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RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
WALKER LAW
299 S MAIN STREET STE 1300
SALT LAKE CITY UT 84111
BY: STA, DEPUTY - WI 2 P.

When Recorded Mail To:

WALKER LAW PLLC
299 S. Main Street, Suite 1300
Salt Lake City, UT 84111
(801) 535-4313

NOTICE OF CONSTRUCTION LIEN

NOTICE IS HEREBY GIVEN that Big Rock Electric, LLC (hereinafter referred to as "Claimant"), located at 4343 West 8480 South, Unit 1, West Jordan, Utah 84088, and whose telephone number is (801) 633-4915, claims and holds a construction lien pursuant to Utah Code § 38-1a-101, *et seq.*, upon the property and improvements thereon and interests therein described hereinafter. Claimant's lien is based upon the following:

Claimant provided services, labor, materials and/or equipment in connection with improvements on certain real property (the "Property") more particularly described as follows:

Legal Description: LOT 1, STATION AT GARDNER MILL. LESS & EXCEPT BEG 206.25 FT N FR SW COR SEC 26, T2S, R1W, SLM; E 524.7 FT; N 315.5 FT; W 194.7 FT; S 298.65 FT; W 330 FT; S 16.5 FT TO BEG. (BEING PT LOT 1, STATION AT GARDNER MILL) 9.08 AC M OR L. 5049-396 5250-1367 10260-3382 10534-8214

Parcel Number: 21-26-351-023-0000

Legal Description: BEG 206.25 FT N FR SW COR SEC 26, T2S, R1W, SLM; E 524.7 FT; N 315.5 FT; W 194.7 FT; S 298.65 FT; W 330 FT; S 16.5 FT TO BEG. LESS THAT AREA WITHIN PARCEL A, STATION AT GARDNER MILL. (BEING PT LOT 1, STATION AT GARDNER MILL) 1.41 AC M OR L. 5049-396 5250-1367 10260-3382 10534-8214

Parcel Number: 21-26-351-024-0000

Legal Description: LOT 2, STATION AT GARDNER MILL. 10534-8214

Parcel Number: 21-26-351-026-0000

To the best of Claimant's knowledge, Station at Gardner Mill LLC is the record owner and/or reputed owner of the Property.

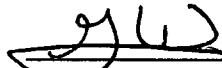
The services, labor, materials and/or equipment for which demand and claim is made was provided to and/or at the request of Ascent Construction, Inc.

Claimant is owed money for the services, labor, materials and/or equipment it provided for improvement to the Property in the amount of FIVE HUNDRED AND EIGHTY-FOUR THOUSAND, TWO HUNDRED AND 64/100 DOLLARS (\$584,200.64), plus interest, attorney fees, and costs, which amount will change as additional applications for payment are submitted and additional construction work is provided or should additional credits or charges be discovered.

Claimant provided the first construction work on or about October 30, 2017 and provided the last construction work on or about April 15, 2020.

If this Notice of Lien is being filed on a residence as defined in Utah Code § 38-11-102 *et. seq.*, 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 either section (1) or (2) is satisfied: (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.


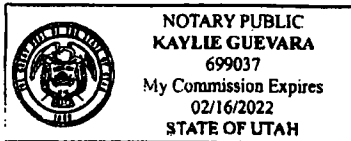
Dated this 15th day of April, 2020.



Garrett A. Walker
Authorized Agent for Big Rock Electric, LLC

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

The foregoing instrument was acknowledged before me this 15th day of April, 2020, by Garrett A. Walker, authorized agent for Big Rock Electric, LLC.



NOTARY PUBLIC