

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



W3309080

E# 3309080 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
20-Dec-23 0205 PM FEE \$40.00 DEP SD
REC FOR: WASATCH LIEN SERVICE
ELECTRONICALLY RECORDED

Parcel I.D.# 19-008-0015

NOTICE OF CONSTRUCTION LIEN

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BT

NOTICE IS HEREBY GIVEN by **M. C. Green & Sons, Inc., 181 South 750 West, North Salt Lake, Utah 84054**, (801) 298-2988 (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 **SPB Ventures II, LLC**. Said real property is located in Plain City, Weber County, State of Utah, and more particularly described as follows:

SEE ATTACHED EXHIBIT "A".

The Lien Claimant was employed by or provided horizontal construction to prepare project site for vertical development at the request of **Lync Construction, LLC**, with the address of 1407 North Mountain Road, Ogden, Utah 84404, for the benefit and improvement of the above-described real property. The Lien Claimant first provided materials and services on September 6, 2023 and last provided materials and services on December 15, 2023. The Lien Claimant claims the principal amount of **\$960,231.99** 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

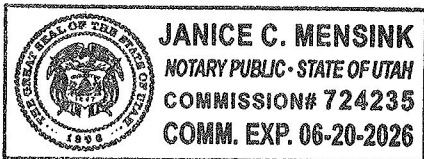
NOTICE IS HEREBY PROVIDED in accordance with Section 38-11-108 of the Utah Code that under Utah law an "owner" may be protected against liens being maintained against an "owner-occupied residence" and from other civil action being maintained to recover monies owed for "qualified services" performed or 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: _____
Jamie Crnich

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

Jamie Crnich, as manager of Wasatch Lien Service, LLC, personally appeared before me on December 20, 2023 and acknowledged that Wasatch Lien Service, LLC is the agent for M. C. Green & Sons, Inc., and acknowledged that she executed the above document.



Notary Public
Order #2643-1223-01

EXHIBIT A

DESCRIBED AS FOLLOWS: PART OF THE EAST HALF OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 2 WEST, S L B & M. BEGINNING AT SOUTHEAST CORNER OF SAID SECTION 20, AND RUNNING THENCE SOUTH 90 DEGREES WEST 2640 FEET; THENCE NORTH 0 DEGREES EAST 4785 FEET; THENCE NORTH 90 DEGREES EAST 908 FEET THENCE SOUTH 12 DEG 40 MIN EAST 822.24 THENCE SOUTH 87 DEG 55 MIN EAST 562 FEET; THENCE SOUTH 0 DEG 53 MIN EAST 1322.42 FEET; THENCE NORTH 90 DEG EAST 969.68 FEET THENCE SOUTH 0 DEGREES EAST 2640.08 TO THE POINT OF BEGINNING. LESS AND EXCEPTING: BEGINNING AT A POINT ON THE QUARTER SECTION LINE, SAID POINT BEING NORTH 89D17'08" WEST 987.23 FEET ALONG THE QUARTER SECTION LINE FROM A PK NAIL IN THE ASPHALT IN 3600 WEST STREET REPRESENTING THE EAST QUARTER CORNER OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89D17'08" WEST 1666.29 FEET ALONG THE QUARTER SECTION LINE TO A 2" STEEL POST REPRESENTING THE CENTER OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN: THENCE NORTH 0D56'47" EAST 2123.22 FEET ALONG A FENCE LINE REPRESENTING THE QUARTER SECTION LINE TO A FENCE "T", SAID POINT BEING SOUTH 0D56'47" WEST 509.77 FEET ALONG THE QUARTER SECTION LINE FROM A WEBER COUNTY BRASS CAP REPRESENTING THE NORTH QUARTER CORNER OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89D19'18" EAST 921.21 FEET ALONG A FENCE LINE TO A FENCE CORNER, THENCE SOUTH 13D09'26" EAST 819.48 FEET ALONG A FENCE LINE TO A FENCE LINE; THENCE SOUTH 86D49'48" EAST 562.23 FEET ALONG A FENCE LINE TO A FENCE CORNER, THENCE SOUTH 1D40'04" WEST 1304.30 FEET ALONG A FENCE LINE TO THE QUARTER SECTION LINE, BEING POINT OF BEGINNING. CONTAINS 3,029,562 SQUARE FEET, 69,549 ACRES. TOGETHER WITH AND SUBJECT TO 30 FOOT RIGHT OF WAY EASEMENT MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT BEING A PK NAIL IN THE ASPHALT IN 3600 WEST STREET REPRESENTING THE EAST QUARTER CORNER OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING: THENCE SOUTH 0D53'44" WEST 30.00 FEET ALONG THE QUARTER SECTION LINE; THENCE NORTH 89D17'08" WEST 1057.14 FEET; THENCE NORTH 0D42'52" EAST 30.00 FEET TO THE QUARTER SECTION LINE; THENCE SOUTH 89D17'08" EAST 1057.23 FEET ALONG THE QUARTER SECTION LINE TO THE POINT OF BEGINNING. E# 3149480.