

WHEN RECORDED MAIL TO:
Garland City Corporation (City of Garland)
72 N Main St
Garland, Ut 84312
06-098-0017

06-098-0017

GRANTED EASEMENT

THIS EASEMENT ("Easement") is granted this 11 day of March, 2009 (the "Effective Date") by and between BC Strategies, LLC, a Utah limited liability company, ("BC Strategies") and granted to Garland City Corp. ("Garland City").

A. The party, BC Strategies hereto owns adjoining parcels in Garland, UT (the "City"), as partially depicted in the image attached hereto as Exhibit "A", which are being developed or will be developed into residential real estate subdivisions; and

B. The full development of the individual parcels will require "stubbing" of utilities in future phase(s) streets.

C. BC Strategies is currently improving its parcel and preparing a plat for final plat approval from Garland City. Garland Cities review engineering firm Hansen & Assoc. has requested two areas to be granted easements to Garland City and recorded.

NOW THEREFORE, BC Strategies will issue this easement and right to access all utilities within the confines of the legal description(s) provided for future connections as seen fit by the City of Garland:

1. Grant of Easements. BC Strategies hereby grants to Garland City Corp. an easement for the purpose of installation, maintenance, and repair, which easement is legally described in the Easement set forth in Exhibit "B", attached hereto and made part hereof. Upon execution of this Easement, BC Strategies shall record the Easement with the County Recorder of Box Elder County.

[Signature Page Follows]

IN WITNESS WHEREOF, the parties have executed this Easement as of the date state above.

BC STRATEGIES, LLC

By: 
Its: Manager

STATE OF UTAH)
:ss
COUNTY OF Davis)

On the 11th day of March 2009, personally appeared before me Brett Mills the signer of the above and foregoing instrument, who duly acknowledged to me that they executed the same.

Katherine J. Riley
NOTARY PUBLIC
Residing at: Webber County

My Commission expires:

August 14, 2009

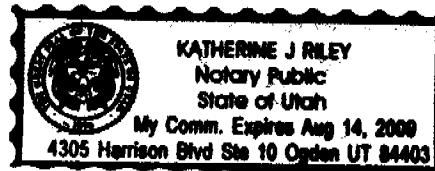


EXHIBIT "A"
Depiction of Properties

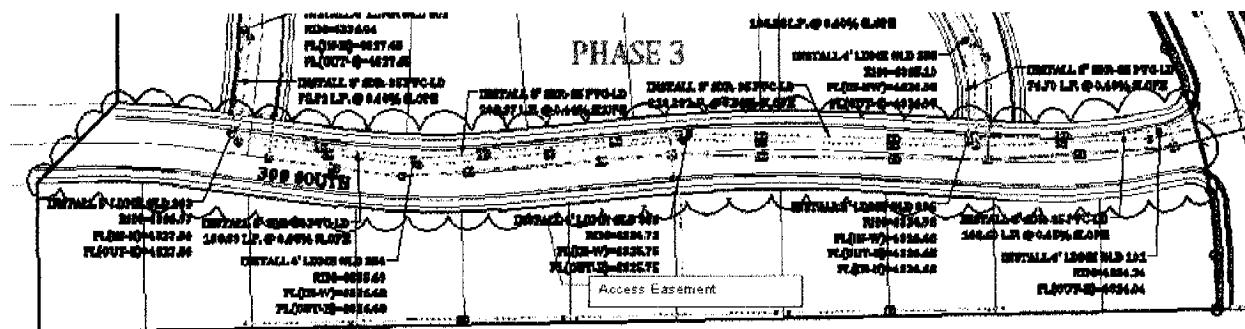


EXHIBIT "B"
Access Easement

300 South Street Access Easement Description between
Strella Subdivision Phase 1 and Riverbend Cluster Subdivision Phase 1

Beginning at a point on the east line of Strella Subdivision Phase 1, said point being South 1162.38 feet along the section line and East 591.93 feet from the Northwest Corner of Section 35, Township 12 North, Range 3 West, Salt Lake Base and Meridian, and running:

thence North 88°58'24" East 12.63 feet;

thence easterly 48.86 feet along the arc of a 318.00 foot radius curve to the right, (center bears South 1°01'36" East and long chord bears South 86°37'30" East 48.81 feet, with a central angle of 8°48'11");

thence South 82°13'25" East 124.54 feet;

thence easterly 111.31 feet along the arc of a 482.00 foot radius curve to the left, (center bears North 7°46'35" East and long chord bears South 88°50'22" East 111.07 feet, with a central angle of 13°13'55");

thence North 84°32'40" East 122.17 feet;

thence easterly 165.96 feet along the arc of a 1018.00 foot radius curve to the right, (center bears South 5°27'20" East and long chord bears North 89°12'53" East 165.77 feet, with a central angle of 9°20'26");

thence South 86°06'54" East 104.68 feet;

thence easterly 119.94 feet along the arc of a 382.00 foot radius curve to the left (center bears North 3°53'06" East and long chord bears North 84°53'25" East 119.45 feet, with a central angle of 17°59'23");

thence North 75°53'43" East 16.56 feet to the west line of a proposed subdivision to be known as Riverbend Cluster Subdivision Phase 1;

thence southeasterly 36.01 feet along the arc of a 385.44 foot radius curve to the right, (center bears South 73°13'07" West and long chord bears South 14°06'17" East 36.00 feet, with a central angle of 5°21'12") along the west line of a proposed subdivision to be known as Riverbend Cluster Subdivision Phase 1;

thence South 75°53'43" West 16.56 feet;

thence westerly 131.24 feet along the arc of a 418.00 foot radius curve to the right, (center bears North 14°06'17" West and long chord bears South 84°53'25" West 130.71 feet, with a central angle of 17°59'23");

thence North 86°06'54" West 104.68 feet;

thence westerly 160.09 feet along the arc of a 982.00 foot radius curve to the left, (center bears South 3°53'06" West and long chord bears South 89°12'53" West 159.91 feet, with a central angle of 9°20'26");

thence South 84°32'40" West 122.17 feet;

thence westerly 119.63 feet along the arc of a 518.00 foot radius curve to the right, (center bears North 5°27'20" West and long chord bears North 88°50'22" West 119.36 feet, with a central angle of 13°13'55");

thence North 82°13'25" West 124.54 feet;

thence westerly 43.33 feet along the arc of a 282.00 foot radius curve to the left, (center bears South 7°46'35" West and long chord bears North 86°37'30" West 43.28 feet, with a central angle of 8°48'11");

thence South 88°58'24" West 49.47 feet to the east line of Strella Subdivision Phase 1;

thence North 44°38'03" East 51.51 feet along the east line of Strella Subdivision Phase 1 to the point of beginning. End