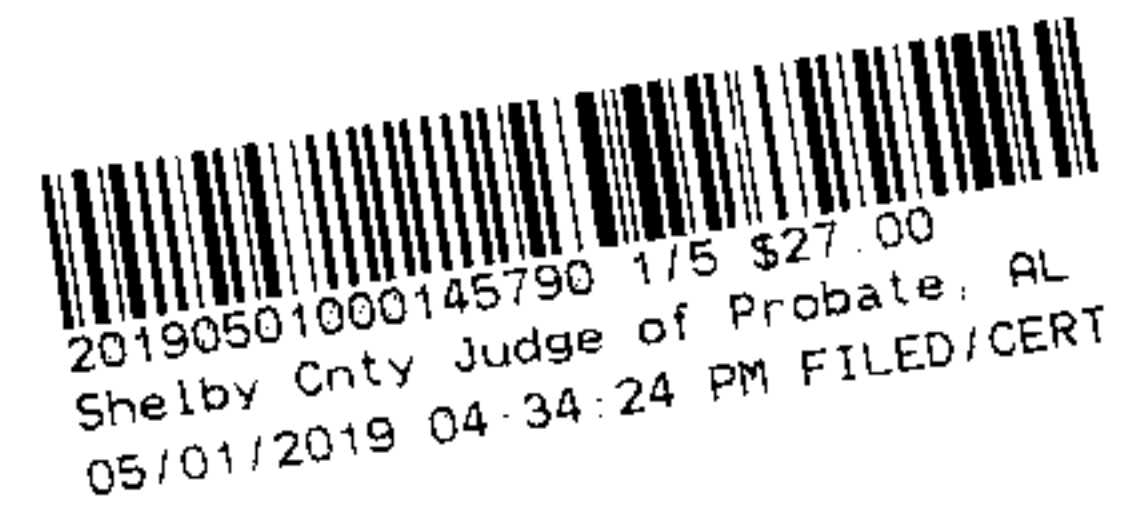


STATE OF ALABAMA)
 :
COUNTY OF SHELBY)



PARTIAL ASSIGNMENT OF DEVELOPMENT DENSITY

THIS PARTIAL ASSIGNMENT OF DEVELOPMENT DENSITY (this "Partial Assignment") is made and entered into as of the 30th day of April, 2019 by and between **BLACKRIDGE PARTNERS, LLC**, an Alabama limited liability company ("Blackridge"), and **LUXURY LAKE INVESTMENTS LLC**, an Alabama limited liability company ("Luxury Lake").

R E C I T A L S:

Contemporaneously herewith, Luxury Lake has purchased and acquired from Blackridge that certain real property (the "Property") situated in Shelby County, Alabama which is more particularly described in **Exhibit A** attached hereto and incorporated herein by reference.

The Property is subject to all of the terms and provisions of that certain Blackridge Planned Unit Development Zoning Application and Development Plan which was approved by the City and adopted by the City Council in Ordinance No. 16-2303 on June 6, 2016, as amended by First Amendment thereto which was approved by the City on June 5, 2017 and adopted by the City Council in Ordinance No. 17-2334 (collectively, the "PUD Plan"). *Capitalized terms not otherwise expressly defined herein shall have the same meanings given to them in the PUD Plan.*

Pursuant to Assignment of Development Density and PUD Plan Interests dated as of the date hereof, Riverwoods has transferred and assigned to Blackridge all of the Riverwoods Density (which is equal to 500 units of development density).

In connection with the transfer and sale of the Property to Luxury Lake, Blackridge desires to transfer and assign to Luxury Lake two hundred twelve (212) units of the Riverwoods Density for single-family residential dwelling units to be constructed by Luxury Lake within the Property.

