

Affects Tax Parcel Nos.:

ASSIGNMENT OF DECLARANT'S RIGHTS
(Mount Saratoga, Utah)

This ASSIGNMENT OF DECLARANT'S RIGHTS (this "Agreement"), dated as of February 10, 2020 ("Effective Date"), is made by and between **DCP SARATOGA, LLC**, a Utah limited liability company, ("Declarant"), and **Edge Homes Utah, LLC** a Utah limited liability company ("Edge").

RECITALS

A. Declarant and Edge have entered into that certain Purchase and Sale Agreement and Escrow Instructions dated the 5th day of July, 2019 (as amended, the "Purchase Agreement"). Pursuant to the Purchase Agreement, Edge took ownership of the property described on **Exhibit A** (the "Property").

B. The Property either is or will be subject to that Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Mt. Saratoga (a Master Planned Community) recorded on July 10, 2018 as Entry No. 64461 in the Utah County Recorder's Office, State of Utah (the "Declaration"). Declarant is the "Declarant" under the Declaration. Capitalized terms used but not defined herein shall have the same meaning as set forth for such term in the Declaration.

C. Declarant and Edge are entering into this Agreement to assign all of Declarant rights under the Declaration with respect to the Property, and provide for Edge's acceptance of rights and assumption of duties of the Declarant under the Declaration.

E. The execution and delivery of this Agreement is a requirement under Section 2.4 and 8.2 of the Purchase Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the recitals set forth above and incorporated herein, and for other good and valuable consideration, the parties agree as follows:

1. Designation and Assignment.

(a) Declarant hereby designates and confirms, effective as of the Effective Date, that Edge is a "Declarant" under the Declaration. In addition, also effective as of the Effective Date, Declarant assigns and confirms any attendant rights that relate to a Declarant under the Declaration to Edge. Declarant and Edge hereby consent to the recordation of this Agreement against all land and parcels described in Exhibit A hereto with the Utah County Recorder's office.

2. Acceptance and Assumption. Edge hereby accepts the designation, confirmation, and assignments set forth in Section 1 above.

3. Declarant Representation and Warranty. Declarant represents and warrants to Edge that there have been no prior assignments of the rights assigned hereunder or Declarant's rights under the Declaration with respect to the Property, except for assignments in favor of Edge.

4. Term. This Agreement shall commence on the Effective Date and shall continue until such time as Edge no longer has any interest in the Property.

5. Choice of Law. This Agreement shall be construed, interpreted, enforced and governed by and in accordance with the laws of the State of Utah, excluding the principles thereof governing conflicts of law.

6. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original and all of such counterparts shall together constitute one and the same instrument.

[SIGNATURE PAGE FOLLOWS]

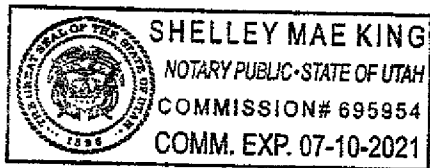
EDGE:

Edge Homes Utah, LLC, a Delaware limited liability company

By: Steve Maddox
Name: Steve Maddox
Title: Manager

STATE OF Utah)
COUNTY OF Utah : ss.

The foregoing instrument was acknowledged before me this 6 day of February, 2020 by Steve Maddox, the Manager of EDGE HOMES UTAH, LLC a Utah limited liability company, for and on behalf of said company.



Shelley King
Notary Public
Residing at: Lehi, UT

EXHIBIT A

PROPERTY DESCRIPTION

That certain real property situated in the County of Utah, State of Utah and described as follows:

Property 1:

Parcel 1:

A portion of Section 21, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Saratoga Springs, Utah, more particularly described as follows:

