

Recorded at the Request of:
Northbridge Development, L.L.C.

Record Against the Property
Described in Exhibit A

After Recording Mail to:
Split Rock, Inc.
c/o Bruce C. Jenkins
902-B North 1400 West
St. George, UT 84790

DOC # 20070036059

Restrictive Page 1 of 7
Russell Shirts Washington County Recorder
07/13/2007 10:32:11 AM Fee \$ 27.00
By UNITED TITLE SERVICES



**Assignment of Declarant Rights
and
Partial Assignment of Declarant Obligations and Duties**
(All of Northbridge ~~Subdivision~~ and All of Northbridge Estates)

Northbridge Development, L.L.C. is the Declarant of the Northbridge Project under that certain Declaration of Covenants, Conditions and Restrictions for Northbridge Estates and ~~Subdivision~~ recorded in the records of the Washington County Recorder as Entry No. 928986, in Book 1716, beginning at page 2132, as amended and supplemented from time to time (the "Declaration").

The Northbridge Project consists of Northbridge Estates Phase 1 ("NBE-1"), Northbridge Estates Phase 2 ("NBE-2") and Northbridge Estates Phase 3 ("NBE-3") and Northbridge ~~Subdivision~~ Phase 1 ("NBS-1"), Northbridge ~~Subdivision~~ Phase 2 ("NBS-2"), and Northbridge ~~Subdivision~~ Phase 3 ("NBS-3"), and such additional real property as may be added to the project under the terms of the Declaration (collectively the "Northbridge Project"). Northbridge Development has recorded plat maps in the official records of the Washington County Recorder for NBS-1, NBS-2, NBE-1 and NBE-2. It is anticipated, but not required, that the real property comprising NBS-3 and NBE-3 will be annexed into the Northbridge Project and subjected to the Declaration.

Article 12, Section 12.4 of the Declaration gives Northbridge Development, L.L.C. the authority to delegate, transfer or assign its Declarant rights, powers, duties and obligations. Under such power and authority, Northbridge Development, L.L.C. hereby makes the following representations, assignments, transfers and delegations and retains and reserves to Northbridge Development, L.L.C. certain obligations, duties, responsibilities and liabilities:

1. Assignment of All Declarant Rights and Powers. Northbridge Development, L.L.C. hereby assigns to Split Rock, Inc. and Split Rock, Inc. hereby assumes all of Northbridge Development's rights and powers as Declarant for the entire Northbridge Project (NBS-1, NBS-2, NBS-3, NBE-1, NBE-2, NBE-3, and all future additions).

2. Responsibility for Pre-existing Improvements. Northbridge Development, L.L.C. has completed, or will complete, and will remain responsible and liable for all the improvements to the public and private streets, easements, water, utilities, sewer, curbs and gutters, sidewalks, and other related subdivision infrastructure for NBS-1, NBE-1, and lots 32 through 38 of NBS-2. (Collectively the "NB Improvement Obligations").

2. Retention and Non-Assignment of Certain Duties, Etc (NBS-1, NBS-2, NBE-1). Northbridge Development, L.L.C. specifically does not assign to Split Rock, Inc. and Split Rock, Inc. does not accept or assume (i) any of Northbridge Development, L.L.C.'s Declarant duties, obligations, responsibilities and liabilities related to NBS-1, NBE-1 or lots 32 through 38 of NBS-2 or (ii) any of the NB Improvement Obligations.

3. Assignment of All Other Duties. Northbridge Development, L.L.C. hereby assigns and Split Rock, Inc. hereby assumes all of Northbridge Development, L.L.C.'s Declarant obligations and duties for NBE-2, NBE-3, lots 39 through 80 of NBS-2, NBS-3 and all future additions to the Northbridge Project, subject to such warranty for existing subdivision improvements as Northbridge Development, L.L.C. has given by separate agreement to Split Rock, Inc.

IN WITNESS WHEREOF, this instrument has been executed this 11th day of July, 2007 and this instrument shall be effective upon its recording in the records of the Washington County Recorder.

NORTHBIDGE DEVELOPMENT, L.L.C.

By: [Signature]
Kyle Stewart, Manager

APPROVED AND ACCEPTED BY:

SPLIT ROCK, INC.

