

ASSIGNMENT OF DECLARANT RIGHTS

THIS ASSIGNMENT OF DECLARANT'S RIGHTS (this "Assignment") is entered into as of the 12th day of May, 2015 by and among DMB INVESTMENTS, LLC, an Idaho limited liability company doing business in the State of Utah as DMB Investments Utah, LLC ("DMB") and DON BRANDT, a single man ("Brandt"; collectively, the "Assignor"), and Valley Grove, LLC, a Maryland limited liability company (the "Assignee").

RECITALS

A. Assignor is the Declarant under that certain Declaration recorded April 2, 2010 as Entry No. 27182:2010 among the Official Records of Utah County (the "Declaration").

B. As of the date hereof, Assignor, as seller, is conveying to Assignee certain of the property which is encumbered by the Declaration. In connection with such transfer, Assignor agreed to assign all of its rights as Declarant to Assignee.

C. All undefined capitalized terms used herein shall have the meanings ascribed thereto in the Declaration.

Agreements

NOW, THEREFORE, in consideration of mutual covenants set forth herein the parties hereby agree as follows:

1. In accordance with Article XI Section 4 of the Declaration, Assignor hereby assigns to Assignee all of Assignor's rights, powers and reservations as the "Declarant" under the Declaration. Assignee hereby accepts and assumes all of Assignor's rights, powers and reservations as the "Declarant" under the Declaration.

2. Assignor represents and warrants that Assignor is the Declarant under the Declaration as of the date hereof and has the full power and authority to transfer the Declarant's rights, powers and reservations to Assignee.

3. Assignor shall remain responsible for all responsibilities and actions as Declarant through the day before the date of this Assignment.

4. This Assignment, together with the Recitals hereof, sets forth all of the undertakings of the parties with respect to the subject matter hereof.

NTA 15-1587 AG

IN WITNESS WHEREOF, the parties have caused this Assignment to be executed as of the date first above written.

**WITNESS:**

Mary Kurn

**ASSIGNEE:**

VALLEY GROVE, LLC, a Maryland limited liability company

By: Edward St. John, LLC, Manager

By: Edward St. John  
Name: Edward A. St. John  
Title: General Manager

**WITNESS:**

\_\_\_\_\_  
\_\_\_\_\_

**ASSIGNOR:**

DMB INVESTMENTS, LLC, an Idaho limited liability company doing business in the State of Utah as DMB Investments Utah, LLC

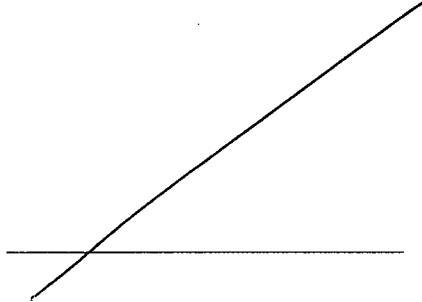
By: \_\_\_\_\_  
Name: Dennis M. Baker  
Title: Manager

DON BRANDT

*(Notary acknowledgments on following page)*

IN WITNESS WHEREOF, the parties have caused this Assignment to be executed as of the date first above written.

**WITNESS:**

  
\_\_\_\_\_

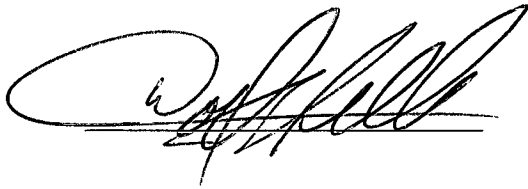
**ASSIGNEE:**

VALLEY GROVE, LLC, a Maryland limited liability company

By: Edward St. John, LLC, Manager

By: \_\_\_\_\_  
Name: Edward A. St. John  
Title: General Manager

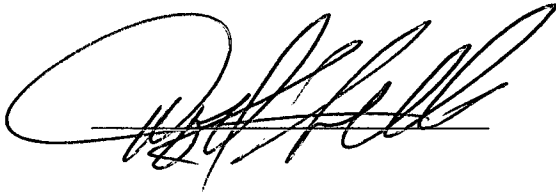
**WITNESS:**

  
\_\_\_\_\_

**ASSIGNOR:**

DMB INVESTMENTS, LLC, an Idaho limited liability company doing business in the State of Utah as DMB Investments Utah, LLC