Beginning at a point located North 0° 17' 59" East along the Quarter Section Line 1459.28 feet and West 132.10 feet from the South 1/4 Corner of Section 21, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 70° 10' 42" West 80.01 feet; thence North 19° 49' 18" East 100.00 feet; thence North 70° 10' 42" West 321.90 feet; thence North 64° 50' 27" West 83.00 feet; thence northeasterly along the arc of a 1459.00 foot radius non-tangent curve to the right (radius bears: South 64° 50' 27" East) 69.17 feet through a central angle of 2° 42' 58" (chord: North 26° 31' 02" East 69.16 feet); thence along the arc of a 1956.50 foot radius curve to the left 363.09 feet through a central angle of 10° 37' 59" (chord: North 22° 33' 32" East 362.57 feet); thence North 76° 16' 38" West 384.18 feet; thence North 76° 38' 12" West 185.42 feet; thence North 81° 16' 07" West 591.82 feet; thence North 61° 54' 36" West 84.57 feet; thence South 28° 05' 24" West 30.00 feet; thence North 61° 54' 36" West 141.52 feet; thence North 49° 30' 57" West 433.45 feet to the Quarter Section Line; thence North 89° 11' 06" West along the Quarter Section Line 574.34 feet to the West 1/4 Corner of said Section 21; thence North 0° 12' 36" East along the Section Line 1259.34 feet to the southerly line of that real property described in Deed Entry No. 83615:2009; thence North 33° 39' 41" East along said real property 555.74 feet; thence East 586.17 feet; thence South 19° 08' 39" East 149.34 feet; thence East 400.47 feet; thence South 58° 33' 25" East 213.49 feet; thence South 36° 50' 22" East 230.72 feet; thence South 11° 06' 36" East 299.20 feet; thence East 400.32 feet; thence northeasterly along the arc of a 541.50 foot radius non-tangent curve to the right (radius bears: North 88° 25' 36" East) 541.50 feet through a central angle of 3° 28' 32" (chord: North 0° 09' 52" East 32.84 feet); thence northeasterly along the arc of a 93.00 foot radius non-tangent curve to the right (radius bears: North 36° 00' 45" East) 181.33 feet through a central angle of 111° 42' 46" (chord: North 1° 52' 08" East 153.94 feet); thence northwesterly along the arc of a 173.00 foot radius non-tangent curve to the left (radius bears: South 69° 28' 43" West) 55.71 feet through a central angle of 18° 26' 57" (chord: North 29° 44' 46" West 55.47 feet); thence North 38° 58' 15" West 3.60 feet; thence along the arc of a 280.00 foot radius curve to the left 30.91 feet through a central angle of 6° 19' 32" (chord: North 42° 08' 01" West 30.90 feet); thence North 30° 46' 22" East 63.32 feet; thence southeasterly along the arc of a 160.00 foot radius non-tangent curve to the left (radius bears: North 23° 50' 53" East) 23.14 feet through a central angle of 8° 17' 14" (chord: South 70° 17' 44" East 23.12 feet); thence South 74° 26' 21" East 6.26 feet; thence along the arc of a 77.00 foot radius curve to the left 119.70 feet through a central angle of 89° 04' 14" (chord: North 61° 01' 32" East 108.01 feet); thence South 65° 43' 21" East 76.31 feet; thence North 24° 16' 39" East 108.00 feet; thence South 65° 43' 21" East 181.40 feet; thence South 24° 16' 39" West 179.00 feet to the Northwest corner of QUAILHILL AT

