

MILLPOND PLAZA - COMMERCIAL P.U.D. AMENDMENT No. 1

LOCATED IN SECTIONS 15 & 16, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN, STANSBURY PARK, UTAH.

LINE	LENGTH	BEARING
L1	17.32	N56°48'31"W
L2	13.06	N69°22'01"W
L3	17.35	N33°36'43"W
L4	16.84	N22°05'47"W
L5	17.63	N17°25'14"W
L6	15.32	N07°37'43"W
L7	26.43	N05°19'11"W
L8	17.84	N78°52'15"W
L9	24.62	N64°05'03"W
L10	29.24	N59°39'11"W
L11	17.62	N49°25'09"W
L12	16.57	N13°57'23"E
L13	12.95	N20°08'48"W
L14	13.81	N02°18'57"E
L15	40.11	N16°36'34"W
L16	20.31	N39°55'46"W
L17	2.09	N47°40'25"W
L18	19.61	N01°57'00"E
L19	19.72	N00°57'34"W
L20	19.72	N00°57'34"W
L21	19.72	N00°57'34"W
L22	5.38	N44°47'00"E
L23	50.89	S44°20'48"W
L24	58.94	S44°45'55"W
L25	4.80	S44°47'00"W
L26	30.76	S44°47'00"W
L27	45.55	S41°05'20"E
L28	8.75	S85°54'01"W
L29	17.31	S44°47'00"W
L30	40.02	S09°02'47"W

North 1/4 Corner of Section 15 Township 2, Range 4 West, Salt Lake Base and Meridian found Brass Cap set in concrete.

Lot #	Address
1	20 Plaza Court
2	30 Plaza Court
3	25 Plaza Court
4	15 Plaza Court
5	00 Plaza Court

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	10.84	15.00	41°24'39"	5.67	10.61
C2	206.42	45.00	62°49'09"	51.03	67.50
C3	10.84	15.00	41°24'39"	5.67	10.61
C4	5.05	35.00	8°16'15"	2.53	5.95
C5	41.14	35.00	42°31'02"	21.59	40.18
C6	67.44	45.00	85°52'20"	41.87	61.31
C7	17.76	100.00	41°07'01"	37.50	70.23
C8	17.07	44.00	22°13'59"	8.65	16.97
C9	28.70	40.00	41°07'01"	15.00	28.09
C10	31.19	50.00	23°44'12"	16.18	30.88
C11	13.15	45.00	16°44'27"	6.62	13.10
C12	23.09	25.00	52°54'42"	12.44	22.28
C13	25.10	32.50	44°15'26"	13.22	24.48
C14	21.24	27.50	44°15'26"	11.18	20.72
C15	80.88	59.40	77°15'05"	47.46	74.15
C16	27.14	52.50	29°25'58"	13.89	26.94
C17	98.19	86.08	65°21'11"	55.21	92.95
C18	22.50	46.50	61°45'25"	27.81	47.73
C19	10.22	22.50	26°01'11"	5.20	10.13
C20	38.89	25.00	89°07'48"	24.62	35.09
C21	39.47	25.00	90°27'05"	25.20	35.49
C22	45.01	15.00	41°24'39"	6.32	12.53
C23	12.82	45.00	16°19'15"	6.45	12.78
C24	17.23	35.00	28°12'23"	8.79	17.06
C25	29.43	25.00	67°26'24"	16.69	27.76
C26	84.86	45.00	108°02'42"	61.99	72.83
C27	17.10	35.00	27°59'15"	8.72	16.99
C28	14.81	45.00	18°05'11"	7.16	14.19
C29	22.89	45.00	29°09'00"	11.70	22.53

