

WHEN RECORDED, MAIL TO:

MSICO, LLC
4393 Riverboat Rd. #330
Salt Lake City, UT 84123

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 GARY W. OTT
 RECORDER, SALT LAKE COUNTY, UTAH
 EMIGRATION PLACE DEV
 4293 RIVERBOAT RD #330
 SALT LAKE CITY UTAH 84123
 BY: SAM, DEPUTY - WI 4 P.

ASSIGNMENT OF RIGHTS OF DECLARANT

PURSUANT TO

MASTER DECLARATION OF

COVENANTS, CONDITIONS AND RESTRICTIONS OF

SUGARPLUM

A PLANNED UNIT DEVELOPMENT

THIS ASSIGNMENT OF RIGHTS OF DECLARANT ("Assignment") is made by JAMES L. SORENSON ("Assignor"), in favor of MSICO., L.L.C., a Utah limited liability company ("Assignee"), with reference to the following:

Recitals

A. On July 27, 1983, Sorenson Resources, Inc. (also known as Sorenson Resources Company and hereinafter referred to as "SRC"), executed that certain Master Declaration of Covenants, Conditions and Restrictions of Sugarplum, a Planned Unit Development (the "Declaration.") The Declaration was recorded on August 12, 1983, as Entry No. 3830328, in Book 5482, Page 1173 at the office of the Salt Lake County Recorder.

B. The Declaration affects certain real property (the "Project") located in the Town of Alta, Salt Lake County, Utah, commonly known as Lots 1 through 9, Sugarplum, a planned unit development, and more particularly described on Exhibit "A" attached hereto and incorporated by reference herein.

C. SRC reserved certain rights as the "Declarant" under the Declaration.

D. Section 1.11 of the Declaration allows the assignment of the rights of Declarant under the Declaration by written assignment instrument.

EXHIBIT "A"
Legal Description of Project

BEGINNING AT A 2" STEEL PIPE PLACED IN THE ROCK KERN OF CORNER #2 OF THE BLACKJACK MINING LODE CLAIM, SURVEY #5288, SAID CLAIM CORNER BEING LOCATED S 32°13'19" W 3,377.23 FEET, MORE OR LESS, FROM THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE S 18°16' E 263.39 FEET ALONG THE WEST LINE OF SAID BLACKJACK CLAIM; THENCE N 71°45' E 187.88 FEET; THENCE S 17°07' W 221.95 FEET TO THE BEGINNING POINT OF A 442.256 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY 132.00 FEET ALONG THE ARC OF SAID CURVE TO A POINT ON SAID WEST LINE OF THE BLACKJACK CLAIM; THENCE S 18°16' E 37.99 FEET TO CORNER #3 OF SAID BLACKJACK CLAIM; THENCE N 71°42'58" E 57.42 FEET ALONG THE SOUTH LINE OF SAID BLACKJACK CLAIM TO A POINT ON THE ARC OF A 376.256 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY 183.785 FEET ALONG THE ARC OF SAID CURVE; THENCE S 30°46' E 51.10 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THE SNOWBIRD CLAIM, SURVEY #5152; THENCE N 22°44'53" E 307.27 FEET ALONG SAID SOUTHEASTERLY LINE TO A POINT ON SAID SOUTH LINE OF THE BLACKJACK CLAIM; THENCE N 71°42'58" E 490.31 FEET TO A POINT ON THE NORTH LINE OF THE MARTHA CLAIM, SURVEY #5897; THENCE N 49°42' E 403.65 FEET ALONG SAID NORTH LINE; THENCE N 16°32'40" W 323.28 FEET; THENCE S 22°40' W 212.12 FEET; THENCE N 67°20' W 152.0 FEET; THENCE N 22°41'34" E 134.98 FEET; THENCE S 73°29'05" W 116.41 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THE HELLGATE NO. 2 MINERAL MINING LODE CLAIM, SURVEY #5282; THENCE N 22°40' E 153.85 FEET TO CORNER #1 OF SAID HELLGATE NO. 2 CLAIM; THENCE N 66°37' W 35.28 FEET ALONG THE NORTH LINE OF SAID HELLGATE NO. 2 CLAIM TO A POINT ON THE SOUTH LINE OF THE HELLGATE MINERAL MINING LODE CLAIM, SURVEY #5282; THENCE N 65°32'42" E 550.52 FEET TO CORNER #2 OF SAID HELLGATE CLAIM; THENCE N 15°50'49" W 239.0 FEET ALONG THE EAST LINE OF SAID HELLGATE CLAIM; THENCE N 42°35'38" W 73.70 FEET; THENCE N 22°42' W 65.0 FEET; THENCE S 53°53' W 68.0 FEET; THENCE S 76°19' W 54.0 FEET; THENCE SOUTHWESTERLY 1595 FEET MORE OR LESS ALONG THE CENTERLINE OF LITTLE COTTONWOOD CREEK TO A POINT ON THE SOUTH LINE OF SAID HELLGATE NO. 2 CLAIM; THENCE S 67°14'21" E 186.96 FEET MORE OR LESS ALONG SOUTH LINE TO A POINT ON THE NORTH LINE OF SAID BLACKJACK CLAIM; THENCE S 71°42'58" W 113.55 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN ACCESS EASEMENT, BEING A FORTY FOOT WIDE NON-EXCLUSIVE RIGHT OF WAY FOR INGRESS, AND EGRESS, TWENTY FEET TO EITHER SIDE OF A CENTER LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 13 FEET SOUTH OF ENGINEERING STATION 56 + 30.35 OF UTAH STATE BYPASS HIGHWAY IN LITTLE COTTONWOOD CANYON, SALT LAKE COUNTY, UTAH SAID POINT BEING N 79°58'58" W 116.39 FEET FROM UTAH DEPARTMENT OF HIGHWAYS MONUMENT NO. SL-A-13, WHICH SAID MONUMENT IS S 13°39'21" W 2531 FEET FROM THE NORTHEAST CORNER OF SECTION 6,

TOWNSHIP 3 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, AND
RUNNING THENCE SOUTHWESTERLY TO THE CORNER NO. 1 OF THE SURVEYED
HELLGATE NO. 2 MINERAL MINING LODE CLAIM, SURVEY NO. 5282; THENCE S
22°40' W ALONG THE SOUTHEAST BOUNDARY LINE OF SAID HELLGATE NO. 2
MINERAL MINING LODE CLAIM 200.0 FEET, MORE OR LESS, TO THE SOUTHWEST
CORNER OF LOT 1 OF BLACKJACK VILLAGE SUBDIVISION, ACCORDING TO THE
OFFICIAL PLAT THEREOF RECORDED IN SALT LAKE COUNTY, STATE OF UTAH;
THENCE N 73°32'30" E 116.41 FEET TO THE BOUNDARY OF THE SUBJECT PROJECT
DESCRIBED ABOVE.

CONTAINS 25.78 ACRES

parcel no. 30-06-403-006