

**ASSIGNMENT OF DECLARANT RIGHTS
(Evans Ranch)**

THE UNDERSIGNED, Eagle12, LLC, a Utah limited liability company (“Assignor”), hereby assigns, transfers, sets over and grants to R5Ventures, Inc., a Utah corporation (“Assignee”), all of its rights, title, interest, claim and benefits of the Assignor, in and to declarant rights or as the “Declarant” (collectively, the “**Declarant Rights**”), under that certain Declaration of Covenants, Conditions and Restrictions for Evans Ranch dated April 25, 2014, and recorded with the Utah County Recorder on May 1, 2014, as Entry No. 29104:2014 (the “**Declaration**”), relating to the development project located in Eagle Mountain City, Utah County, State of Utah, commonly referred to as “Evans Ranch”, as more particularly described in Exhibit “A” attached hereto and incorporated herein. Assignee hereby accepts from Assignor the assignment of all of such Declarant Rights relating to the Project, and assumes all obligations relating thereto. This assignment may be recorded in the real estate records of the Utah County Recorder.

This assignment is made under and shall be governed by the laws of the State of Utah.

DATED the 30 day of October, 2014.

ASSIGNOR:

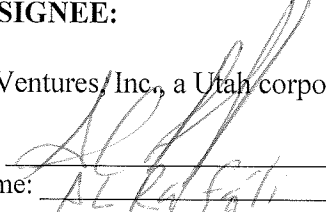
EAGLE12, LLC, a Utah limited liability company



Af Rafati, Manager/Member

ASSIGNEE:

R5Ventures, Inc., a Utah corporation

By: 
Name: Af Rafati
Its: President

STATE OF UTAH)
COUNTY OF Salt Lake)
SS.

On the 30 day of October, 2014, personally appeared before me Al Rafati, whose identity is known or satisfactorily proved to me, and acknowledged that the above and foregoing instrument was executed by him as a Manager/Member of Eagle 12, LLC, a Utah limited liability company.



[Signature]
NOTARY PUBLIC

STATE OF UTAH)
COUNTY OF Salt Lake)
SS.

On the 30 day of October, 2014, personally appeared before me Ali Rafati, whose identity is known or satisfactorily proved to me, and acknowledged that the above and foregoing instrument was executed by him as a President of R5 Ventures, Inc., a Utah corporation.



[Signature]
NOTARY PUBLIC

EXHIBIT "A"

The Property

The Property is located in Eagle Mountain City, Utah County, State of Utah, and is more particularly described as follows:

ALL OF EVANS RANCH PLAT "B-1", according to the official plat thereof, as recorded in the office of the Utah County Recorder.

ALSO KNOWN AS:

A PORTION OF THE WEST HALF OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N0°37'35"E ALONG THE SECTION LINE 22.45 FEET; THENCE S89°22'25"E 4.00 FEET; THENCE N72°29'19"E 17.08 FEET; THENCE ALONG THE ARC OF A 140.00 FOOT RADIUS CURVE TO THE LEFT 28.75 FEET THROUGH A CENTRAL ANGLE OF 1r45'57" (CORD: N66°36'21"E 28.70 FEET); THENCE S25°29'24"E 139.44 FEET; THENCE ALONG THE ARC OF A 82.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: S23°02'41"E) TO THE RIGHT 82.00 FEET THROUGH A CENTRAL ANGLE OF 14°22'52" (CHORD: N74°08'45"E 20.53 FEET); THENCE N8r20'11"E 28.88 FEET; THENCE S8°39'44"E 78.00 FEET; THENCE S8°b20'11"W 12.45 FEET; THENCE S21°55'47"W 152.62 FEET; THENCE ALONG THE ARC OF A 70.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: S39°43'51"W) TO THE LEFT 39.80 FEET THROUGH A CENTRAL ANGLE OF 32°34'40" (CHORD: N66°33'29"W 39.27 FEET); THENCE N82°50'49"W 61.03 FEET; THENCE N89°22'57"W 4.00 FEET TO THE SECTION LINE; THENCE N0°37'03"E ALONG THE SECTION LINE 274.29 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.86 ACRES

AND ALSO:

ALL OF EVANS RANCH PLAT "B-2", according to the official plat thereof, as recorded in the office of the Utah County Recorder.

ALSO KNOWN AS:

A PORTION OF THE WEST HALF OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST SECTION LINE OF SAID SECTION 28, SAID POINT BEING N0°37'35"E 22.45 FEET FROM THE WEST 1/4 CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N0°37'35"E 151.95 FEET; THENCE S89°22'25"E 115.99 FEET; THENCE N86°37'45"E 175.62 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 273.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 3.32 FEET (RADIUS BEARS: S59°05'18"W) THROUGH A CENTRAL ANGLE OF 0°41'43" (CHORD: N31°15'34"W 3.32 FEET); THENCE N58°23'35"E 53.00 FEET; THENCE N42°20'00"E 111.65 FEET; THENCE N7°19'15"E 49.90 FEET; THENCE S54°58'38"E 28.87 FEET; THENCE N42°20'00"E 112.91 FEET; THENCE S2°47'10"E 28.22 FEET; THENCE S66°32'29"E 104.82 FEET; N55°57'40"E 157.44 FEET; THENCE N42°28'39"W 22.39 FEET; THENCE ALONG THE ARC OF A 376.50 FOOT RADIUS CURVE TO THE RIGHT 26.51 FEET THROUGH A CENTRAL ANGLE OF 4°02'04" (CHORD: N40°27'38"W 26.50 FEET); THENCE N51°33'24"E 53.00 FEET; THENCE N50°26'47"E 179.66 FEET; THENCE N85°58'11"E 62.76 FEET; THENCE S39°45'16"E 144.91 FEET; THENCE S42°59'30"E 102.76 FEET; THENCE S30°04'35"E 179.13 FEET; THENCE S74°59'35"W 198.13 FEET; THENCE S49°41'54"W 188.16 FEET; THENCE S66°08'29"W 141.96 FEET; THENCE S78°55'02"W 268.32 FEET; THENCE S62°42'22"W 124.57 FEET; THENCE S2°12'14"E 56.96 FEET; THENCE S28°37'28"W 135.86 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 192.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 119.35 FEET (RADIUS BEARS: N33°40'20"E) THROUGH A CENTRAL ANGLE OF 35°31'22" (CHORD: N38°33'59"W 117.45 FEET); THENCE S69°11'42"W 53.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 16.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 21.74 FEET (RADIUS BEARS: S69°11'42"W) THROUGH A CENTRAL ANGLE OF 77°51'52" (CHORD: N59°44'14"W 20.11 FEET); THENCE N8°39'44"W 78.00 FEET; THENCE S81°20'11"W 28.88 FEET; THENCE ALONG THE ARC OF A 82.00 FOOT RADIUS CURVE TO THE LEFT 20.58 FEET THROUGH A CENTRAL ANGLE OF 14°22'52" (CHORD: S74°08'45"W 20.53 FEET); THENCE N25°29'24"W 139.44 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 140.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 28.75 FEET (RADIUS BEARS: N29°16'38"W) THROUGH A CENTRAL ANGLE OF 11°45'57" (CHORD: S66°36'21"W 28.70 FEET); THENCE S72°29'19"W 17.08 FEET; THENCE N89°22'25"W 4.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±9.19 ACRES