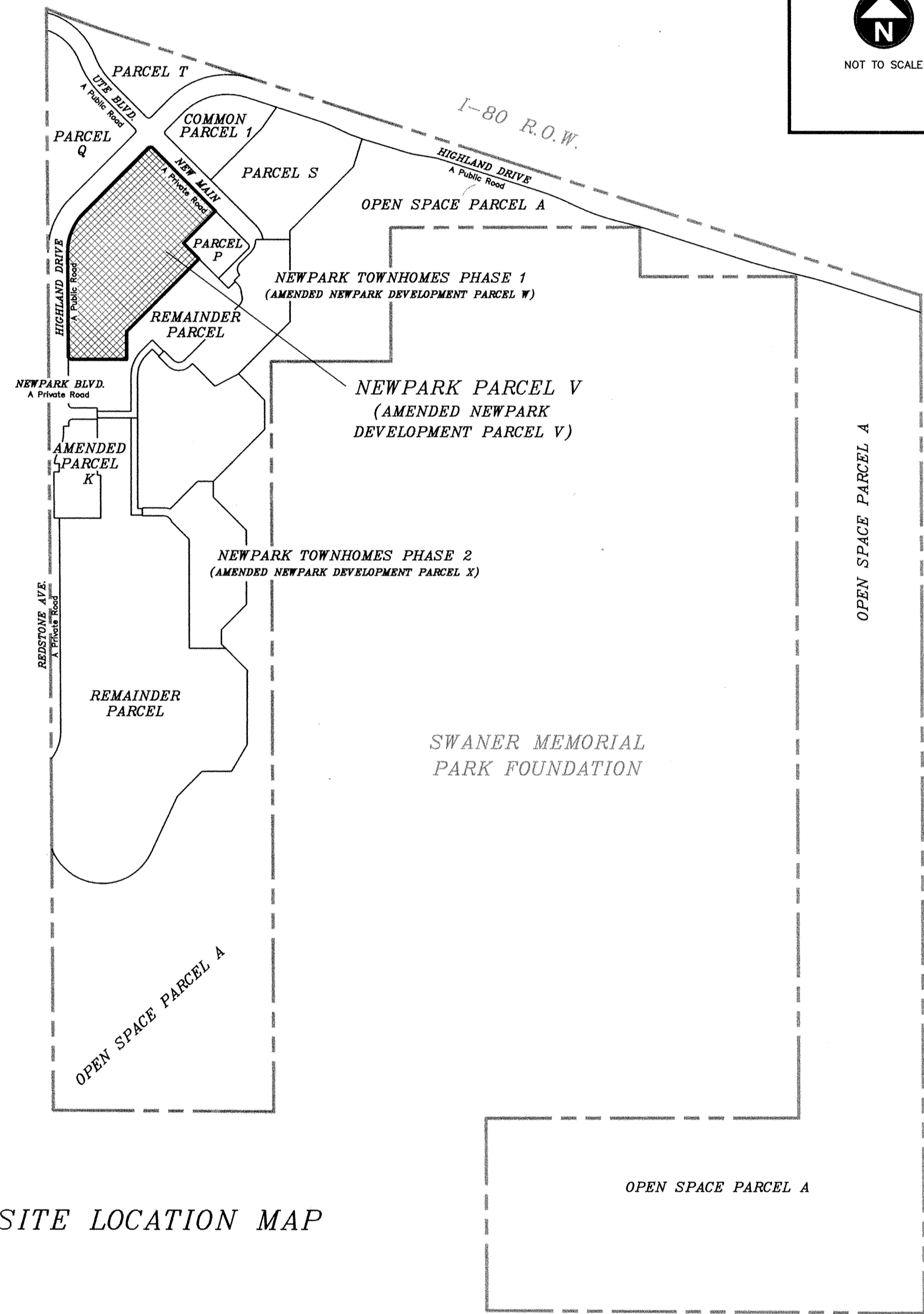


VICINITY MAP



SITE LOCATION MAP

PLAT NOTES:

- This plot is approved subject to the conditions contained in the Newpark 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 Newpark Owners Association for the common use and enjoyment of all Owners.
- Master Developer shall construct and Newpark 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 Newpark Owners' Association Bylaws and Articles of Incorporation.
- Newpark Owners Association is granted the right to remove snow over all Common Areas, Limited Common Areas, and private drives, pursuant to an easement agreement.
- Newpark Town Center is designed with zero lot line. 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 Newpark Town Center. To facilitate transit oriented development grants or other forms of public transportation and/or parking improvements financial assistance, the Newpark 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 Newpark 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 Newpark 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 Newpark 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 Newpark shall be through the Mountain Regional Water Special Service District (MRWSSD), and must comply with its rules and regulations.
- In accordance with plat 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 V-1 | | | 62,091 | | |
- 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 Newpark 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 V-2 for circulation of Lot V-1 traffic will be converted, in connection with the development of Lot V-2, to a permanent easement running with Lot V-2 for the benefit of Lot V-1 for the circulation of Lot V-1 traffic (as well as for ingress and egress of Lot V-1 traffic at such time as an additional Lot V-2 street access is developed) at locations that provides substantially similar reasonable vehicle access to Lot V-1.
- Lot V-2 does not have a wastewater lateral extended from the wastewater mainline. If wastewater service becomes necessary, a wastewater lateral must be extended from the wastewater mainline per SBWRD standards.
- The Fire Impact Fee required by the Park City Fire Districts for Lot V1 was not paid at time of plat recording. However The Fire Impact Fee must be paid to the Park City Fire District prior to issuance of a building permit for construction on Lot V-1.
- The Financial Assurances to insure the developer's performance required by Summit County under the Development Improvement Agreement for Lot V-1 was not provided at the time of plat recording. However, the Financial Assurances must be provided to Summit County prior to issuance of a building permit for construction on Lot V-1.

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 being South 89°47'32" East along the Section Line 2665.60 feet and South 0°05'40" East 662.65 feet to the Southerly Right-of-way Line of I-80 and South 68°45'09" East along said Right-of-way Line 4.13 feet to the Westerly Line of the Newpark Master Development Parcel Plat, recorded in the office of the Summit County Recorder as Entry No. 654674, Book 1526, Page 718 and South 0°16'14" East along said Westerly Line 617.29 feet and East 110.94 feet from the Northwest Corner of Section 19, Township 1 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being South 0°01'00" East 2662.16 feet between said Northwest Corner and the West Quarter Corner of said Section 19) and running thence North 45°00'00" East 277.00 feet to the point of a 10.00-foot radius curve to the right, the center of which bears South 45°00'00" East; thence Easterly along the arc of said curve 15.71 feet through a central angle of 90°00'00"; thence South 45°00'00" East 270.00 feet; thence South 45°00'00" West 138.50 feet; thence South 45°00'00" East 67.00 feet; thence South 45°00'00" West 312.40 feet; thence South 84.71 feet; thence West 168.36 feet to the point of a 10.00-foot radius curve to the right, the center of which bears North; thence Northwesterly along the arc of said curve 15.66 feet through a central angle of 89°43'46"; thence North 0°16'14" West 313.61 feet to the point of a 171.95-foot radius curve to the right, the center of which bears North 89°43'46" East; thence Northeasterly along the arc of said curve 135.86 feet through a central angle of 45°16'14", more or less, to the POINT OF BEGINNING.

Containing 173,366 square feet or 3.98 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
UTAH PLS No. 147581
Date: 12-14-04

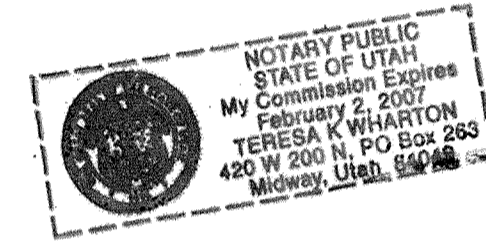
OWNER'S DEDICATION AND CONSENT TO RECORD:

Known all men by these presents: that the undersigned are the owners of the hereon 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 V, 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 easements, 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 dedicate 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

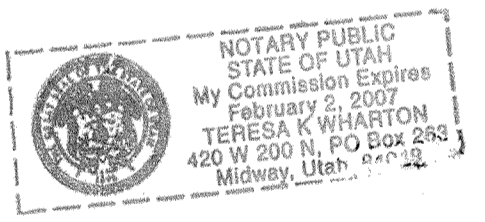
State of Utah }
County of Summit } ss
On this 15th day of December, 2004, personally appeared before me, Marc Wangsgard, Vice President of NEWPARK CORPORATION, a Utah corporation, and executed the foregoing Owner's Dedication and Consent to Record.

