

When Recorded Mail To:

WALKER LAW PLLC
299 S. Main Street, Suite 1300
Salt Lake City, UT 84111
(801) 535-4313

NOTICE OF CONSTRUCTION LIEN

NOTICE IS HEREBY GIVEN that Teraflex Group, LLC (hereinafter referred to as "Claimant"), located at 1015 58th Street West, Williston, North Dakota 58801, and whose telephone number is (701) 774-9816, claims and holds a construction lien pursuant to Utah Code § 38-1a-101, *et seq.*, upon the property and improvements thereon and interests therein described hereinafter. Claimant's lien is based upon the following:

Claimant provided services, labor, materials and/or equipment in connection with improvements on certain real property located at approximately 2145 East 2100 South, Salt Lake City, Utah 84109, being more particularly described as follows:

Legal Description: LOT 1, 21ST & 21ST SUBDIVISION (the "Property").

Parcel Number: 16-15-359-018-0000.

To the best of Claimant's knowledge, 2100 AND 2100, LLC is the record owner and/or reputed owner of the Property.

The services, labor, materials and/or equipment for which demand and claim is made was provided to and/or at the request of Rimrock Construction, LLC.

Claimant is owed money for the services, labor, materials and/or equipment it provided for improvement to the Property in the amount of ONE HUNDRED AND EIGHTY-SIX THOUSAND AND SIX HUNDRED AND TWENTY-ONE AND 70/100 DOLLARS (\$186,621.70) plus interest, attorney fees, and costs, which amount could change should additional credits or charges be discovered.

Claimant provided the first services, labor, materials and/or equipment on or about July 1, 2021 and provided the last labor, materials and/or equipment on or about August 5, 2024.

If this Notice of Lien is being filed on a residence as defined in Utah Code § 38-11-101 *et. seq.*, notice is hereby provided 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 the contract between a real estate developer or an original contractor and the owner, if either section (1) or (2) is satisfied: (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.

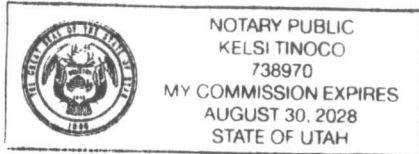
Dated this 4th day of February, 2025.



Garrett A. Walker
Authorized Agent for Teraflex Group, LLC

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

The foregoing instrument was acknowledged before me this 4th day of February, 2025, by Garrett A. Walker, authorized agent for Teraflex Group, LLC.





NOTARY PUBLIC