



Benjamin D. Johnson (10275)  
 Bradley C. Johnson (17250)  
 BENNETT TUELLER JOHNSON & DEERE  
 Attorneys for Plaintiff  
 3165 East Millrock Drive, Suite 500  
 Salt Lake City, Utah 84121  
 Telephone: (801) 438-02000  
 Email: [ben.johnson@btjd.com](mailto:ben.johnson@btjd.com)  
[bradley.johnson@btjd.com](mailto:bradley.johnson@btjd.com)

**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.

**PARTIAL RELEASE OF LIS PENDENS**

Case No. 240100019

Judge Angela Fonnesbeck

The undersigned hereby *partially* releases the Lis Pendens filed and recorded in the Office of the Rich County Recorder on February 21, 2024 as Entry No. 106787, as amended on April 26, 2024 as Entry No. 107133, against the real property located in Rich County, Utah, more particularly 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&L DATUM; 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 THE W 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 THE W 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)

This Partial Release of Lis Pendens pertains only to the real property described herein, and not to any other real property set forth in that certain Lis Pendens recorded on February 21, 2024, as Entry No. 106787 and as amended on April 26, 2024, as Entry No. 107133, in the Rich County Recorder's Office. All real property set forth in the Lis Pendens

and Amended Lis Pendens, except for the real property specified herein, remains encumbered.

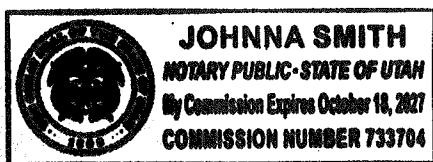
DATED this 12<sup>th</sup> day of June, 2024.

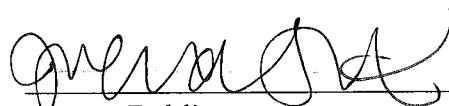
BENNETT TUELLER JOHNSON & DEERE

Benjamin D. Johnson  
Bradley C. Johnson  
*Attorneys for Plaintiff*

STATE OF UTAH )  
: ss  
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of June, 2024, by  
BENJAMIN D. JOHNSON.



  
Johnna Smith

Notary Public