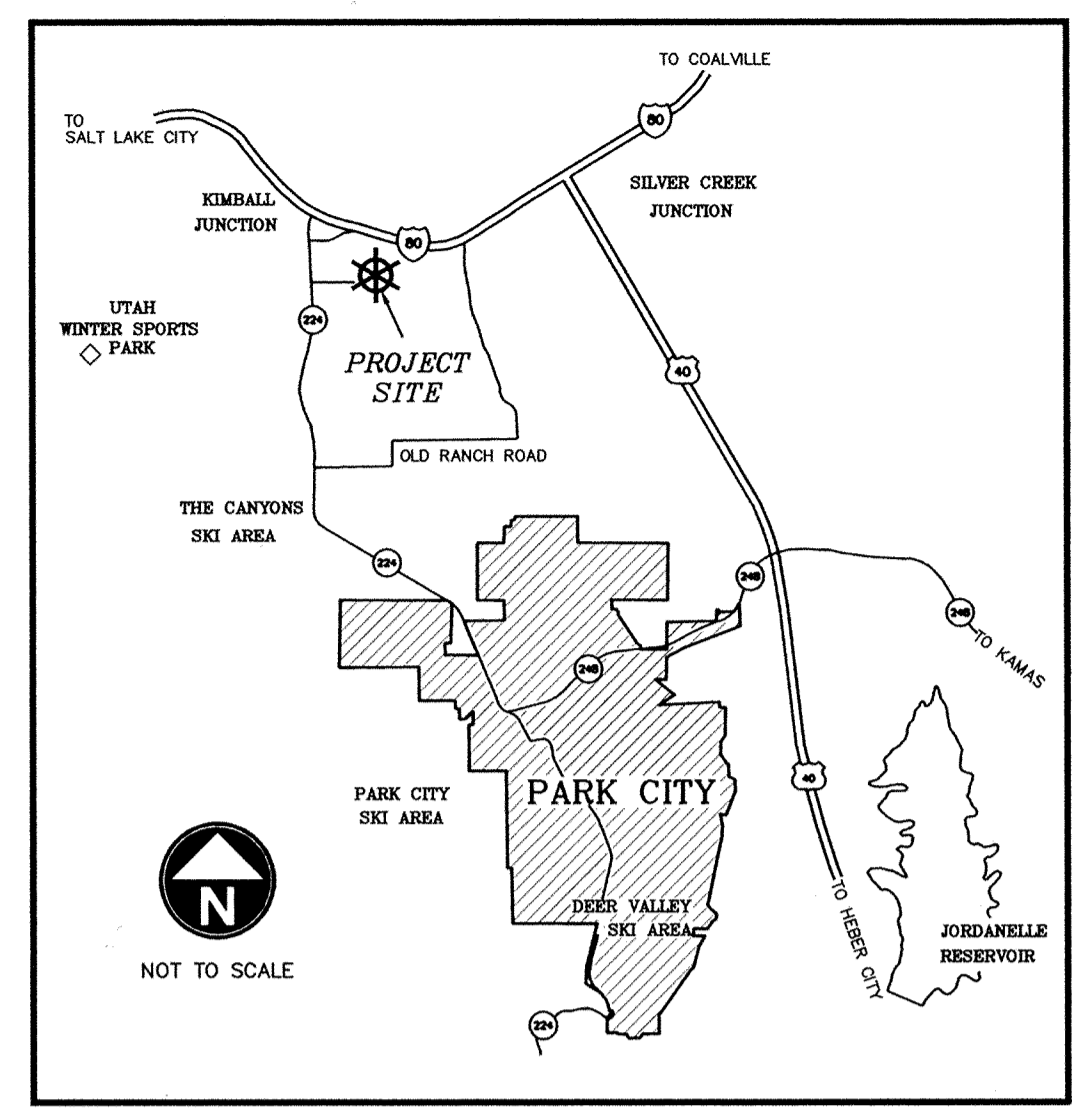


SITE LOCATION MAP



VICINITY MAP

PLAT NOTES:

- This plat is approved subject to the conditions contained in the Newport Master Development Parcel Plat, dated April 14, 2004, and recorded as Entry No. 654674.
- All Common Areas and Limited Common Areas are subject to a non-exclusive Public and Private Utility and Drainage Easement for the purpose of providing access for utility installation, use, maintenance and eventual replacement.
- The Common Area includes all real property and improvements within the Project, other than parcels owned by third parties in fee, Open Space, Public Rights of Ways, Limited Common Areas and Buildings. The Common Area includes, without limitation, all landscaped areas, private roadways, walkways or pedestrian corridors, parking areas, parks, plazas, etc., all of which are owned by the Newport Owners Association for the common use and enjoyment of all Owners.
- Master Developer shall construct and Newport Owners Association, pursuant to the Declaration of Covenants shall, maintain, repair and replace the common improvements, including but not limited to pedestrian corridors, private roadways, landscape, parking areas, utility infrastructure and other common facilities. Responsibility for the cost of the common improvements shall be shared by the parcel owners in accordance with the Declaration of Covenants. Each parcel owner is entitled to utilize any and all of the public utilities serving the land shown, subject to the terms and conditions in the Restrictive Covenants and Newport Owners' Association Bylaws and Articles of Incorporation.
- Newport Owners Association is granted the right to remove snow over all Common Areas, Limited Common Areas, and private drives, pursuant to an easement agreement.
- Newport Town Center is designed with zero lot lines. Buildings and other improvements may be located on the property line. Adjoining buildings may have a common footing, foundation, or wall, which may be centered along the property line.
- Public transportation and parking structures are contemplated in the Newport Town Center. To facilitate transit oriented development grants or other forms of public transportation and/or parking improvements financial assistance, the Newport Owners Association may convey easements or fee title Common Areas designated for parking to a public agency pursuant to such issuing grants or loans. Any such conveyance shall be subject to an appropriate reservation to address the parking demands of Owners and Tenants within the Newport Town Center.
- Each parcel of land is entitled to utilize any public utilities serving that parcel upon the approval of the utility provider and subject to the terms and conditions of said utility provider, in accordance with the Restrictive Covenants and Newport Owners' Association Bylaws and Articles of Incorporation.
- A non-exclusive 10.00 foot wide Public Utility Easement is hereby dedicated along all public right of ways, and is subject to foundations and structures to be located within said easement.
- Utility providers have the right to install, operate and maintain their equipment and other related facilities above and below ground level as may be necessary or reasonable in serving the parcels, including the right of access to such facilities and the right to require removal of any obstructions, including trees and vegetation that may be placed within the easement at the owner's expense. Except as depicted on this plat, no permanent structures or obstructions may be placed in the easements that interfere with the use of the easements without the prior written approval of the affected utility provider.
- All parcels are subject to Park City Fire Service District review and requirements, including standards for access and water supply for fire protection and full payment of subsequent impact and permit fees. An all weather fire department access road is required to be installed and made serviceable prior to the issuance of a building permit authorizing combustible construction. The all weather fire department access road is to be maintained at all times during construction. If the all weather access is not maintained, the Fire District reserves the right to stop work until required roads are re-opened. Water supplies required for fire protection are to be installed and made serviceable prior to the issuance of a building permit authorizing construction of combustible improvements. If the fire protection water supply is not maintained, the Fire District reserves the right to stop work until the required water supply for fire protection is placed back in service. Water supplies for fire protection must be clearly identified in a manner to prevent obstructions. Each water supply for fire protection must be marked with an approved flag to identify its location during winter conditions. Roofing materials must be non-combustible and approved by the PCFSD. No wood shake roofing material will be permitted.
- Sewer service to Newport shall be through the Snyderville Basin Water Reclamation District (SBWRD), and must comply with its rules and regulations. At the time of any resurfacing of asphalt pavement within the public and private roads shown hereon, the NEWPARK Owner's Association, Inc. shall be responsible to raise sewer manholes to grade according to Snyderville Basin Water Reclamation Standards.
- Water services to Newport shall be through the Mountain Regional Water Special Service District (MRWSSD), and must comply with its rules and regulations.
- In accordance with plot note 17 on the Master Development Parcel Plat, the following development density has been plotted to date:

Building Density	Retail	Residential	Office	Commercial	Recreation
Previous Plots		116,094	71,841		112,000
Lot T-1					