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.

WASHINGTON TRUST BANK
By: [Signature]
it's: Vice President



ACKNOWLEDGMENT

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

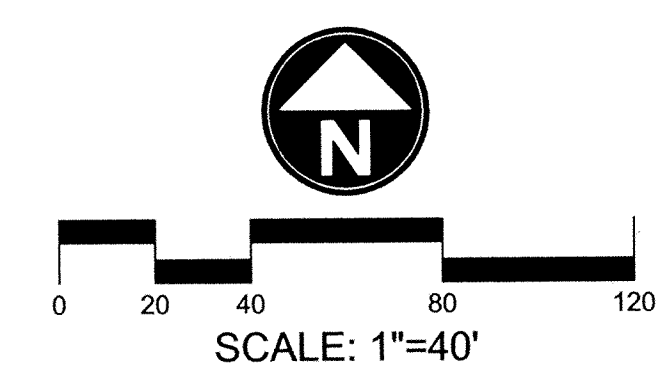
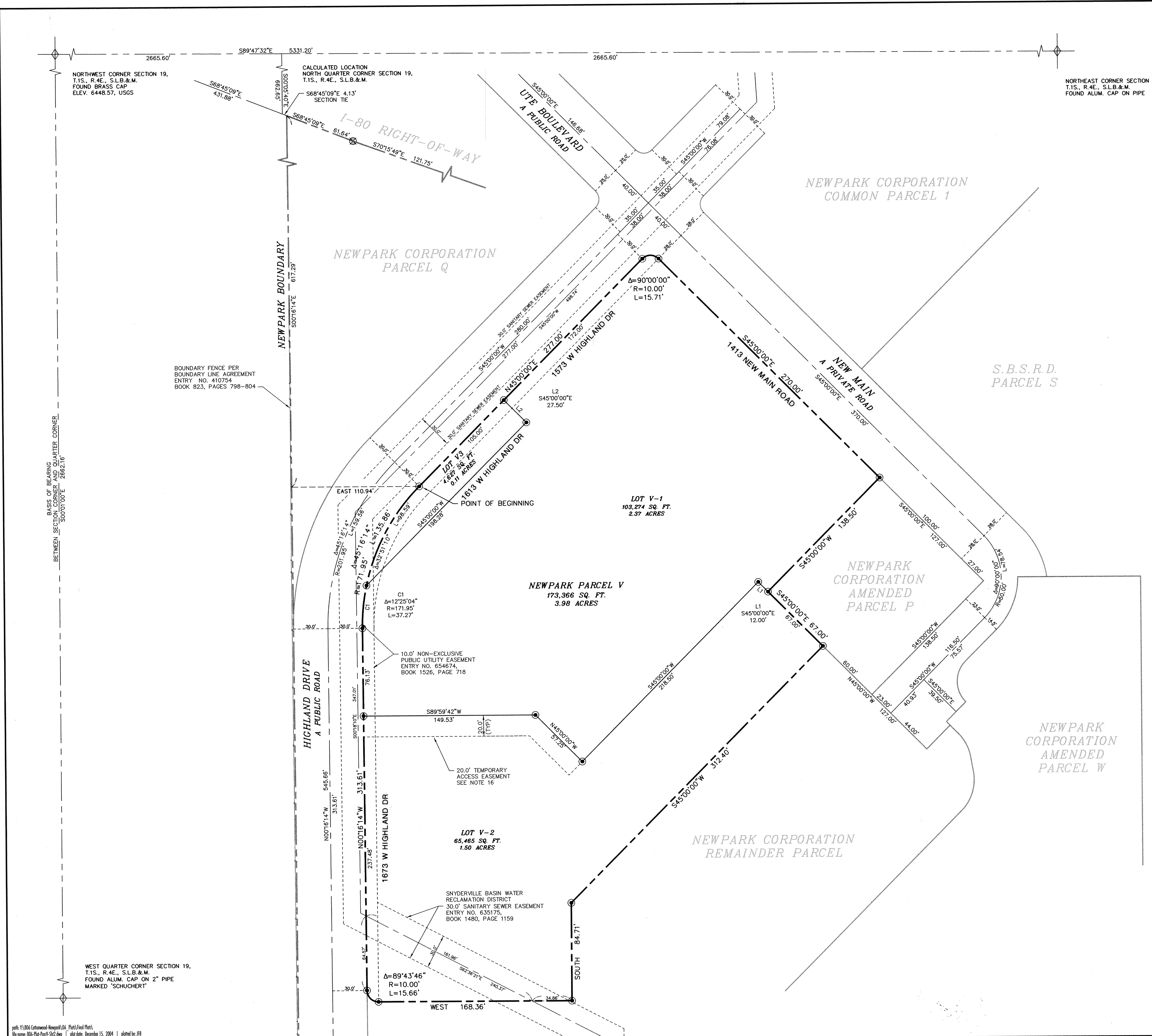
Teresa K. Wharton
Notary Public
Residing at: Wasatch County My commission expires: 2/2/07

