

85-033-0-0012

T-54193

WHEN RECORDED, PLEASE RETURN TO:

Mr. Lawrence Pinnock
LEUCADIA FINANCIAL CORPORATION
529 East South Temple
Salt Lake City, UT 84102

E 109625 B 0500 P 0211
Date 7-APR-1998 12:38pm
Fee: 28.00 Charge
DONNA S. MCKENDRICK, Recorder
Filed By RGO
For ASSOCIATED TITLE COMPANY
TOOELE COUNTY CORPORATION

NOTICE OF DECLARATION AND GRANT OF
EASEMENTS AND SUPPLEMENTAL AGREEMENT

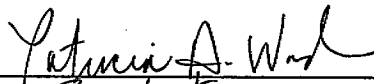
This Notice of Declaration and Grant of Easements and Supplemental Agreement (the "Notice of Interest") is entered into as of the 13th day of March, 1998, by and between LEUCADIA FINANCIAL CORPORATION, a Utah corporation ("Leucadia"), 529 East South Temple, Salt Lake City, Utah 84102, and THE SCOTT GROUP, L.L.C., a Utah limited liability company ("TSG"), 846 South 850 East, Bountiful, Utah 84010.

1. Demised Premises. The real property owned by TSG, as set forth in attached Exhibit "A" (the "TSG Property"), and the real property owned by Leucadia, as set forth on attached Exhibit "B" (the "Leucadia Property"), together with any and all improvements now or hereafter constructed on the TSG Property, are subject to the terms and conditions of that certain Declaration and Grant of Easements and Supplemental Agreement, dated of even date herewith (the "Declaration").
2. Terms of Restrictions. Under the Declaration, each of Leucadia and TSG have granted to the other reciprocal easements for a common roadway, together with the right and obligation to install and maintain utilities therein, over and across their respective properties, have agreed to certain conditions with respect to the development and construction of such common roadway, and have agreed to certain restrictions with respect to the development and improvement of the TSG Property.
3. Terms and Conditions of Declaration. The terms and conditions of the Declaration are incorporated herein by this reference and reference should be made to the Declaration for the particular terms and conditions thereof.
4. Further Authority. In the case of the below-named corporation or limited liability company, as the case may be, the undersigned hereby acknowledges and affirms to the below-named notary public that (1) the undersigned appeared before such notary public on behalf

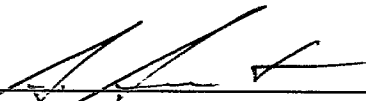
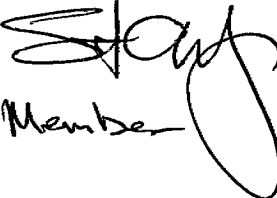
of the corporation or limited liability company, as the case may be, holding the position or title set forth below, and by proper authority and on behalf of such corporation or limited liability company, as the case may be, either executed the foregoing document before such notary public or acknowledged to such notary public that the undersigned executed the foregoing document, and that (2) the undersigned executed the foregoing document as the act of the corporation or limited liability company, as the case may be, for the purposes stated in it.

IN WITNESS WHEREOF, Leucadia and TSG each have executed and delivered this Notice of Interest as of the date first written above.

LEUCADIA FINANCIAL CORPORATION,
a Utah corporation

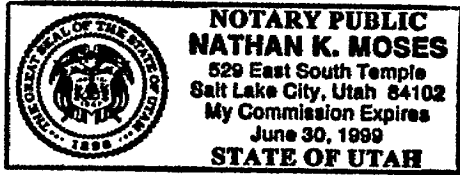
By 
Its President

THE SCOTT GROUP, L.L.C., a Utah limited
liability company

By 
Its 
Member

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 12 day of March, 1998, by Patricia A. Wood the President of LEUCADIA FINANCIAL CORPORATION, a Utah corporation.



Nathan K. Moses
Notary Signature and Seal

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this ___ day of March, 1998, by _____, the _____ of THE SCOTT GROUP, L.L.C., a Utah limited liability company.

Notary Signature and Seal

EXHIBIT A

(Description of TSG Property)

