

UTILITY EASEMENT ALONG TRACT BOUNDARY

STADIUM PLACE ASSOCIATES LIMITED PARTNERSHIP, a Wyoming limited partnership, whose address is 617 SW Higgins, Suite E. Missoula, MT 59803, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, hereby grants and conveys a perpetual easement for the purposes of allowing the laying, constructing, operating, inspecting, maintaining, repairing, replacing, substituting, relocating and removing public utility lines on, under, along, and across a TEN FOOT (10.0') wide strip of land located along the exterior boundaries of Lot 1 of Cloud Peak Ranch, Third Filing, as recorded August 10, 2006 in Drawer C, Plat #62, Sheridan County, Wyoming, as said TEN FOOT wide strip is more particularly described in **Exhibit "A"**, attached hereto and incorporated herein, said easement being granted herein to and for the benefit of the public utility companies and adjoining landowners who require access for utilities along said Ten Foot utility easement corridor.

IN WITNESS WHEREOF, these presents have been executed by the undersigned this 26th day of April, 2007.

STADIUM PLACE ASSOCIATES LIMITED PARTNERSHIP

BY: SPARROW FUND 3, LLC
ITS: GENERAL PARTNER

BY: [Signature]
ITS: TIM GERMAN
MANAGING MEMBER

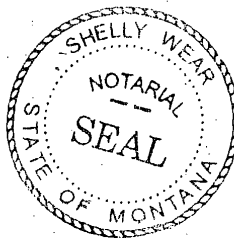
STATE OF MONTANA)
) SS
COUNTY OF MISSOULA)

The foregoing instrument was acknowledged before me by Tim German, on behalf of and duly authorized by STADIUM PLACE ASSOCIATES LIMITED PARTNERSHIP, a Wyoming limited partnership, this 26th day of April, 2007.

Witness my hand and official seal.

My Commission expires 9/3/2008

[Signature]
Notary Public



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EXHIBIT "A"
Utility Easement Legal Descriptions

RE: Cloud Peak Ranch, Third Filing to the City of Sheridan
April 23, 2007

A utility easement being a strip of land ten (10) feet wide when measured at right angles, situated in Lot 1, Cloud Peak Ranch, Third Filing to the City of Sheridan, located in the SW¼SW¼ of Section 21, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; the south line of said strip being more particularly described as follows:

BEGINNING at the southeast corner of said Lot 1, Cloud Peak Ranch, Third Filing to the City of Sheridan (monumented with a 3/4" aluminum cap per PLS 2615); thence Due West, 566.08 feet along the south line of said strip and the south line of said Lot 1, Cloud Peak Ranch, Third Filing to the City of Sheridan, to the southwest corner of said Lot 1, Cloud Peak Ranch, Third Filing to the City of Sheridan (monumented with a 3/4" aluminum cap per PLS 2615).

A utility easement being a strip of land ten (10) feet wide when measured at right angles, situated in Lot 1, Cloud Peak Ranch, Third Filing to the City of Sheridan, located in the SW¼SW¼ of Section 21, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; the west line of said strip being more particularly described as follows:

BEGINNING at the southwest corner of said Lot 1, Cloud Peak Ranch, Third Filing to the City of Sheridan (monumented with a 3/4" aluminum cap per PLS 2615); thence Due North, 286.00 feet along the west line of said strip and the west line of said Lot 1, Cloud Peak Ranch, Third Filing to the City of Sheridan, to the northwest corner of said Lot 1, Cloud Peak Ranch, Third Filing to the City of Sheridan (monumented with a 3/4" aluminum cap per PLS 2615).

A utility easement being a strip of land ten (10) feet wide when measured at right angles, situated in Lot 1, Cloud Peak Ranch, Third Filing to the City of Sheridan, located in the SW¼SW¼ of Section 21, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; the north line of said strip being more particularly described as follows:

BEGINNING at the northwest corner of said Lot 1, Cloud Peak Ranch, Third Filing to the City of Sheridan (monumented with a 3/4" aluminum cap per PLS 2615); thence Due East, 559.57 feet along the north line of said strip and the north line of said Lot 1, Cloud Peak Ranch, Third Filing to the City of Sheridan, to the northeast corner of said Lot 1, Cloud Peak Ranch, Third Filing to the City of Sheridan (monumented with a 3/4" aluminum cap per PLS 2615).

Basis of Bearings is the Wyoming Coordinate System, NAD 1983, East Central Zone.

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