

Common Road Right of Way and Improvements Agreement

For and in consideration of the sum of Ten Dollars and other good and valuable consideration, **SGD-Equimark, L.L.C., A Utah Limited Liability Company** (SGD-Equimark) and **Newpark Corporation** (Newpark), grant to one another a right of way through certain land, situated in Summit County, Utah, described in the attached Exhibit A and B.

SGD-Equimark, and Newpark are developing adjoining property and are constructing private road improvements on their respective properties. Newpark's planned road named Park Lane South is planned to intersect with the Fox Point at Redstone's road named Redstone Avenue per the configuration shown on Exhibit A. Newpark may install road, storm drainage, and public utility improvements on the SGD-Equimark's, property within the highlighted area shown within Exhibit A, and legally described on Exhibit B, to complete the road and drainage improvements at said intersection consistent with the Exhibit A configuration.

The parties grant each other a non-exclusive right of way for vehicular and pedestrian ingress and egress through the property of the other along Redstone Avenue and Park Lane South including the Exhibit A depicted improvements area.

Dated this 4th day of September 2004.

00712984 Bk01651 Pg00151-00153
ALAN SPRIGGS, SUMMIT CO RECORDER
2004 OCT 06 15:05 PM FEE \$14.00 BY GGB
REQUEST: HIGH COUNTRY TITLE

SGD-Equimark, L.L.C. A Utah Limited Liability Company

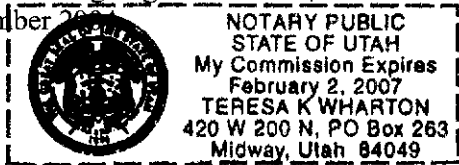
Newpark Corporation

By: _____

By: James Doilney _____ Co-President

STATE OF UTAH)
): ss.
COUNTY OF Wasatch)

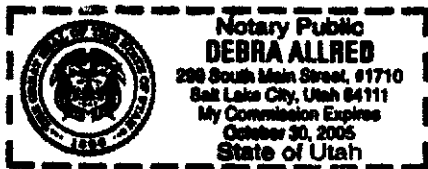
The foregoing instrument was acknowledged before me by James Doilney this 4th day of September 2004.



Teresa K. Wharton
Notary Public

STATE OF UTAH)
): ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me by Mark B Millburn this 4 day of September 2004.



Debra Allred
Notary Public

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Exhibit B

**NEWPARK DEVELOPMENT
Right of Way and Utility Easement
Legal Description**

A RIGHT OF WAY AND UTILITY EASEMENT 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:

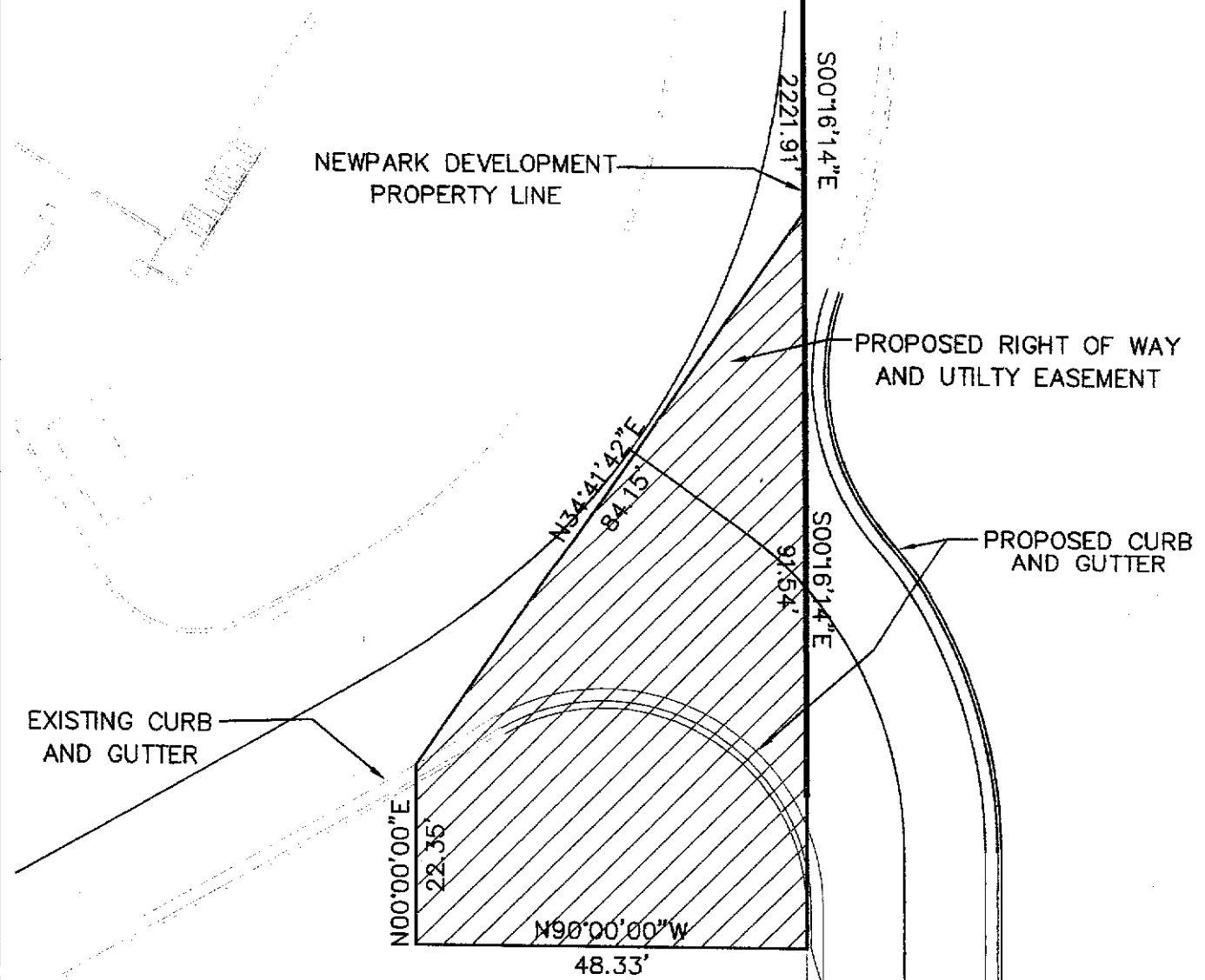
BEGINNING AT THE NORTHWESTERLY CORNER OF THE NEWPARK MASTER DEVELOPMENT PARCEL PLAT, RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER AS ENTRY NO. 654674, BOOK 1526, PAGE 718, THENCE SOUTH 00°16'14" EAST 2221.91 FEET ALONG THE WESTERLY LINE OF SAID NEWPARK MASTER DEVELOPMENT PARCEL PLAT TO THE TRUE POINT OF BEGINNING; THENCE ALONG SAID WESTERLY LINE SOUTH 00°16'14" EAST 91.54 FEET; THENCE LEAVING SAID WESTERLY LINE FOR THE FOLLOWING THREE (3) COURSES: NORTH 90°00'00" WEST 48.33 FEET; THENCE NORTH 00°00'00" EAST 23.35 FEET; THENCE NORTH 34°41'42" EAST 84.15 FEET TO THE POINT OF BEGINNING.

RS-14

JJC# 723.0100
08/26/04 KAP

BK1651 PG0152

NORTHWEST CORNER
NEWPARK MASTER DEVELOPMENT
PARCEL PLAT



JACK JOHNSON COMPANY
Designing World Destinations

REDSTONE AVE INTERSECTION
NEWPARK
RIGHT OF WAY & UTILITY EASEMENT

SUMMIT CO., UT

path: Y:\728 Newport\CD'S PMS 3\Drawings\Parcel CT\Edkins\Redstone Ave Intersection.dwg
plot date: August 26, 2004 | plotted by: JFB

BK1651 PG0153