Legal Description

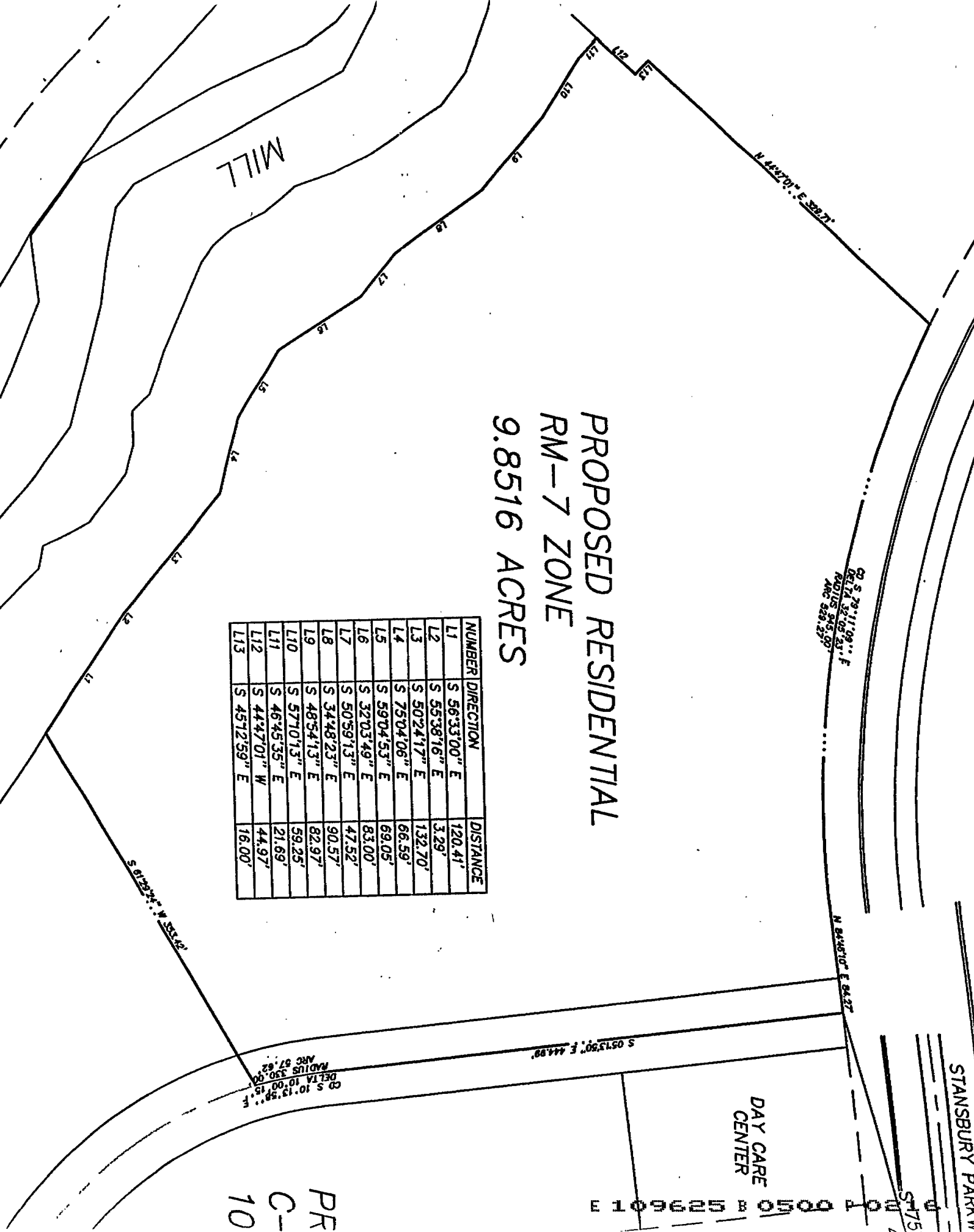
Beginning at a point which is S 75°31'20" W 435.66 feet from a street monument located in the intersection of Stansbury Parkway and Country Club Drive, said monument is S 25°32'09" W 2361.36 feet from the north 1/4 corner of Section 15, Township 2 South, Range 4 West, Salt Lake Base & Meridian; thence S 05°13'50" E 444.99 feet; thence to a point of tangency of a 330.00 foot radius curve to the left; thence southwesterly 57.62 feet along the arc of said curve through a central angle of 10°00'15"; thence S 61°29'24" W 353.42 feet; thence to a point on the most southerly boundary of the parcel which runs adjacent to the Mill Pond; thence along said boundary the following eleven courses: N 56°33'00" W 120.41 feet; thence N 55°38'16" W 3.29 feet; thence N 50°24'17" W 132.70 feet; thence N 75°04'06" W 66.59 feet; thence N 59°04'53" W 69.05 feet; thence N 32°03'49" W 83.00 feet; thence N 50°59'13" W 47.52 feet; thence N 34°48'23" W 90.57 feet; thence N 48°54'13" W 82.97 feet; thence N 57°10'13" W 59.25 feet; thence N 46°45'35" W 21.69 feet; thence leaving said boundary at a point of the most easterly boundary of the Millpond Townhouses; thence along said boundary N 44°47'01" E 44.97 feet; thence N 45°12'59" W 16.00 feet; thence N 44°47'01" E 329.71 feet; thence leaving said boundary to a point on the south line of a 30.00 foot landscape strip, said strip being parallel with and 30.00 feet southerly from the south right-of-way line of Stansbury Parkway; thence beginning at a point on a non-tangent 945.00 foot radius curve to the left (bearing to center radius = N 26°51'33" E); thence easterly 529.27 feet along the arc of said curve through a central angle of 32°05'23"; thence N 84°46'10" E 84.27 feet back to the point of beginning. Contains 9.8516 acres more or less. Basis of bearing between the north 1/4 corner of Section 15 and the northwest corner of Section 15 is S 89°57'10" W.

