

**WHEN RECORDED, RETURN TO:**

Parr Brown Gee & Loveless  
Attn. Roger D. Henriksen  
101 South 200 East, Suite 700  
Salt Lake City, Utah 84111

Tax Parcel Nos.

6042664

(Space above for Recorder's use only.)

**ASSIGNMENT OF MASTER DEVELOPER RIGHTS**

THIS ASSIGNMENT OF MASTER DEVELOPER RIGHTS (this "Assignment") is entered into as of December 21, 2020 ("Effective Date"), by and among SUNDANCE PARTNERS, LTD., a Utah limited partnership ("Assignor"), and STORYTELLER CANYON PROPERTY OWNER, LP, a Delaware limited partnership ("Assignee").

**RECITALS**

A. Assignor is the "Master Developer" under that certain Community Charter for Sundance Community Preserve dated January 4, 2005 and recorded March 7, 2005 as Entry No. 23601:2005 in the official records of the Utah County Recorder's Office, Utah County, Utah (the "Official Records"), as amended by First Amendment to Community Charter for Sundance Community Preserve dated April 7, 2006 and recorded April 11, 2006 as Entry No. 43463:2006 in the Official Records, and Second Amendment to Community Charter for Sundance Community Preserve dated April 13, 2009 and recorded May 4, 2009 as Entry No. 48472:2009 in the Official Records (collectively, and as the same from time to time may be amended, the "Charter"). The Charter was recorded against the real property identified on Exhibit A attached hereto.

B. The Charter establishes certain easements, covenants, conditions, approval rights and restrictions that run with the real property described in the Charter (the "Sundance Community Preserve"). Capitalized terms used but not defined herein shall have the meanings set forth in the Charter.

C. Pursuant to that certain Purchase and Sale Agreement (the "Purchase Agreement"), dated November 4, 2020, Assignor agreed to sell, and Assignee agreed to purchase property in Utah County, Utah, as more particularly set forth in the Purchase Agreement.

D. In connection with the Purchase Agreement, and in furtherance of the consummation of the transactions contemplated thereby, Assignor desires to assign to Assignee and Assignee desires to assume from Assignor, all of Assignor's rights, if any, under the Charter, Articles of Incorporation of Sundance Community Preserve Owners Association, Inc., and Bylaws

of Sundance Community Preserve Owners Association, Inc., (collectively, the “**Project Documents**”) from and after the Effective Date.

### AGREEMENTS

NOW, THEREFORE, in consideration of the covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby agree as follows:

1. Assignment of Master Developer Rights. Assignor hereby assigns, transfers, conveys and sets over to Assignee all of Assignor’s rights, title and interest obligations, responsibilities, duties and liabilities as Master Developer, or in any other capacity, in and to or arising out of and related to the Project Documents (collectively, the “**Master Developer Rights**”), including, without limitation, any and all Master Developer approval, consent and designation rights.

2. Assumption of Master Developer Rights. Assignee hereby assumes all of Assignor’s right, authority, title, interest, obligations, responsibilities, duties and liabilities as Master Developer pursuant to the Charter, which arise and accrue pursuant to the Charter from and after the Effective Date.

3. Further Action. Each of the parties hereto shall execute and deliver such documents and other papers and take such further actions as may be reasonably required to carry out the provisions hereof and give effect to the transactions contemplated hereby.

4. Recording. This Assignment shall be recorded in the Official Records.

5. Counterparts. This Assignment may be executed in one or more counterparts, each of which shall be an original, and all of which together shall constitute a single instrument.

6. Successors and Assigns. This Assignment shall be binding upon and inure to the benefits of the parties hereto and their successors and assigns.

7. Governing Law. This Assignment shall be interpreted in accordance with the laws of the State of Utah without giving effect to its choice of law provisions.

*[Signature pages follow.]*

Witness, the hand of said Assignor, this 20 day of December 2020.