BOUNDARY DESCRIPTION
Beginning at the most Northerly corner of Mill Pond Condominiums as recorded in the Tooele County Recorder's Office, said point also being a point on the Southwestly right-of-way line of the Stansbury Park Greenbelt and lying South 00°07'45" East 1756.03 feet along the West Section line of Section 15, and East 136.96 feet from the Northwest corner of Section 15, Township 2 South, Range 4 West, Salt Lake Base and Meridian; thence leaving said Greenbelt and running South 44°47'00" West 399.15 feet along said Mill Pond boundary; thence North 45°13'00" West 25.00 feet along said Mill Pond boundary; thence South 44°47'00" West 197.89 feet along said Mill Pond boundary to a point on the edge of the Stansbury Mill Pond; thence leaving said Mill Pond Condominiums boundary and traversing along said Stansbury Mill Pond the following seventeen (17) courses: North 07°37'43" West 2.09 feet; thence North 30°55'46" West 20.31 feet; thence North 16°36'34" West 40.11 feet; thence North 09°19'11" West 26.43 feet; thence North 07°37'43" West 15.32 feet; thence North 17°26'14" West 17.67 feet; thence North 22°05'47" West 16.84 feet; thence North 33°36'43" West 17.35 feet; thence North 20°08'48" West 12.95 feet; thence North 13°57'23" East 16.57 feet; thence North 49°25'09" West 17.62 feet; thence North 02°18'57" East 13.81 feet; thence North 59°39'11" West 29.24 feet; thence North 78°52'15" West 17.84 feet; thence North 64°05'03" West 24.62 feet; thence North 59°39'11" West 17.32 feet; thence North 69°22'01" West 13.06 feet; thence leaving said Stansbury Mill Pond North 44°47'00" East 536.55 feet to a point on the Southwestly right-of-way line of the Stansbury Park Greenbelt; thence South 44°20'48" East 81.93 feet along said Greenbelt; thence South 44°45'55" East 223.09 feet to the point of beginning.

Contains 161,196 sf or 3.70 acres more or less.

The described boundary is subject to easement and rights-of-way of record or enforceable in law and equity for any roads and utilities lines now existing over, under and across the subject property.

PERPETUAL RIGHT-OF-WAY AND EASEMENT FOR INGRESS, EGRESS, AND UTILITIES DESCRIPTION FROM STANSBURY GREENBELT AREA
Beginning at a point which lies South 00°07'45" East 1597.63 feet along the West Section line of Section 15, and West 19.78 feet from the Northwest corner of Section 15, Township 2 South, Range 4 West, Salt Lake Base and Meridian; thence following Greenbelt North 44°20'48" West 25.92 feet; thence leaving said Greenbelt North 44°47'00" East 5.38 feet to the point of curvature of a 25.00 foot radius curve to the left; thence Northwesterly 38.89 feet along the arc of said curve through a central angle of 89°07'48"; thence South 44°20'48" East 50.89 feet; thence South 44°45'55" East 58.94 feet to the point on the arc of a 25.00 foot non-tangent curve to the left (Bearing to Radius = South 45°14'05" West); thence Northwesterly 39.47 feet along the arc of said curve through a central angle of 90°27'05"; thence South 44°47'00" West 4.80 feet to a point lying on Greenbelt; thence North 44°45'55" West 34.09 feet to the point of beginning.

contains 2066 sf or 0.047 acres more or less.

SURVEYOR'S CERTIFICATE
I, Sattor N. Tabriz, do hereby certify that I am a registered land surveyor licensed to practice in the State of Utah, and that I have made a survey of the parcel of land described herein. I further certify that by the authority of the owners, I have divided said parcel into commercial lots, common areas and easements as shown and described on this plat, to be hereafter known as Millpond Plaza - Commercial P.U.D. Amendment No. 1. The survey was made in conformity with generally accepted surveying practices. It does not purport to show all easements of record nor is it proof of ownership.

Date: 9-26-2001

Sattor N. Tabriz
Utah Registered Land Surveyor
License No. 155100

CORPORATE DEDICATION
Know all men by these presents, that we, the said undersigned owners of the described tract of land, having caused the same to be subdivided into commercial lots, common areas and easements to be hereafter known as Millpond Plaza - Commercial P.U.D. Amendment No. 1. We do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use.

In Witness whereof we have hereunto set our hands and seals
This 26th day of September, A.D. 2001.

Leucadia Financial Corporation
By: *[Signature]* President
By: *[Signature]* Assistant Secretary
Title: President Title: Assistant Secretary

CORPORATE ACKNOWLEDGMENT
On the 26th day of September, 2001, Personally appeared before me, the undersigned notary public, in and for the County of Salt Lake in said State of Utah, Patrick Bienvenue, President and *[Signature]*, Assistant Secretary of Leucadia Financial Corporation who being by me duly sworn did say that they are the President and Assistant Secretary of said Corporation and that the accompanying instrument was signed by them for and on behalf of said Corporation by authority of its Board of Directors and said Patrick Bienvenue and *[Signature]* duly acknowledge to me that said Corporation executed the same.

My commission expires: 1-15-2005

CHERRYL M. KEARSLEY
Notary Public - STATE OF UTAH
SALT LAKE CITY, UTAH 84142
COMM. EXP. 1-15-2005

OWNERS DEDICATION AND CONSENT TO RECORD
Know all men by these presents, that the undersigned are the owner(s) of the described tract of land, having caused the same to be subdivided into commercial lots, common areas and easements to be hereafter known as Millpond Plaza - Commercial P.U.D. Amendment No. 1. We do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use.

