

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

GRANTED EASEMENT

THIS EASEMENT ("Easement") is granted this 10 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: Karen
Its: Manager

STATE OF UTAH)
:ss
COUNTY OF Davis)

On the 10th day of March 2009, personally appeared before the 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: Utah County

My Commission expires:

August 14, 2009

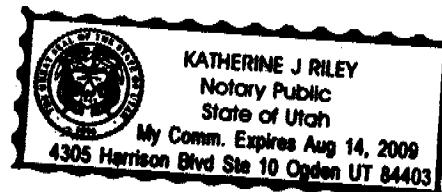


EXHIBIT "A"
Depiction of Properties

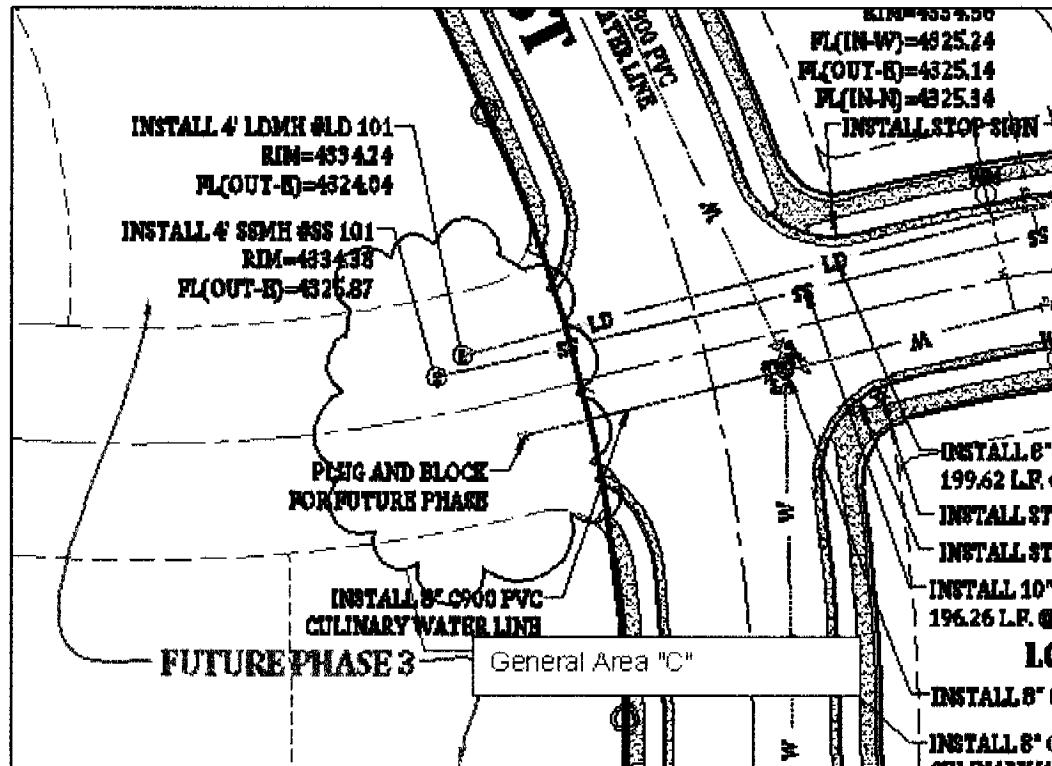
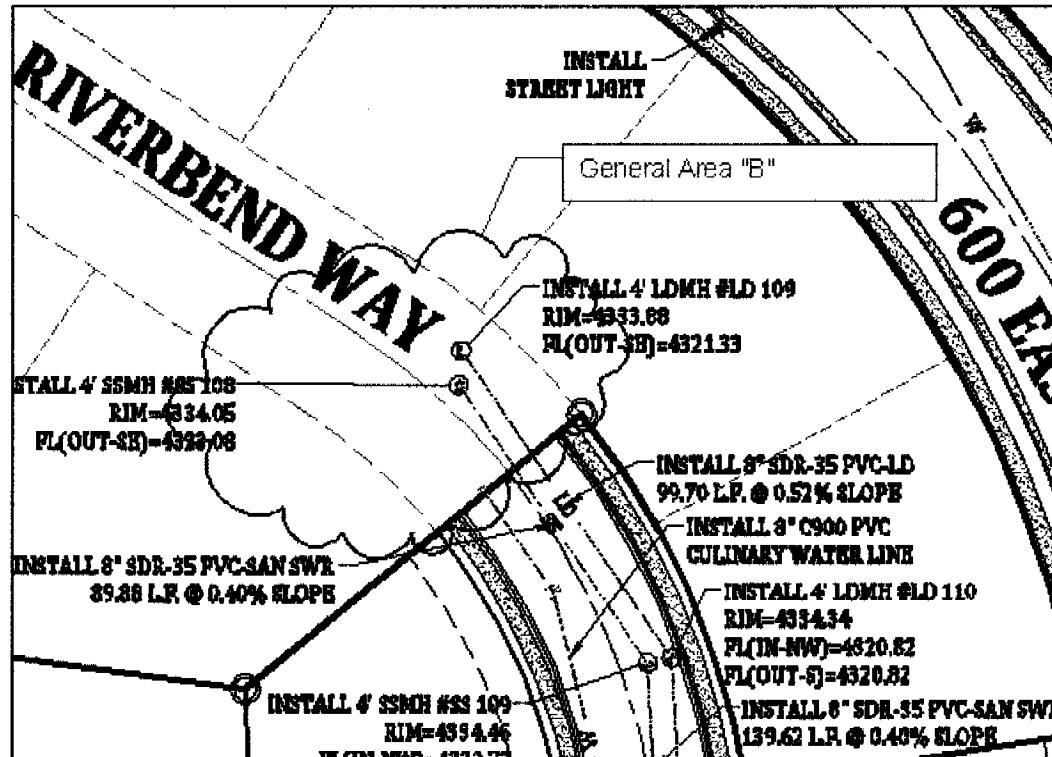


