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Fee \$62.00 Kaia Bowden Rich County Recorder
For BENNETT TUELLER JOHNSON AND DEERE



**IN THE FIRST JUDICIAL DISTRICT COURT OF RICH COUNTY
STATE OF UTAH**

RIDGE ROCK, INC., a Utah corporation,

Plaintiff,

vs.

BCC GROUP, LLC, a Utah limited liability company; ARETE LAND COMPANY, LLC, a Utah limited liability company; THE WATERS EDGE PROPERTIES, LLC, a Utah limited liability company; and JOHN DOE SURETIES 1-10,

Defendants.

LIS PENDENS

Case No. 240100019

Judge Angela Fonnesbeck

TO ALL INTERESTED PARTIES REGARDING THE REAL PROPERTY
DESCRIBED BELOW:

Notice is hereby given that an action has been commenced and is now pending in the above-entitled Court on the Complaint of the above-named Plaintiff against the above-named Defendants to foreclose the construction liens recorded by Plaintiff in the Office of

the Rich County Recorder against the real property located in Rich County, State of Utah,
described as:

| Parcel Number | Legal Description |
|----------------|--|
| 41-21-400-0071 | COM AT NW COR OF LOT 8, BLK 6, PLAT 8 GARDEN CITY SURVEY, THE 501.6 FT TH S 25 FT, TH W 501.6 FT, TH N 25 FT TO PT OF BEG |
| 41-21-400-0302 | COM AT A PT 10 CHS N ALG THE SHORE OF BEAR LAKE FROM THE SECOR OF NW/4 OF SEC 21, T14N, R5E, SLM TH 89°30' W 481.8 FT, TH N 325.1 FT; TH E 485 FT M/L TO THE WEST SHORE LINE OF BEAR LAKE, TH S ALG THE SHORE OF BEAR LAKE 325.0 TO PT OF BEG LESS 0.03 AC TO JONES, TRUSTEE R8-128 LESS 0.13 AC TO TOWN OF GARDEN CITY DESCRIBED AS FOLLOWS: PART OF BLK 6, PLB, GARDEN CITY SURVEY, BEING A PARCEL OF GROUND LOCATED IN THE NW/4 OF SEC 21, T14N, RSE, SLB&M DESCRIBED AS FOLLOWS: COMM AT THE BRASS CAP MONUMENT FOUND AT THE W/4 COR OF SEC 21, T14N, R5E, SLB&M, FROM WHICH THE COTTON GIN PIN FOUND AT THE NW COR OF SD SEC BEARS NORTH 00°06'45" W 2723.16 FT; RN THEN 00°06'45" W 571.71 FT; TH N 89°53'14" E 1923.86 FT TO THE INTERSECTION OF THEE RIGHT-OF-WAY LN OF BEAR LAKE BLVD (HWY 30) & THE S R/W LN OF 150 SST; TH N 89°55'02" E ALG SD N R/W LN 303.60 FT; TH S 00°00'00" E 49.50 FT TO THE TRUE POB; & RN TH N 89°55'02" E 522.00 FT TO THE HIGH-WATER LN OF BEAR LAKE AT ELEVATION 5923.65 FT OF THE UP&LDATUM; TH N 15°30'50" W 12.45 FT; TH S 89°55'02" W 518.67 FT; TH S 00°00'00" E 12.00 FT TO THE POB. |
| 41-21-400-0306 | PART OF LT 10, BLK 6, PLB, GCS, DESCRIBED AS FOLLOWS: BEG 11 CHS 50 LKS W & 21 CHS 98 LKS S OF THE NE COR OF LT 1, SEC 21, T14N, R5E, SLB&M, & RN THE 12 CHS 90 LKS, M/L, TO THEW SHORE LN OF BEAR LAKE; TH S ALG LAKE SHORE 4 CHS 55 LKS, M/L TO THE SECOR OF SD LT 10; TH W 7 CHS 63 LKS, M/L TO THE BRINK OF THE BLUFF; TH CONTINUING W ALG THE S LN OF LT 10, 205.82 FT, M/L TO A PT 150 FT E OF THEW LN OF SD BLK 6; TH N 66 FT; TH W 150 FT; TH N 231 FT TO THE BEG. LESS 0.36 ACTO WATERS EDGE RESORT PUD PH III (SII 1749) |

