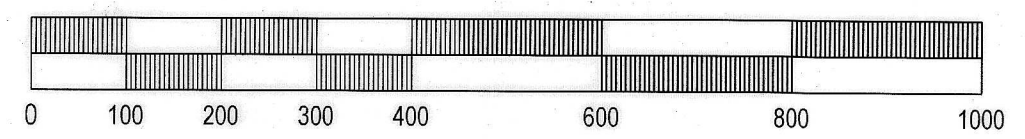
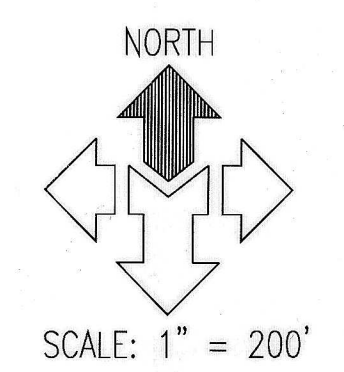
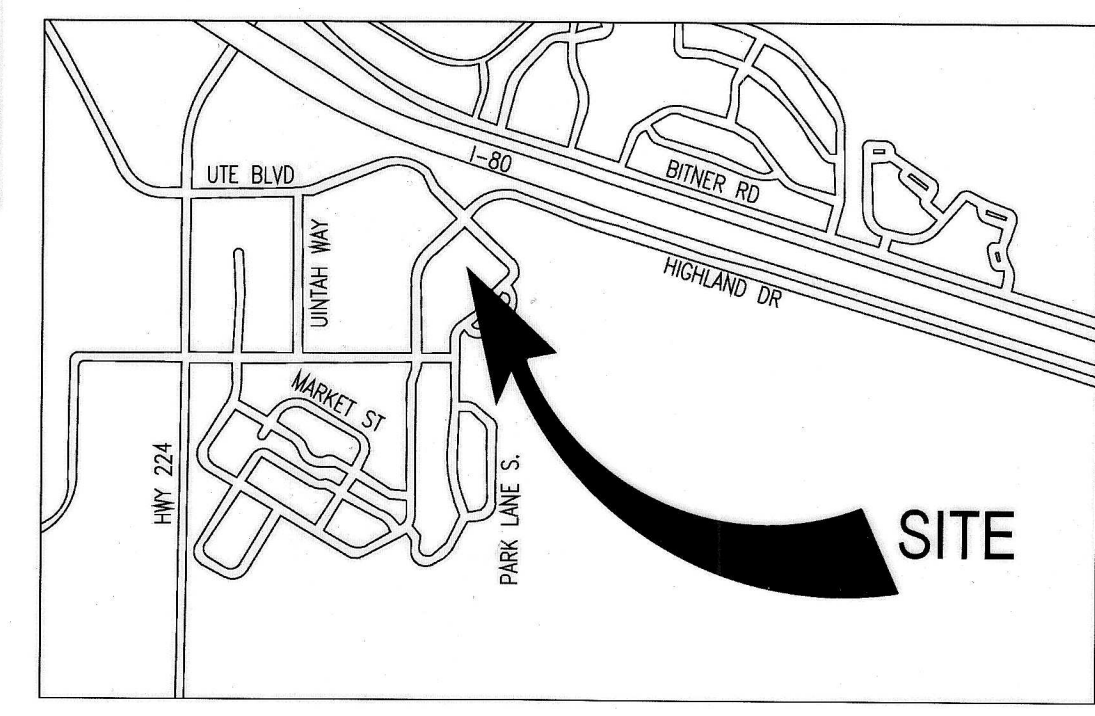
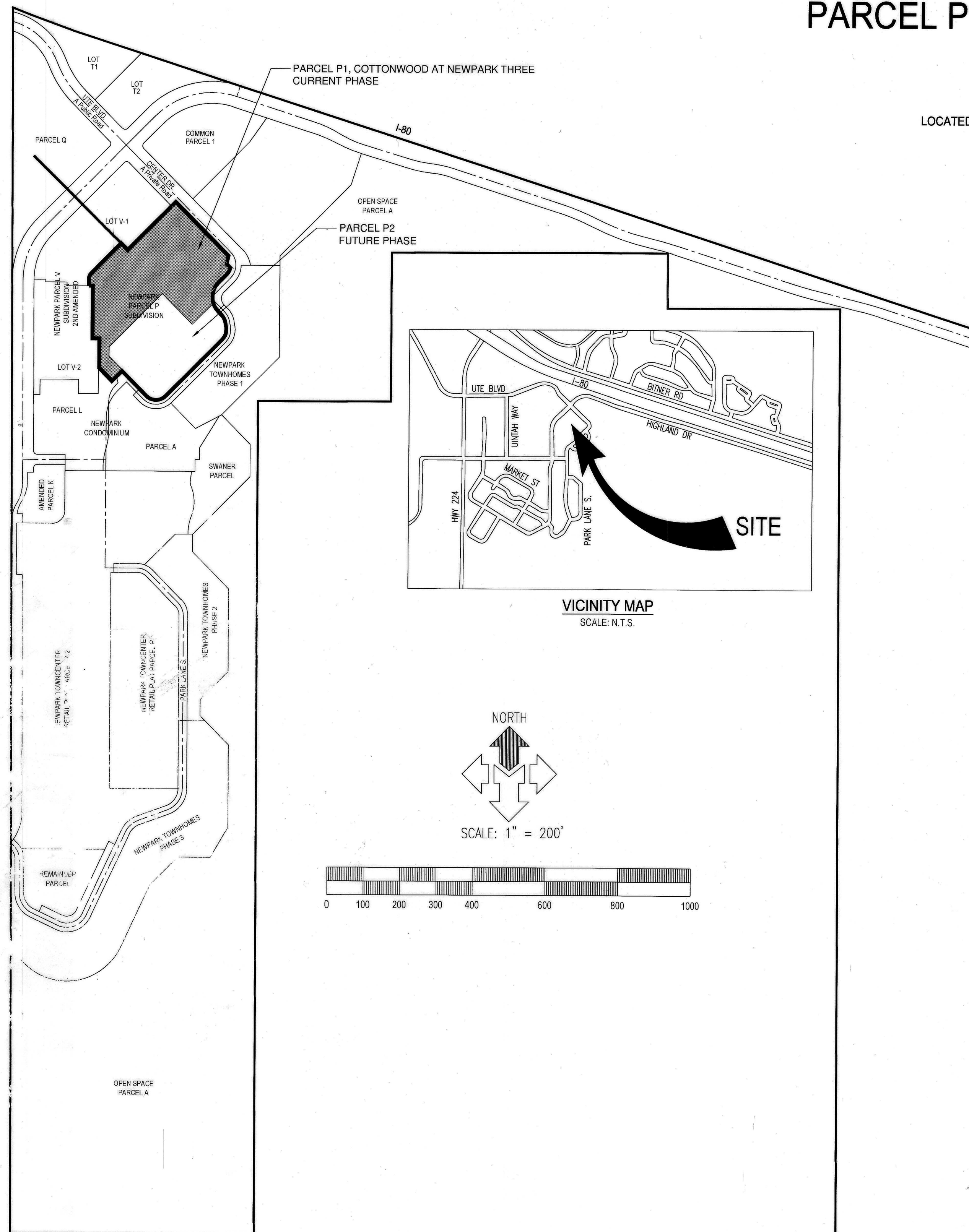


