

**WHEN RECORDED RETURN TO:**  
MR. LARRY A. STEELE  
B H, INC.  
c/o P. O. Box 241566  
Cleveland, OH 44124

**NOTICE OF CONSTRUCTION LIEN**

NOTICE IS HEREBY GIVEN that B H, INC. ("Claimant"), located at 1175 EAST 2000 SOUTH , VERNAL, UT 84078, and whose telephone number is (435) 789 - 5252, claims and holds a construction lien, pursuant to Utah Code Section 38-1a-1, *et seq.*, upon the property and improvements thereon and interests therein described hereinafter. Claimant's lien is based upon the following:

1. Claimant provided services, labor, materials and/or equipment in connection with improvements on certain real property located at approximately 8827 LUPINE DRIVE , PROVO CANYON, WASATCH COUNTY, STATE OF UTAH (commonly known as CANYON MEADOWS WATER SYSTEMS IMPROVEMENT), being more particularly described as:

LEGAL DESCRIPTION: See Attached Exhibit A

PARCEL/SERIAL NO: 00-0012-9036, 00-0012-9028, 00-0012-7550

(the "Property")

2. To the best of Claimant's knowledge, CANYON MEADOWS MUTUAL WATER COMPANY and/or CANYON MEADOWS HOME OWNERS ASSOCIATION is the record owner and/or reputed owner of the property.

3. The services, labor, materials and/or equipment for which demand and claim is made was provided to and/or at the request of CANYON MEADOWS MUTUAL WATER COMPANY

4. Claimant is owed money for the services, labor, materials and/or equipment it provided for improvement to the Property in the amount of at least ONE HUNDRED FIFTY SEVEN THOUSAND, FIVE HUNDRED FIVE AND 54/100 DOLLARS (\$157,505.54), plus interest, attorney fees, and costs, which amount could change, should additional credits or charges be discovered.

5. Claimant provided the first services, labor, materials and/or equipment on or about 07/06/2020, and provided the last services, labor, materials and/or equipment on or about 10/07/2022.

**6. PROTECTION AGAINST LIENS AND CIVIL ACTION.** If this Notice of Construction Lien is being filed on a residence as defined in Utah Code section 38-11-102(18), 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 the following conditions are satisfied: (1) the owner entered into a written contract with either a real estate developer or an original contractor; (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 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 this 31<sup>st</sup> day of January, 2023

CLAIMANT:  
B H, INC.

By: [Signature]  
MR. LARRY A. STEELE, GENERAL COUNSEL

STATE OF UTAH )  
COUNTY OF VINTAH ) ss.

On the 31<sup>st</sup> day of January, 2023 MR. LARRY A. STEELE personally appeared before me and stated and swore under oath that he/she is the authorized GENERAL COUNSEL to sign for Claimant, that this Notice of Construction Lien was signed on Claimant's behalf, that he/she is authorized by Claimant to sign on its behalf, and that this Notice of Construction Lien and the information contained herein is true and correct and represents a valid claim to the best of his/her knowledge.

[Signature]  
Notary Public  
My commission expires: 5/31/2023

Reference: N033158 26171-0001



CERTIFICATE OF MAILING


I hereby certify that I caused a true and correct copy of the foregoing NOTICE OF CONSTRUCTION LIEN to be sent by certified mail, postage prepaid thereon, the 1st day of February, 2003, to the following:

CANYON MEADOWS MUTUAL WATER COMPANY  
8827 LUPINE DRIVE  
PROVO, UT 84604

CANYON MEADOWS MUTUAL WATER COMPANY  
460 EAST 800 NORTH  
PO BOX 1006  
OREM, UT 84059

CANYON MEADOWS HOME OWNERS ASSOCIATION  
460 EAST 800 NORTH  
PO BOX 1006  
OREM, UT 84059

CANYON MEADOWS MUTUAL WATER COMPANY  
C/O ERIC JOHNSON, BLAISDELL CHURCH & JOHNSON  
5995 S. REDWOOD ROAD  
SALT LAKE CITY, UT 84123

  
\_\_\_\_\_  
Maja Sullivan, Agent for  
B H, INC.

Reference: N033158 26171-0001

Ent 528295 Bk 1431 Pg 1100

**EXHIBIT A**

(To Special Warranty Deed)

**DESCRIPTION OF REAL PROPERTY**

Real Property Located in Wasatch County, Utah, described as:

Beginning at the Northwest corner of the Common Area of the Canyon Meadows Subdivision Plat "B" (as shown on sheet 2 of 2), said point also being located North 1754.31 feet and West 1296.61 feet from the found BLM monument marking the West 1/4 Corner of Section 7, Township 5 South, Range 4 East, Salt Lake Base and Meridian; thence South 88°01'13" East 226.89 feet along the north line of said Canyon Meadows Subdivision; thence South 01°58'47" West 65.88 feet; thence along the arc of a 200.00 foot radius curve to the right 71.49 feet (chord bears South 20°35'05" West 71.11 feet); thence South 10°20'41" West 55.50 feet; thence South 88°32'58" West 184.52 feet to the West line of said Canyon Meadows Subdivision; thence North 01°27'02" West 199.58 feet to the point of beginning.

Area = 0.92 Acre

PIN: 00-0012-9028 together with a portion of  
taken from PIN: 00-0012-7550

AKA: Water Tank Property

AND

Beginning at a point located North 133.19 feet and West 845.58 feet from the found BLM monument marking the West 1/4 Corner of Section 7, Township 5 South, Range 4 East, Salt Lake Base and Meridian; thence North 17°49' West 95 feet; thence North 49°30' East 118 feet; thence South 40°30' East 141.65 feet; thence South 68°45' West 163.79 feet to the point of beginning.

Area = 0.3702 Acre

PIN: 00-0012-9036

AKA: Treatment Building Property