Quirrh Mill, LC - Property Owner Lot 2
By: *[Signature]* 9/27/01
Karen Kuipers - Managing Member Date:

Millpond Spa and Retreat, LLC - Property Owner Lot 3
By: *[Signature]* 9/27/01
Jerry Rogers - Managing Member Date:

Community First Bank - Property Owner Lot 3
By: *[Signature]* 9/27/01
Brian Bodily Vice President Title: Date:

OWNER ACKNOWLEDGMENT - LOT 2
On the 27th day of September, 2001, Karen Kuipers personally appeared before me, and being duly sworn, did say that she is the Managing Member of Quirrh Mill L.C., and that she executed the foregoing Owners Dedication on behalf of said Limited Liability Company, being duly authorized and empowered to do so by the operating agreement of Quirrh Mill L.C., and she did duly acknowledge to me that such Limited Company executed the same for the uses and purposes stated therein.

My commission expires: 1/15/2005

CHERRYL M. KEARSLEY
Notary Public - STATE OF UTAH
SALT LAKE CITY, UTAH 84142
COMM. EXP. 1-15-2005

OWNER ACKNOWLEDGMENT - LOT 3
On the 27th day of September, 2001, Jerry Rogers personally appeared before me, and being duly sworn, did say that he is the Managing Member of Millpond Spa and Retreat L.L.C., and that he executed the foregoing Owners Dedication on behalf of said Limited Liability Company, being duly authorized and empowered to do so by the operating agreement of Millpond Spa and Retreat L.L.C., and he did duly acknowledge to me that such Limited Liability Company executed the same for the uses and purposes stated therein.

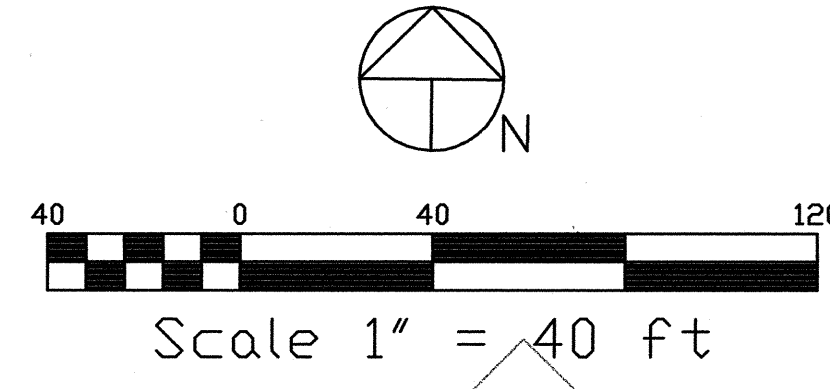
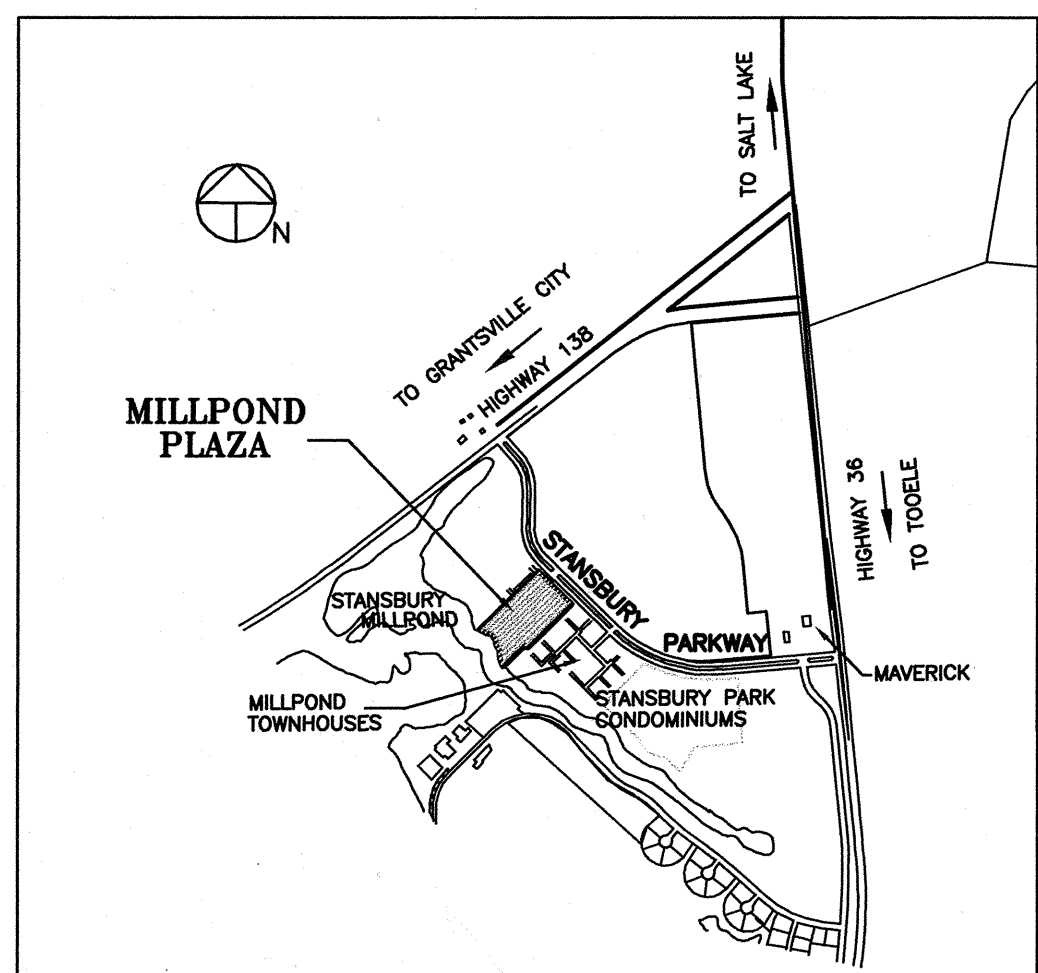
My commission expires: 1/15/2005

