

When recorded, return to:

W. Michael Black  
Mitchell, Barlow & Mansfield, P.C.  
Nine Exchange Place, Suite 600  
Salt Lake City, Utah 84111

### PARTIAL ASSIGNMENT OF DECLARANT'S RIGHTS

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged and agreed, the undersigned, EP1LH, LLC, a Utah limited liability company ("Assignor"), pursuant to Article 9.3 of that certain Amended and Restated Declaration of Covenants, Conditions, and Restrictions for EDGEWATER AT GENEVA P.U.D., a Utah Planned Unit Development, which was recorded August 8, 2014 in the records of the Utah County Recorder as Document No. 55492:2014 (the "Declaration") against the properties described in **Exhibit A** attached hereto, does hereby assign, transfer and convey to EP2LH, LLC, a Utah limited liability company ("Assignee"), on a non-exclusive basis (e.g., Assignor does also retain co-tenancy rights therein), Assignor's right and interest in that certain Reserved Easement set forth in Article 9.3.2 of the Declaration, which states:

"An easement for the installation, construction, maintenance, reconstruction and repair of public and private utilities to serve the Project and the Lots therein, including but not limited to the mains, conduits, lines, meters and other facilities for water, storm sewer, sanitary sewer, gas, electric, telephone, cable television, and other public and private services or utilities deemed by Declarant necessary or advisable to provide service to any Lot, or in the area or on the area in which the same is located."

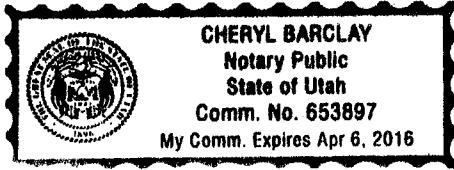
By executing this Assignment, Assignee does accept the assignment evidenced hereby.

*[remainder of page intentionally left blank; signature page follows]*



ASSIGNEE:

EP2LH, LLC, a Utah limited liability company



By: [Signature]  
Name:  
Title: Manager

STATE OF UTAH )

:SS

UTAH COUNTY )

On January 21, 2015, before me, a notary public in and for the State of Utah, personally appeared Bart J. Brockbank, duly acknowledged to me that he executed the foregoing instrument as Manager of EP2LH, LLC. The foregoing was personally known to me, or proved to me on the basis of satisfactory evidence to be the person named and subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and by his signature on the instrument.

Witness my hand and official seal.

Cheryl Barclay  
Notary Public

My commission expires: Apr. 6, 2016

**Exhibit A**

## Legal Description

**Parcel 1 (Lot 3, Edgewater at Geneva Phases 1, 2 and 3)**

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 17; THENCE S.00°03'06"E. ALONG THE SECTION LINE A DISTANCE OF 709.81 FEET AND WEST A DISTANCE OF 377.94 FEET TO THE REAL POINT OF BEGINNING;

THENCE SOUTH A DISTANCE OF 880.22 FEET; THENCE S.89°26'03"W. A DISTANCE OF 510.71 FEET; THENCE N.00°33'57"W. A DISTANCE OF 282.30 FEET TO A POINT OF CURVATURE OF A 799.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 382.88 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 27°27'20" AND A CHORD THAT BEARS N.14°17'37"W. A DISTANCE OF 379.22 FEET; THENCE N.64°07'06"E. A DISTANCE OF 189.27 FEET TO A POINT OF CURVATURE OF A 1017.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 134.29 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 07°33'55" AND A CHORD THAT BEARS N.30°15'42"W. A DISTANCE OF 134.19 FEET; THENCE N.34°02'40"W. A DISTANCE OF 234.68 FEET; THENCE EAST A DISTANCE OF 315.82 FEET; THENCE SOUTH A DISTANCE OF 183.02 FEET; THENCE EAST A DISTANCE OF 227.48 FEET; THENCE NORTH A DISTANCE OF 25.53 FEET; THENCE EAST A DISTANCE OF 92.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.38 ACRES OF LAND

**Parcel 2- (Lot 4, Edgewater at Geneva Phase 4)**

PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 17; THENCE S.00°03'06"E. ALONG THE SECTION LINE A DISTANCE OF 533.37 FEET; THENCE WEST A DISTANCE OF 1026.41 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.34°04'24"E. A DISTANCE OF 22.79 FEET; THENCE S.34°02'40"E. A DISTANCE OF 234.70 FEET TO A POINT OF CURVATURE OF A 1017.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 134.29 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 07°33'56" AND A CHORD THAT BEARS S.30°15'42"E. A DISTANCE OF 134.19 FEET; THENCE S.64°07'06"W. A DISTANCE OF 189.24 FEET TO A POINT OF CURVATURE OF A 799.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 83.98 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 06°01'21" AND A CHORD THAT BEARS N.31°02'00"W. A DISTANCE OF 83.94 FEET; THENCE N.34°02'40"W. A DISTANCE OF 280.12 FEET; THENCE N.55°57'20"E. A DISTANCE OF 17.62 FEET; THENCE N.49°26'10"E. A DISTANCE OF 5.00 FEET; THENCE N.55°57'20"E. A DISTANCE OF 169.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.66 ACRES OF LAND