PARCEL P1, COTTONWOOD AT NEWPARK THREE FINAL SITE PLAN PACKAGE

APPROX. HIGHLAND DRIVE & CENTER DRIVE
PARK CITY, UTAH
LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SLB&M



PREPARED FOR:
COTTONWOOD PARTNERS
2855 E. COTTONWOOD PARKWAY, SUITE 560
SALT LAKE CITY, UTAH 84121
801.365.6200

GENERAL CONTRACTOR:
BIG-D CONSTRUCTION CORP
404 WEST 400 SOUTH
SALT LAKE CITY, UTAH 84101
801.415.6000

ARCHITECTURE & PLANNING:
GSBS ARCHITECTS
375 WEST 200 SOUTH
SALT LAKE CITY, UTAH 840101
801.621.9600

CIVIL ENGINEER:
MCNEIL ENGINEERING
8610 S SANDY PARKWAY, SUITE 200
SANDY, UTAH 84070
801.255.7700

STRUCTURAL ENGINEER:
DUNN ASSOCIATES, INC.
380 WEST 800 SOUTH, SUITE 100
SALT LAKE CITY, UTAH 84101
801.575.8877

MECHANICAL AND PLUMBING ENGINEER:
VAN BOERUM & FRANK ASSOCIATES
330 SOUTH 300 EAST
SALT LAKE CITY, UTAH 84111
801.530.3148

ELECTRICAL ENGINEER:
SPECTRUM ENGINEERS
324 SOUTH STATE STREET, SUITE 400
SALT LAKE CITY, UTAH 84111
801.328.5151

PARK CITY FIRE SERVICE DISTRICT
APPROVED THIS 30th DAY OF August, 2012.
[Signature]
BY PARK CITY FIRE SERVICE DISTRICT,
FIRE MARSHAL

SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT
APPROVED THIS 31st DAY OF August, 2012.
[Signature]
BY SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT,
AUTHORIZED AGENT

WATER DISTRICT
APPROVED THIS 7th DAY OF Sept, 2012.
[Signature]
BY MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT,
AUTHORIZED AGENT

ROCKY MOUNTAIN POWER APPROVAL
ACCEPTED THIS 4 DAY OF Sept, 2012.
[Signature]
BY ROCKY MOUNTAIN POWER, A DIVISION OF PACIFIC CORP.,
AUTHORIZED AGENT

CONSENT TO RECORD
THE UNDERSIGNED, HEREBY CONSENTS TO THE RECORDATION OF THIS FINAL SITE PLAN PACKAGE.
EXECUTED THIS 6th DAY OF SEPT., 2012.
COTTONWOOD NEWPARK THREE, L.L.C., A DELAWARE CORPORATION.
OWNER
BY: *[Signature]*
ITS: AUTHORIZED REPRESENTATIVE

ACKNOWLEDGMENT
STATE OF UTAH)
COUNTY OF SUMMIT) SS
I, *[Signature]*,
NOTARY PUBLIC
RESIDING AT: Salt Lake County, MY COMMISSION EXPIRES: August 3, 2014

