14230415 B: 11485 P: 9078 Total Pages: 1
04/19/2024 03:59 PM By: adavis Fees: $40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: WASATCH LIEN SERVICE
3165 E MILLROCK DR. STE 500SALT LAKE CITY, UT 84121

WHEN RECORDED RETURN TO:

Wasatch Lien Service, LLC
3165 East Millrock Drive, Suite 500
Salt Lake City, UT 84121
(801) 278-5436
Fax: (801) 438-2077

Parcel I.D.# 15-34-377-033-0000

NOTICE OF CONSTRUCTION LIEN

NOTICE IS HEREBY GIVEN by **Rimrock Construction, LLC, 11716 South 700 East, Draper, Utah 84020**, (801) 835-9892 (the "Lien Claimant"), by and through its duly authorized limited recording agent, Wasatch Lien Service, LLC, that Lien Claimant holds and claims a construction lien (the "Construction Lien") in accordance with the provisions of Utah Code Ann. Sections 38-1a-101 et seq. The Construction Lien is upon and against the real property and improvements owned or reputed to be owned by **BWF Stay SV Property Owner, LLC**. Said real property is located at 1812 West 4100 South, West Valley City, Salt Lake County, State of Utah, and more particularly described as follows:

LOT 2, SAGE VALLEY SUBDIVISION

The Lien Claimant was employed by or provided new construction of apartments at the request of **BWF Stay SV Property Owner, LLC**, with the address of 259 S Riverbend Way, Suite 102, North Salt Lake, Utah 84054, for the benefit and improvement of the above-described real property. The Lien Claimant first provided materials and services on June 1, 2020 and last provided materials and services on January 26, 2024. The Lien Claimant claims the principal amount of **$3,292,702.72** under the Construction Lien. The Lien Claimant also claims that it is entitled to recover interest pursuant to Utah Code Ann. Section 38-1a-309, costs pursuant to Utah Code Ann. Section 38-1a-706, and attorney fees pursuant to Utah Code Ann. Section 38-1a-707.

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 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. (3) An owner who can establish compliance with either section (1) or (2) may perfect the owner's protection by applying for a Certificate of Compliance with the Division of Occupational and Professional Licensing. The application is available at www.dopl.utah.gov/rlrf.

WASATCH LIEN SERVICE, LLC
Agent for the Lien Claimant

By: Amy Read
Amy Read

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

Amy Read, as an agent of Wasatch Lien Service, LLC, personally appeared before me on April 19, 2024 and acknowledged that Wasatch Lien Service, LLC is the agent for Rimrock Construction, LLC, and acknowledged that she executed the above document.

Notary Public - State of Utah
JAMIE CRNICH
Comm. #717203
My Commission Expires
March 29, 2025

Notary Public
Order #2609-0424-02