

06-067-0047
0118

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

GRANTED EASEMENT

THIS EASEMENT ("Easement") is granted this 1 day of April, 2009 (the "Effective Date") by and between GSF Properties, LLC ("GSF"), a Utah limited liability company, and granted to Garland City Corp. ("Garland City").

A. The party, GSF hereto owns a parcel in Garland, UT (the "City"), as partially depicted in the image attached hereto as Exhibit "A", which may contain future development of an undetermined use, as well as storm drain system per a "Development Agreement" dated and signed April 22, 2008 by GSF and other parties to the agreement; and

B. The storm drain system and drawings are the result of engineered plans by Ensign Engineering, as partially commissioned, and sanctioned by GSF. These plans have been reviewed and approved by Garland City and its Engineering firm, Hansen & Assoc. (see Planning and Zoning as well as City Council motions and approvals for March 2009)

NOW THEREFORE, GSF will issue this easement and right to access within the confines of the legal description provided (Exhibit "B") as seen fit by the City of Garland:

1. Grant of Easements. GSF 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.

[Signature Page Follows]

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

GSF Properties, LLC

By:

Its:

Keith Charles Tilley
Managing Partner

STATE OF Utah)
:ss
COUNTY OF Box Elder)

On the 1 day of April, 2009, personally appeared before the me Keith Charles Tilley, the signer of the above and foregoing instrument, who duly acknowledged to me that they executed the same.

K'Dee Wood
NOTARY PUBLIC

Residing at: Brigham

My Commission expires:

December 8, 2012

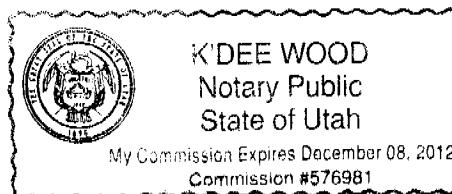
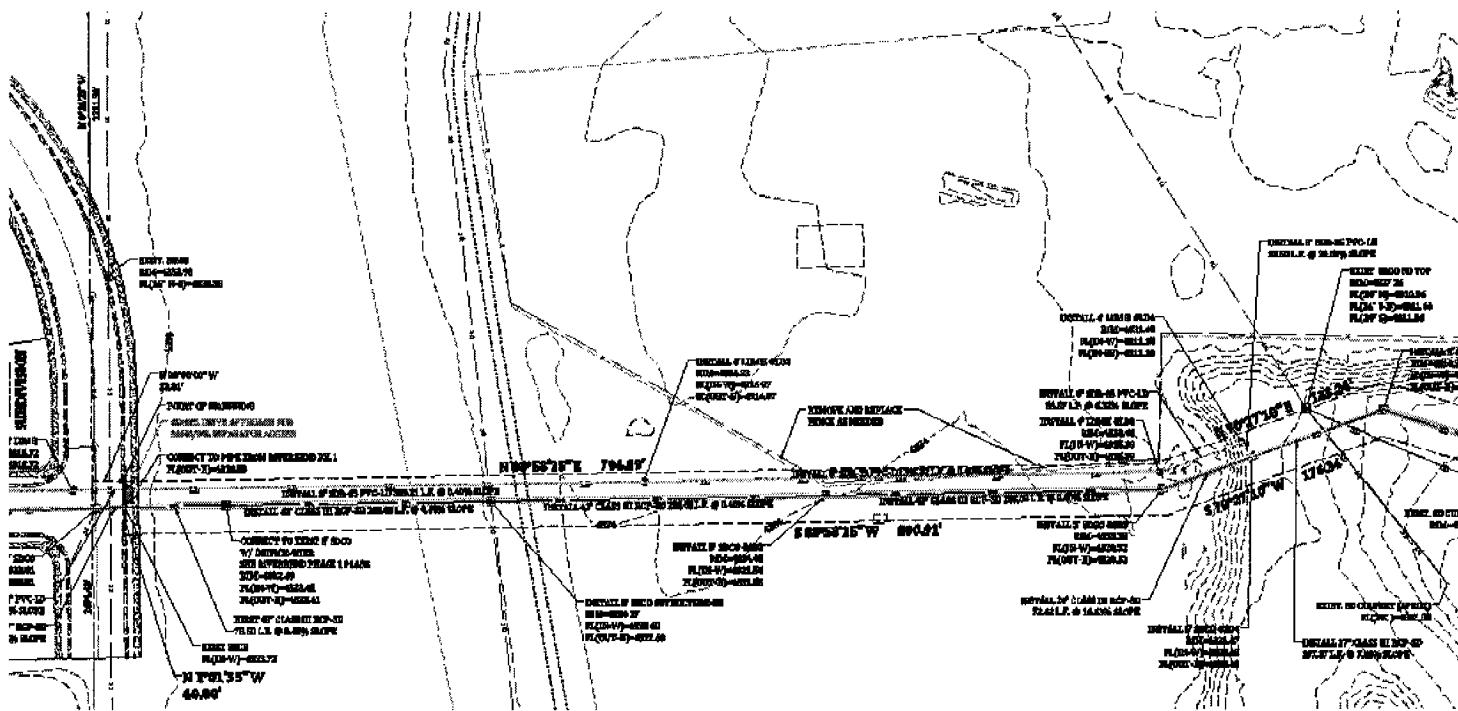
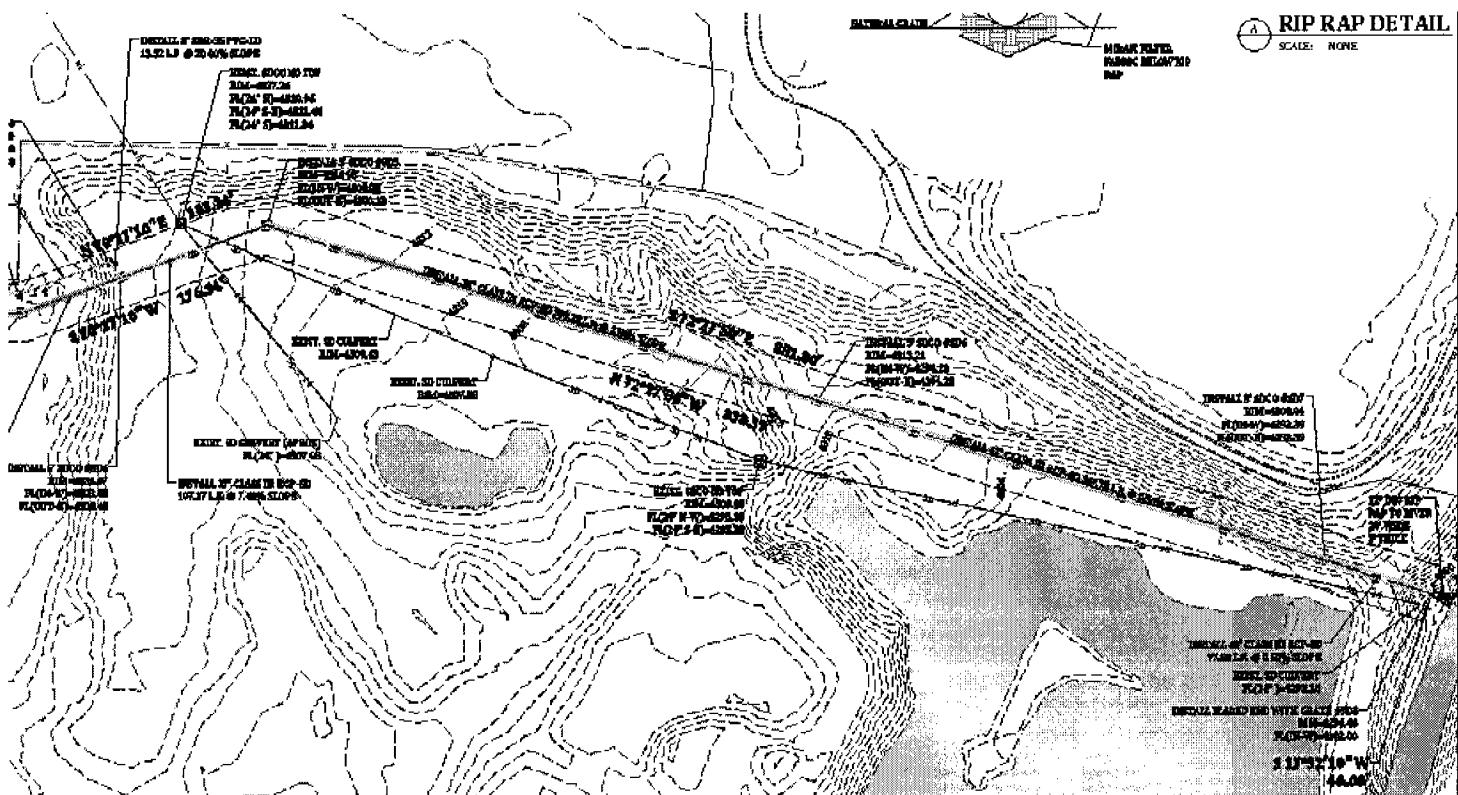