EXHIBIT "B"
Access Easement

Storm Drain Easement "B"
Legal Description

Beginning at a point on the west line of a future private road (Riverbend Way) which is North 88°41'24" East 2377.27 feet along the section line and South 1022.52 feet from the Northwest Corner of Section 35, Township 12 North, Range 3 West, Salt Lake Base and Meridian and running;

thence North 40°15'50" East 50.00 feet to the east line of a future private road (Riverbend Way);

thence southeasterly 39.12 feet along the arc of a 209.00 foot radius curve to the right (center bears South 40°15'50" West, chord bears South 44°22'24" East 39.07 feet through a central angle of 10°43'33") along the east line of a future private road (Riverbend Way);

thence South 50°59'23" West 50.00 feet to the west line of a future private road (Riverbend Way);

thence northwesterly 29.76 feet along the arc of a 159.00 foot radius curve to the left (center bears South 50°59'23" West, chord bears North 44°22'24" West 29.72 feet through a central angle of 10°43'33") along the west line of a future private road (Riverbend Way) to the point of beginning.

Contains: 1,722 square feet. 0.039 acres.

EXHIBIT "B" (continued)

Storm Drain Easement "C"
Legal Description

Beginning at a point on the west line of a future private road (Riverbend Way) which is North 88°41'24" East 1383.23 feet along the section line and South 1250.80 feet from the Northwest Corner of Section 35, Township 12 North, Range 3 West, Salt Lake Base and Meridian and running;

thence North 10°22'34" West 60.00 feet to the north line of a future road;

thence northeasterly 23.29 feet along the arc of a 370.00 foot radius curve to the left (center bears North 10°22'34" West, chord bears North 77°49'16" East 23.28 feet through a central angle of 03°36'21") along the north line of a future road;

thence northeasterly 25.42 feet along the arc of a 15.00 foot radius curve to the left (center bears North 13°58'55" West, chord bears North 27°28'05" East 22.49 feet through a central angle of 97°06'01") along the northeasterly line of a future road;

thence southeasterly 93.88 feet along the arc of a 385.44 foot radius curve to the right (center bears South 68°55'04" West, chord bears South 14°06'17" East 93.64 feet through a central angle of 13°57'17") to the south line of a future road;

thence northwesterly 25.36 feet along the arc of a 15.00 foot radius curve to the left (center bears South 82°52'21" West, chord bears North 55°34'02" West 22.45 feet through a central angle of 96°52'46") along the south line of a future road;

thence southwesterly 27.25 feet along the arc of a 430.00 foot radius curve to the right (center bears North 14°00'24" West, chord bears South 77°48'31" West 27.24 feet through a central angle of 03°37'51") along the south line of a future road to the point of beginning.

Contains: 2,680 square feet. 0.061 acres.