

RETURN TO:
Ryan E. Simpson
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West Jordan, Utah 84088
Telephone (801) 676-5506

08-39-377-006
08-39-377-005
08-39-377-013
08-39-377-015
08-39-377-011
08-39-377-004

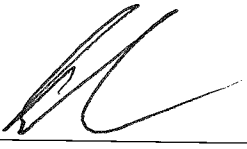
NOTICE OF CLAIM OF LIEN
“Mechanic’s Lien”

NOTICE IS HEREBY GIVEN by RYAN E. SIMPSON, the duly authorized recording agent of Dias Quality Framing, LLC, 3649 Country West Drive, Magna, Utah 84044, (801) 603-9191 (The “Lien Claimant”). Said agent hereby gives notice of the intention of the Lien Claimant to hold and claim a mechanic’s lien and right of claim against any relevant bond, by virtue of and in accordance with the provisions of Utah Code Ann. Sections 38-1-301 et seq. (1953 as amended). The Mechanic’s Lien is against the real property and improvements thereon owned or reputed to be owned by Lusso Apartments LLC. Said real property is located at 1025 West North Temple, Salt Lake City, Utah.

Legal Description: See Exhibit “A”

The Lien Claimant was employed by and did provide material and labor at the request of DG Construction Services Corporation with the address of 111 East Broadway, Suite 310, Salt Lake City, Utah 84111, for the benefit and improvement of the above-described real property. The Lien Claimant furnished the first labor and/or materials on or about May 15, 2023, and furnished the last labor and/or materials on or about June 23, 2023. There is due and owing to the Lien Claimant the sum of \$55,615.00, together with interest, costs of \$150.00, and attorney fees, if applicable; all for which the Lien Claimant holds and claims this Mechanic’s Lien.

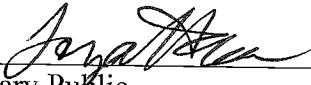
NOTICE IS HEREBY PROVIDED in accordance with Section 38-11-107 of Utah Code that under Utah law an “owner” may be protected against liens being maintained against an “owner-occupied residence” and from other civil action being maintained to recover monies owed for “qualified services” performed or provided by suppliers and subcontractors as part of this contract, if and only if the following conditions are satisfied: (1) the owner entered into a written contract with either a real estate developer, an original contractor or a factory built housing retailer; (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, factory built housing retailer, or real estate developer or their successors or assigns in accordance with the written contract and any written or oral amendments to the contract.

By: 

Ryan E. Simpson
Agent for the Lien Claimant

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

Ryan E. Simpson, personally appeared before me on August 15, 2023 and acknowledged that he is the agent for Dias Quality Framing, LLC, that he has read and knows the contents of the foregoing instrument, that the contents thereof are true and accurate based upon his personal knowledge, information and belief, that he has appropriate authority to sign the foregoing instrument, and that he acknowledged to me that he executed the same.



Notary Public



Exhibit A

Parcel 1

Legal Description: ALL OF LOTS 5, 6, 10, 11, 12, 13, AND 14, BLOCK 2, BOTHWELL & MCCONAUGHY SUBDIVISION OF THE EAST HALF OF BLOCK 56, PLAT "C", according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office.

LESS AND EXCEPTING that portion conveyed to the Utah Department of Transportation by Amended Final Judgment of Condemnation Recorded February 15, 2011, as Entry No. 11134391, Book 9905, Page 4871, Described as follows:

A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN LOTS 10 THROUGH 14, BLOCK 2, OF THE BOTHWELL AND MCCONAUGHY SUBDIVISION, SITUATION IN THE SOUTH EAST ¼ SOUTHWEST ¼ OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, INCIDENT TO CONSTRUCTION OF THE "AIRPORT LIGHT RAIL TRANSIT PROJECT", A UTAH TRANSIT AUTHORITY PROJECT, AS KNOWN AS "ALERT"

Parcel 2

Legal Description: LOT 19 BLOCK 2, BOTHWELL & MCCONAUGHY SUBDIVISION, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office.

