

WHEN RECORDED, RETURN TO:  
**MILLER HARRISON LLC**  
5292 South College Drive, Suite 304  
Murray, UT 84123  
801-692-0799

**HOMEOWNER ASSOCIATION NOTICE OF LIEN**

**KNOW ALL PERSONS:** The undersigned, on behalf of the **Benloch Ranch Improvement Association No. 2** hereby claims a continuing lien for unpaid assessments, and charges (as noted below) against the individual condominium Unit noted below and its undivided interest in the Common Areas appertaining to such Unit.

Name of the person against whom the lien is filed: Benloch Ranch Company II, LLC  
Mailing Address: P.O. Box 1827, 2780 North Moose Wilson Road, Wilson, WY 83014  
Legal Description: See Exhibit "A"

The above identified property owned by Benloch Ranch Company II, LLC is subject to a continuing lien. The amount of accrued Assessments, Late Charges, Interest, and Fees due as of July 29, 2024 total:

Assessments, late fees, interest:	\$4,355,500.00
Attorney Fees	\$15,328.50
Costs	\$556.00
<b>TOTAL:</b>	<b>\$4,371,384.50</b>

Lien Claimant: Benloch Ranch Improvement Association No. 2  
c/o Miller Harrison LLC, 5292 S. College Drive, Suite 304, Murray, UT 84123

DATE FILED: July 29, 2024.

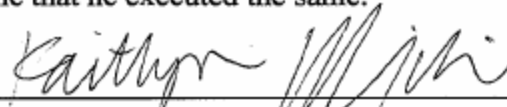
Benloch Ranch Improvement Association No. 2

Cert. Mail No. 9589071052701467280780

STATE OF UTAH                    )  
  ) ss  
County of WASATCH )

  
\_\_\_\_\_  
Andrew Blonquist, *Attorney-in-Fact*

On July 29, 2024, personally appeared before me Andrews Blonquist the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

  
\_\_\_\_\_  
Notary Public



**EXHIBIT "A"****LEGAL DESCRIPTION OF THE ASSESSED PROPERTY**

ALL THAT CERTAIN REAL PROPERTY IN WASATCH COUNTY, STATE OF UTAH, DESCRIBED BELOW AND ON THE ADDITIONAL THREE PAGES OF THIS EXHIBIT C, AS MAY BE RE-SUBDIVIDED BY RECORDED FINAL PLAT, PARCEL MAP OR LOT LINE ADJUSTMENT, AS FOLLOWS:

**PARCEL 1 (West Bond Parcel):**

A PARCEL OF LAND IN SECTIONS 2 AND 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT NORTH 89°51'50" WEST 313.31 FEET AND NORTH 82.84 FEET FROM THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING; THENCE SOUTH 89°41'55" WEST 146.10 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 368.77 FEET, CENTER BEARS N00°09'19"W, AND HAVING A CENTRAL ANGLE OF 76°50'01" (CHORD BEARS N51°44'18"W 341.76 FEET); THENCE NORTH 13°19'15" WEST 69.31 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A 1025.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 251.52 FEET, HAVING A CENTRAL ANGLE OF 14°03'35" (CHORD BEARS N20° 21' 03"W 250.89 FEET); THENCE NORTH 27°22'49" WEST 330.46 FEET; THENCE NORTH 62°37'11" EAST 5.00 FEET; THENCE NORTH 27°22'49" WEST 50.00 FEET; THENCE SOUTH 62°37'11" WEST 230.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 225.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 38.86 FEET, HAVING A CENTRAL ANGLE OF 9°53'40" (CHORD BEARS S57°40'21"W 38.81 FEET); THENCE NORTH 27°47'54" WEST 151.18 FEET; THENCE NORTH 38°55'22" WEST 196.03 FEET; THENCE NORTH 54°45'22" WEST 203.92 FEET; THENCE NORTH 70°07'32" WEST 203.02 FEET; THENCE NORTH 85°20'10" WEST 200.17 FEET; THENCE SOUTH 78°03'25" WEST 339.18 FEET; THENCE SOUTH 86°33'00" WEST 577.78 FEET; THENCE NORTH 63°42'13" WEST 662.23 FEET; THENCE NORTH 79°53'42" WEST 460.52 FEET; THENCE SOUTH 13°58'58" WEST 369.77 FEET; THENCE SOUTH 56°23'10" EAST 111.25 FEET; THENCE SOUTH 33°36'50" WEST 260.0 FEET; THENCE NORTH 56°23'10" WEST 1271.41 FEET; THENCE NORTH 63°40'11" WEST 92.69 FEET; THENCE NORTH 70°38'06" WEST 92.99 FEET; THENCE NORTH 83°34'32" WEST 800.73 FEET; THENCE NORTH 71°44'44" WEST 1138.46 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 770.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 100.85 FEET, CENTER BEARS S82°29'13"E, AND HAVING A CENTRAL ANGLE OF 7°30'16" (CHORD S03° 45' 38"W 100.78 FEET); THENCE NORTH 89°59'30" WEST 60.00 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF A 830.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 482.72 FEET, CENTER BEARS S89°59'30"E, AND HAVING A CENTRAL ANGLE OF 33°19'22" (CHORD N16°40'11"E 475.95 FEET) TO A POINT OF TANGENCY; THENCE NORTH 33°19'52" EAST 585.86 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A 270.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 36.60 FEET, HAVING A CENTRAL ANGLE OF 7°46'01" (CHORD BEARS N29° 26' 52"E 36.57 FEET); THENCE NORTH 28°26'30" EAST 307.81 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A 770.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 184.27 FEET, HAVING A CENTRAL ANGLE OF 13°42'41" (CHORD BEARS N21°35'10"E 183.83 FEET) TO A POINT OF TANGENCY; THENCE NORTH 14°43'50" EAST 442.97 FEET; THENCE NORTH 17°07'14" EAST 333.99 FEET TO A NON-TANGENT CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF A 330.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 481.13 FEET, CENTER BEARS