**Parcel 3- (Lot 4, Edgewater at Geneva Phase 5)**

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 17; THENCE S.00°03'06"E. ALONG THE SECTION LINE A DISTANCE OF 533.37 FEET; THENCE WEST A DISTANCE OF 1026.41 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.55°57'20"W. A DISTANCE OF 169.17 FEET; THENCE S.49°26'10"W. A DISTANCE OF 5.00 FEET; THENCE S.55°57'20"W. A DISTANCE OF 17.62 FEET; THENCE N.34°02'40"W. A DISTANCE OF 35.30 FEET TO A POINT OF CURVATURE OF A 701.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 360.89 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 29°29'50" AND A CHORD THAT BEARS N.19°17'45"W. A DISTANCE OF 356.92 FEET TO A POINT OF CURVATURE OF A 87.02-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 16.52 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 10°52'51" AND A CHORD THAT BEARS N.00°53'36"E. A DISTANCE OF 16.50 FEET; THENCE N.06°20'02"E. A DISTANCE OF 75.48 FEET TO A POINT OF CURVATURE OF A 113.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 13.62 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 06°53'59" AND A CHORD THAT BEARS N.02°53'02"E. A DISTANCE OF 13.60 FEET; THENCE N.00°33'57"W. A DISTANCE OF 102.73 FEET TO A POINT OF CURVATURE OF A

15.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.56 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD THAT BEARS N.44°26'03"E. A DISTANCE OF 21.21 FEET; THENCE N.89°26'03"E. A DISTANCE OF 54.70 FEET; THENCE SOUTH A DISTANCE 74.07 FEET; THENCE N.88°15'24"E. A DISTANCE OF 3.47 FEET; THENCE S.37°23'15"E. A DISTANCE OF 44.40 FEET; THENCE N.89°58'25"E. A DISTANCE OF 39.43 FEET; THENCE S.00°33'57"E. A DISTANCE OF 47.33 FEET; THENCE S.56°58'54"E. A DISTANCE OF 24.18 FEET; THENCE S.57°14'30"E. A DISTANCE OF 20.07 FEET TO A POINT OF CURVATURE OF A 3.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 4.40 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 84°04'26" AND A CHORD THAT BEARS N.80°36'26"E. A DISTANCE OF 4.02 FEET; THENCE S.49°28'42"E. A DISTANCE OF 14.99 FEET TO A POINT OF CURVATURE OF A 42.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 31.98 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 43°37'25" AND A CHORD THAT BEARS S.16°05'12"W. A DISTANCE OF 31.21 FEET TO A POINT OF CURVATURE OF A 504.28-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 249.25 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 28°19'10" AND A CHORD THAT BEARS S.19°53'05"E. A DISTANCE OF 246.72 FEET; THENCE S.34°02'40"E. A DISTANCE OF 36.38 FEET THE POINT OF BEGINNING.

CONTAINING 2.11 ACRES OF LAND

**Parcel 4-(Edgewater at Geneva Phase 6)**

PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 17; THENCE S.00°03'06"E. ALONG THE SECTION LINE A DISTANCE OF 391.02 FEET; THENCE WEST A DISTANCE OF 683.17 FEET TO THE REAL POINT OF BEGINNING;

THENCE SOUTH A DISTANCE OF 161.23 FEET; THENCE WEST A DISTANCE OF 330.35 FEET; THENCE N.34°03'20"W. A DISTANCE OF 59.17 FEET TO A POINT OF CURVATURE OF A 504.28-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 101.32 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 11°30'44" AND A CHORD THAT BEARS N.28°17'19"W. A DISTANCE OF 101.15 FEET; THENCE N.67°28'03"E. A DISTANCE OF 21.00 FEET TO A POINT OF CURVATURE OF A 5.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 7.90 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 90°29'45" AND A CHORD THAT BEARS N.22°42'56"E. A DISTANCE OF 7.10 FEET; THENCE S.89°33'43"E. A DISTANCE OF 105.63'; THENCE N.89°26'03"E. A DISTANCE OF 173.06 FEET; THENCE N.82°59'21"E. A DISTANCE OF 62.57 FEET; THENCE EAST A DISTANCE OF 48.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.34 ACRES OF LAND

