

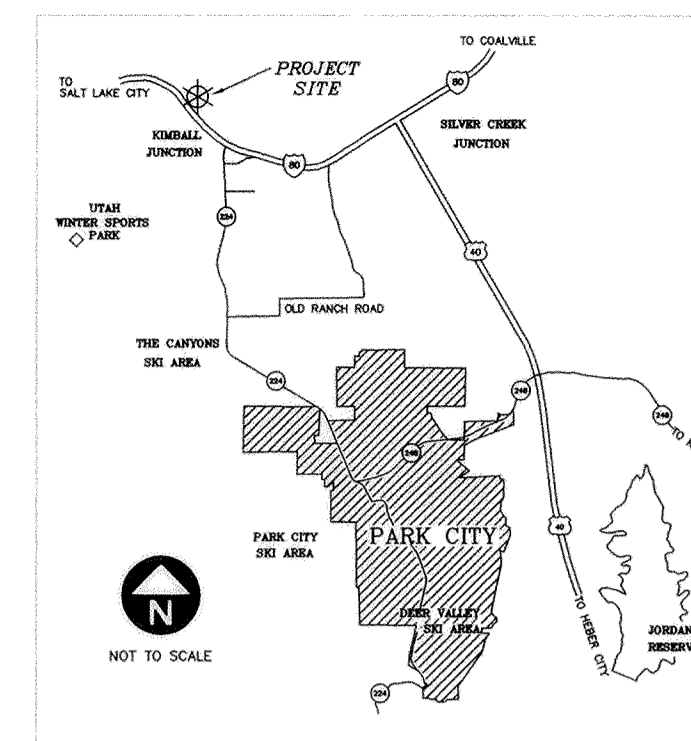
SUMMIT CENTER COMMERCE PARK SUBDIVISION
A SUBDIVISION OF SUMMIT CENTER SPA PLAT
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH,
 RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
 PARK CITY, SUMMIT COUNTY, UTAH

PLAT NOTES:

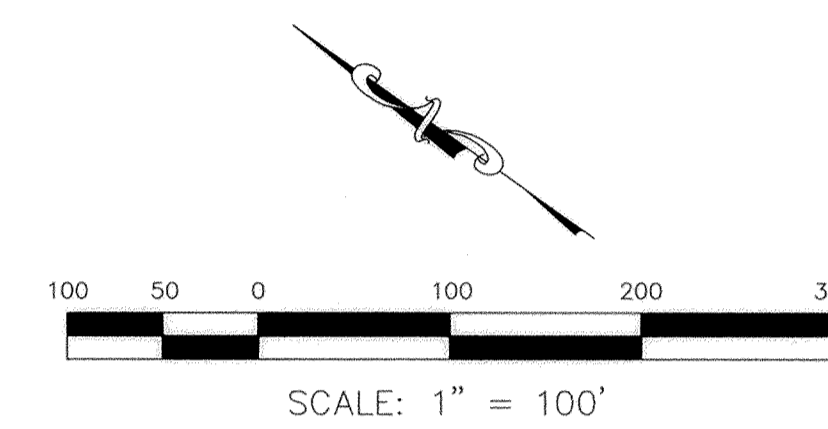
- The property described on this plat is within the Summit Center Specially Planned Area (the "SPA"). The SPA was approved by Summit County Ordinance No. 517. Development of the parcels in Summit Center is subject to the provisions of the SPA Development Agreement, dated November 17, 2004.
- A non-exclusive storm drainage, private and public utility easement is hereby offered for dedication within all public and private rights of way and over all open space areas located within the area of the Parcels which are ultimately improved with buildings and/or other physical structures or improvements.
- Development on each lot will be limited to specific building disturbance areas, or "Development Activity Envelopes" designated pursuant to the Design Guidelines and Amended Consent Agreement Supplemental Guidelines. The maximum height of any structure is established by the Design Guidelines and Amended Consent Agreement Supplemental Guidelines.
- All lots shall conform to the Hillside Design Guidelines as incorporated in the Design Guidelines. Using the method prescribed by Summit County, building height is measured from any ridge or high point of the roof to the existing grade immediately below that point or the finished grade, whichever is lower. Existing grade means the ground surface elevation prior to the start of construction.
- Utility service providers (dry utilities including gas, electric and telephone) shall have the right to install, maintain, and operate their equipment above and below ground within the Public Utility easements identified on this plat map as may be necessary or desirable in serving the lots identified herein, such providers shall have the right to require owner to remove any obstruction at owner's expense, including trees and vegetation within the PUE, or the right for the service provider to remove such obstruction at owner's expense. At no time may any permanent structure or any other obstruction that interferes with the use of the PUE be placed within the PUE without prior written approval of the utility service providers.
- The Summit Center is served by or included within the boundaries of Mountain Regional Water Special Service District, Park City Fire District, Snyderville Basin Water Reclamation District, and the Snyderville Basin Special Recreation District. All lots are subject to assessments and fees of the foregoing districts.
- The Project Benchmark is the Brass Cap monument at the West Quarter Corner of Section 12, Elevation = 6339.90 feet.
- A Declaration of Covenants, Conditions and Restrictions (CC&R's) has been recorded as Entry No. 00834059 in Book 1198, Page 8881 and provides that all land designated as Common Area on this plat is owned in common by the owners of lots within the Summit Center. The fractional ownership and administrative matters related to such ownership are specifically set forth in the CC&R's.
- Utility and service easements, including easements for culinary water and/or sanitary sewer mainlines are provided as indicated on the Plat.
- At the time of any resurfacing of paved areas within the Summit Center Commerce Park, the Summit Center Association, Inc. shall be responsible to adjust wastewater manholes to grade according to Snyderville Basin Water Reclamation District (SBWRD) standards. Prior notification of the adjustments and inspection by the SBWRD is required.

