lake County, Utah:

#### PARCEL 1:

Beginning at a point on the Westerly right-of-way line of Frontrunner Boulevard, said point also being North 00°01'20" East 999.08 feet and East 1,245.26 feet from the West quarter corner of Section 36, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence West 162.60 feet; thence North 50.00 feet; thence West 275.16 feet; thence North 38°22'16" West 32.49 feet; thence North 51°37'44" East 171.85 feet; thence South 89°58'44" East 122.45 feet; thence North 00°01'16" East 303.83 feet to the Northerly right-of-way line of Vista Station Boulevard; thence North 51°37'44" East 56.44 feet along the Northerly right-of-way line of Vista Station Boulevard; thence Southeasterly 40.84 feet along the arc of a 26.00 foot radius curve to the right (center bears South 38°22'16" East and the chord bears South 83°22'16" East 36.77 feet with a central angle of 90°00'00") along the Northerly right-of-way line of Vista Station Boulevard to the Westerly right-of-way line of said Frontrunner Boulevard; thence South 38°22'16" East 48.34 feet along the Westerly right-of-way line of said Frontrunner Boulevard; thence Southeasterly 278.60 feet along the arc of a 418.00 foot radius curve to the right (center bears South 51°37'44" West and the chord bears South 19°11'08" East 273.42 feet with a central angle of 38°22'16") along the Westerly right-of-way line of said Frontrunner Boulevard; thence South 220.59 feet along the Westerly right-of-way line of said Frontrunner Boulevard to the point of beginning. (Being a portion of Lots 223 and 224, Vista Station Office Park)

#### PARCEL 2:

Lots 108 and 109, DRAPER TOD SECOND AMENDMENT, according to the official plat thereof, filed in the office of the Salt Lake County Recorder, State of Utah.

#### PARCEL 3:

A parcel of land, being an entire tract of property situate in the Northwest quarter of Section 36, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The boundary of said parcel of land is described as follows:

Beginning at the Northeast corner of said entire tract, which point is 3595.34 feet North 00°12'13" West and 543.03 feet North 51°33'35" East and 86.63 feet North 20°02'25" West and 1431.10 feet North 51°21'45" East from the Southwest corner of said Section 36 and running thence along the Easterly boundary line of said entire tract the following five courses: South 01°50'18" East, 62.11 feet; thence South 88°11'00" West, 5.15 feet; thence South 01°49'00" East, 255.00 feet; thence North 88°11'00" East, 15.00 feet; thence South 01°49'00" East, 961.06 feet to the Southeasterly corner of said entire tract; thence along the Westerly line of said entire tract the following two courses: North 25°51'49" West, 82.36 feet; thence North 08°56'00" West, 1115.21 feet to the North line of said entire tract; thence North 51°21'45" East, 153.84 feet along said North line to the point of beginning.

#### PARCEL 4:

A parcel of land, being an entire tract of property situate in the Northwest quarter of Section 36, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The boundary of said parcel of land is described as follows:

Beginning at the Northeast corner of said entire tract, which point is 3595.34 feet North 00°12'13" West and 543.03 feet North 51°33'35" East and 86.63 feet North 20°02'25" West and 1431.10 feet North 51°21'45" East and South 01°50'18" East, 62.12 feet from the Southwest corner of said Section 36 and

running thence along the Easterly boundary line of said entire tract the following three courses: South 01°50'30" East, 10.37 feet; thence South 09°37'33" East, 72.38 feet; thence South 01°49'00" East, 172.92 feet to the South line of said entire tract; thence South 88°11'00" West, 15.00 feet along said South line; thence North 01°49'00" West, 255.00 feet along the West line of said entire tract to the Northwest corner of said entire tract; thence North 88°11'00" East, 5.16 feet along said North line to the point of beginning.

Tax ID Nos: 27-36-151-036, 27-36-127-011, 27-36-127-012, 27-36-127-005 and 27-36-127-007