- The real property located generally outside of the area within the footprint of the building located on this parcel shall be subject to a limited easement agreement in favor of the Newport Owners Association ("NOA") in accordance with, and subject to, the terms and provisions of said easement. The easement will provide for landscaped areas, walkways or pedestrian corridors, cross parking areas, parks and plazas with associated costs and obligations to be allocated in the same manner as prescribed for Common Areas under the Declaration of Covenants for the Project. The parking areas on this parcel shall also be subject to a parking agreement for the purpose of establishing cross parking rights in accordance with, and subject to, the terms and provisions of the parking agreement. Reference is made to the easement agreement and parking agreement, the terms of which shall control.
- The temporary easement shown on Lot T-2 for ingress and egress of Lot T-1 traffic will be converted, in connection with the development of Lot T-2, to a permanent easement running with Lot T-2 for the benefit of Lot T-1 for ingress and egress of Lot T-1 traffic at a location that provides substantially similar reasonable vehicle access to Lot T-1.
- Lot T-1 does not have a wastewater lateral extended from the wastewater main line. If a wastewater service becomes necessary for this lot, a wastewater lateral must be extended from the wastewater main line per SBWRD standards.

SUMMIT COUNTY PUBLIC WORKS

Approved this 23rd day of December, 2004.

Gavin Williams
By Summit County Public Works Department,
Public Works Director

SYNDERVILLE BASIN SPECIAL RECREATION DISTRICT

Approved this 15th day of December, 2004.

Samuel B. Paul
By Snyderville Basin Special Recreation District,
District Administrator

PARK CITY FIRE SERVICE DISTRICT

Approved this 15th day of DEC, 2004.

Scott W. Adams
By Park City Fire Service District,
Fire Marshal

WATER DISTRICT

Approved this 15th day of Dec, 2004.

[Signature]
By Mountain Regional Water District,
Authorized Agent

UTILITY EASEMENT APPROVAL

The shown Utility easements have been Approved and Accepted this 17th day of DECEMBER, 2004.

R. Duane Layton
By Utah Power, a Division of Pacific Corp.,
Authorized Agent

BOUNDARY DESCRIPTION:

A parcel of land located in the Northeast Quarter of Section 19, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah and being more particularly described as follows:
Beginning at a point which is South 89°47'32" East along the Section Line 2665.60 feet; thence South 00°05'40" East 662.65 feet to the Southerly Line of the I-80 Right-of-way; thence South 68°45'09" East along said Right-of-way Line 4.13 feet from the Northwest Corner of Section 19, Township 1 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being South 00°01'00" East 2662.16 feet between said Northwest Corner and the West Quarter Corner of said Section 19) thence along said Right-of-way line through the following 3 courses (1) South 68°45'09" East 61.64 feet; (2) South 70°15'49" East 121.75 feet; (3) South 72°09'40" East 479.19 feet to a point of curvature of a 250.00 foot radius non-tangent curve to the left, the center of which bears South 17°50'20" West; thence Southwesterly along the arc of said curve 274.19 feet through a central angle of 62°50'20"; thence South 45°00'00" West 79.08 feet to point of curvature of a 10.00 foot radius curve to the right; the center of which bears North 45°00'00" West; thence Northwesterly along the arc of said curve 15.71 feet through a central angle of 90°00'00"; thence North 45°00'00" West 146.68 feet to a point of curvature of a 241.62 foot radius curve to the right; the center of which bears North 45°00'00" East; thence Northwesterly along the arc of said curve 100.13 feet through a central angle of 23°44'40" to a point of reverse curvature of a 211.63 foot radius curve to the left; the center of which bears South 68°44'40" West; thence along the arc of said curve 202.86 feet through a central angle of 54°55'16"; thence North 00°16'14" West 11.62 feet to the Westerly Line of the Newport Master Development Parcel Plat, recorded in the office of the Summit County Recorder as Entry No. 654674, Book 1526, Page 718, more or less, to the POINT OF BEGINNING.
Containing 54,789 square feet or 1.26 acres more or less.