Summit Center Specially Planned Area

The easements dedicated by the owner for public trails to the Snyderville Basin Special Recreation District (SBSRD) are granted pursuant to the SBSRD Trails Master Plan, and the Summit Center Development Agreement, Sections 4.6.5 and 4.6.6, dated 19 May 2006. The public trails dedicated to the SBSRD are intended for the use of the public in perpetuity. Public trail surfaces, signs and general maintenance will be maintained by the SBSRD. All holders of public or private utility easements, if any, and all Parcel owners whose Parcels are subject to the public trails easement shall repair any damage to the public trails caused by their construction, development and maintenance activities and shall restore the public trail improvements to substantially the same condition as existed immediately prior to any construction, development and maintenance activities thereon. The public trailhead parking area, including benches, monument and picnic tables shall be constructed by the developer and maintained by the Management Association for the Summit Center.



VICINITY MAP



SYNDERVILLE BASIN
SPECIAL REC. DISTRICT

SUMMIT STORAGE

OPEN SPACE
17.046 ACRES

SUMMIT STORAGE

CLINE'S DAHLE INVESTMENT

KA INVESTMENTS
OF PARK CITY, L.L.C.

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

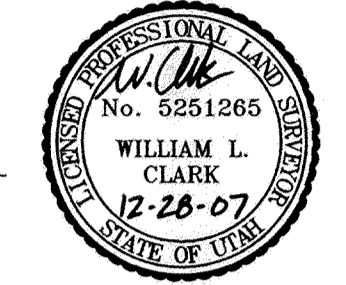
Summit Water Distribution Company will deliver water to Summit Center Commerce Park consistent with Summit Water's Articles of Incorporation, Rules and Regulations, Bylaws, and other corporate documents, and pursuant to the development agreement between Summit Water and developer.

SURVEYOR'S CERTIFICATE

I, William L. Clark, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 5251265 as prescribed by the Laws of the State of Utah. I further certify that by Authority of the Owners I have made a Survey of the parcel of land shown on this Plat and have subdivided said parcel into lots, common area and open space, hereafter known as

SUMMIT CENTER COMMERCE PARK SUBDIVISION
and that the same has been correctly surveyed and staked on the ground as shown on this Plat.

12-28-07
Date



W. Clark

BOUNDARY DESCRIPTION

A parcel of land lying and situate in the Southwest Quarter of Section 12, Township 1 South, Range 3 East, Salt Lake Base and Meridian, Park City, Summit County, Utah, being more particularly described as follows:

BEGINNING at a point which is South 89°39'47" East 849.78 feet along the Quarter Section Line from the West Quarter Corner of Section 12, Township 1 South, Range 3 East, Salt Lake Base and Meridian, Summit County, Utah, and running thence South 89°39'47" East 1787.11 feet along said Quarter Section Line to the center of Section 12; thence South 00°42'54" West 1208.93 feet along the Quarter Section Line; thence North 48°35'21" West 343.96 feet; thence North 19°52'57" West 516.35 feet; thence South 63°17'06" West 342.63 feet; thence North 38°48'14" West 97.30 feet; thence South 51°00'51" West 102.84 feet; thence North 38°48'14" West 134.82 feet; thence South 51°00'51" West 337.62 feet to the Easterly right-of-way line of Rasmussen Road; thence North 35°44'48" West 932.11 feet along said right-of-way line to the Point of Beginning.

Contains 25.469 acres, 7 Lots

OWNER'S DEDICATION

Know all men by these presents that we, Allred Summit, L.L.C. the undersigned owner of the above described tract of land known as,

SUMMIT CENTER COMMERCE PARK SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use. In witness whereof I have hereunto set my hand this 9 day of Jan. A.D., 2008

Mike Allred, President
Mike Allred, President (Allred Summit, L.L.C.)