SUNDANCE PARTNERS, LTD.,  
a Utah limited partnership

By: SUNDANCE HOLDINGS, L.L.C.,  
a Utah limited liability company,  
Its General Partner

By: SUNDANCE ENTERPRISES, INC.,  
a Utah corporation,  
Its Managing Member

By: Charles Robert Redford, Jr.  
Name: Charles Robert Redford, Jr.

Title: President

STATE OF New Mexico )  
COUNTY OF Santa Fe ) :ss.

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of December 2020 by Charles Robert Redford, Jr., as President of Sundance Enterprises, Inc., a Utah corporation, the Managing Member of Sundance Holdings, L.L.C., a Utah limited liability company, the General Partner of Sundance Partners, Ltd., a Utah limited partnership.

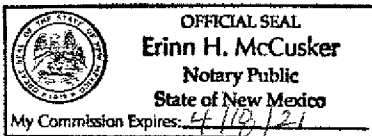
Erinn H. McCusker  
NOTARY SIGNATURE

My Commission Expires: 4/18/21

Residing at: Santa Fe, NM

(SEAL)

[Signature pages continue.]



Witness, the hand of said Assignee, this 16 day of December 2020.

STORYTELLER CANYON PROPERTY OWNER, LP,  
a Delaware limited partnership

By: Storyteller Canyon GP, LLC,  
a Delaware limited liability company,  
its general partner

By: [Signature]  
Name: Benjamin T. Leahy  
Title: Authorized Signatory

STATE OF NY )  
 ) :ss.  
COUNTY OF WESTCHESTER )

The foregoing instrument was acknowledged before me this 16 day of December 2020 by Benjamin T. Leahy, as Authorized Signatory of Storyteller Canyon GP, LLC, a Delaware limited liability company, the general partner of Storyteller Canyon Property Owner LP, a Delaware limited partnership.

[Signature]  
NOTARY SIGNATURE

My Commission Expires: 4-17-2021  
Residing at: 222 PURCHASE ST

(SEAL)  
SCOTT GOWE  
NOTARY PUBLIC OF NEW YORK  
I.D. #01GO6357188  
MY COMMISSION EXPIRES 4/17/2021

Exhibit A  
To  
Assignment of Master Developer Rights

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(Description of Real Property)

**RIDGE LOTS**

Lot Nos. 1-9, inclusive, THE RIDGE LOTS AT SUNDANCE COMMUNITY PRESERVE, SUNDANCE RECREATION RESORT, PLAT K according to the official plat thereof on file and of record in the Office of the Utah County Recorder.

**BONEYARD  
(Deed 13980:2000)**

Beginning South 1221.00 feet and East 1538.62 feet from the Northwest corner of Section 14, Township 5 South, Range 3 East, Salt Lake Base & Meridian; (the Basis of Bearing being North 00°06'47" West along the Section line from said Northwest corner of Section 14 to the East quarter corner of Section 10); thence North 42°13'30" East 327.78 feet; thence Northeasterly 93.20 feet along the arc of a tangent curve to the right, having a radius of 100.00 feet, through an angle of 53°24'00", and whose chord bears North 68°55'30" East 89.86 feet; thence South 84°22'30" East 173.86 feet; thence Northeasterly 127.55 feet along the arc of a tangent curve to the left, having a radius of 125.00 feet, through an angle of 58°28'00", and whose chord bears North 66°23'30" East 122.09 feet; thence North 37°09'30" East 29.80 feet; thence South 35°54'30" East 283.50 feet; thence South 31°32'00" West 439.76 feet; thence North 63°15'15" West 608.40 feet to the point of beginning.

