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Gregory R. Wolbach, PLS

Summit County Recorder-Surveyor

05/27/2025 04:21:25 PM Fee \$40.00

By FETZER BOOTH P.C.

Electronically Recorded

WHEN RECORDED RETURN TO:

Bryan Booth, Esq.

Fetzer Booth, P.C.

50 W. Broadway, Suite 1200

Salt Lake City, Utah 84101

NOTICE OF CONSTRUCTION LIEN

Eave Partners, LLC, 1042 E. Fort Union Boulevard, #1163, Midvale UT 84047, lien claimant ("Claimant"), through its limited agent, Fetzer Booth, P.C., hereby claims a construction lien, pursuant to Section 38-1a-101 et. seq. of the Utah Code, upon the property and improvements owned or reputed to be owned by Wohali Land Estates, LLC and located at the addresses listed below and more particularly described in the table shown below:

Legal Description

WOHALI PHASE 2A RESORT UNIT PROJECT, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

Parcel No.	First day labor & materials were provided	Last day labor & materials were provided	Amount Owing	Project Address
WOH-2A	2/4/2025	Ongoing	\$ 55,113.50	199 Braid Lane, Coalville UT 84017
WOH-2A	2/4/2025	Ongoing	\$ 79,238.50	221 Braid Lane, Coalville UT 84017
WOH-2A	2/4/2025	Ongoing	\$ 91,650.63	235 Braid Lane, Coalville UT 84017
WOH-2A	3/20/2025	Ongoing	\$ 86,495.00	267 Mackenzie Lane, Coalville UT 84017
WOH-2A	3/20/2025	Ongoing	\$ 86,495.00	275 Mackenzie Lane, Coalville UT 84017
WOH-2A	3/20/2025	Ongoing	\$ 90,500.00	283 Mackenzie Lane, Coalville UT 84017

Claimant claims a lien upon the above-described property for amounts owing for furnishing construction work, including supplying and installing reinforcing bar, in connection with the improvement of said real property. Claimant was employed by Wohali Builders, LLC and furnished the construction work to Wohali Builders, LLC. There is currently believed to be owed \$489,492.63, which principal amount will change should additional credits or charges be discovered. Claimant furnished the first work for the project on the dates listed in the table above, and the last construction work is ongoing. If the lien claimant prevails on the enforcement of this lien, the claimant will also seek recovery of its lien filing fees, interest, 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 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.” 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/rtrf

DATED May 27, 2025.

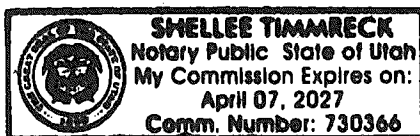
Eave Partners, LLC, claimant
By its limited agent, Fetzer Booth, P.C.

By: Simone E. Hanson
Simone E. Hanson

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

On May 27, 2025, being duly subscribed and sworn, appeared before me, Simone E. Hanson, known to me to be an attorney in the law firm of Fetzer Booth, P.C., and acknowledged to me that she executed the above and foregoing instrument for Fetzer Booth, P.C. as limited agent for the Claimant.

IN WITNESS WHEREOF I have herein set my hand and affixed my seal.



Shellee Timmreck
NOTARY PUBLIC