**[Legal Description continues on next page.]**

S71°44'07"E, AND HAVING A CENTRAL ANGLE OF 83°32'05" (CHORD BEARS N60°01'55"E 439.63 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 78°12'02" EAST 148.58 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 330.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 244.65 FEET, HAVING A CENTRAL ANGLE OF 42°28'40" (CHORD S56°57'42"E 239.09 FEET); THENCE SOUTH 35°43'22" EAST 234.50 FEET; THENCE SOUTH 37°16'02" EAST 487.87 FEET; THENCE SOUTH 53°48'40" WEST 58.57 FEET; THENCE SOUTH 62°51'42" WEST 265.60 FEET; THENCE SOUTH 23°24'22" WEST 224.02 FEET; THENCE SOUTH 12°53'17" EAST 224.48 FEET; THENCE SOUTH 53°32'36" EAST 222.67 FEET; THENCE SOUTH 69°00'37" EAST 137.42 FEET; THENCE SOUTH 78°06'15" EAST 167.29 FEET; THENCE NORTH 86°15'56" EAST 172.83 FEET; THENCE NORTH 67°25'39" EAST 174.12 FEET; THENCE NORTH 48°35'21" EAST 172.83 FEET; THENCE NORTH 29°49'19" EAST 172.83 FEET; THENCE NORTH 17°17'32" EAST 97.61 FEET; THENCE NORTH 113.04 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF A 1117.22 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 246.34 FEET, CENTER BEARS N 01°37'12"W, AND HAVING A CENTRAL ANGLE OF 12°38'00" (CHORD BEARS N82° 03' 48"E 245.84 FEET) TO A POINT OF TANGENCY; THENCE NORTH 75°44'48" EAST 29.13 FEET; THENCE SOUTH 12°34'50" EAST 76.97 FEET; THENCE SOUTH 26°58'51" EAST 76.04 FEET; THENCE SOUTH 36°10'33" EAST 176.90 FEET; THENCE SOUTH 55°36'39" EAST 115.81 FEET; THENCE SOUTH 69°54'02" EAST 98.11 FEET; THENCE SOUTH 79°18'30" EAST 268.60 FEET; THENCE SOUTH 86°55'42" EAST 136.73 FEET; THENCE NORTH 81°18'32" EAST 146.05 FEET; THENCE NORTH 68°58'46" EAST 146.05 FEET; THENCE NORTH 56°38'59" EAST 146.05 FEET; THENCE NORTH 44°19'13" EAST 146.05 FEET; THENCE NORTH 31°59'27" EAST 146.05 FEET; THENCE NORTH 26°59'52" EAST 118.24 FEET; THENCE EAST 1627.12 FEET; THENCE SOUTH 14°22'39" EAST 25.61 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 510.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 239.90 FEET, HAVING A CENTRAL ANGLE OF 26°57'05" (CHORD BEARS S00° 54' 07"E 237.69 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 12°34'26" WEST 171.17 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 620.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 209.61 FEET, HAVING A CENTRAL ANGLE OF 19°22'16" (CHORD S02° 53' 18"W 208.62 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 6°47'49" EAST 169.83 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 510.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 200.45 FEET, HAVING A CENTRAL ANGLE OF 22°31'11" (CHORD BEARS S04° 27' 47"W 199.16 FEET); THENCE SOUTH 15°43'24" WEST 422.48 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 620.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 573.89 FEET, HAVING A CENTRAL ANGLE OF 53°02'05" (CHORD BEARS S10° 47' 38"E 553.62 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 37°18'41" EAST 1338.30 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 545.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 350.64 FEET, HAVING A CENTRAL ANGLE OF 36°51'44" (CHORD BEARS S18°52'49"E 344.62 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 0°26'57" EAST 110.74 FEET TO THE POINT OF BEGINNING.

