

WHEN RECORDED PLEASE
RETURN TO:

CLARK K. TAYLOR, ESQ.
36 SOUTH STATE STREET
SUITE 1900
SALT LAKE CITY, UT 84111

ENT 41820:2014 PG 1 of 5
Jeffery Smith
Utah County Recorder
2014 Jun 19 09:03 AM FEE 19.00 BY SS
RECORDED FOR Backman FPTP
ELECTRONICALLY RECORDED

Space above for County Recorder's Use

TAX PARCEL I.D. NO(s): 13-063-0026, 13-063-0066, 47-313-0001, 47-313-0002,
47-256-0003, 47-256-0004, 47-239-0001, 47-239-0002, 47-286-0001, 47-286-0002,
47-286-0003, 47-286-0004, 47-286-0010

ASSIGNMENT AND ASSUMPTION OF DECLARANT'S RIGHTS

THIS AGREEMENT is dated as of this 11th day of June, 2014 (the "Effective Date"), by and between B TSAF, LLC, a Utah limited liability company, ("Assignor") and North Pointe Master LLC, a Utah limited liability company (Assignee).

RECITALS:

A. Assignor is the Declarant under that certain Master Declaration of Covenants, Conditions and Restrictions and Grant of Easements for North Pointe Business Park, dated August 23, 1999 and recorded January 6, 2000 in the Utah County Recorder's Office as Entry No. 1403:2000 ("CC&Rs"), which was amended by that certain Supplemental Declaration, dated June 27, 2000, and recorded in the Utah County Recorder's Office as Entry No. 11105:2001 ("Amended Declaration"). (CC&Rs and Amended Declaration are collectively herein "Amended CC&Rs".)

B. Amended CC&Rs affect real property in Utah County, State of Utah, as more particularly described on Exhibits "A" and "B" attached hereto.

C. Assignor desires to assign to Assignee, and Assignee desires to assume all of Assignor's rights, title, and duties as Declarant under the Amended CC&Rs.

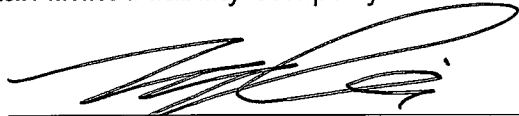
NOW, THEREFORE, the parties agree as follows:

1. **Assignment**. Assignor hereby assigns to Assignee all of Assignor's rights, title, and interest as Declarant under the Amended CC&Rs.
2. **Assumption**. Assignee hereby assumes all of Assignor's duties to be performed as Declarant under the Amended CC&Rs from and after the date hereof.
3. **Representations**. Assignor represents that
 - (i) its rights as Declarant under the Amended CC&Rs have not previously been assigned,
 - (ii) its rights as an owner under the Amended CC&Rs run with the land and have been conveyed to grantees of the land along with the land, and
 - (iii) after execution and delivery of this Assignment, it has no remaining rights under the Amended CC&Rs.

IN WITNESS WHEREOF, Assignor and Assignee have executed this Agreement as of the Effective Date.

[SIGNATURES ON FOLLOWING PAGE]

ASSIGNOR: BSAF, LLC
a Utah limited liability company

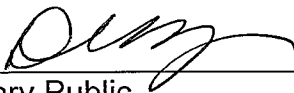
By: 
R. Scott McQuarrie, President
BTS Investments, Inc. (BTS),
Manager of BSAF, LLC

ASSIGNEE: NORTH POINTE MASTER LLC,
a Utah limited liability company

By: 
Name: Mark H. Robinson
Title: Authorized Signing Officer

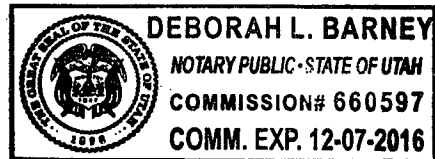
STATE OF UTAH)
 : ss
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 11 day of June, 2014, by R. Scott McQuarrie, President of BTS Investments, Inc., the Manager of BSAF, LLC.

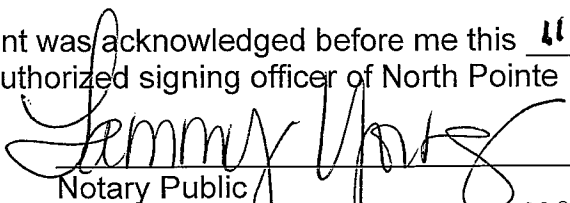


Notary Public

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)



The foregoing instrument was acknowledged before me this 11th day of June, 2014, by Mark H. Robinson, authorized signing officer of North Pointe Master LLC.



Notary Public

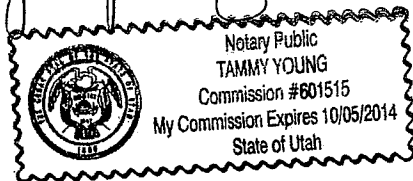


EXHIBIT "A"**PROPERTY DESCRIPTION**

Commencing at a point located South 00-25-09 East along the section 64.69 feet and West 2147.99 feet from the East 1/4 corner of Section 25, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 00-00-14 West 125.30 feet; thence North 89-23-22 East 47.36 feet; thence North 77-58-05 East 285.69 feet; thence North 76-13-17 East 68.01 feet; thence North 89-54-38 East 354.90 feet; thence South 64-27-14 East 110.95 feet; thence South 50-05-30 East 127.84 feet; thence South 49-38-50 East 461.40 feet; thence South 50-06-16 East 608.06 feet; thence South 02-16-58 West 467.90 feet; thence North 89-49-22 West 1386.44 feet; thence North 89-44-48 West 529.68 feet; thence North 916.99 feet; thence North 23-00-00 West 151.09 feet; thence along an arc of a 416.00 foot radius curve to the right 166.99 feet (Chord Bears North 11-30-00 West 165.87 feet); thence North 108.87 feet; thence North 89-52-58 East 262.83 feet to the point of beginning.

Area = 48.12 acres

EXHIBIT "B"

PROPERTY DESCRIPTION

North Pointe Business Park Plat "B", Boundary Description:

Commencing at point located South 00-25-09 East along the section line 1394.97 feet and West 1823.46 feet from the East Quarter corner of Section 25, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 417.46 feet; thence South 25-11-15 West 45.00 feet; thence along an arc of 385.00 foot radius curve to the left 142.37 feet (chord bears North 75-24-23 West 141.56 feet); thence North 86-00-00 West 300.00 feet; thence along arc of 395.00 foot radius curve to the right 201.75 feet (chord bears North 71-22-05 West 199.56 feet); thence North 32-15-49 East 45.00 feet; thence along an arc of 65.00 foot radius curve to the left 137.53 feet (chord bears North ~~62-32-04~~ East 113.27 feet); thence along an arc of a 350.00 radius curve to the left 12.45 feet (chord bears North 01-01-09 East 12.45 feet); thence North 238.01 feet; thence South 89-44-48 East 519.00 feet to the point of beginning.

Area 5.18 Acres