**NORDIC TRACT CENTER**

Beginning at a point on the southerly line of Plat "E", Sundance Recreational Resort located N0°07'50"W along the Section Line 512.19 feet and West 1,532.58 feet from the Southeast Corner of Section 10, Township 5 South, Range 3 East, Salt Lake Base and Meridian; thence West 1,434.99 feet; thence North 1,035.71 feet; thence N77°23'09"E 684.93 feet to the Westerly Corner of Lot 4, Plat 1-A, Timphaven Homes Subdivision according to the Official Plat thereof on File in the Office of the Utah County Recorder as Entry No. 15666, Map No. 627; thence along the southerly line of said subdivision the following (3) courses: S44°00'00"E 382.37 feet; thence S72°00'00"E 256.29 feet; thence S44°00'00"E 134.04 feet to the Northwest Corner of Plat "E", Sundance Recreational Resort according to the Official Plat thereof on file in the Office of the Utah County Recorder and Entry No. 23464, Map No. 3202; thence S19°26'54"W along said Plat line 357.87 feet to

the North Line of Lot 1, Plat "J", Sundance Recreational Resort according to the Official Plat thereof on file in the Office of the Utah County Recorder as Entry No. 29639:2004, Map No. 10386; thence along said Plat the following (3) courses: northwesterly along the arc of a 250.00 foot radius non-tangent curve concave southwesterly (radius bears: S11°32'34"W) 68.92 feet through a central angle of 15°47'47" (chord: N86°21'20"W 68.71 feet); thence S7°05'09"W 123.17 feet; thence S56°27'55"E 40.97 feet to the westerly line of said Plat "E"; thence along said Plat "E" the following (2) courses: S19°26'54"W 30.98 feet; thence S56°27'55"E 411.73 feet to the point of beginning.

### **TOWNHOUSE PARCEL**

Beginning at the Southwest of Lot 12, The Ridge Lots At Sundance Preserve, Plat "K" also being located South 1,537.05 feet and East 315.49 feet from the Northwest Corner of Section 14, Township 5 South, Range 3 East, Salt Lake Base and Meridian (Basis of Bearing: N0°07'50"W along the Section line from the Northwest Corner of Section 14 to the West 1/4 Corner of Section 11, T5S, R3E, S.L.B.&M.); thence along said Plat "K" the following (3) courses: East 73.07 feet; thence N45°00'00"E 32.03 feet; thence S48°24'09"E 62.83 feet; thence S60°00'00"E 575.21 feet; thence S27°18'17"W 462.17 feet; thence N50°00'00"W 485.46 feet; thence N8°00'00"W 409.28 feet to the point of beginning.

### **FLATHEAD AREA**

Beginning at a point located South 4,243.27 feet and East 607.58 feet from the Northwest Corner of Section 14, Township 5 South, Range 3 East, Salt Lake Base and Meridian (Basis of Bearing: N0°07'50"W along the Section line from the Northwest Corner of Section 14 to the West 1/4 Corner of Section 11, T5S, R3E, S.L.B.&M.); thence South 598.29 feet; thence S33°00'00"W 575.00 feet; thence N67°00'00"W 1,000.00 feet; thence N20°00'00"W 652.35 feet; thence N45°00'00"E 108.60 feet; thence East 1,380.00 feet to the point of beginning.

### **SUNDANCE VILLAGE**

Beginning at a point on Plat "A" AMENDED (11), SUNDANCE RECREATIONAL RESORT, located South 23.09 feet and East 635.68 feet from the Northwest Corner of Section 14, Township 5 South, Range 3 East, Salt Lake Base and Meridian (Basis of Bearing: N0°07'50"W along the Section line from the Northwest Corner of Section 14 to the West 1/4 Corner of Section 11, T5S, R3E, S.L.B.&M.); thence along said Plat Line the following (37) courses: N75°00'25"E 1.40 feet; thence N14°04'28"W 87.12 feet; thence along the arc of a 167.55 foot radius curve to the left 89.59 feet through a central angle of 30°38'08" (chord: N29°23'32"W 88.52 feet) to a point of reverse curvature; thence along the arc of a 284.73 foot radius curve to the right 77.72 feet through a central angle of 15°38'21" (chord: N36°53'25"W 77.48 feet); thence N29°04'15"W 90.46 feet; thence along