CONSENT TO RECORD
THE UNDERSIGNED, HEREBY CONSENTS TO THE RECORDATION OF THIS FINAL SITE PLAN PACKAGE.
EXECUTED THIS 4 DAY OF Sept., 2012.
WELLS FARGO, NA, A NATIONAL BANKING ASSOCIATION.
CONSENTING PARTY
BY: *[Signature]*
ITS: Relationship Manager

ACKNOWLEDGMENT
STATE OF UTAH)
COUNTY OF SUMMIT) SS
I, *[Signature]*,
NOTARY PUBLIC
RESIDING AT: Salt Lake Co, UT MY COMMISSION EXPIRES: April 17, 2016

BOUNDARY DESCRIPTION:
(AFFECTS PARCEL P AND A PORTION OF PARCEL V-2 AND A PORTION OF THE REMAINDER PARCEL; AFFECTS PARCEL V-1, AMENDED NEWPARK PARCEL V SUBDIVISION; PARCEL V-2 NEWPARK PARCEL V SUBDIVISION 2ND AMENDED; PARCEL P AND REMAINDER PARCEL OF NEWPARK MASTER DEVELOPMENT PARCEL PLAT AND CENTER DRIVE AMENDED NEWPARK MASTER DEVELOPMENT PARCEL PLAT)
BEGINNING AT THE SOUTHEAST CORNER OF LOT V-1 NEWPARK PARCEL V SUBDIVISION, 2ND AMENDED, AS RECORDED WITH THE OFFICE OF THE SUMMIT COUNTY RECORDER, SAID POINT BEING SOUTH 1430.63 FEET, MORE OR LESS, AND NORTH 89°59'42" EAST 285.38 FEET, MORE OR LESS, FROM THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTHEASTERLY ALONG THE EASTERLY LINE AND LINE EXTENDED OF SAID LOT V-1 THE FOLLOWING (5) COURSES: (1) NORTH 00°00'18" WEST 18.56 FEET TO A POINT OF CURVATURE, (2) NORTHEASTERLY ALONG THE ARC OF 21.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 45°00'18" A DISTANCE OF 16.89 FEET (CHORD BEARS NORTH 22°29'51" EAST 16.46 FEET), (3) NORTH 45°00'00" EAST 116.26 FEET, (4) SOUTH 45°00'00" EAST 25.50 FEET, (5) NORTH 45°00'00" EAST 186.22 FEET; THENCE SOUTH 45°00'00" EAST 206.87 FEET; THENCE SOUTH 12°46'19" WEST 19.79 FEET TO THE SOUTHWESTERLY LINE OF THE AMENDED NEWPARK MASTER DEVELOPMENT PARCEL PLAT CENTER DRIVE, AS RECORDED WITH THE OFFICE OF THE SUMMIT COUNTY RECORDER; THENCE SOUTH 45°00'00" EAST ALONG SAID SOUTHWESTERLY LINE AND 13.59 FEET; THENCE SOUTH 45°00'00" WEST ALONG THE NORTHWESTERLY LINE OF SAID DESCRIPTION 2.44 FEET; THENCE SOUTH 45°00'00" EAST 2.62 FEET TO A POINT ON THE ARC OF A 35.50 FOOT NON TANGENT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 78°28'38" WEST); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID 35.50 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 33°28'30" A DISTANCE OF 20.72 FEET (CHORD BEARS SOUTH 28°16'39" WEST 20.43 FEET); THENCE SOUTH 45°00'00" WEST 33.07 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 54.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 62°59'55" A DISTANCE OF 59.92 FEET (CHORD BEARS SOUTH 13°30'02" WEST 56.95 FEET); THENCE SOUTH 45°00'00" WEST 81.38 FEET; THENCE NORTH 45°00'00" WEST 117.25 FEET; THENCE SOUTH 45°00'00" WEST 205.85 FEET; SOUTH 00°00'18" EAST 25.50 FEET; THENCE SOUTH 45°00'00" EAST 53.95 FEET; THENCE SOUTH 45°00'00" WEST 42.00 FEET; THENCE NORTH 45°00'00" WEST 50.13 FEET; THENCE NORTH 80.48 FEET; THENCE SOUTH 89°59'42" WEST 19.50 FEET; THENCE NORTH 00°00'18" WEST 143.51 FEET TO A POINT ON THE SOUTH LINE EXTENSION OF SAID LOT V-1; THENCE NORTH 89°59'42" WEST 10.98 FEET TO THE POINT OF BEGINNING.
CONTAINS 85,637 SQ FT, OR 1.966 ACRES

IN ACCORDANCE WITH PLAT NOTE 17 OF THE MASTER DEVELOPMENT PARCEL PLAT, THE FOLLOWING DENSITY HAS BEEN PLATTED OR CONSTRUCTED TO DATE: THE BUILDING PLAN ON PARCEL P INCLUDES 62,091 SQ.FT. OF OFFICE SPACE. THE TABLE REFLECTS THESE CHANGES:

BUILDING DENSITY	RETAIL / COMMERCIAL	RESIDENTIAL	OFFICE	INSTITUTIONAL	ALLOCATION FOR FUTURE DEVELOPMENT
PREVIOUS PLATS	164,357	228,750	93,075	121,880	
LOT P-1 (AMENDED PARCEL P)			62,091		
LOT P-2 (AMENDED PARCEL P)					29,260
TOTAL PLATTED TO DATE: 696,603					TOTAL REMAINING DENSITY: 119,757