By:   
Name: Dennis M. Baker  
Title: Manager

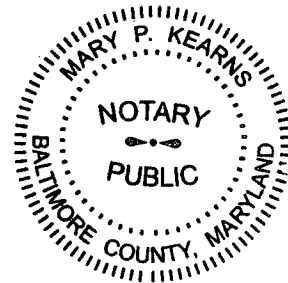
  
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DON BRANDT

STATE OF MD )  
 )SS.  
COUNTY OF Baltimore

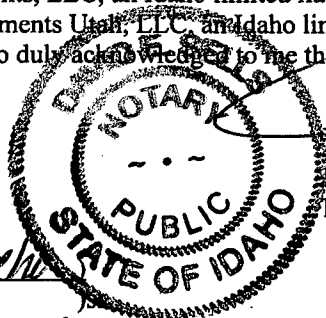
On the 8<sup>th</sup> day of May, 2015, personally appeared before me, Edward A. St. John, General Manager for Edward St. John, LLC, manager of Valley Grove, LLC, a Maryland limited liability company doing business in the State, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Mary Kearns.  
Notary Public  
Residing at: 2560 LORD BALTIMORE DR, BOSTO.  
My Commission Expires: MD 21244 10/9/18



STATE OF Idaho )  
 )SS.  
COUNTY OF Ada )

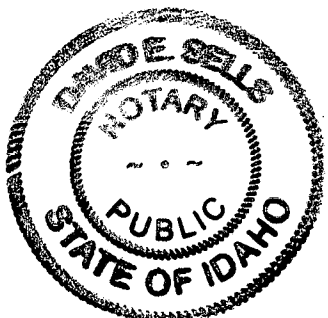
On the 7th day of May, 2015, personally appeared before me, Dennis M. Baker, Manager of DMB Investments, LLC, an Idaho limited liability company doing business in the State of Utah as DMB Investments Utah, LLC, an Idaho limited liability company, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same



[Signature]  
Notary Public  
Residing at: Nampa, Id  
My Commission Expires: 10-28-2017

State of Idaho )  
 )  
County of Canyon )

On the 7th day of May, 2015, personally appeared before me, Don Brandt, the signer of the within instrument who duly acknowledged to me that he executed the above instrument.



[Signature]  
NOTARY PUBLIC  
Residing: Nampa, Id  
Commission Expires: 10-28-2017

**BOUNDARY DESCRIPTION**  
**DMB Subdivision**

A parcel of land, situate in the Southwest Quarter of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the east line of Grove Parkway, which is located North 89°37'36" East 1247.85 feet along the Quarter Section line and South 649.00 feet from the West Quarter Corner of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian, and running:

thence North 45°42'39" East 408.21 feet along said east line;  
 thence Northeasterly 202.22 feet along the arc of an 329.89-foot radius tangent curve to the left (center bears North 44°17'21" West and the long chord bears North 28°08'57" East 199.07 feet, through a central angle of 35°07'23") along said east line;  
 thence Northeasterly 218.02 feet along the arc of an 309.00-foot radius tangent reverse curve to the right (center bears South 79°24'44" East and the long chord bears North 30°48'04" East 213.53 feet, through a central angle of 40°25'35") along said east line;  
 thence Southeasterly 37.95 feet along the arc of a 25.00-foot radius tangent compound curve to the right (center bears South 38°59'09" East and the long chord bears South 85°29'39" East 34.41 feet, through a central angle of 86°58'59") to the west line of 2000 West Street;  
 thence Southeasterly 405.32 feet along the arc of a 2056.00-foot radius tangent reverse curve to the left (center bears North 47°59'50" East and the long chord bears South 47°39'01" East 404.67 feet, through a central angle of 11°17'43") along said west line;  
 thence South 53°17'53" East 257.17 feet along said south line;  
 thence South 8°17'53" East 45.52 feet to the west line of Pleasant Grove Blvd.;  
 thence South 36°41'47" West 513.30 feet along said west line;  
 thence South 37°20'59" West 221.50 feet along said west line;  
 thence South 83°21'16" West 42.42 feet to the north line of Granite Way;  
 thence North 51°36'51" West 73.93 feet along said north line;  
 thence Northwesterly 209.06 feet along the arc of a 851.38-foot radius tangent curve to the left (center bears South 38°23'09" West and the long chord bears North 58°38'56" West 208.54 feet, through a central angle of 14°04'10"), along said north line;  
 thence North 65°41'01" West 141.70 feet;  
 thence Northwesterly 188.93 feet along the arc of a 769.38-foot radius tangent curve to the right (center bears North 24°18'59" East and the long chord bears North 58°38'56" West 188.45 feet, through a central angle of 14°04'10"), along said north line;  
 thence North 51°36'51" West 35.19 feet;  
 thence Northwesterly 101.92 feet along the arc of a 60.00-foot radius tangent curve to the right (center bears North 38°23'09" East and the long chord bears North 2°57'06" West 90.10 feet, through a central angle of 97°19'30"), along said north line to the east line of said Grove Parkway, to the Point of Beginning.

Parcel contains: 584,145 square feet or 13.410 acres.