**Parcel 5-(Edgewater at Geneva Phase 7)**

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 17; THENCE S.00°03'06"E. ALONG THE SECTION LINE A DISTANCE OF 207.93 FEET; THENCE WEST A DISTANCE OF 672.16 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.10°02'30"W. A DISTANCE OF 26.45 FEET; THENCE S.00°33'57"E. A DISTANCE OF 8.00 FEET; THENCE S.11°23'53"W. A DISTANCE OF 31.94 FEET; THENCE SOUTH A DISTANCE OF 117.75 FEET; THENCE WEST A DISTANCE OF 48.50 FEET; THENCE S.82°59'21"W. A DISTANCE OF 62.57 FEET; THENCE S.89°26'03"W. A DISTANCE OF 173.06 FEET; THENCE N.89°33'43"W. A DISTANCE OF 105.63 FEET TO A POINT OF CURVATURE OF A 5.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 7.90 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 90°29'45" AND A CHORD THAT BEARS S.22°42'56"W. A DISTANCE OF 7.10 FEET; THENCE S.67°28'03"W. A DISTANCE OF 21.00 FEET TO A POINT OF CURVATURE OF A 504.28-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 147.93 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 16°48'26" AND A CHORD THAT BEARS N.14°07'44"W. A DISTANCE OF 147.40 FEET TO A POINT OF CURVATURE OF A 42.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 32.03 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 43°41'56" AND A CHORD THAT BEARS N.16°07'27"E. A DISTANCE OF 31.26 FEET; THENCE N.49°25'18"W. A DISTANCE OF 12.99 FEET TO A POINT OF CURVATURE OF A 55.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 48.82 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 50°51'43" AND A CHORD THAT BEARS N.64°00'12"E. A DISTANCE OF 47.24 FEET; THENCE N.89°26'03"E. A DISTANCE OF 416.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.90 ACRES OF LAND

**Parcel 7-(Edgewater at Geneva Phase 8)**

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 17; THENCE S.00°03'06"E. ALONG THE SECTION LINE A DISTANCE OF 46.15 FEET; THENCE WEST A DISTANCE OF 699.19 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.00°04'40"E. A DISTANCE OF 162.02 FEET; THENCE S.89°26'03"W. A DISTANCE OF 389.99 FEET TO A POINT OF CURVATURE OF A 55.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 48.82 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 50°51'43" AND A CHORD THAT BEARS S.64°00'12"W. A DISTANCE OF 47.24 FEET; THENCE N.51°29'40"W. A DISTANCE OF 2.00 FEET TO A POINT OF CURVATURE OF A 3.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 4.40 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 84°04'26" AND A CHORD THAT BEARS S.80°36'26"W. A DISTANCE OF 4.02 FEET; THENCE S.57°14'30"E. A DISTANCE OF 20.07 FEET; THENCE S.56°58'57"E. A DISTANCE OF 24.18 FEET; THENCE N.00°33'57"W. A DISTANCE OF 47.33 FEET; THENCE S.89°58'25"W. A DISTANCE OF 39.43 FEET; THENCE N.37°23'13"W. A DISTANCE OF 44.40 FEET; THENCE S.88°15'24"W. A DISTANCE OF 3.47 FEET; THENCE NORTH A DISTANCE OF 74.07 FEET: THENCE N.89°25'57"E. A DISTANCE OF 545.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.95 ACRES OF LAND

**Parcel 8-(Edgewater Extension at Geneva - Phase 12)**

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 17, THENCE S.00°03'09"E. ALONG THE SECTION LINE A DISTANCE OF 1590.03 feet; AND WEST A DISTANCE OF 378.74 FEET TO THE REAL POINT OF BEGINNING:

THENCE SOUTH A DISTANCE OF 86.25 FEET; THENCE EAST A DISTANCE OF 44.50 feet; THENCE SOUTH A DISTANCE OF 254.75 FEET; THENCE S.89°27'37"W. A DISTANCE OF 550.01 FEET TO A POINT ON THE EASTERLY



RIGHT OF WAY OF MILL ROAD, VINEYARD, UTAH, SAID POINT ALSO BEING A POINT OF CURVATURE OF A 578.38-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 50.65 FEET ALONG SAID RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 05°01'04" AND A CHORD THAT BEARS N.02°38'34"W. A DISTANCE OF 50.64 FEET; THENCE N.00°33'57"W. A DISTANCE OF 290.57 FEET ALONG SAID RIGHT OF WAY; THENCE N.89°26'03"E A DISTANCE OF 510.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.25 ACRES OF LAND.