EXHIBIT "A"
Depiction of Storm Drain



continued:



Complete plans are on file with Garland City.

EXHIBIT "B"

Strom Drain Access Easement

KRR

March 13, 2009

Beginning at a point on the east line of a proposed subdivision to be known as Riverbend Cluster Subdivision Phase 1, said point being North 88°41'24" East 2594.31 feet along the section line to the North Quarter Corner of Section 35, Township 12 North, Range 3 West, Salt Lake Base and Meridian, (not found) and South 0°34'23" East 1211.17 feet along the quarter section line and East 35.31 feet from the Northwest Corner of Section 35, Township 12 North, Range 3 West, Salt Lake Base and Meridian, and running;

thence North 88°58'25" East 782.89 feet;

thence North 70°27'10" East 183.24;

thence South 72°27'50" East 851.80 feet to the west line of the Malad River;

thence South 17°32'10" West 40.00 feet along the west line of the Malad River;

thence North 72°27'50" West 838.39 feet;

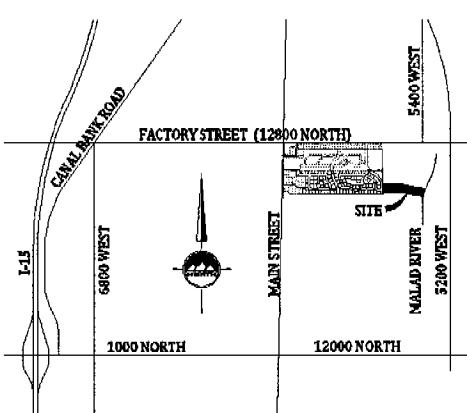
thence South 70°27'10" West 176.34 feet;

thence South 88°58'25" West 789.41 feet to the east line of the proposed subdivision, said point being North 1°01'35" West 94.33 feet along the east line from the Southeast Corner of the proposed subdivision to be known as Riverbend Cluster Subdivision Phase 1;

thence North 1°01'35" West 40.00 feet along the east line of the proposed subdivision to be known as Riverbend Cluster Subdivision Phase 1 to the point of beginning.

Contains: 72,438 square feet, 1.66 acres.

KEY MAP



Keith R. Russell
License #164386