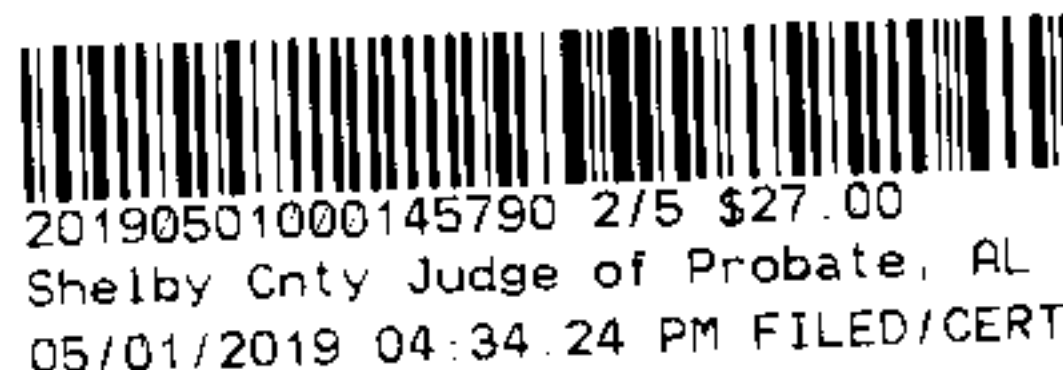
NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Blackridge and Luxury Lake do hereby agree as follows:

1. **Assignment of Development Density.** Blackridge does hereby transfer, convey, assign, set-over and deliver to Luxury Lake two hundred twelve (212) units of development density for the Riverwoods Density (the "Assigned Density") for use solely within the Property, shall be subject to the reassignment provisions set forth in Paragraph 2 below. Luxury Lake covenants and agrees that the Assigned Density shall be utilized solely within the

Property, shall be used solely for the development of single-family detached residential dwelling, and shall not be used in, for or with any other real property other than the Property. Luxury Lake further acknowledges and agrees that the Assigned Density is not transferable separate and apart from the Property and may not be utilized with or for any other real property other than the Property.

2. **Reassignment of Unused Assigned Density.** Luxury Lake, for itself and its successors and assigns, covenants and agrees that following completion of development of the Property, if the actual number of single-family detached residential dwellings developed and constructed within the Property is less than the total Assigned Density, then Luxury Lake shall reassign any such unused Assigned Density to Blackridge promptly upon completion of development of the Property. The terms and provisions of this Paragraph 2 shall be binding upon and inure to the benefit of Luxury Lake and its successors and assigns.

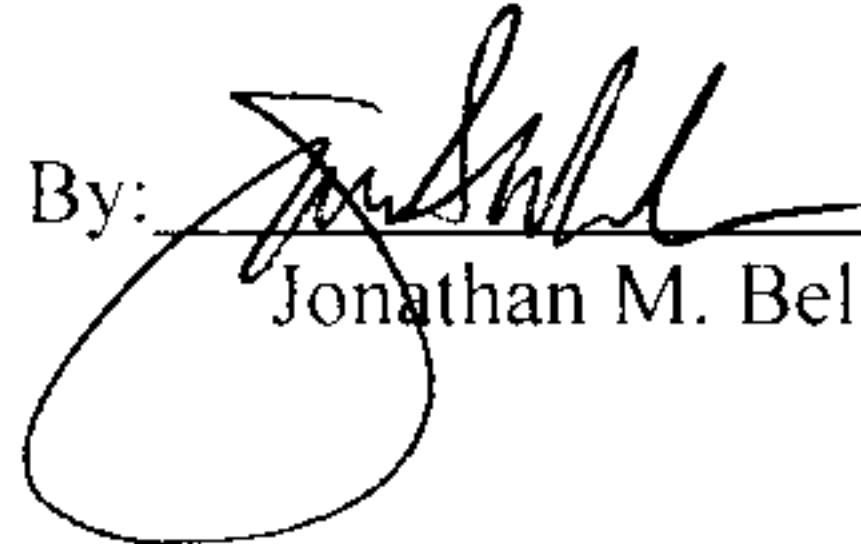
[Signatures on the following pages]



IN WITNESS WHEREOF, Blackridge and Luxury Lake have executed this Partial Assignment as of the day and year first above written.