SHEET INDEX

SHEET #	TITLE
1 OF 5	FINAL SITE PLAN COVER PAGE
2 OF 5	LS1.1 LANDSCAPING PLAN
3 OF 5	LP1.1 PLANTING PLAN
4 OF 5	A3.1a EXTERIOR ELEVATIONS
5 OF 5	A3.1b EXTERIOR ELEVATIONS

QUESTAR GAS
QUESTAR APPROVES THIS FINAL SITE PLAN PACKAGE SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE FINAL SITE PLAN PACKAGE CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE FINAL SITE PLAN PACKAGE, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.
ACCEPTED THIS 7th DAY OF September, 2012.
QUESTAR GAS COMPANY
BY: *[Signature]*
TITLE: Code Rep. Spec.

COUNTY ASSESSOR
REVIEWED AND ACCEPTED BY:
THE OFFICE OF THE SUMMIT COUNTY ASSESSOR.
THIS 7 DAY OF Sept, 2012
[Signature]
SUMMIT COUNTY ASSESSOR

COUNTY PLANNING COMMISSION
APPROVED AND ACCEPTED BY:
THE SNYDERVILLE BASIN PLANNING COMMISSION.
THIS 11 DAY OF SEPTEMBER, 2012
[Signature]
PLANNING COMMISSION CHAIRMAN

WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO:
THE SNYDERVILLE BASIN WATER RECLAMATION DISTRICTS' STANDARDS.
THIS 31st DAY OF August, 2012
By *[Signature]*
S.B.M.R.D.

COUNTY ENGINEER
I HEREBY CERTIFY THAT I HAVE HAD THIS FINAL SITE PLAN PACKAGE REVIEWED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH AVAILABLE INFORMATION ON FILE IN THIS OFFICE.
DATE 9/10/12
[Signature]
SUMMIT COUNTY ENGINEER

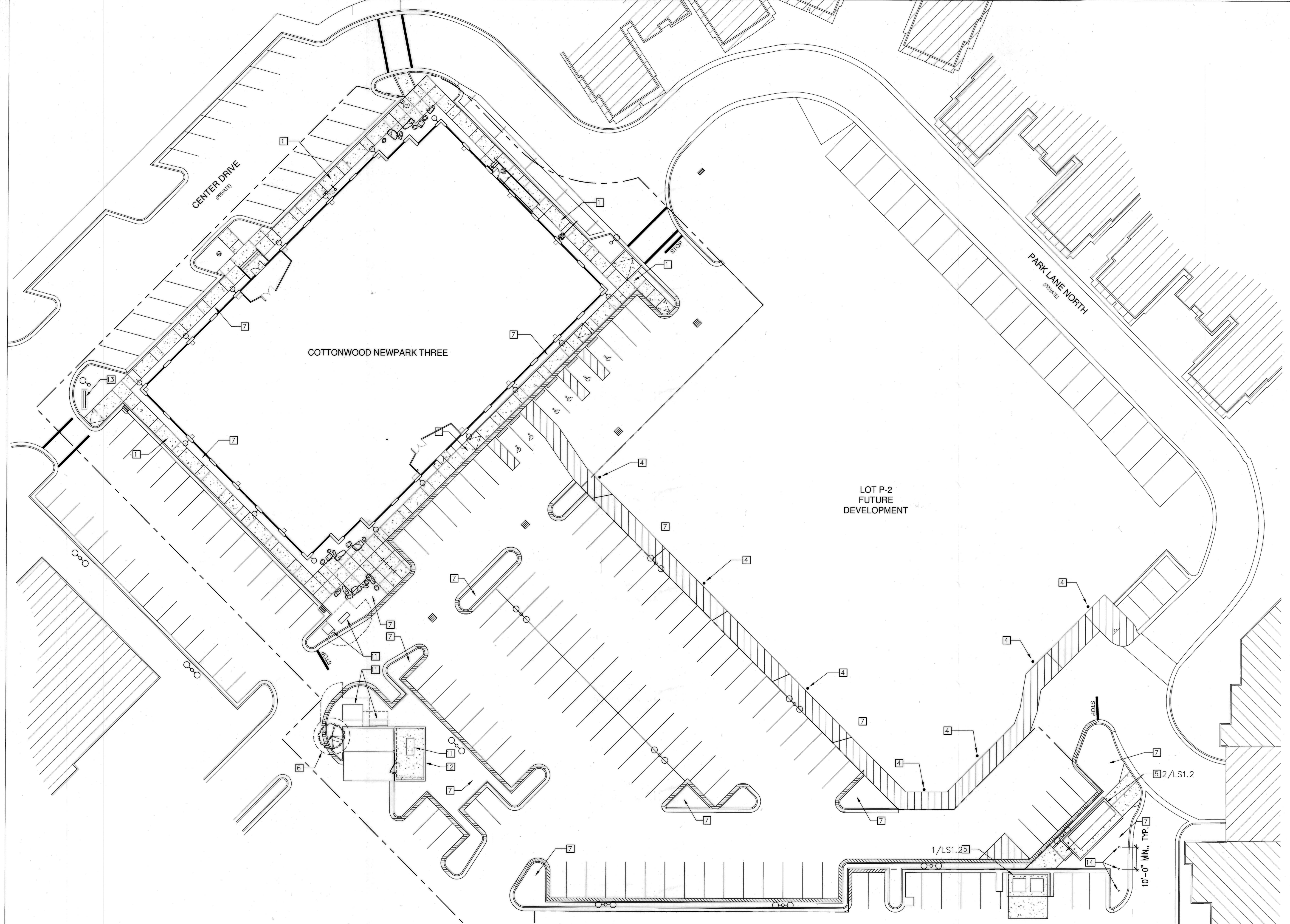
COUNTY MANAGER
APPROVED AND ACCEPTED BY:
SUMMIT COUNTY MANAGER.
THIS 21st DAY OF SEPTEMBER, 2012
[Signature]
SUMMIT COUNTY MANAGER

