

WHEN RECORDED MAIL TO:

Lithko Holdings, LLC  
dba Pikus Concrete Contracting LLC  
P.O. Box 378  
American Fork, Utah 84003

Parcel No.: 16-15-359-018-0000

## NOTICE OF CLAIM OF LIEN

NOTICE IS HEREBY GIVEN that **Lithko Holdings, LLC dba Pikus Concrete Contracting LLC**, P.O. Box 378, American Fork, Utah 84003, phone number (513) 564-2000 ("Lien Claimant"), hereby holds and claims a lien pursuant to Utah Code Annotated § 38-1-1, *et. seq.* (1953, as amended), upon the property and improvements thereon owned or reputed to be owned by 2100 and 2100, LLC, a Utah limited liability company ("Owner"), which property and improvements are located at 2145 E 2100 South, Salt Lake City 84109 (the "Property"). The Property is located in Salt Lake County, Utah, and is more particularly described as follows:

LOT 1, 21ST & 21ST SUBDIVISION, according to the official plat thereof on file in the Salt Lake County Recorder's Office.

This mechanic's lien secures contractual obligations in favor of Lien Claimant which obligations arose out of services, labor, materials or equipment supplied by Lien Claimant for the benefit and improvement of the Property pursuant to an agreement with **Rimrock Construction, LLC**. Said obligations first accrued on January 10, 2022, when Lien Claimant first provided labor, services, materials or equipment for the Property. Lien Claimant last furnished labor, services, materials or equipment for the Property on March 20, 2024.

There is due and owing to the Lien Claimant the sum of **\$282,836.35**, plus lien filing fees, interest, costs and attorney's fees pursuant to Utah Code Ann. §38-1a-101, *et. seq.*

## 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.

(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](http://www.dopl.utah.gov/rlrf).

DATED this 19<sup>th</sup> day of November, 2024.

**LITHKO HOLDINGS, LLC  
dba Pikus Concrete Contracting LLC**

By: Christopher G. Jessop  
Its: Attorney and authorized agent

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

On November 19, 2024, being duly sworn and appeared before me, Christopher G. Jessop, who stated that he executed the foregoing instrument as the attorney and authorized agent for Lithko Holdings, LLC dba Pikus Concrete Contracting LLC. IN WITNESS WHEREOF I have herein set my hand and affixed my seal.

Michaela Utz  
Notary Public