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

path: F:\3086 (Enhanced-Newpark\06_Plat\Final Plats)
File name: 906-Plat-Parcel-Site.dwg | plot date: December 15, 2004 | plotted by: JFB

| COUNTY ASSESSOR | COUNTY PLANNING COMMISSION | WATER RECLAMATION DISTRICT | COUNTY ENGINEER | COUNTY COMMISSION | APPROVAL AS TO FORM | RECORDED |
|---|--|--|--|--|--|--|
| REVIEWED AND ACCEPTED BY: THE OFFICE OF THE SUMMIT COUNTY ASSESSOR. THIS 17th DAY OF December, 2004. Carla Lee Bichnie SUMMIT COUNTY ASSESSOR, Chief Deputy | APPROVED AND ACCEPTED BY: THE SNYDERVILLE BASIN PLANNING COMMISSION. THIS 17 DAY OF December, 2004. [Signature] PLANNING COMMISSION CHAIRMAN | REVIEWED FOR CONFORMANCE TO: THE SNYDERVILLE BASIN WATER RECLAMATION DISTRICT'S STANDARDS. THIS 15th DAY OF December, 2004. B. D. [Signature] S.B.W.R.D. | 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. 12/10/04 [Signature] DATE SUMMIT COUNTY ENGINEER | PRESENTED TO: THE BOARD OF SUMMIT COUNTY COMMISSIONERS. THIS 23rd DAY OF December, 2004. AT WHICH TIME THIS PLAT WAS APPROVED. K. E. [Signature] SUMMIT COUNTY CHAIRMAN Susan [Signature] SUMMIT COUNTY CLERK | APPROVED AS TO FORM ON: THIS 23rd DAY OF December, 2004. [Signature] SUMMIT COUNTY ATTORNEY | ENTRY NO. 720981 BOOK PAGE'S STATE OF UTAH, COUNTY OF SUMMIT DATE 12-23-2004 TIME 15:34 p.m. RECORDED AND FILED AT THE REQUEST OF: High Country Title Daniel [Signature] 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
www.jackjohnson.com



- 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 V
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

| | |
|--|--|
| <p style="text-align: center;">RECORDED</p> <p>ENTRY NO. <u>720981</u> BOOK <u> </u> PAGE'S <u> </u></p> <p>STATE OF <u>UTAH</u> COUNTY OF <u>SUMMIT</u></p> <p>DATE <u>12-23-2004</u> TIME <u>15:34 pm</u></p> <p>RECORDED AND FILED AT THE REQUEST OF: <u>High Country Title</u> <u>Shirley Bowen, Deputy</u> SUMMIT COUNTY RECORDER</p> | <p>JACK JOHNSON COMPANY Designing World Destinations</p> <p><small>In-Person - 1777 Sun Peak Drive - Park City - Utah 84098 Telephone - 435.845.9000 - Facsimile - 435.649.1620 www.jackjohnson.com</small></p> |
|--|--|

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file name: 806-Plat-Parcel V.dwg | plot date: December 15, 2004 | plotted by: JPB