APPROVAL AS TO FORM
APPROVED AS TO FORM ON:
THIS 8th DAY OF October, 2012
[Signature]
SUMMIT COUNTY ATTORNEY

RECORDED
ENTRY NO. 955012 BOOK - PAGE -
STATE OF Utah COUNTY OF Summit
DATE 10/22/12 TIME 8:44 am Fee 150.00
RECORDED AND FILED AT THE REQUEST OF:
Cottonwood Newpark Three LLC
C. Willoughby - Deputy
SUMMIT COUNTY RECORDER

PREPARED BY:
McNEIL ENGINEERING
Designing for the Future Since 1983
8610 So. Sandy Parkway, Suite 200 Sandy, Utah 84070
TEL: (801) 255-7700 FAX: (801) 255-8071
E-MAIL: info@mcneileng.com WEB SITE AT www.mcneil-group.com

PARCEL P1, COTTONWOOD AT NEWPARK THREE
FINAL SITE PLAN PACKAGE
SHEET # 1 OF 5

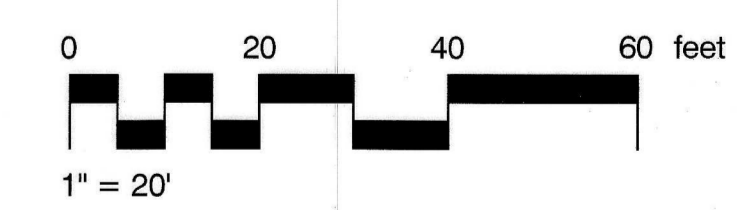
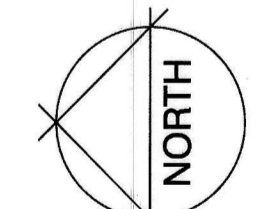


REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	
1	CONCRETE WALK - SEE CIVIL	
2	BACK, TYP.	BIKE
4	SANDSTONE SEATING BOULDER - SEE 11/LS1.2	
5	BOLLARD - SEE 10/LS1.2	LIGHT
7	ENCLOSURE	TRASH
8	TREE & PROTECTION - SEE 8/LP1.2	EXISTING
10	PLANTING BED	
11	HANDRAIL AT STAIR - SEE 8/LS1.2	
12	HANDRAIL AT RAMP - SEE 9/LS1.2	
14	SANDSTONE LANDSCAPE BOULDER, TYP. - SEE 14/LS1.2	

ELECTRICAL UTILITY - SEE ELECTRICAL
 GENERATOR ENCLOSURE - SEE 13/LS1.2
 Any changes to the landscape plan require review and approval by the Summit County Community Development Department - BY OWNER

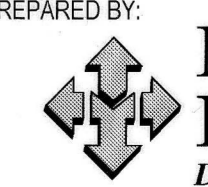
The owner, tenant, and/or their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape. All landscape shall be properly maintained at all times. This includes, but is not limited to, mowing turf areas of six inches (6") or higher, edging, pruning, fertilizing, watering, weeding, and other such activities common to landscape maintenance. Landscapes areas shall be kept free of trash, litter, weeds, and other such material or plants not part of the landscape. All plants shall be maintained in a healthy condition as is appropriate for the season of the year. Plants which die shall be replaced with plants of a similar variety and size within ninety (90) days. Replacement plantings shall comply with the approved planting plan or alternative plantings as approved by the Summit County Community Development Director.

