

[RE: 80025661]

14173578 B: 11455 P: 8075 Total Pages: 4  
11/13/2023 08:12 AM By: BGORDON Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: ACCURATE LIEN AND CONTRACTORS ASSISTANCE, LLC  
1853 SOUTH HORNE SUITE 2MESA, AZ 85204

Recorded at the Requested of:  
Ram Exteriors

When Recorded, Please Return to:  
Accurate Lien  
1853 S Horne, Suite 2  
Mesa, AZ 85204

*Space above for Recorder's Use Only*

**Parcel No. 08-35-478-052-0000**

**NOTICE OF CONSTRUCTION SERVICE LIEN**

Notice is hereby given that Ram Exteriors, (Name of Company Providing Construction Services) hereinafter referred to as a "Claimant," 572 E. 1700 S., American Fork, UT 84003 (Address of Claimant), Phone: 801-796-9699, hereby claims a construction service lien pursuant to UTAH CODE ANN. § 38-1-1 *et seq.*, upon the property described hereinafter. Ram Exteriors (Claimant's) lien is based upon the following:

1. Ram Exteriors (Claimant), provided construction service, as defined by UTAH CODE ANN. § 38-1-2(6) in connection with the construction of improvements on real property located at approximately Studios Squared Apartments, 767 W. North Temple, Salt Lake City, UT (Address of Property) being more particularly described as follows:

Parcel ID: 08-35-478-052-0000; SEE EXHIBIT A FOR LEGAL DESCRIPTION, SALT LAKE COUNTY, UTAH

2. To the best of Ram Exteriors (Claimant's), knowledge, OZ12 Opportunity Fund, LLC, 1810 W. 700 N., Suite 100, Lindon, UT 84042, is the reputed and record owner of the property.

3. There is due and owing to Claimant for the construction service it provided \$197,372.08 (Amount Owed), together with interest, costs, and attorneys' fees.

4. The labor and/or materials for which demand and claim is made was provided to or at the request of Makers Line, LLC, 537 W. 600 S., Salt Lake City, UT 84101.


5. Claimant furnished the first labor and/or materials on or about the 1st day of June, 2023, and furnished the last labor and/or materials on or about the 11th day of October, 2023.

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**6. 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 has satisfied all of these conditions may perfect his protection from liens by applying for a Certificate of Compliance with the Division of Occupational and Professional Licensing by calling (801) 530-6628 or toll free in Utah only (866) 275-3675 and requesting to speak to the Lien Recovery Fund.

DATED this 09 day of November, 2023

*RAM EXTERIORS*

By:  (Signature)

Name: MICHAEL SEARS

Title: CFO

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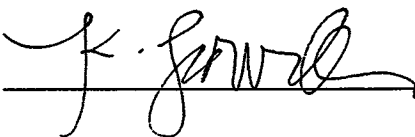
STATE OF Utah )

:ss.

COUNTY OF Utah )

On the 9 day of November, 2023, personally appeared before me  
Michael Sears, who being duly sworn did say that he/she is  
authorized to sign the above and foregoing Notice of Construction Services Lien and  
acknowledged to me that he executed the same.

My Commission Expires: 2.4.24

NOTARY PUBLIC 

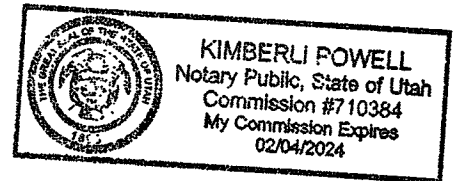


EXHIBIT A

A part of the Southeast Quarter of Section 35, Township 1 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Salt Lake City, Salt Lake County, Utah.

Beginning at a point which is South 89°58'59" East 99.06 feet from the Northwest corner of Lot 5, Block 59, Plat "C", Salt Lake City Survey, said point being on the Southerly Right of Way line of North Temple Street, and running thence South 89°58'59" East 115.44 feet; thence South 136.79 feet; thence North 89°58'59" West 49.44 feet; thence North 00°00'55" West 37.72 feet; thence North 89°58'59" West 65.96 feet; thence North 00°00'55" West 99.07 feet to the point of beginning.