the arc of a 143.67 foot radius curve to the right 133.51 feet through a central angle of 53°14'41" (chord: N2°26'55"W 128.76 feet) to a point of reverse curvature; thence along the arc of an 89.88 foot radius curve to the left 30.32 feet through a central angle of 19°19'39" (chord: N14°30'36"E 30.18 feet) to a point of compound curvature; thence along the arc of a 15.00 foot radius curve to the left 28.36 feet through a central angle of 108°18'32" (chord: N49°18'29"W 24.32 feet); thence along the arc of a 87.70 foot radius non-tangent concave northwesterly (radius bears: N13°28'02"W) 62.42 feet through a central angle of 40°46'46" (chord: N56°08'35"E 61.11 feet); thence North 62.78 feet; thence N27°37'50"E 124.54 feet; thence along the arc of a 98.96 foot radius curve to the right 26.58 feet through a central angle of 15°23'10" (chord: N35°19'25"E 26.50 feet); thence along the arc of a 578.67 foot radius non-tangent curve concave northeasterly (radius bears: N45°50'38"E) 555.10 feet through a central angle of 54°57'44" (chord: S71°38'14"E 534.06 feet); thence N80°52'54"E 130.80 feet; thence southeasterly along the arc of a 167.00 foot radius curve to the right 140.97 feet through a central angle of 48°22'00" (chord: S74°56'06"E 136.83 feet); thence S50°45'06"E 472.20 feet; thence southeasterly along the arc of a 325.10 foot radius curve to the right 197.65 feet through a central of 34°50'00" (chord: S33°20'06"E 194.62 feet); thence S15°55'06"E 111.80 feet; thence southeasterly along the arc of a 510.46 foot radius curve to the left 197.33 feet through a central angel of 22°08'58" (chord: S26°59'35"E 196.11 feet); thence S37°56'14"W 146.63 feet; thence S33°17'35"W 173.79 feet to the Northeast Corner of Lot 1, The Ridge Lots at Sundance Preserve Plat "K"; thence N61°55'20"W 608.16 feet; thence N52°31'15"W 363.63 feet to the southeast corner of EXCEPTION "C" of said Plat "A"; thence along said exception line the following (2) courses: S80°00'00"W 273.74 feet; thence N56°51'01"W 40.44 feet to the point of beginning.

Less and Excepting the following:

**(LOT 4-SCREENING ROOM)**

All of Lot 4-Screening Room, SUNDANCE RECREATIONAL RESORT PLAT "A" AMENDED (11) according to the official plat thereof on file as Entry No. 23600:2005, Map No. 10952 in the office of the Utah County Recorder, more particularly described as follows:

Beginning at a point which is North 234.50 feet and East 787.11 feet from the Southwest Corner of Section 11, Township 5 South, Range 3 East, Salt Lake Base and Meridian; thence S19°13'00"E 64.00 feet; thence N70°47'00"E 67.04 feet; thence S48°35'50"E 21.57 feet; thence N41°24'10"E 82.73 feet; thence N48°35'50"W 27.00 feet; thence S41°24'10"W 8.21 feet; thence N48°35'50"W 83.23 feet; thence S41°24'10"W 101.54 feet to the point of beginning.

Also Less and Excepting the following:

**(LOT 5-REHEARSAL HALL)**

All of Lot 5-Rehearsal Hall, SUNDANCE RECREATIONAL RESORT PLAT "A" AMENDED (11) according to the official plat thereof on file as Entry No. 23600:2005, Map No. 10952 in the office of the Utah County Recorder, more particularly described as follows:

Beginning at a point which is North 185.14 feet and East 1,085.19 feet from the Southwest Corner of Section 11, Township 5 South, Range 3 East, Salt Lake Base and Meridian; thence N21°03'36"W 81.00 feet; thence N68°56'24"E 202.00 feet; thence S21°03'36"E 81.00 feet; thence S68°56'24"W 202.00 feet to the point of beginning.

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