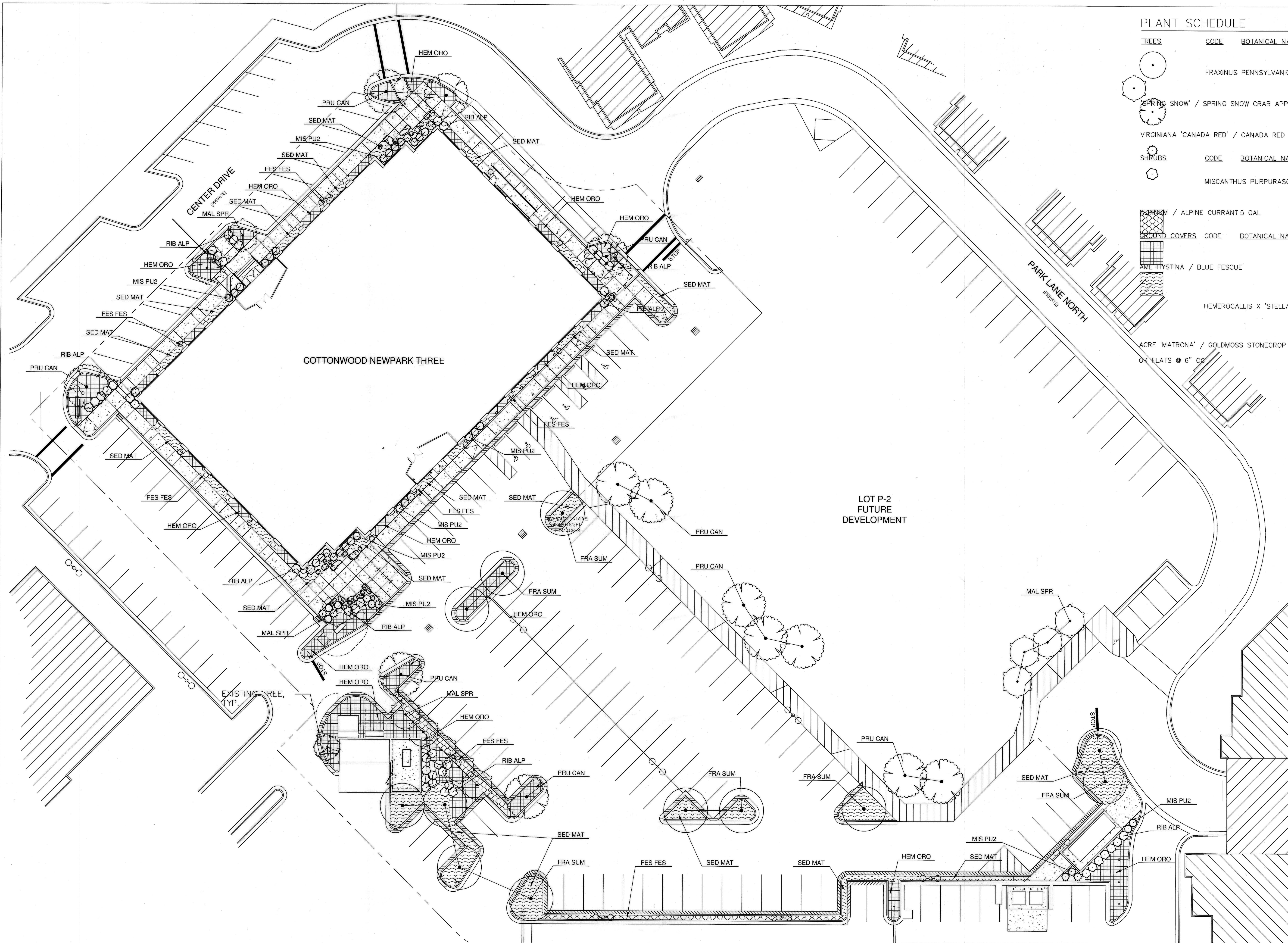


NEWPARK PARCEL P SUBDIVISION
 LOCATED IN SECTION 19,
 TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
 SUMMIT COUNTY, UTAH

PARCEL P1, COTTONWOOD AT NEWPARK THREE
 FINAL SITE PLAN PACKAGE
LANDSCAPE SITE PLAN
LS1.1
SHEET 2 OF 5
 DRAWN BY: TK
 CHECKED BY: DG
 ISSUED DATE: 08-15-12

RECORDED
 ENTRY NO. 955612 BOOK _____ PAGES _____
 STATE OF Utah COUNTY OF Summit
 DATE 10/22/12 TIME 9:44 am
 RECORDED AND FILED AT THE REQUEST OF
 Cottonwood Newport Three LLC
 C. Willoughby - deputy
 SUMMIT COUNTY RECORDER

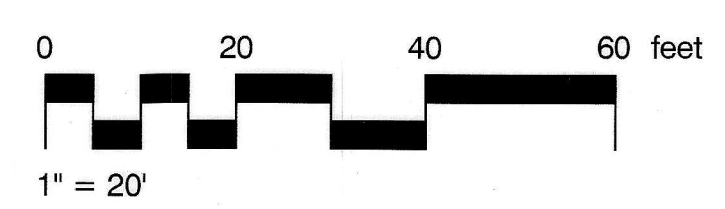
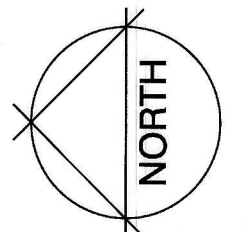
PREPARED BY:

McNEIL ENGINEERING
 Designing for the Future Since 1983
 8610 So. Sandy Parkway, Suite 200 Sandy, Utah 84070
 TEL. (801) 255-7700 FAX (801) 255-8071
 E-MAIL info@mcneileng.com WEB SITE AT www.mcneil-group.com



PLANT SCHEDULE				
TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL
		FRAXINUS PENNSYLVANICA 'SUMMIT' / SUMMIT ASH	FRA SUM B&B	2" CAL
		SPRING SNOW / SPRING SNOW CRAB APPLE	MAL SPR B&B	MALUS X 2" CAL
		VIRGINIANA 'CANADA RED' / CANADA RED CHOKECHERRY	PRU CAN B&B	PRUNUS 2" CAL
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	
		MISCANTHUS PURPURASCENS / SILVER GRASS	MIS PU2 5 GAL	
		ALPINE CURRANT 5 GAL	RIB ALP	RIBES
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT	
		AMETHYSTINA / BLUE FESCUE	FES FES 1 GAL @ 18" OC	FESTUCA
		HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	HEM ORO 1 GAL @ 24" OC	
		ACRE 'MATRONA' / GOLDMOSS STONECROP OR FLATS @ 6" OC	SED MAT 1 GAL @ 18" OC	SEDUM

Any changes to the landscape plan require review and approval by the Summit County Community Development Department.

