

WHEN RECORDED, RETURN TO:

Jason H. Robinson

Andrew L. Berne

BABCOCK SCOTT & BABCOCK, P.C.

370 East South Temple, 4th Floor

Salt Lake City, Utah 84111

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14121336 B: 11427 P: 7512 Total Pages: 3

06/23/2023 04:20 PM By: avice Fees: \$40.00

Rashelle Hobbs, Recorder, Salt Lake County, Utah

Return To: BABCOCK SCOTT & BABCOCK

370 E. SOUTH TEMPLESALT LAKE CITY, UT 84111

NOTICE OF CONSTRUCTION LIEN

NOTICE IS HEREBY GIVEN that PAULSEN CONSTRUCTION, LLC (“Claimant”), located at 3075 S Specialty Cir, Salt Lake City, Utah 84115 and whose telephone number is (801) 484-5545, 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 situated at approximately 1117 E South Temple, Salt Lake City, Utah, being more particularly described as follows:

LEGAL DESCRIPTION: (See Exhibit A)

(the “Property”).

2. To the best of Claimant’s knowledge, South Temple Place LLC 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 The South Temple Place, 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 FIFTY NINE THOUSAND ONE HUNDRED FORTY TWO AND 83/100 U.S. DOLLARS (\$59,142.83), which has been apportioned to each of the properties’ respective ownership interest as shown on Exhibit A, plus interest, attorney fees, and costs, which amount could change should credits or charges be discovered.

5. Claimant provided the first services, labor, materials and/or equipment on or about July 27, 2021, and provided the last services, labor, materials and/or equipment on or about May 16, 2023.

PROTECTION AGAINST LIENS AND CIVIL ACTION. If this Notice of Construction Services 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 23rd day of June, 2023.

PAULSEN CONSTRUCTION LLC

By: Andrew Berne
Andrew L. Berne, Attorney and Authorized Agent

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

On the 23rd day of June, 2023, Andrew L. Berne, personally appeared before me and stated and swore under oath that he is the authorized agent to sign for Claimant, that this Notice of Construction Lien was signed on Claimant’s behalf, that he 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 knowledge.



Sharon Ortega
UTAH NOTARY PUBLIC

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 23rd day of June, 2023, to the following:

THE SOUTH TEMPLE PLACE, LLC
2219 EAST FISHER LANE
SALT LAKE CITY, UT 84109

Cert. Mail No. 7021 0950 0020 7097 3851

By: Sharon Ortega

EXHIBIT A

Parcel #	Property Address	Legal Description	Amount
09-32-461-001-0000	1117 East South Temple, Unit 1	Unit 1, South Temple Place Condominiums	\$14,785.71
09-32-461-002-0000	1117 East South Temple, Unit 2	Unit 2, South Temple Place Condominiums	\$12,419.99
09-32-461-003-0000	1117 East South Temple, Unit 3	Unit 3, South Temple Place Condominiums	\$13,602.85
09-32-461-004-0000	1117 East South Temple, Unit 4	Unit 4, South Temple Place Condominiums	\$18,334.28