By: [Signature]
Weldon G. Larsen, President

Lender Approval:

[Signature] and [Signature]
Glenn Bingham Elisabeth Bingham

(acknowledgments on following page)

STATE OF UTAH)

: SS
County of Washington)

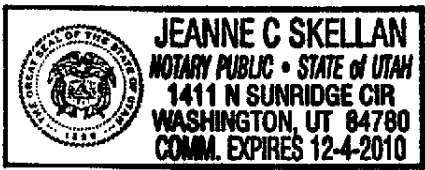
On this 11th day of July, 2007, personally appeared before me Kyle Stewart, who is personally known to me (or satisfactorily proved to me), and who being by me duly sworn did say that he is the Manager of Northbridge Development, LLC, a Utah limited liability company, and that he executed the foregoing Supplemental Declaration of Annexation (Northbridge Estates Phase 3) on behalf of said Company by authority of a resolution of its Managers, and he Acknowledged before me that the Company executed the same for the uses and purposes stated therein.



[Handwritten Signature]
Notary Public

STATE OF UTAH)
: SS
County of Washington)

On this 11th day of July, 2007, personally appeared before me Weldon G. Larsen, who is personally known to me (or satisfactorily proved to me), and who being by me duly sworn did say that he is the President of Split Rock, Inc., a Utah Corporation, and that he executed the foregoing Supplemental Declaration of Annexation (Northbridge Estates Phase 3) on behalf of said Corporation by authority of a resolution of its Board of Directors, and he Acknowledged before me that the Company executed the same for the uses and purposes stated therein.



[Handwritten Signature]
Notary Public

STATE OF UTAH)
: SS
County of Washington)

On this 11th day of July, 2007, personally appeared before me Glen Bingham, who is personally known to me (or satisfactorily proved to me), and that he executed the foregoing Supplemental Declaration of Annexation (Northbridge Estates Phase 3) and he Acknowledged before me that he executed the same for the uses and purposes stated therein.

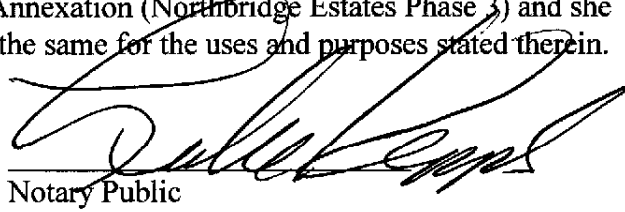
[Handwritten Signature]
Notary Public

STATE OF UTAH)



County of Washington) : ss

On this 11th day of July, 2007, personally appeared before me Elisabeth Bingham, who is personally known to me (or satisfactorily proved to me), and that she executed the foregoing Supplemental Declaration of Annexation (Northbridge Estates Phase 3) and she Acknowledged before me that she executed the same for the uses and purposes stated therein.



Notary Public



(W-NB-1-1 THROUGH 31)

ALL OF LOT(S) 1 THROUGH 31, NORTHBRIDGE PHASE 1 AMENDED AND EXTENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

(W-NB-2-32 THROUGH 80)

ALL OF LOT(S) 32 THROUGH 80, NORTHBRIDGE PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

(W-5-2-10-4108)

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF (PROPOSED NORTHBRIDGE PHASE 3)

(W-NBE-1-201 THROUGH 212)

ALL OF LOT(S) 201 THROUGH 212, NORTHBRIDGE ESTATES PHASE 1 AMENDED & EXTENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

(W-NBE-2-228 THROUGH 248)

ALL OF LOT(S) 228 THROUGH 248, NORTHBRIDGE ESTATES PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

(W-5-2-10-4108)

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.
(PROPOSED NORTHBRIDGE ESTATES PHASE 3)

EXHIBIT 'A'

