

Tax Parcel ID: 59:044:0177

NOTICE OF CONSTRUCTION LIEN

NOTICE IS HEREBY GIVEN by JACOBSON EXCAVATION LLC, 579 Fremont Way, Payson, Utah 84651 (the "Lien Claimant"). Said Lien Claimant hereby gives notice of its intention 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-30I et seq. (1953 as amended). The construction lien is against the real property and improvements thereon owned or reputed to be owned by CEDAR CORNERS MANAGEMENT, LLC. Said real property is located in Eagle Mountain, Utah County, State of Utah, described as follows:

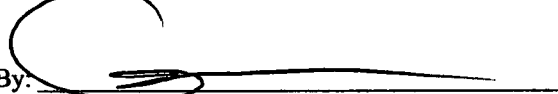
SEE ATTACHED EXHIBIT "A"

The Lien Claimant provided labor, materials, and various other related services under contract with CEDAR CORNERS MANAGEMENT, LLC, with the address of 947 S 500 E #100 American Fork, UT 84003 for the benefit and improvement of the above-described real property. The Lien Claimant's material and services were first provided on June 5, 2021, and last provided on February 7, 2022. There is due and owing to the Lien Claimant the sum of no less than the amounts invoiced by CEDAR CORNERS MANAGEMENT, LLC, totaling \$1,741,784.17 exclusive of interest, costs, and attorney fees—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 of 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 \$5,000.00; or (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.

JACOBSON EXCAVATION LLC

Lien Claimant

By:   
Gaylene Jacobson, Registered Agent



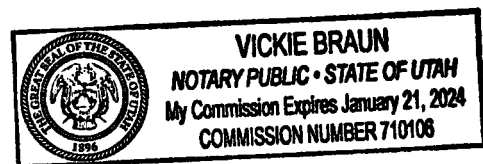
ENT 16977:2022 PG 1 of 2  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2022 Feb 07 4:43 pm FEE 40.00 BY JR  
RECORDED FOR JACOBSON EXCAVATION LLC

STATE OF UTAH )):§

COUNTY OF UTAH )

On the 7<sup>th</sup> day of February 2022, personally appeared before me Gaylene Jacobson, the agent of JACOBSON EXCAVATION LLC and the signer of the above document, who duly acknowledged to me that she executed the same.

  
Notary Public



## EXHIBIT A

COM S 0 DEG 28' 3" W 25.6 FT FR NW COR. SEC. 7, T6S, R1W, SLB&M.; S 89 DEG 31' 31" E 540.61 FT; ALONG A CURVE TO R (CHORD BEARS: S 44 DEG 33' 25" E 28.27 FT, RADIUS = 20 FT); S 0 DEG 24' 42" W 115.8 FT; N 88 DEG 40' 36" E 26.49 FT; S 0 DEG 24' 42" W 133.43 FT; N 89 DEG 47' 40" W 26.49 FT; S 0 DEG 24' 42" W 451.45 FT; N 89 DEG 47' 40" W 96.03 FT; N 89 DEG 47' 41" W 95.11 FT; N 89 DEG 47' 40" W 95.11 FT; N 89 DEG 47' 40" W 95.11 FT; N 89 DEG 47' 40" W 95.11 FT; N 74 DEG 51' 23" W 66.33 FT; N 37 DEG 55' 12" W 69.02 FT; N 30 DEG 41' 25" W 98.76 FT; N 36 DEG 7' 21" W 100.36 FT; N 38 DEG 33' 31" W 53 FT; S 51 DEG 42' 0" W 737.04 FT; ALONG A CURVE TO L (CHORD BEARS: N 47 DEG 34' 20" W 165.98 FT, RADIUS = 673.43 FT); S 35 DEG 21' 8" W 130 FT; ALONG A CURVE TO L (CHORD BEARS: N 60 DEG 51' 4" W 117.45 FT, RADIUS = 543.5 FT); ALONG A CURVE TO R (CHORD BEARS: N 52 DEG 40' 24" W 177.09 FT, RADIUS = 356.5 FT); N 89 DEG 34' 1" W 57.32 FT; N 0 DEG 25' 45" E 740.85 FT; S 89 DEG 30' 1" E 1336.6 FT TO BEG. AREA 31.469 AC