LIEN HOLDER CONSENT TO RECORD

STATE OF UTAH
COUNTY OF SL S.S.
THE UNDERSIGNED LIEN HOLDER HEREBY CONSENTS TO THE RECORDATION OF THIS PLAT.
BY: *Brian K. Jepperson*
AUTHORIZED OFFICIAL
THE FOREGOING CONSENT TO RECORD WAS ACKNOWLEDGED BEFORE ME
THIS 22 DAY OF Jan, 2008 BY *Mike Allred*
MY COMMISSION EXPIRES 11-22-10 NOTARY PUBLIC
RESIDING IN Utah

L.L.C. ACKNOWLEDGMENT

STATE OF Utah S.S.
COUNTY OF Davis
On this 9 day of Jan, 2008 personally appeared before me Mike Allred, whose identity is personally known to me/or proved to me on the basis of satisfactory evidence and who by me duly sworn/affirmed), did say that he is a President of Allred Summit, L.L.C., by Authority of its By-laws/Resolution of the Board of Directors, and said Mike Allred acknowledged to me that said Corporation executed the same.

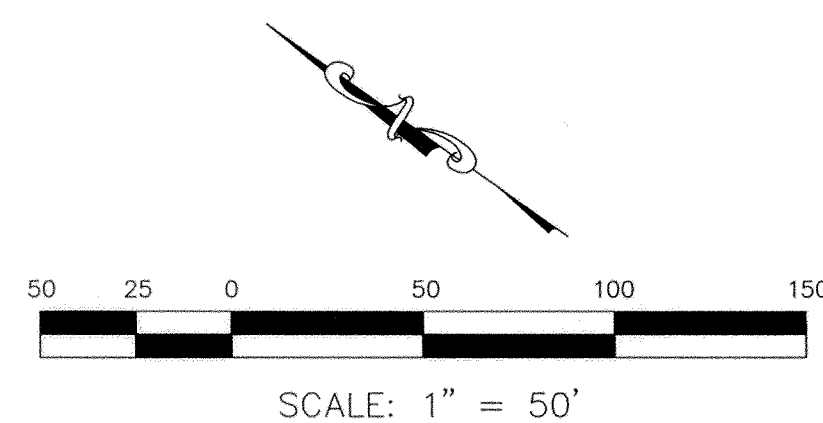
PSOMAS
4179 S. Riverboat Road, Suite 200
Salt Lake City, Utah 84123
(801) 270-5777 (801) 270-5782 (FAX)

Karla Burton
NOTARY PUBLIC
KARLA BURTON
Notary Public
State of Utah
My Commission Expires Sept 18, 2011
18 East 1001 South, Ogden, UT 84210

<p>COUNTY ASSESSOR REVIEWED AND ACCEPTED BY THE OFFICE OF THE SUMMIT COUNTY ASSESSOR THIS <u>15</u> DAY OF <u>February</u>, 200<u>8</u> <i>Barbara J. Kresser</i> SUMMIT COUNTY ASSESSOR</p>	<p>COUNTY PLANNING COMMISSION APPROVED AND ACCEPTED BY THE SYNDERVILLE BASIN PLANNING COMMISSION THIS <u>12</u> DAY OF <u>February</u>, 200<u>8</u> <i>Mike Allred</i> PLANNING COMMISSION CHAIRMAN</p>	<p>WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO THE SYNDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS THIS <u>20</u> DAY OF <u>Jan</u>, 200<u>8</u> <i>B. D. D.</i> SYNDERVILLE BASIN WATER RECLAMATION DISTRICT</p>	<p>COUNTY ENGINEER I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE AT THIS OFFICE. DATE <u>1/24/08</u> <i>[Signature]</i> SUMMIT COUNTY ENGINEER</p>	<p>COUNTY COMMISSION APPROVAL PRESENTED TO THE BOARD OF SUMMIT COUNTY COMMISSIONERS, THIS <u>10</u> DAY OF <u>Feb</u>, 200<u>8</u> AT WHICH TIME THIS PLAT WAS APPROVED. <i>K. E. W.</i> COUNTY COMMISSION CHAIR ATTEST: COUNTY CLERK</p>	<p>APPROVAL AS TO FORM APPROVED AS TO FORM ON THIS <u>19</u> DAY OF <u>February</u>, 200<u>8</u> <i>[Signature]</i> SUMMIT COUNTY ATTORNEY</p>	<p>SPECIAL RECREATION DISTRICT REVIEWED FOR CONFORMANCE TO THE SYNDERVILLE BASIN SPECIAL RECREATION DISTRICT STANDARDS THIS <u>22</u> DAY OF <u>January</u>, 200<u>8</u> <i>[Signature]</i> SYNDERVILLE BASIN SPECIAL RECREATION DISTRICT</p>	<p>ROCKY MOUNTAIN POWER APPROVAL I HEREBY CERTIFY THAT I HAVE REVIEWED AND APPROVE THE EASEMENTS INCLUDED IN THIS PLAT. DATE <u>01-03-08</u> <i>[Signature]</i> ROCKY MOUNTAIN POWER AUTHORIZED REPRESENTATIVE</p>
<p>COUNTY COMMISSION APPROVAL PRESENTED TO THE BOARD OF SUMMIT COUNTY COMMISSIONERS, THIS <u>10</u> DAY OF <u>Feb</u>, 200<u>8</u> AT WHICH TIME THIS PLAT WAS APPROVED. <i>K. E. W.</i> COUNTY COMMISSION CHAIR ATTEST: COUNTY CLERK</p>	<p>APPROVAL AS TO FORM APPROVED AS TO FORM ON THIS <u>19</u> DAY OF <u>February</u>, 200<u>8</u> <i>[Signature]</i> SUMMIT COUNTY ATTORNEY</p>	<p>RECORDED ENTRY NO. <u>838744</u> BOOK <u>---</u> PAGE(S) <u>---</u> STATE OF UTAH, COUNTY OF <u>SUMMIT</u> DATE <u>2-28-08</u> TIME <u>4:08 p.m.</u> RECORDED AND FILED AT THE REQUEST OF: <i>Allred Summit LLC</i> <i>[Signature]</i> SUMMIT COUNTY RECORDER</p>	<p>1 OF 2 SHEETS</p>				