MT. SARATOGA PLAT K Subdivision according to the official plat thereof; thence along said subdivision boundary the following four (4) courses: South $24^{\circ} 16' 39''$ West 83.17 feet; thence South $61^{\circ} 18' 02''$ East 82.97 feet; thence South $23^{\circ} 28' 42''$ East 594.07 feet; thence South $33^{\circ} 12' 45''$ East 348.25 feet; thence West 494.86 feet; thence southwesterly along the arc of a 2039.50 foot radius non-tangent curve to the right (radius bears: South $83^{\circ} 14' 40''$ West) 684.88 feet through a central angle of $19^{\circ} 14' 25''$ (chord: South $2^{\circ} 51' 52''$ West 681.66 feet); thence along the arc of a 15.00 foot radius curve to the left 23.24 feet through a central angle of $88^{\circ} 45' 43''$ (chord: South $31^{\circ} 53' 47''$ East 20.98 feet); thence South $76^{\circ} 16' 38''$ East 190.08 feet; thence along the arc of a 301.50 foot radius curve to the right 192.89 feet through a central angle of $36^{\circ} 39' 21''$ (chord: South $57^{\circ} 56' 58''$ East 189.62 feet); thence North $50^{\circ} 22' 43''$ East 277.89 feet; thence North 320.91 feet; thence North $53^{\circ} 30' 58''$ East 103.38 feet to the south line of QUAILHILL AT MT. SARATOGA PLAT K subdivision according to the official plat thereof; thence East along said south line 119.89 feet; thence South 559.60 feet; thence South $38^{\circ} 50' 15''$ West 357.76 feet; thence northwesterly along the arc of a 571.00 foot radius non-tangent curve to the right (radius bears: North $41^{\circ} 26' 12''$ East) 79.78 feet through a central angle of $8^{\circ} 00' 19''$ (chord: North $44^{\circ} 33' 39''$ West 79.71 feet); thence South $48^{\circ} 54' 54''$ West 203.00 feet; thence South $27^{\circ} 55' 10''$ East 84.62 feet; thence South $46^{\circ} 20' 45''$ East 74.25 feet; thence South $51^{\circ} 10' 02''$ East 63.40 feet; thence South $58^{\circ} 00' 56''$ East 84.14 feet; thence South $44^{\circ} 00' 44''$ East 80.55 feet; thence South $51^{\circ} 10' 02''$ East 252.71 feet; thence South $60^{\circ} 57' 05''$ East 210.00 feet; thence South $66^{\circ} 22' 44''$ East 248.79 feet; thence North $82^{\circ} 04' 49''$ East 1120.08 feet to the westerly line of the Utah Power & Light Company property as defined by survey; thence South $5^{\circ} 03' 00''$ West along said westerly line 423.18 feet to the south line of the Utah Power & Light Company property as defined by survey; thence along said South line Northeasterly along the arc of a 544.00 foot radius non-tangent curve to the left (radius bears: North $25^{\circ} 29' 07''$ West) 8.46 feet through a central angle of $0^{\circ} 53' 29''$ (chord: North $64^{\circ} 04' 08''$ East 8.46 feet) to the east line of that real property described in Deed Entry No. 4952:2006; thence South $0^{\circ} 00' 18''$ East along said real property 253.32 feet to the centerline of Fairfield Road; thence South $52^{\circ} 38' 12''$ West along said centerline 888.11 feet; thence North $88^{\circ} 02' 19''$ West 834.16 feet; thence North 30.00 feet; thence South $88^{\circ} 02' 23''$ East 613.98 feet; thence North $0^{\circ} 38' 29''$ East 110.82 feet; thence southeasterly along the arc of a 3000.00 foot radius non-tangent curve to the left (radius bears: North $0^{\circ} 38' 29''$ East) 32.66 feet through a central angle of $0^{\circ} 37' 26''$ (chord: South $89^{\circ} 40' 13''$ East 32.66 feet); thence North 336.00 feet; thence West 94.50 feet; thence North 21.50 feet; thence West 152.00 feet; thence North 90.00 feet; thence West 46.59 feet; thence North 45.00 feet; thence East 46.59 feet; thence North 52.89 feet; thence North $76^{\circ} 13' 06''$ West 20.90 feet; thence North $13^{\circ} 46' 57''$ East 89.96 feet; thence North $16^{\circ} 45' 57''$ East 56.00 feet; thence northwesterly along the arc of a 450.00 foot radius non-tangent curve to the right (radius bears: North $16^{\circ} 45' 57''$ East) 30.24 feet through a central angle of $3^{\circ} 51' 00''$ (chord: North $71^{\circ} 18' 33''$ West 30.23 feet); thence North $20^{\circ} 34' 21''$ East 100.08 feet; thence North $65^{\circ} 48' 41''$ West 45.00 feet; thence North $61^{\circ} 23' 40''$ West 604.50 feet; thence North $60^{\circ} 44' 20''$ West 48.60 feet; thence North $58^{\circ} 09' 25''$ West 46.49

feet; thence North 55° 15' 45" West 46.49 feet; thence North 55° 20' 26" West 50.52 feet; thence South 33° 47' 13" West 100.00 feet; thence northwesterly along the arc of a 1076.00 foot radius non-tangent curve to the left (radius bears: South 33° 47' 13" West) 20.00 feet through a central angle of 1° 03' 54" (chord: North 56° 44' 44" West 20.00 feet); thence North 33° 47' 13" East 100.00 feet; thence North 58° 25' 52" West 51.76 feet; thence North 60° 55' 31" West 49.90 feet; thence North 63° 21' 26" West 49.92 feet; thence North 65° 51' 22" West 52.64 feet; thence North 68° 25' 16" West 52.64 feet; thence North 70° 07' 43" West 46.49 feet; thence South 19° 49' 18" West 100.00 feet to the point of beginning.

(Being proposed REMAINDER OF VILLAGE 1-PURCHASE)

Parcel 2:

A portion of the Southwest quarter of Section 21, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Saratoga Springs, Utah, more particularly described as follows:

Beginning at a point located North 0° 17' 59" East along the quarter section line 138.61 feet and West 248.21 feet from the South 1/4 corner of Section 21, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89° 08' 58" W 164.24 feet; thence along the arc of a 15.00 foot radius curve to the right 23.34 feet through a central angle of 89° 08' 57" (chord: North 44° 34' 29" West 21.06 feet); thence North 81.08 feet; thence along the arc of a 889.00 foot radius curve to the left 113.71 feet through a central angle of 7° 19' 43" (chord: North 3° 39' 51" West 113.63 feet); thence East 186.26 feet; thence South 211.92 feet to the point of beginning.