Part of S.P. Parcel 1
April 2, 1998

E 109625 B 0500 P 0215

PROPOSED RESIDENTIAL
 RM-7 ZONE
 9.8516 ACRES

NUMBER	DIRECTION	DISTANCE
L1	S 56°33'00" E	120.41'
L2	S 55°38'16" E	3.29'
L3	S 50°24'17" E	132.70'
L4	S 75°04'06" E	66.59'
L5	S 59°04'53" E	69.05'
L6	S 32°03'49" E	83.00'
L7	S 50°59'13" E	47.52'
L8	S 34°48'23" E	90.57'
L9	S 48°54'13" E	82.97'
L10	S 57°10'13" E	59.25'
L11	S 46°45'35" E	21.69'
L12	S 41°47'01" W	44.97'
L13	S 45°12'59" E	16.00'



PR
 C-
 10

STANSBURY PARKW
 ST/5
 DAY CARE CENTER

EXHIBIT B

(Description of Leucadia Property)

Stansbury Park - Parcel 1 Boundary Description

Beginning at a point which is S 25°32'09" W 2361.36 feet from the north 1/4 corner of Section 15, Township 2 South, Range 4 West, Salt Lake Base & Meridian to a street monument located in the intersection of Stansbury Parkway and Country Club Drive; thence S 74°50'31"W 406.08 feet from said monument to the true point of beginning; thence along the southerly right-of-way of Stansbury Parkway Greenbelt S 84°46'10"W 30.00 feet; thence leaving said right-of-way line S 05°13'50"W 444.99 feet to a point of tangency of a 330 foot radius curve to the left; thence southwesterly 57.62 feet along the arc of said curve through a central angle of 10°00'15"; thence S 61°29'24"W 353.42 feet; thence traversing along the most southerly boundary the following seven courses: S 56°33'00"E 340.26 feet; S 79°20'55"E 232.90 feet; S 53°35'51"E 76.47 feet; S 38°49'58"E 57.87 feet; S 53°05'41"E 130.74 feet; S 23°57'20"E 123.41 feet; N 88°39'05"E 98.32 feet to a point on the westerly right-of-way line of Country Club Drive Greenbelt; thence traversing along said right-of-way line as follows: N 01°20'55"W 310.09 feet to the point of tangency of a 600.00 foot radius curve to the left and traversing northwesterly 40.35 feet through a central angle of 03°51'13"; thence N 05°12'08"W 532.33 feet to the point of tangency of a 129.92 foot radius curve to the left and traversing northwesterly 75.85 feet through a central angle of 33°26'54"; thence leaving said right-of-way line S 84°46'10"W 325.00 feet; thence N 05°13'50"W 82.00 feet; thence S 84°46'10"W 140.00 feet; thence N 05°13'50"W 192.99 feet to the true point of beginning. Contains 10.79 acres more or less.

Less and excepting the following described parcel:

Beginning at a point which is S 25°32'09"W 2361.36 feet from the north quarter corner of Section 15, Township 2 South, Range 4 West, Salt Lake Base & Meridian, to a street monument located in the intersection of Stansbury Parkway and Country Club Drive; thence S 15°54'03"E 351.07 feet to the true point of beginning, which is a point on the west boundary of the Country Club Drive Green Belt; thence leaving said greenbelt boundary and going along a property line S 84°46'10"W 200.00 feet; thence leaving said property line S 05°13'50"E 100.00 feet; thence N 84°46'10"E 221.47 feet to a point on the west boundary line of said green belt; thence along said green belt boundary N 05°12'08"W 28.38 feet to the beginning of a 129.92 foot radius tangential curve to the left; thence along said boundary and curve 75.85 feet to the point of beginning, containing 21,654 s.f. more or less.

March 16, 1998

E 109625 B 0500 P 0218

STANSBURY PARKWAY

EXIST. STREET MONUMENT
INTERSECTION OF
STANSBURY PRKWAY
& COUNTRY CLUB DR.

S 75°31'20" W
435.66'

N 84°45'10" E 84.27'

DAY CARE
CENTER

CREDIT UNION

RESIDENTIAL

S

NUMBER	DIRECTION	DISTANCE
1	S 56°33'00" E	120.41'
2	S 55°38'16" E	3.29'
3	S 50°24'17" E	132.70'
4	S 75°04'06" E	66.59'
5	S 59°04'53" E	69.05'
6	S 32°03'49" E	83.00'
7	S 50°59'13" E	47.52'
8	S 34°48'23" E	90.57'
9	S 48°54'13" E	82.97'
10	S 57°10'13" E	59.25'
11	S 46°45'35" E	21.69'
12	S 44°47'01" W	44.97'
13	S 45°12'59" E	16.00'

CD S 10°12'48" E
DELTA 10°50'00"
RADIUS 57.83'

PROPOSED COMMERCIAL
C-S ZONE
10.788 ACRES

COUNTRY CLUB DRIVE

STATE HIGHWAY 36

S 61°29'24" W 253.41'

POND

6

E 109625 R 0500 P 0219