BLACKRIDGE PARTNERS, LLC, an Alabama limited liability company

By: SB HOLDING CORP., an Alabama corporation, Its Managing Member

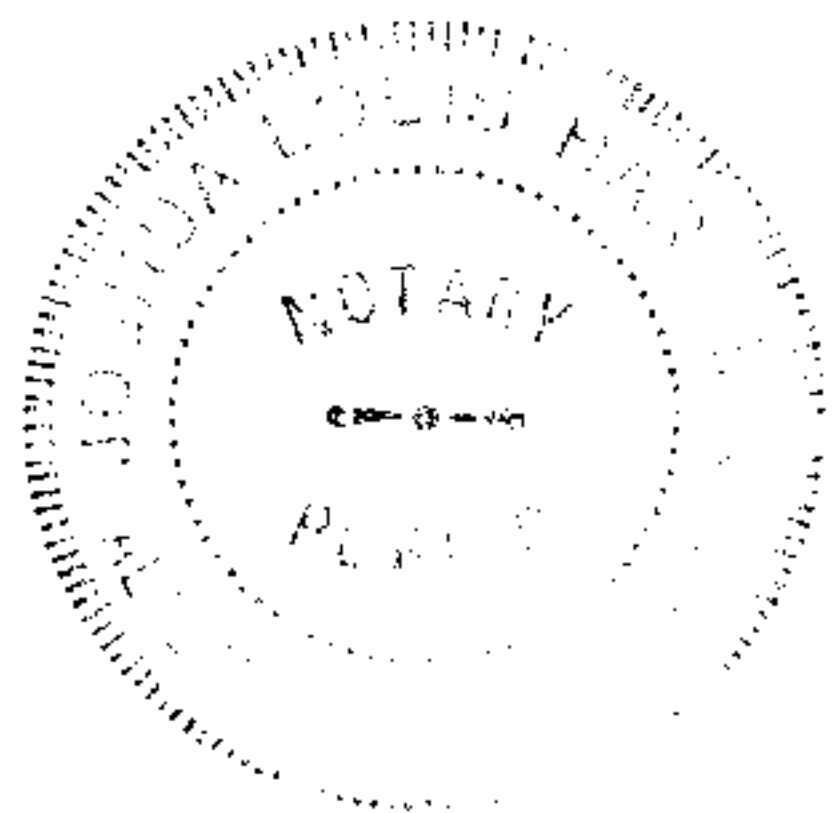
By: _____
Jonathan M. Belcher, Its President

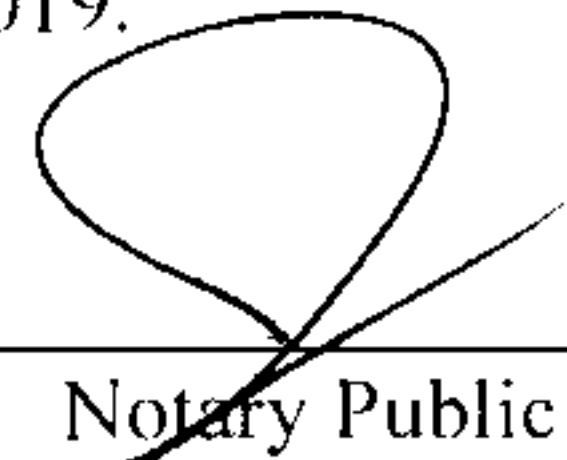
STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Jonathan M. Belcher, whose name as President of SB Holding Corp., an Alabama corporation, as Managing Member of **BLACKRIDGE PARTNERS, LLC**, an Alabama limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation in its capacity as Managing Member of the aforesaid limited liability company.

Given under my hand and seal this 30TH day of April, 2019.


[NOTARIAL SEAL]



_____
Notary Public

My commission expires: _____

JOSHUA LOUIS HARTMAN
Notary Public, Alabama State At Large
Commission Expires March 19, 2020


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Shelby Cnty Judge of Probate, AL
05/01/2019 04:34:24 PM FILED/CERT

LUXURY LAKE INVESTMENTS LLC, an
Alabama limited liability company

By: Keith Krininger
Keith Krininger, Its Sole Member

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)


I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Keith Krininger, whose name as Sole Member of **LUXURY LAKE INVESTMENTS LLC**, an Alabama limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such Sole Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this 29th day of April, 2019.

[Signature]
Notary Public

[NOTARIAL SEAL]

My commission expires: 3/19/2020


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Shelby Cnty Judge of Probate, AL
05/01/2019 04:34:24 PM FILED/CERT

This instrument prepared by:
Stephen R. Monk, Esq.
Bradley Arant Boult Cummings LLP
One Federal Place
1819 Fifth Avenue North
Birmingham, Alabama 35203
(205) 521-8000

EXHIBIT A

Legal Description of Property

The Land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows:

THE LAND HEREIN DESCRIBED, BEING A PART OF SECTIONS 6, 7, 8, 17, 18, AND 19, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL1: PARCEL A