The owner, tenant, and/or their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape. All landscape shall be properly maintained at all times. This includes, but is not limited to, mowing turf areas of six inches (6") or higher, edging, pruning, fertilizing, watering, weeding, and other such activities common to landscape maintenance. Landscapes areas shall be kept free of trash, litter, weeds, and other such material or plants not part of the landscape. All plants shall be maintained in a healthy condition as is appropriate for the season of the year. Plants which die shall be replaced with plants of a similar variety and size within ninety (90) days. Replacement plantings shall comply with the approved planting plan or alternative plantings as approved by the Summit County Community Development Director.



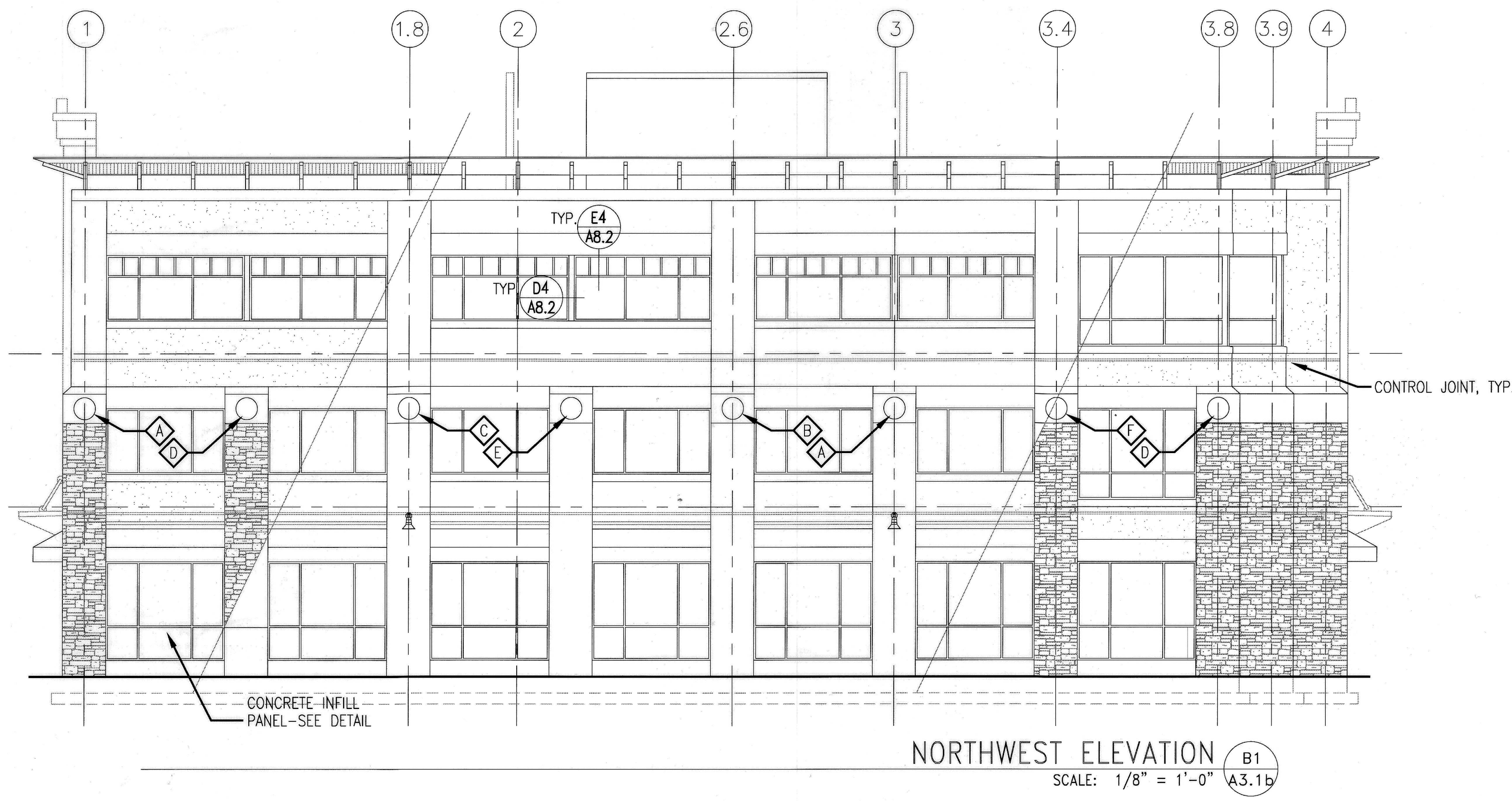
NEWPARK PARCEL P SUBDIVISION
 LOCATED IN SECTION 19,
 TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
 SUMMIT COUNTY, UTAH

PARCEL P1, COTTONWOOD AT NEWPARK THREE
 FINAL SITE PLAN PACKAGE
PLANTING PLAN
 LP11
 SHEET 3 OF 5
 DRAWN BY: TK
 CHECKED BY: DG
 ISSUED DATE: 08-15-12

