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14202767 B: 11470 P: 7855 Total Pages: 2
02/08/2024 02:53 PM By: zjorgensen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: EVOLUTION CONSTRUCTION
PO BOX 1362 DRAPER, UT 84020



Mechanic's Lien

State of Utah

County of Salt Lake

Notice is hereby given that on February 6, 2024, Evolution Construction and Development LLC of PO Box 1362, Draper UT 84020, a Contractor, commenced services at the Studios Squared Apartments located at 767 W North Temple, SLC, UT 84116 in the County of Salt Lake, State of Utah specifically known and legally described as:

BEG S 89°58'59" E 99.06 FT FR THE NW COR OF LOT 5, BLK 59, PLAT C, SLC SUR; S 89°58'59" E 115.44 FT

Parcel #08-35-478-052-0000

Claimant claims a lien in the amount of \$28,122.41 on the Studios Squared Apartments and the premises of real estate on which it is erected or built, belonging to OZ12 Opportunity Fund, LLC whose address is 1810 West 700 North #100, Lindon, UT 84042. For satisfaction of a claim which became due when work was completed by our firm on 8/15/2023.

The Claimant's original contract amount, including extras, totaled \$60,716.62. To date the Claimant has received payments in the total amount of \$32,594.21, leaving a remaining balance of \$28,122.41. For this reason, Claimant claims a construction lien upon the above described real property in the amount of \$28,122.41.

Claimant signed a contract dated 6/29/22 and was employed or furnished labor, service, equipment and/or materials under an agreement with contractor, Makers Line at 537 West 600 South, SLC, 84101.

If this lien remains unpaid, further legal action will be pursued. This serves as notice that a Lien Claimant who files a Mechanic's Lien under Chapter 1a, Preconstruction and Construction Liens, is not liable for costs and attorney fees pursuant to Utah Law or for any damages arising from a civil action related to the lien filing if the Lien Claimant removes the lien within 15 days from the date the Owner obtains a Certificate of Compliance and mails a copy of the Certificate of Compliance by certified mail to the Lien Claimant at the address provided for pursuant to Utah law. The 15 day period begins accruing from the date postmarked on the Certificate of Compliance sent to the Lien Claimant.

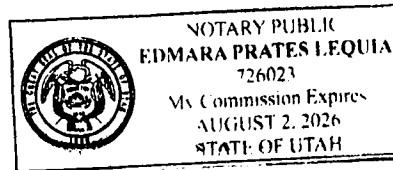
STATE OF UTAH, COUNTY OF SALT LAKE

STATE OF UTAH, COUNTY OF SALT LAKE

Cynthia Kofford, being sworn, says, I am a representative for the Claimant above named. I have read or heard the foregoing claim, read and know the contents thereof, and believe the same to be true and correct and that the claim of lien is not frivolous and I made with reasonable cause, and is not clearly excessive under penalty of perjury.

Cynthia Kofford

Evolution Construction and Development, LLC
by Cynthia Kofford, representative for Claimant
PO Box 1362, Draper, UT 84020 801-501-0531



Subscribed and sworn before me this 06 day of February 2024

Edmara Prates Lequia

Notary Public
State of Utah
My Commission Expires August 2, 2026