BEGINNING AT A FOUND 3" CAPPED PIPE MARKING THE COMMON CORNER TO SECTIONS 5, 6, 7, AND 8, TOWNSHIP 20 SOUTH, RANGE 3 WEST AND THENCE RUNNING ALONG THE NORTH LINE OF SAID SECTION 8 S89°03'35"E FOR A DISTANCE OF 72.70' TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF CSX RAILROAD, THENCE RUN ALONG SAID RIGHT-OF-WAY, ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 3000.00', AN ARC LENGTH OF 618.53', AND A CHORD BEARING AND DISTANCE OF S20°40'46"W FOR A DISTANCE OF 617.44', THENCE RUN S14°46'22"W FOR A DISTANCE OF 564.47', THENCE ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 1820.46', AN ARC LENGTH OF 169.39', AND A CHORD BEARING AND DISTANCE OF S12°06'26"W 169.33', THENCE RUN N80°33'30"W FOR A DISTANCE OF 50.00', THENCE RUN ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 1870.46', AN ARC LENGTH OF 67.60', AND A CHORD BEARING AND DISTANCE OF S08°24'22"W 67.60', THENCE RUN WITH A COMPOUND CURVE TO THE LEFT, WITH A RADIUS OF 1207.89', AN ARC LENGTH OF 977.59', AND A CHORD BEARING AND DISTANCE OF S15°48'54"E 951.12', THENCE RUN S50°59'58"W FOR A DISTANCE OF 50.00', THENCE RUN ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 1257.89', AN ARC LENGTH OF 80.15', AND A CHORD BEARING AND DISTANCE OF S40°49'34"E 80.14', THENCE RUN WITH A COMPOUND CURVE TO THE LEFT, WITH A RADIUS OF 1920.47', AN ARC LENGTH OF 161.52', AND A CHORD BEARING AND DISTANCE OF S45°03'39"E 161.47' TO A POINT ON THE EAST LINE OF SECTION 2, T-20-S, R-3-W, THENCE RUN WITH A COMPOUND CURVE TO THE LEFT, WITH A RADIUS OF 1920.47', AN ARC LENGTH OF 86.59', AND A CHORD BEARING AND DISTANCE OF S48°45'43"E 86.58', THENCE RUN S50°03'13"E FOR A DISTANCE OF 191.76', THENCE ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 6810.12', AN ARC LENGTH OF 228.21', AND A CHORD BEARING AND DISTANCE OF S49°05'37"E 228.20', THENCE WITH A COMPOUND CURVE TO THE RIGHT, WITH A RADIUS OF 1335.40', AN ARC LENGTH OF 1478.23', AND A CHORD BEARING AND DISTANCE OF S16°25'18"E 1403.90', THENCE WITH A COMPOUND CURVE TO THE RIGHT, WITH A RADIUS OF 6809.76', AN ARC LENGTH OF 227.79', AND A CHORD BEARING AND DISTANCE OF S16°14'03"W 227.78', THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN S65°10'47"W FOR A DISTANCE OF 583.39', THENCE RUN S37°55'30"W FOR A DISTANCE OF 1019.30', THENCE RUN N42°13'06"W FOR A DISTANCE OF 351.31', THENCE RUN N42°13'06"W FOR A DISTANCE OF 224.84', THENCE RUN N44°46'52"W FOR A DISTANCE OF 708.93', THENCE RUN N00°14'22"W FOR A DISTANCE OF 578.97', THENCE RUN N89°43'47"W FOR A DISTANCE OF 574.83', THENCE RUN N44°46'52"W FOR A DISTANCE OF 21.23', THENCE RUN N41°42'12"W FOR A DISTANCE OF 550.83', THENCE RUN N40°21'13"W FOR A DISTANCE OF 262.33', THENCE RUN N36°22'40"W FOR A DISTANCE OF 207.34', THENCE RUN N06°43'20"W FOR A DISTANCE OF 583.13', THENCE RUN N52°15'28"E FOR A DISTANCE OF 207.11', THENCE RUN N46°09'01"E FOR A DISTANCE OF 561.82', THENCE RUN N66°45'00"E FOR A DISTANCE OF 332.29', THENCE RUN N70°35'38"E FOR A DISTANCE OF 322.95', THENCE RUN N30°46'32"E FOR A DISTANCE OF 2075.38', THENCE RUN S88°56'48"E FOR A DISTANCE OF 400.72' TO THE POINT OF BEGINNING. CONTAINING 203.25 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.



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