(CONTAINS 276.38 ACRES)

**[Legal Description continues on next page.]**

Exhibit A

**PARCEL 2 (East Bond Parcel):**

A PARCEL OF LAND LOCATED IN SECTIONS 1 AND 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON A CURVE, SAID POINT BEING NORTH 89°51'50" WEST 313.93 FEET AND NORTH 552.26 FEET FROM THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING; THENCE NORTHWESTERLY ALONG THE ARC OF A 655.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 41.84 FEET, CENTER BEARS SOUTH 56°20'56" WEST AND HAVING A CENTRAL ANGLE OF 3°39'37" (CHORD N35°28'53"W 41.84 FEET); THENCE NORTH 37°18'41" WEST 1338.30 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A 510.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 472.07 FEET, HAVING A CENTRAL ANGLE OF 53°02'05" (CHORD N10°47'38"W 455.40 FEET); THENCE NORTH 15°43'24" EAST 422.48 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A 620.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 243.69 FEET, HAVING A CENTRAL ANGLE OF 22°31'11" (CHORD N04°27'47"E 242.12 FEET); THENCE NORTH 6°47'49" WEST 169.83 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 510.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 172.42 FEET, HAVING A CENTRAL ANGLE OF 19°22'15" (CHORD N02°53'18"E 171.60 FEET); THENCE NORTH 12°34'26" EAST 171.17 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A 620.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 291.64 FEET, HAVING A CENTRAL ANGLE OF 26°57'05" (CHORD N00° 54' 07"W 288.96 FEET); THENCE NORTH 14°22'39" WEST 268.15 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A 245.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 214.39 FEET, HAVING A CENTRAL ANGLE OF 50°08'15" (CHORD N10°41'26"E 207.62 FEET); THENCE NORTH 35°45'34" EAST 258.56 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A 355.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 412.54 FEET, HAVING A CENTRAL ANGLE OF 66°34'57" (CHORD N02° 28' 03"E 389.71 FEET); THENCE NORTH 901.85 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF A 330.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 134.56 FEET, CENTER BEARS NORTH 8°28'18" EAST, HAVING A CENTRAL ANGLE OF 23°21'43" (CHORD N86°47'19"E 133.63 FEET) TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A 440.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 45.39 FEET, HAVING A CENTRAL ANGLE OF 5°54'40" (CHORD N78°03'48"E 45.37 FEET); THENCE SOUTH 6°22'33" EAST 20.00 FEET; THENCE NORTH 83°37'27" EAST 40.00 FEET; THENCE NORTH 6°22'33" WEST 20.00 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 440.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 187.68 FEET, CENTER BEARS SOUTH 3°46'14" EAST, HAVING A CENTRAL ANGLE OF 24°26'22" (CHORD S81°33'03"E 186.26 FEET); THENCE SOUTH 69°19'52" EAST 432.73 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 270.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 356.42 FEET, HAVING A CENTRAL ANGLE OF 75°38'03" (CHORD S31°30'51"E 331.10 FEET) TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 290.07 FEET, HAVING A CENTRAL ANGLE OF 33°14'22" (CHORD S10°19'00"E 286.02 FEET) TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 440.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 448.73 FEET, HAVING A CENTRAL ANGLE OF 58°25'59" (CHORD S02°16'48"W 429.54 FEET); THENCE SOUTH 31°29'48" WEST 255.07 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 170.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 473.28 FEET, HAVING A CENTRAL ANGLE OF 159°30'44" (CHORD S48°15'35"E 334.58 FEET); THENCE NORTH 51°59'03" EAST 183.86 FEET; THENCE SOUTH 63°00'57" EAST 7.45 FEET TO A POINT OF CURVATURE; THENCE

**[Legal Description continues on next page.]**

NORTHEASTERLY ALONG THE ARC OF A 180.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 172.65 FEET, HAVING A CENTRAL ANGLE OF 54°57'24" (CHORD N89°30'21"E 166.11 FEET); THENCE NORTH 62°01'39" EAST 66.71 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A 220.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 184.93 FEET, HAVING A CENTRAL ANGLE OF 48°09'46" (CHORD N86°06'32"E 179.53 FEET); THENCE SOUTH 69°48'35" EAST 137.49 FEET; THENCE SOUTH 54°21'57" WEST 686.89 FEET; THENCE NORTH 89°58'21" WEST 535.86 FEET; THENCE SOUTH 15°34'44" WEST 320.49 FEET; THENCE SOUTH 4°43'52" WEST 403.75 FEET; THENCE SOUTH 0°52'42" EAST 550.18 FEET; THENCE SOUTH 12°20'34" EAST 653.73 FEET; THENCE SOUTH 7°07'05" WEST 475.22 FEET; THENCE SOUTH 5°15'38" WEST 701.74 FEET TO THE POINT OF BEGINNING.

(CONTAINS 97.91 ACRES)

**[End of Legal Description.]**