LEGAL DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°01'34" EAST ALONG THE SECTION LINE A DISTANCE OF 376.66 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°01'34" EAST, ALONG SAID SECTION LINE, A DISTANCE OF 726.80 FEET; THENCE SOUTH 42°34'52" EAST, A DISTANCE OF 441.67 FEET; THENCE SOUTH 47°27'01" WEST, A DISTANCE OF 111.02 FEET; THENCE SOUTH 51°50'53" WEST, A DISTANCE OF 50.15 FEET; THENCE SOUTH 55°58'50" WEST, A DISTANCE OF 396.20 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE LEFT; OF WHICH THE RADIUS POINT LIES SOUTH 67°50'08" WEST, A RADIAL DISTANCE OF 175.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 34.49 FEET, THROUGH A CENTRAL ANGLE OF 11°17'30"; THENCE NORTH 33°27'22" WEST, A DISTANCE OF 32.89 FEET; THENCE SOUTH 56°09'06" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 73°25'22" WEST, A DISTANCE OF 73.45 FEET; THENCE NORTH 86°59'17" WEST, A DISTANCE OF 107.57 FEET; THENCE SOUTH 82°08'56" WEST, A DISTANCE OF 136.90 FEET; THENCE SOUTH 38°27'18" WEST, A DISTANCE OF 58.98 FEET; THENCE SOUTH 70°29'09" WEST, A DISTANCE OF 110.00 FEET; THENCE SOUTH 77°11'57" WEST, A DISTANCE OF 80.55 FEET; THENCE NORTH 19°30'51" WEST, A DISTANCE OF 95.68 FEET TO THE POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 330.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 245.57 FEET, THROUGH A CENTRAL ANGLE OF 42°38'14"; THENCE NORTH 23°07'23" EAST, A DISTANCE OF 66.62 FEET TO THE POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 195.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 69.44 FEET THROUGH A CENTRAL ANGLE OF 20°24'10"; THENCE NORTH 02°43'13" EAST, A DISTANCE OF 311.90 FEET TO THE POINT OF BEGINNING.

(BEING THE PROPOSED PLAT OF "NORTHBRIDGE PHASE 3 SUBDIVISION")

LEGAL DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 89°01'34" EAST, ALONG THE SECTION LINE, A DISTANCE OF 376.66 FEET; THENCE SOUTH 02°43'13" WEST, A DISTANCE OF 311.90 FEET; TO THE POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 195.00 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 69.44 FEET, THROUGH A CENTRAL ANGLE OF 20°24'10"; THENCE SOUTH 23°07'23" WEST, A DISTANCE OF 66.62 FEET; TO THE POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 330.00 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 245.57 FEET, THROUGH A CENTRAL ANGLE OF 42°38'14"; THENCE SOUTH 19°30'51" EAST, A DISTANCE OF 95.68 FEET; THENCE SOUTH 75°55'54" WEST, A DISTANCE OF 25.11 FEET; THENCE SOUTH 19°30'51" EAST, A DISTANCE OF 87.00 FEET; THENCE SOUTH 11°50'14" EAST, A DISTANCE OF 129.85 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF NORTHBRIDGE ESTATES PHASE 1 AMENDED AND EXTENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THE FOLLOWING THREE (3) COURSES ALONG SAID NORTHERLY LINE; THENCE SOUTH 80°06'00" WEST, A DISTANCE OF 197.00 FEET; THENCE NORTH 09°54'00" WEST, A DISTANCE OF 12.36 FEET; THENCE SOUTH 80°06'00" WEST, A DISTANCE OF 215.00 FEET, TO A POINT ON THE EASTERLY LINE OF NORTHBRIDGE ESTATES PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THE FOLLOWING NINE (9) COURSES ALONG SAID EASTERLY LINE; THENCE NORTH 09°54'00" WEST, A DISTANCE OF 139.64 FEET; TO THE POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 130.00 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.20 FEET, THROUGH A CENTRAL ANGLE OF 17°16'37"; THENCE NORTH 27°10'37" WEST, A DISTANCE OF 284.25 FEET; TO THE POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 195.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 196.73 FEET, THROUGH A CENTRAL ANGLE OF 57°48'18"; THENCE NORTH 30°37'42" EAST, A DISTANCE OF 163.28 FEET, TO THE POINT OF CURVATURE TO THE LEFT, HAVING A RADIUS OF 255.00 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 97.95 FEET, THROUGH A CENTRAL ANGLE OF 22°00'32"; THENCE NORTH 08°37'10" EAST, A DISTANCE OF 89.71 FEET; THENCE NORTH 45°50'51" EAST, A DISTANCE OF 57.62 FEET; THENCE NORTH 00°37'15" EAST, A DISTANCE OF 73.70 FEET, TO A POINT ON THE NORTH LINE OF SAID SECTION 10; THENCE SOUTH 89°35'35" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 21.16 FEET; TO THE POINT OF BEGINNING. PROPOSED NORTHBRIDGE ESTATES PHASE 3.