SURVEYOR'S CERTIFICATE:

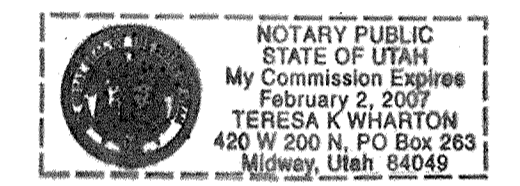
I, Jack J. Johnson, do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No. 147581 as prescribed under the laws of the State of Utah. I further certify, on behalf of the Jack Johnson Company, that a survey has been made of the land shown on this plat and described hereon, and that this plat is a correct representation of the land surveyed and has been prepared in conformity with the minimum standards and requirements of the law.
Jack J. Johnson
Jack J. Johnson
UTAH PLS No. 147581
Date: 12-14-04

OWNER'S DEDICATION AND CONSENT TO RECORD:

Known all men by these presents: that the undersigned are the owners of the heron described tract of land, having caused the same to be subdivided into lots and streets, hereafter to be known as the "AMENDED PLAT, NEWPARK PARCEL T", Subdivision, does hereby dedicate for the perpetual use of the public, all parcels of land shown on this plat as intended for public roads.
Also, the owner hereby dedicates to Summit County, Snyderville Basin Water Reclamation District, Snyderville Basin Special Recreation District, Park City Fire Service District and Mountain Regional Water District, a non-exclusive easement over the roads, private driveways, common area parcels, emergency ingress/egress easements, and all other easements shown on this plat for the purpose of providing emergency services, utility installation, maintenance, use, and the eventual replacement thereof, and also dedicates to the public the trails as shown on this plat intended for the use of the public.

Executed this 15th day of December, 2004.
NEWPARK CORPORATION, a Utah corporation,

Marc Wangsgard
By Marc Wangsgard, Vice President



ACKNOWLEDGMENT

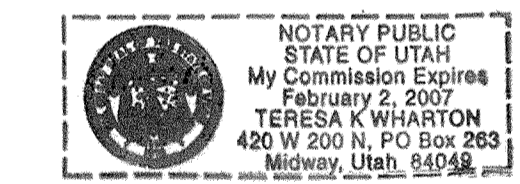
State of Utah } ss
County of Summit }
On this 15th day of December, 2004, personally appeared before me, Marc Wangsgard, Vice President of NEWPARK CORPORATION, a Utah corporation, and executed the foregoing Owner's Dedication and Consent to Record.

Teresa K. Wharton
Notary Public
Residing at: Wasatch County My commission expires: 2/2/07

TRUST DEED BENEFICIARY'S CONSENT TO RECORD

TRUST DEED BENEFICIARY, the undersigned Trust Deed Beneficiary, hereby consents to the recordation of this plat.
Executed this 15th day of December, 2004.

[Signature]
By: Vice President



ACKNOWLEDGMENT

State of Utah } ss
County of Summit }
On this 15th day of December, 2004, personally appeared before me Stanley F. Jenkins, who, being by me duly sworn, did acknowledge to me that he is the Vice President Washington Trust Bank and executed the foregoing Trust Deed Beneficiary's Consent to Record.

Teresa K. Wharton
Notary Public
Residing at: Wasatch County My commission expires: 2/2/07

AMENDED PLAT
NEWPARK PARCEL T
SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 19,
TOWNSHIP 1 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY, UTAH