Parcel Number: 08-35-377-006

Parcel 3

Legal Description: LOT 18 BLOCK 2, BOTHWELL & MCCONAUGHY SUBDIVISION OF THE EAST ONE-HALF OF BLOCK 56, PLAT "C", according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office.

Parcel Number: 08-35-377-005

Parcel 4

Legal Description: LOTS 7, 8, AND 9, BOTHWELL & MCCONAUGHY SUBDIVISION, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office.

LESS AND EXCEPTING THEREFROM that portion conveyed to Utah Transit Authority, being more particularly described as follows:

A parcel of land in fee, being part of an entire tract of property, situation in Lot 9, Block 2, of the Bothwell and McConaughy Subdivision, a subdivision situate in the SE1/4SW1/4 of Section 35, Township 1 North, Range 1 West, Salt Lake Base and Meridian, incident to the construction of the "Airport Light Rail Transit Project", a Utah Transit Authority project, known as "ALRT", and described as follows:

Beginning at the Northeast corner of said Lot 9, which point is the intersection of the Southerly right of way line of North Temple Street and the Westerly right of way line of 1000 West Street; thence South 00°00'55" E. (Record South) 8.84 feet along said Westerly right of way; thence S.89°59'23"W. 136.50 feet; thence N.00°00'55"W. (Record North) 8.81 feet along the Westerly boundary line of said entire tract; then N.89°58'38"E. (Record East) 136.50 feet along said Southerly right of way line and the Northerly boundary line of said entire tract to the point of beginning.

Parcel Number: 08-35-377-013

Parcel 5

Legal Description: A TRACT OF LAND BEING SITUATE IN BLOCK 56, PLAT C, SALT LAKE CITY SURVEY, HAVING A BASIS OF BEARINGS OF BEARINGS BEING NORTH 00°01'32" WEST BETWEEN THE MONUMENTS FOUND MARKING THE INTERSECTIONS OF LEARNED AVENUE AND SOUTH TEMPLE STREET ALONG 1000 WEST STREET, BEING COMPRISED OF LOTS 10 THROUGH 19, AND A PORTION OF THE ALLEYS CONTIGUOUS WITH ABOVE REFERENCED LOTS 10 THOROUGH 19, AS SHOWN ON BOTHWELL AND MCCONAUGHY SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 19, BOTHWELL AND MCCONAUGHY SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT ALSO BEING NORTH 00°01'32" WEST ALONG THE CENTERLINE OF 1000 WEST STREET A DISTANCE OF 399.09 FEET TO THE STREET MONUMENT AT THE INTERSECTION OF 1000 WEST STREET AND LEARNED AVENUE AND NORTH 89°59'47" WEST ALONG THE CENTERLINE OF LEARNED AVENUE A DISTANCE OF 212.59 FEET AND NORTH 00°00'49" WEST 33.00 FEET FROM THE MONUMENT AT THE INTERSECTION OF 1000 WEST STREET AND SOUTH TEMPLE STREET, AND RUNNING THENCE NORTH 89°59'47" WEST 179.62 FEET; THENCE SOUTH 00°00'49" EAST 66.00 FEET; THENCE NORTH 89°59'47" WEST 2.00 FEET; THENCE NORTH 00°00'49" WEST 354.44 FEET; THENCE SOUTH 89°59'02" EAST 181.62 FEET; THENCE SOUTH 00°00'49" EAST 288.40 FEET TO THE POINT OF BEGINNING.

Parcel Number: 08-35-377-015

Parcel 6

Legal Description: LOTS 15 AND 16, BLOCK 2, BOTHWELL & MCCONAUGHY SUBDIVISION AND ALSO COMMENCING AT THE SOUTHWEST CORNER OF LOT 15, BLOCK 2, BOTHWELL & MCCONAUGHY SUBDIVISION, THENCE EAST 2 FEET; THENCE SOUTH 66 FEET; THENCE WEST 2 FEET; THENCE NORTH 66 FEET TO THE POINT OF COMMENCEMENT

Parcel Number: 08-35-377-011

Parcel 7

Legal Description: LOT 17 BLOCK 2, BOTHWELL & MCCONAUGHY SUBDIVISION, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office.

Parcel Number: 08-35-377-004