| Parcel Number | Legal Description |
|----------------|--|
| 41-21-400-0062 | COM 99 FT N FROM SW COR OF LOT 9, BLK 6 PLAT B GARDEN CITY SURVEY, TH E 225 FT, TH N 99 FT, TH W 225 FT, TH S 99 FT TO PL OF BEG |
| 41-21-400-0068 | BEG AT A PT 120 FT E OF THE SW COR OF LOT 9, BLK 6, GARDEN CITY SURVEY TH N 99 FT, TH E 105 FT, TH S 99 FT TH W 105 FT TO POB. |
| 41-21-400-0307 | BEG AT A PT 198 FT N OF THE SW COR OF LT 9, BLK 6, PLB, GCS, & RN TH N 99 FT; THE 150 FT; TH S 99 FT; TH W 150 FT TO THE POB. EXCEPTING THEREFROM A R/W FOR INGRESS & EGRESS (REMAINDER DESCRIPTION) LESS 0.23 AC TO WATERS EDGE RESORT PUD PHASE III (SII-1749) |
| 41-21-400-0338 | BEG 297 FT N & 220 FT E FROM SW COR LOT 9, BLK 6, PLAT B GARDEN CITY SURVEY; TH S 99 FT; THEE 130 FT; TH N 99 FT; TH W 130 FT TO THE POB. TOGETHER WITH A R/W DESCRIBED AS FOLLOWS: BEG AT A PT 198 FT N OF THE SW COR OF LOT 9, BLK 6, PLAT "B" GARDEN CITY SURVEY & RN TH N 11 FT; THE 220 FT; TH S 11 FT; TH W 220 FT TO THE POB. LESS: 0.09 AC TO LAKE RESIDENCES AT BEAR LAKE PH 7A. LESS: 0.09 AC TO LAKE RESIDENCES AT BEAR LAKE PH 7B. |
| 41-21-403-0101 | UNIT 101C, LAKE RESIDENCES AT BEAR LAKE PH 7A |
| 41-21-403-0102 | UNIT 102C, LAKE RESIDENCES AT BEAR LAKE PH 7A |
| 41-21-403-0201 | UNIT 201C, LAKE RESIDENCES AT BEAR LAKE PH 7A |
| 41-21-403-0202 | UNIT 202C, LAKE RESIDENCES AT BEAR LAKE PH 7A |
| 41-21-403-0301 | UNIT 301C, LAKE RESIDENCES AT BEAR LAKE PH 7A |
| 41-21-403-0302 | UNIT 302C, LAKE RESIDENCES AT BEAR LAKE PH 7A |
| 41-21-403-0401 | UNIT 401C, LAKE RESIDENCES AT BEAR LAKE PH 7A |
| 41-21-403-0402 | UNIT 402C, LAKE RESIDENCES AT BEAR LAKE PH 7A |
| 41-21-404-0101 | UNIT 101E, LAKE RESIDENCES AT BEAR LAKE PH 8A |
| 41-21-404-0102 | UNIT 102E, LAKE RESIDENCES AT BEAR LAKE PH 8A |
| 41-21-404-0201 | UNIT 201E, LAKE RESIDENCES AT BEAR LAKE PH 8A |
| 41-21-404-0202 | UNIT 202E, LAKE RESIDENCES AT BEAR LAKE PH 8A |
| 41-21-404-0301 | UNIT 301E, LAKE RESIDENCES AT BEAR LAKE PH 8A |
| 41-21-404-0302 | UNIT 302E, LAKE RESIDENCES AT BEAR LAKE PH 8A |

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| 41-21-404-0401 | UNIT 401E, LAKE RESIDENCES AT BEAR LAKE PH 8A |
| 41-21-404-0402 | UNIT 402E, LAKE RESIDENCES AT BEAR LAKE PH 8A |
| 41-21-411-0001 | WATERS EDGE RESORT PUD PHASE III |

DATED this 21st day of February, 2024.

BENNETT TUELLER JOHNSON & DEERE

/s/ Benjamin D. Johnson

Benjamin D. Johnson

Bradley C. Johnson

Attorneys for Plaintiff