<p>COUNTY ASSESSOR</p> <p>REVIEWED AND ACCEPTED BY: THE OFFICE OF THE SUMMIT COUNTY ASSESSOR. THIS <u>17th</u> DAY OF <u>December</u>, 2004.</p> <p><i>Cara Ann Beckins</i> SUMMIT COUNTY ASSESSOR, Chief Deputy</p>	<p>COUNTY PLANNING COMMISSION</p> <p>APPROVED AND ACCEPTED BY: THE SNYDERVILLE BASIN PLANNING COMMISSION. THIS <u>17</u> DAY OF <u>December</u>, 2004.</p> <p><i>[Signature]</i> PLANNING COMMISSION CHAIRMAN</p>	<p>WATER RECLAMATION DISTRICT</p> <p>REVIEWED FOR CONFORMANCE TO: THE SNYDERVILLE BASIN WATER RECLAMATION DISTRICT'S STANDARDS. THIS <u>15th</u> DAY OF <u>December</u>, 2004.</p> <p><i>[Signature]</i> S.B.W.R.D.</p>	<p>COUNTY ENGINEER</p> <p>I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT REVIEWED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH AVAILABLE INFORMATION ON FILE IN THIS OFFICE.</p> <p><u>12/20/04</u> DATE <i>[Signature]</i> SUMMIT COUNTY ENGINEER</p>	<p>COUNTY COMMISSION</p> <p>PRESENTED TO: THE BOARD OF SUMMIT COUNTY COMMISSIONERS. THIS <u>23rd</u> DAY OF <u>December</u>, 2004. AT WHICH TIME THIS PLAT WAS APPROVED AND RECORDED.</p> <p><i>[Signature]</i> SUMMIT COUNTY CHAIRMAN <i>[Signature]</i> SUMMIT COUNTY CLERK</p>	<p>APPROVAL AS TO FORM</p> <p>APPROVED AS TO FORM ON: THIS <u>23rd</u> DAY OF <u>December</u>, 2004.</p> <p><i>[Signature]</i> SUMMIT COUNTY ATTORNEY</p>	<p>RECORDED</p> <p>ENTRY NO. <u>720980</u> BOOK <u>---</u> PAGE'S <u>---</u> STATE OF <u>UTAH</u> COUNTY OF <u>SUMMIT</u> DATE <u>12-23-2004</u> TIME <u>15:33pm</u> RECORDED AND FILED AT THE REQUEST OF: <u>High Country Title</u> <i>[Signature]</i> SUMMIT COUNTY RECORDER</p>	<p>JACK JOHNSON COMPANY Designing World Destinations In-Person - 1777 Sun Peak Drive - Park City - Utah 84098 Telephone - 435.645.9000 - Facsimile - 435.649.1620 www.jackjohnson.com</p>
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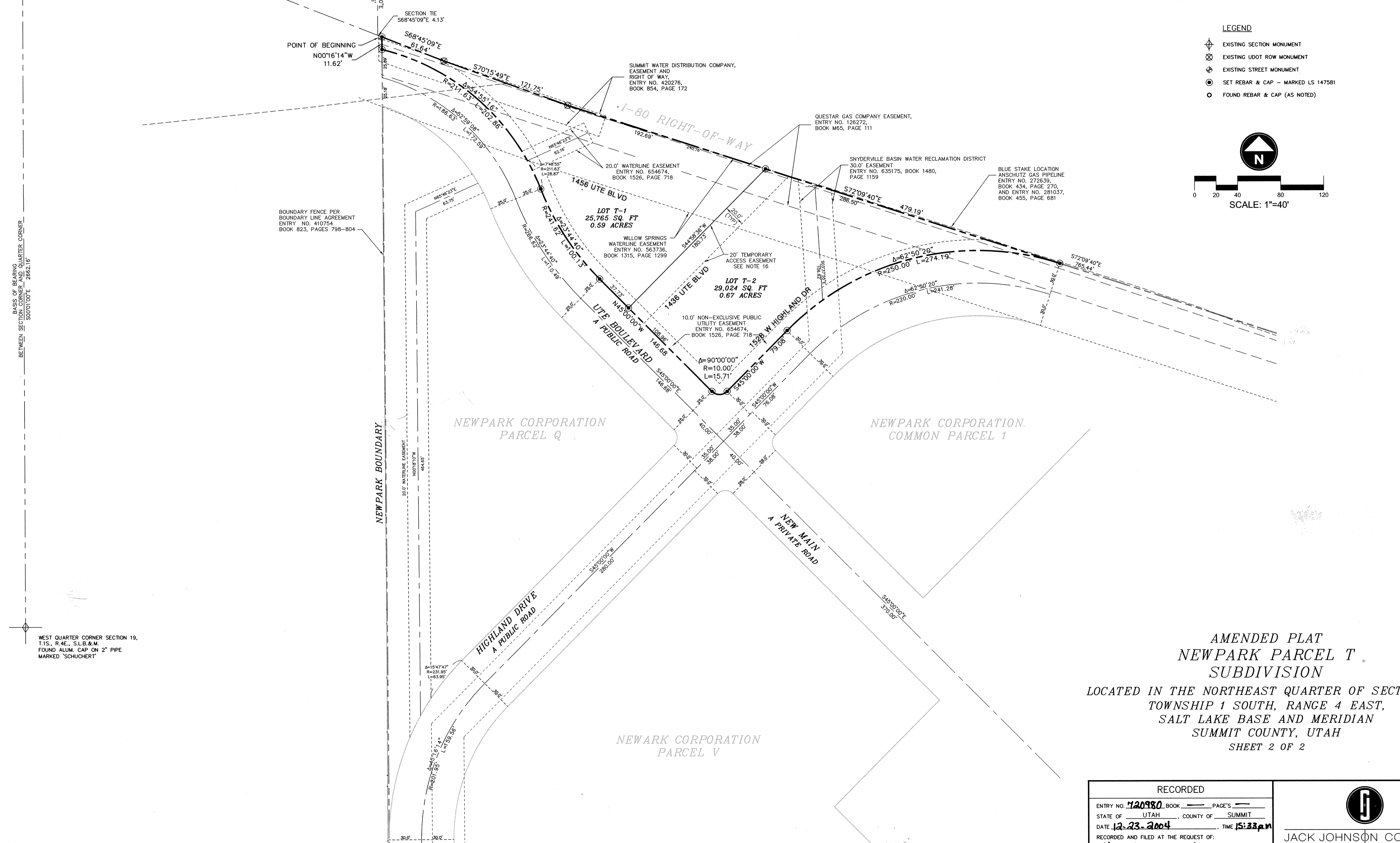
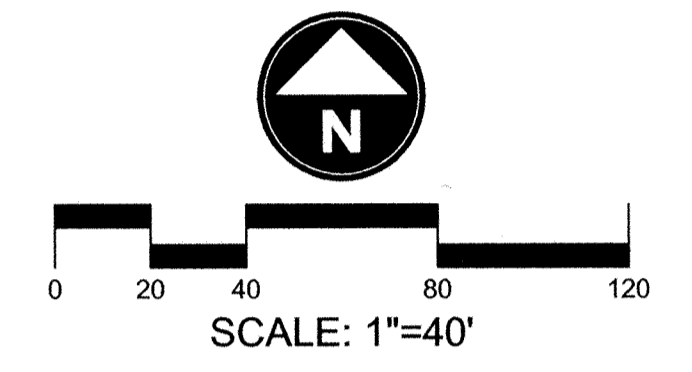
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file name: 906-Plat-Final-0907.dwg | plot date: December 15, 2004 | plotted by: JJJ