CHERRYL M. KEARSLEY
Notary Public - STATE OF UTAH
SALT LAKE CITY, UTAH 84142
COMM. EXP. 1-15-2005

OWNER ACKNOWLEDGMENT - LOT 3
On the 27th day of September, 2001, Community First Bank, By: Brian Bodily, Vice President, personally appeared before me and being duly sworn, did say that he is the Vice President of said Bank and that he executed the foregoing Owners Dedication on behalf of said Bank, being duly authorized and empowered to do so by the operating agreement of Community First Bank, and that he executed the foregoing Owners Dedication on behalf of said Bank, being duly authorized and empowered to do so by the operating agreement of Community First Bank, and that such Bank executed the same for the uses and purposes stated therein.

My commission expires: 9/11/04

CHERRYL M. KEARSLEY
Notary Public - STATE OF UTAH
SALT LAKE CITY, UTAH 84111
COMM. EXP. 9-11-2004



This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

NOTE:
ALL EASEMENTS PREVIOUSLY RECORDED ON THE MILLPOND PLAZA - COMMERCIAL P.U.D. PLAT ARE VACATED UPON THE RECORDING OF THE MILLPOND PLAZA - COMMERCIAL P.U.D. AMENDMENT NO. 1 PLAT.

Approval as to Form
Approved as to Form this 14th Day of October, A.D., 2001.
[Signature]
County Treasurer

Stansbury Greenbelt Service Area
Approves and accepts the dedicated Property this 12th Day of October, A.D., 2001.
[Signature]
Chairman, Stansbury Greenbelt Service Area

Tooele County Planning Commission
Approved this 13th Day of November, A.D., 2001.
[Signature]
Chairman, Planning Commission

Tooele County Health Department
Approved this 9th Day of October, A.D., 2001.
[Signature]
Director

Tooele County Engineering Dept.
Approved this 28th Day of September, A.D., 2001.
[Signature]
Tooele County Engineer

Surveyor's Certificate
I, hereby certify that this office has examined this plat and it is correct in accordance with information on file in this office.
10-6-01
[Signature]
County Surveyor

Approval as to Form
Approved as to Form this 12th Day of October, A.D., 2001.
[Signature]
Attorney

Presented to the Tooele County Planning Commission this 23rd day of October, A.D., 2001. At which time this subdivision was approved and accepted.
[Signature]
Chairman, Bd. of Co. Comm.

Recorded No. 175358
State of Utah, County of Tooele, Recorded and filed at the request of Leucadia Financial Corp.
Date: 10/27/01 Page 228
[Signature]
County Recorder

Stansbury Park Improvement District
Approved this 22nd Day of October, A.D., 2001.
[Signature]
District Manager