

14375801 B: 11566 P: 3270 Total Pages: 5
04/24/2025 04:08 PM By: mpalmer Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: CRF SOLUTIONS
2051 ROYAL AVESIMI VALLEY, CA 93065

WHEN RECORDED RETURN TO:

File: 14101275 APN: 26-24-102-001-0000
Beacon Sales Acquisition, Inc. DBA ProCoat Systems
Alexandra Garcia
2371 South 3600 West
West Valley City, UT 84119
Phone: 844-255-4340
Fax:

Parcel No. 26-24-102-001-0000

NOTICE OF LIEN
(Utah Code Ann. § 38-1-7)

Notice is hereby given that Beacon Sales Acquisition, Inc. DBA ProCoat Systems (hereinafter referred to as Claimant), 2371 South 3600 West, West Valley City, UT 84119 Ph: 844-255-4340 hereby claims a lien pursuant to UTAH CODE ANN. '38-1-1 et seq., upon the property described hereinafter. Claimant's lien is based upon the following:

1. Claimant provided labor, materials, and/or equipment in connection with the construction of improvements on the real property, located at approximately 11131 SOUTH BALLPARK WAY, SOUTH JORDAN, UT 84009, in the County of Salt Lake, being more particularly described as follows: For Legal Description see Exhibit "A" attached hereto.
2. To the best of Claimant's knowledge, LHMRE LLC is the reputed and record owner of parcel # 26-24-102-001-0000, located at approximately 11131 SOUTH BALLPARK WAY, SOUTH JORDAN, UT 84009 aka LARRY H MILLER REAL ESTATE, 9295 S STATE STREET, SANDY, UT, 84070 and other known address 11248 Kestrel Rise Road Suite 201, South Jordan , UT, 84009.
3. There is due and owing to Claimant the amount of \$171,634.72 for the services, labor, materials, and/or equipment it provided together with interest, costs, and attorneys fees.
4. The labor and/or materials for which demand and claim is made was provided to or at the request of BONNEVILLE CAULKING AND WTRPF.
5. Claimant furnished the first labor and/or materials on or about 4/4/2024, and furnished the last labor and/or materials on or about 3/10/2025.
6. PROTECTION AGAINST LIENS AND CIVIL ACTION. Notice is hereby provided in accordance with Section 38-1-1-108 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 and only if the following conditions are satisfied:
(1) the owner entered into a written contract with an original contractor, a factory built housing retailer, or a real estate developer; (2) 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 (3) 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.

Dated: 4/24/2025

Beacon Sales Acquisition, Inc. DBA ProCoat Systems

By:

Michael Price, Lien Administrator

WHEN RECORDED RETURN TO:

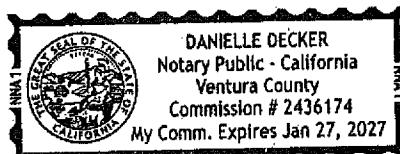
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A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF VENTURA)

Subscribed and sworn to (or affirmed) before me on this 24 day of April, 2025, by Michael Price, who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Michael (seal)

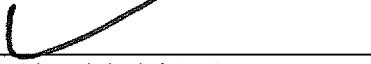


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CALIFORNIA COPY CERTIFICATION BY DOCUMENT CUSTODIAN

I, Michael Price, hereby swear (or affirm) that the attached reproduction of Notice of Lien is a true, correct and complete photocopy of a document in my possession.

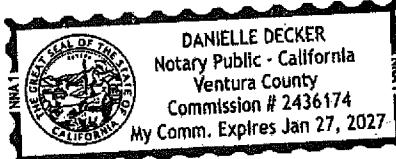

Michael Price, Lien Administrator
2051 Royal Ave.
Simi Valley, CA 93065

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STATE OF CALIFORNIA)
COUNTY OF VENTURA)

Subscribed and sworn to (or affirmed) before me on this 24 day of April, 2025, by Michael Price, who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Danielle (seal)



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CONVERSION OF AN ORIGINATING PAPER DOCUMENT TO AN ORIGINAL
ELECTRONIC DOCUMENT

I, Michael Price, do hereby convert the Originating Paper Document identified as Document Title to an Electronic Original Document, subject to the following terms:

1. for all purposes for which the designation of an Original Document may be relevant, a single electronic scanned image when certified by a notary public (where applicable by law') to be a true, exact, complete and unaltered copy of the Originating Paper Version of the document, shall become the Original Electronic Document when stored electronically in such a way that it can be known and certified to be the same Original Electronic Document in contradistinction to any electronic copy that may be made of it, and
2. in the event that the Original Electronic Document is lost or destroyed or becomes incapable of certification as an Original Electronic Document, the Originating Paper Version(s), together with all available paper copies of electronic transactions effected using the Original Electronic Document, shall comprise the Original Document for all purposes.

Further, I hereby affirm that:

1. The Originating Paper Document is an Original.
2. Trustee's Title & Escrow is the lawful custodian of said document.
3. The Originating Paper Document will be retained during the time the Original Electronic Document is being recorded.
4. A permanent mark will be placed on the first page of the Originating Paper Document after the Original Electronic Document has been recorded that states that the document has been electronically recorded and gives the entry number and recording date and time.
5. Trustee's Title & Escrow has agreed to indemnify and hold harmless the County Recorder for any costs or damages that may arise because of the failure of the Submitting Party to comply with any of the foregoing requirements.

Michael Price
Lien Administrator
2051 Royal Ave., Simi Valley, CA 93065



EXHIBIT A

Beginning at a point on a Southwest Line of Lot C-112 of the Daybreak Urban Center Plat 1 subdivision, said point lies South 89°55'30" East 882.950 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 4789.088 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Lot C-112 the following (10) courses: 1) North 36°32'54" West 148.324 feet; 2) North 53°27'06" East 28.893 feet; 3) South 43°44'14" East 33.518 feet to a point on a 112.500 foot radius tangent curve to the left, (radius bears North 46°15'46" East, Chord: South 81°37'49" East 138.192 feet); 4) along the arc of said curve 148.805 feet through a central angle of 75°47'09"; 5) North 60°28'37" East 13.024 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 29°31'23" East, Chord: North 82°58'37" East 3.444 feet); 6) along the arc of said curve 3.534 feet through a central angle of 45°00'00"; 7) South 74°31'23" East 7.172 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears North 15°28'37" East, Chord: North 82°58'37" East 4.210 feet); 8) along the arc of said curve 4.320 feet through a central angle of 45°00'00"; 9) North 60°28'37" East 37.348 feet to a point on a 320.500 foot radius tangent curve to the left, (radius bears North 29°31'23" West, Chord: North 58°33'53" East 21.390 feet); 10) along the arc of said curve 21.394 feet through a central angle of 03°49'28" to the Northwesterly Line of Parcel No. 26-24-102-001; thence along said Parcel No. 26-24-102-001 South 53°27'06" West 213.315 feet to the point of beginning.

Being part of Lot C-112, Daybreak Urban Center Plat I, according to the official plat thereof recorded March 8, 2024 as Entry No. 14214053 in Book 2024P at Page 58 in the office of the Salt Lake County Recorder.