NORTHWEST CORNER SECTION 19, T.1S., R.4E., S.L.B.&M. FOUND BRASS CAP ELEV. 6448.57, USGS

CALCULATED LOCATION NORTH QUARTER CORNER SECTION 19, T.1S., R.4E., S.L.B.&M.

NORTHEAST CORNER SECTION 19, T.1S., R.4E., S.L.B.&M. FOUND ALUM. CAP ON PIPE

- LEGEND**
- ⊕ EXISTING SECTION MONUMENT
 - ⊗ EXISTING UDOT ROW MONUMENT
 - ⊕ EXISTING STREET MONUMENT
 - ⊙ SET REBAR & CAP - MARKED LS 147581
 - FOUND REBAR & CAP (AS NOTED)



**AMENDED PLAT
NEWPARK PARCEL T
SUBDIVISION**

LOCATED IN THE NORTHEAST QUARTER OF SECTION 19,
TOWNSHIP 1 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY, UTAH
SHEET 2 OF 2

RECORDED

ENTRY NO. 720980 BOOK PAGE'S

STATE OF UTAH COUNTY OF SUMMIT

DATE 12-23-2004 TIME 15:33pm

RECORDED AND FILED AT THE REQUEST OF:
High Country Title
Shirley D. Bowen, Deputy
SUMMIT COUNTY RECORDER



JACK JOHNSON COMPANY
Designing World Destinations

In-Person - 1777 Sun Peak Drive - Park City - Utah 84098
Telephone - 435.645.9000 - Facsimile - 435.649.1620
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