RECORDED
 ENTRY NO. 955112 BOOK PAGE'S
 STATE OF Utah COUNTY OF Summit
 DATE 10/22/12 TIME 8:44am
 FEE 150.00
 RECORDED AND FILED AT THE REQUEST OF
 Cottonwood Newport Three LLC
 C. Wilkoff, deputy
 SUMMIT COUNTY RECORDER

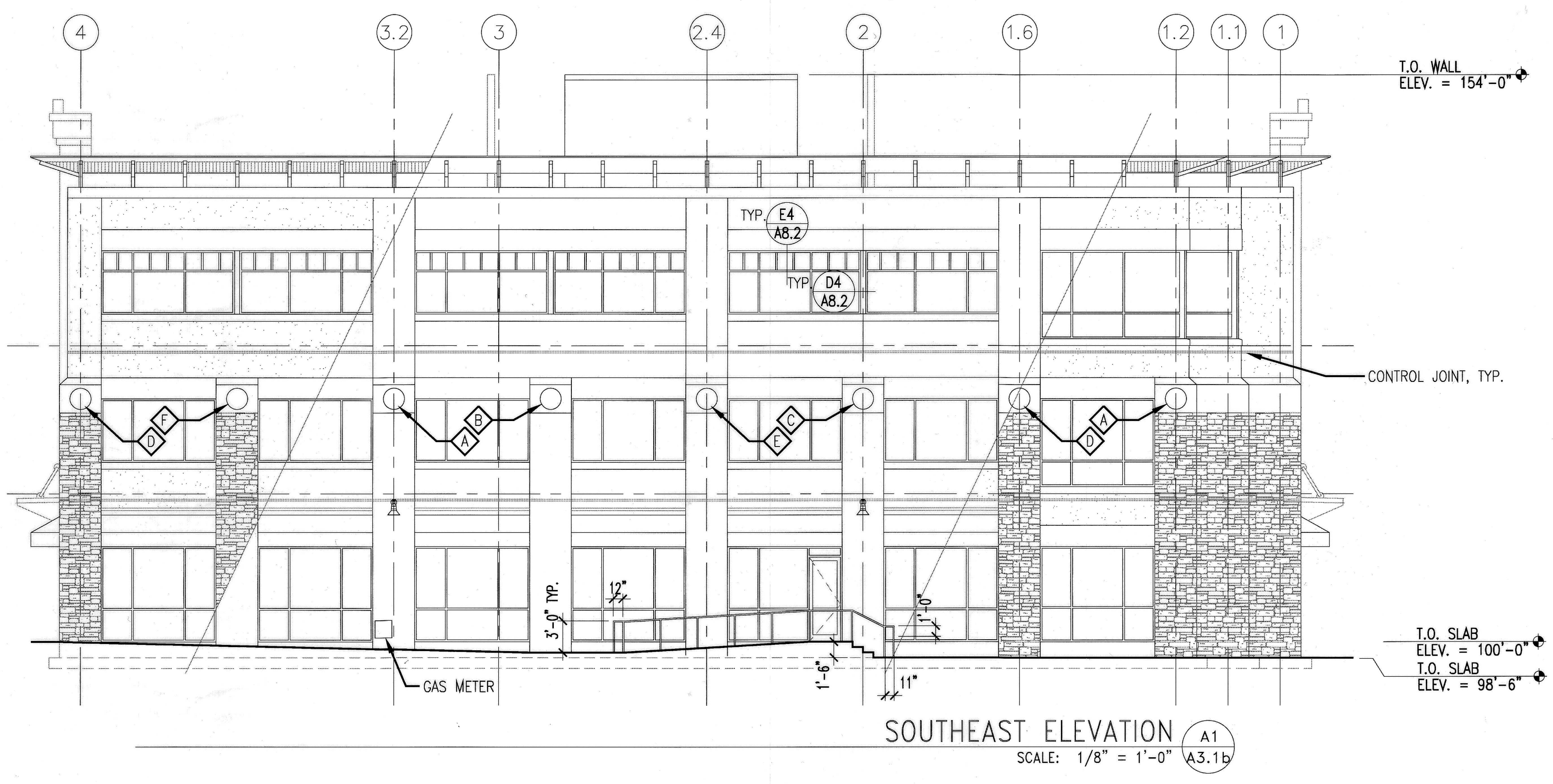
PREPARED BY:

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SEE ELEVATION A1/A3.1a FOR TYPICAL NOTES AND DIMENSIONS.

STONE EMBLEMS	
A	TBD
B	TBD
C	TBD
D	TBD
E	TBD
F	TBD



PARCEL P1, COTTONWOOD AT NEWPARK THREE
FINAL SITE PLAN PACKAGE
EXTERIOR ELEVATIONS
A3.1b
SHEET 5 OF 5

RECORDED
ENTRY NO. 955612 BOOK - PAGE'S -
STATE OF Utah COUNTY OF Summit
DATE 10/22/12 TIME 1:44 am
FEE 150.00
RECORDED AND FILED AT THE REQUEST OF:
Cottonwood New Park Three LLC
C. Killough - deputy
SUMMIT COUNTY RECORDER

PREPARED BY:
McNEIL ENGINEERING
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