14150958 B: 11443 P: 9603 Total Pages: 3 09/11/2023 11:15 AM By: avice Fees: \$40.00 Rashelle Hobbs, Recorder, Salt Lake County, Utah

Return To: SCALLEY READING BATES HANSEN & RASMUSSEN, P.C.

15 W SOUTH TEMPLE, STE 600SALT LAKE CITY, UT 84101

Electronically Recorded by:
Darwin H. Bingham, Esq.
Scalley Reading Bates
Hansen & Rasmussen, P.C.
15 West South Temple, Suite 600
Salt Lake City, Utah 84101
(801) 531-7870

NOTICE OF CONSTRUCTION LIEN

Notice is hereby given that UMC, Inc. (the "Claimant"), which may be contacted at 1148 North 450 West, Springville, Utah 84663, (801) 254-4038, claims a construction lien pursuant to Utah Code Annotated § 38-1a-101, et seq. as follows:

1. Claimant provided labor, materials or equipment upon and in connection with the improvement of certain real property located in Salt Lake County at located at approximately 1025 West North Temple, Salt Lake City, Utah, being more particularly described as follows:

BEG AT SE COR LOT 19, BLK 2, BOTHWELL & MCCONAUGHY SUB; N 89°59"02' W 179.62 FT; S 00°00"49' E 66.00 FT; N 89°59"47' W 2.00; N 00°00"49' W 354.44; 89; S 89°59"02' E 181.62 FT; S 00°00"49' E 288.40 FT TO BEG. (BEING A PART OF LOTS 10 THRU 19, BLK 2, BOTHWELL & MCCONAUGHY SUB.)

Tax Parcel No. 08-35-377-017-0000

- 2. To the best of Claimant's knowledge, the owner of the subject parcel of real property is Lusso Apartments, LLC.
- 3. There is due and owing to Claimant the sum of \$231,634.00, for the labor, materials and/or equipment provided by Claimant, together with interest at the contract or statutory rate, attorney's fees and costs.
- 4. The labor, materials or equipment for which claim is made was provided to or at the request of Lusso Apartments 1, LLC.
- 5. Claimant first furnished labor, materials or equipment on or about April 10, 2023, and last furnished labor, materials or equipment on or about July 31, 2023.
- 6. PROTECTION AGAINST LIENS AND CIVIL ACTION. Notice is hereby provided in accordance with Sections 38-1a-502 and/or 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, if either section (1) or (2) below are 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 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 contact; or
- the amount of the general contract between the owner and the original contractor totals no more than \$5,000.

DATED this gth day of September, 2023.

UMC, INC.

Kaden Kelson

STATE OF UTAH) :ss COUNTY OF UTAH)

Before me this day of September, 2023, Kaden Kelson, personally appeared before me and stated and swore under oath he is a Project Accountant for UMC, Inc., the Claimant in the foregoing Notice of Construction Lien; that he has read the notice and knows the contents; that the notice is true of his own knowledge or the business records of the Claimant; and that he is authorized to sign the foregoing notice on behalf of the Claimant for its stated purpose.

MULLY MULLIN NOTARY PUBLIC

HOLLY HARRIS
Notary Public, State of Utah
Commission # 718192
My Commission Expires On
May 17, 2025

CERTIFICATE OF MAILING

I certify I mailed a copy of the foregoing NOTICE OF CONSTRUCTION LIEN by certified mail, return receipt requested, to the following, on this _____ day of September, 2023.

Lusso Apartments, LLC

CERTIFIED NO.

1025 W. North Temple

Salt Lake City, Utah 84116

CERTIFIED NO.

Lusso Apartments, LLC c/o Donovan Gilliland, registered agent

111 E. Broadway, Suite 310 Salt Lake City, Utah 84111

CERTIFIED NO.

Lusso Apartments 1, LLC 111 E. Broadway, Suite 310 Salt Lake City, Utah 84111

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