(Being proposed MT. SARATOGA REMAINING PURCHASE PARCEL 3
(COMMERCIAL))

Parcel 3:

A portion of the Southwest quarter of Section 21, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Saratoga Springs, Utah, more particularly described as follows:

Beginning at a point located North 0° 17' 59" East along the quarter section line 73.99 feet and West 544.55 feet from the South 1/4 corner of Section 21, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89° 09' 33" West 792.50 feet; thence North 0° 00' 38" East 408.28 feet; thence East 509.42 feet; thence North 69° 09' 14" East 257.23 feet; thence southeasterly along the arc of a 1459.00 foot radius non-tangent curve to the left (radius bears: North 69° 09' 14" East) 42.62 feet through a central angle of 1° 40' 25" (chord: South 21° 40' 58" East 42.62 feet); thence along the arc of a 806.00 foot radius curve to the right 124.84 feet through a central angle of 8° 52' 27" (chord: South 18° 04' 57" East 124.71 feet); thence along the arc of a 280.50 foot radius curve to the right 58.42 feet through a central angle of 11° 55' 57" (chord: South 7° 40' 45" East 58.31 feet); thence South 1° 42' 47" East 132.42 feet; thence South 125.27 feet; thence North 89° 11' 25" West 23.14 feet; thence South 0° 48' 35" West 38.21 feet to the point of beginning.

(Being proposed MT. SARATOGA REMAINING PURCHASE PARCEL 4)

(COMMERCIAL)

Parcel 4:

A portion of Section 16, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Saratoga Springs, Utah, more particularly described as follows:

Beginning at a point located North 0° 21' 55" East along the Section Line 1091.43 feet and West 154.78 feet from the Southeast Corner of Section 16, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 85° 12' 00" West 996.78 feet; thence southwesterly along the arc of a 1041.50 foot radius non-tangent curve to the right (radius bears: North 68° 40' 45" West) 28.54 feet through a central angle of 1° 34' 13" (chord: South 22° 06' 21" West 28.54 feet); thence North 67° 06' 33" West 83.00 feet; thence northwesterly along the arc of a 958.50 foot radius non-tangent curve to the left (radius bears: North 67° 06' 33" West) 831.94 feet through a central angle of 49° 43' 50" (chord: North 1° 58' 27" West 806.07 feet); thence along the arc of a 1043.50 foot radius curve to the right 18.20 feet through a central angle of 0° 59' 57" (chord: North 26° 20' 24" West 18.20 feet); thence South 54° 53' 34" West 317.74 feet; thence South 68° 22' 39" West 59.76 feet; thence North 56° 28' 44" West 116.59 feet; thence North 85° 15' 55" West 75.86 feet; thence North 72° 05' 07" West 225.21 feet; thence North 73° 49' 14" West 85.95 feet; thence North 81° 01' 24" West 85.91 feet; thence North 88° 37' 30" West 85.91 feet; thence South 85° 35' 26" West 86.13 feet; thence South 74° 42' 57" West 349.28 feet to the Easterly line of that real property described in Deed Entry No. 26972:2006; thence along said real property the following three (3) courses: North 24° 19' 57" West 87.18 feet; thence South 65° 37' 45" West 189.50 feet; thence South 33° 37' 57" West 172.88 feet; thence North 25° 38' 33" West 465.12 feet; thence North 33° 57' 27" East 512.75 feet to the Southerly right-of-way line of Highway 73; thence North 78° 12' 20" East along said right-of-way line 235.19 feet to the Quarter Section Line; thence South 0° 23' 05" West along the Quarter Section Line 651.34 feet to the northerly line of that real property described in Deed Entry No. 822:2006; thence along said real property the following seventeen (17) courses: North 65° 39' 53" East 283.43 feet; thence North 88° 24' 59" East 355.06 feet; thence South 62° 03' 18" East 559.95 feet; thence North 54° 53' 34" East 305.11 feet; thence North 23° 32' 32" West 24.36 feet; thence Northwesterly along the arc of a 1050.64 foot radius non-tangent curve to the right (radius bears: North 66° 29' 51" East) 208.68 feet through a central angle of 11° 22' 48" (chord: North 17° 48' 45" West 208.33 feet); thence North 12° 07' 21" West 544.62 feet; thence North 57° 07' 21" West 141.74 feet to a point also being on the southerly right-of-way line of Highway 73; thence North 78° 12' 20" East along said right-of-way line 294.77 feet; thence South 32° 52' 39" West 139.36 feet; thence South 12° 07' 21" East 544.62 feet; thence along the arc of a 954.64 foot radius curve to the left 156.00 feet through a central angle of 9° 21' 45" (chord: South 16° 48' 14" East 155.82 feet); thence North 30° 49' 00" East 240.09 feet; thence North 40° 46' 27" East 158.96 feet; thence North 71° 01' 41" East 369.74 feet; thence North 67° 13' 11" East 178.58 feet; thence South 34° 08' 41" East 138.69 feet; thence South 46° 39' 59" East 152.34 feet; thence South 47° 43' 01" West 342.92 feet; thence South 42° 16' 59" East 657.12 feet; thence South 5° 03' 00" West 599.09 feet to the point of beginning.
(Being proposed DESCRIPTION OF PURCHASE AREA OF VILLAGE 5 NEIGHBORHOOD 3)