SUMMIT CENTER COMMERCE PARK SUBDIVISION
A SUBDIVISION OF SUMMIT CENTER SPA PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH,
 RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
 PARK CITY, SUMMIT COUNTY, UTAH



SYNDERVILLE BASIN
 SPECIAL REC. DISTRICT

OPEN SPACE
 17.046 ACRES

COMMON AREA
(FRACTIONAL OWNERSHIP)

Detention Basin
 22,611 SQ. FT.
 0.52 ACRES

SUMMIT STORAGE

LOT H
 28,133 SQ. FT.
 0.646 ACRES
 2750 WEST

LOT E
 10,714 SQ. FT.
 0.246 ACRES
 2740 WEST

LOT C
 17,619 SQ. FT.
 0.404 ACRES
 2730 WEST

LOT D
 7,675 SQ. FT.
 0.176 ACRES
 2760 WEST

LOT F
 19,606 SQ. FT.
 0.450 ACRES
 2770 WEST

LOT B
 20,497 SQ. FT.
 0.471 ACRES
 2780 WEST

LOT A
 17,891 SQ. FT.
 0.411 ACRES
 2720 WEST

LOT LINE TABLE

LINE #	DISTANCE	BEARING
L1	16.55'	S43°10'49"W
L2	23.36'	S28°40'47"E
L3	17.33'	N61°19'13"E
L4	39.74'	N63°17'06"E
L5	11.96'	S39°14'03"E
L6	21.24'	S50°45'57"W
L7	18.17'	N54°31'48"E
L8	12.53'	N35°28'04"W
L9	9.86'	N35°33'14"W
L10	18.17'	S54°31'48"W

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA
C1	1.83'	2.87'	89°58'46"
C2	4.50'	4.87'	62°01'14"
C3	40.50'	95.86'	135°37'10"
C4	4.50'	5.32'	67°48'14"
C5	1.83'	2.81'	87°56'11"
C6	85.50'	52.91'	35°27'36"

SUMMARY TABLE

Area	Acres
Open Space	17.046
Common	5.100
Lots	3.323
Total	25.469

KA INVESTMENTS OF PARK CITY, L.L.C.

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DATE 12-20-07
 SCALE 1" = 50'
 PROJECT NO. 8ASL010100

SUMMIT CENTER
 COMMERCE PARK SUBDIVISION
 SUMMIT COUNTY, UTAH

PSOMAS
 4179 S. Riverboat Road, Suite 200
 Salt Lake City, Utah 84143
 (801) 210-5177 (801) 270-5782 (FAX)

DESIGNED BDA
 DRAWN BDA
 CHECKED BDA

RECORDED
 ENTRY NO. _____ BOOK _____ PAGE(S) _____
ENTRY NO. 00838794
 02/29/2008 04:08:25 PM B: 1917 P: 0511
 PLAT PAGE 1/1
 R-001 02/29/2008 SUMMIT COUNTY RECORDER
 FEE: 69.00 BY ALLRED SUMMIT LLC

2
 OF
 2
 SHEETS