

NOTICE OF CONSTRUCTION LIEN

Notice is hereby given that Suntec Concrete, Inc. (hereafter referred to as "Claimant"), located at 2221 W. Shangri La Rd., Phoenix, AZ 85029, and whose telephone number is (480) 941-0844, holds and claims a construction services lien pursuant to Section 38-1A-502, et seq., Utah Code Annotated (2011, as amended) upon the property described hereinafter. Claimant's lien is based upon the following:

1. The Claimant provided materials in connection with the improvement of certain real property in Salt Lake County, state of Utah, being more particularly described as follows:

BEG E 396 FT FR CEN SEC 33, T 1S, R 1W, SLM; E 238.4 FT; N 0°09' E
20 RDS; E 11.07 FT; N 20 RDS; W 251.5 FT; S 40 RDS TO BEG. LESS
STREET 3.56 AC. 5676-2835 8457-5614 9414-2782 9572-886,891.

Parcel No. 15-33-251-008-0000

Address: 2600 West 3800 South
West Valley City, Utah 84119

2. To the best of Claimant's knowledge, AGTL West Valley Owner LLC is the reputed owner of the project property described above.

3. There is due and owing to Claimant the principal sum of \$378,973.60 for materials and services provided on and for the project property. Claimant also seeks recovery of late fees, interest, costs, and attorneys' fees above and beyond the principal sum, which amounts continue to increase. Claimant hereby demands full payment of all amounts due and owing.

4. The materials and services for which demand and claim is made was provided to or at the request of Jacobsen Construction.

5. A Preliminary Notice was filed by Claimant on September 14, 2022.

5. The Claimant provided services beginning on September 13, 2022 and continuing through at least October 18, 2024.

6. NOTICE IS HEREBY PROVIDED, that under the provisions of §38-11-107 of the Utah Code, that 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 and only if either section (1) or (2) is met: (1)(a) the owner entered into a written contract with either a real estate developer, an original contractor or a factory built housing retailer; (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 entered; (c) the owner paid in full the original contractor, factory built housing retailer, or real estate developer or their successors or assigns 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 \$5,000.00. 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.rlf.

DATED this 16th day of April, 2025.

SUNTEC CONCRETE, INC.

By: 

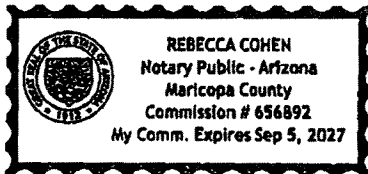
Matthew Pierce

Its: General Counsel

ACKNOWLEDGMENT AND VERIFICATION

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

On this 16th day of April, 2025, before me personally appeared Matthew Pierce, whose identity is personally known to or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did say that he represents Suntec Concrete, Inc. and that the foregoing document was signed by him on behalf of that entity.




NOTARY PUBLIC

Residing at: 23751 N 23rd Ave, Suite 175, Phoenix

My Commission Expires: 9/5/27

SLC 7456942.1