

PUBLIC ACCESS AND UTILITY EASEMENT

WHEREAS, the undersigned Grantors are owners of certain real property located in Sheridan County, Wyoming, which is more particularly described on the attached Exhibit A hereto; and

WHEREAS, Grantees are owners of certain real property located in Sheridan County, Wyoming, which is more particularly described on the attached Exhibit B hereto; and

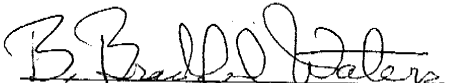
WHEREAS, Grantors desire to convey to Grantees a perpetual easement for public access and utilities to serve the real property described on Exhibit B hereto, such easement having the legal description described on the attached Exhibit C hereto.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantors grant, bargain, sell, convey and warrant unto Grantees, and their successors in interest and assigns, an easement over and across Grantors' real property, such easement being more particularly described on Exhibit C hereto, for the purpose of public ingress and egress and for the purpose of installing and maintaining utility lines and constructing, maintaining and repairing a roadway within said easement.

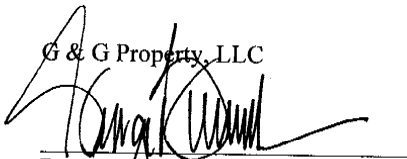
THE UNDERSIGNED hereby relinquish, release and waive all rights or homestead interest under and by virtue of the homestead exemption laws of the State of Wyoming to the extent necessary to permit Grantees the free enjoyment of the rights herein conferred and to place, construct, operate, repair, maintain, relocate and replace thereon, appropriate roadway and utility service lines and equipment as are necessary to the rights of public ingress and egress herein granted and for the operation of such utilities as are placed within or brought to the said access and utility easement.

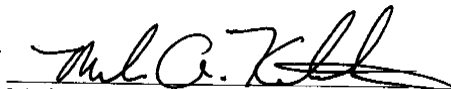
IN WITNESS WHEREOF, the undersigned have set their hands this 31ST day of July, 2007.

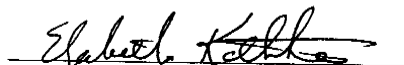
SHERIDAN COMMERCIAL PARK, INC.

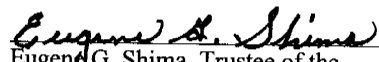

By: B. Bradford Waters - President

G & G Property, LLC


By: George Balback - Manager


Mark Koltiska


Elizabeth Koltiska

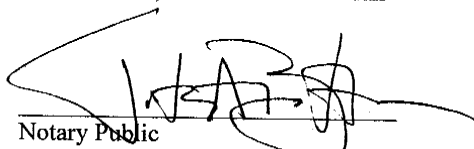

Eugene G. Shima, Trustee of the
Eugene G. Shima Revocable Trust
dated August 15, 1995

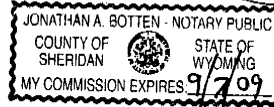
STATE OF WYOMING)
 :SS
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 31ST day of July, 2007 by B. Bradford Waters, President of Sheridan Commercial Park, Inc.

WITNESS my hand and official seal.

My Commission expires:


Notary Public



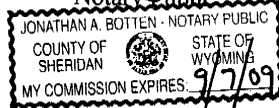
STATE OF WYOMING)
 :SS
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 30TH day of July, 2007 by George Balback, Manager of G & G Property, LLC.

WITNESS my hand and official seal.

My Commission expires:


Notary Public



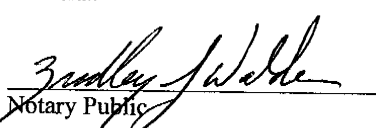
STATE OF WYOMING)
 :SS
COUNTY OF SHERIDAN)

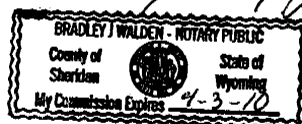
The foregoing instrument was acknowledged before me this 30 day of July, 2007 by Mark Koltiska.

WITNESS my hand and official seal.

My Commission expires:

4-3-2010


Notary Public



STATE OF WYOMING)
 :SS
 COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 30 day of
July, 2007 by Elizabeth Koltiska.

WITNESS my hand and official seal.

Bradley J. Walden
 Notary Public

My Commission expires:



STATE OF WYOMING)
 :SS
 COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 30th day of
July, 2007 by Eugene G. Shima, Trustee of the Eugene
 G. Shima Revocable Trust dated August 15, 1995.

WITNESS my hand and official seal.

Jonathan A. Botten
 Notary Public

My Commission expires:

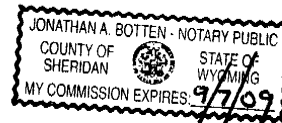


EXHIBIT A TO PUBLIC ACCESS AND UTILITY EASEMENT

LANDS OWNED BY G&G PROPERTY, LLC, formerly known as G&T Property, LLC:

A tract of land located in the NE1/4NE1/4 of Section 2, Township 55 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming, more particularly described as follows:

Beginning at a point located South 89°59' East, 4,295.5 feet from the Southwest corner of Section 35, Township 56 North, Range 84 West of the 6th P.M.; thence North 89°30' East, 555.3 feet; thence South 0°36' West, 540.7 feet to a point; thence South 0°36' West, 307.2 feet to a point; thence North 89°30' East, 425 feet to the point; thence North 0°36' East, 307.2 feet to a point; thence South 89°30' West, 425 feet to the point of beginning.

Said tract containing 3.0 acres, more or less.

TOGETHER WITH all improvements located thereon or appurtenant thereto.

SUBJECT, HOWEVER, to all easements, encumbrances, reservations, restrictions, regulations, covenants, and conditions of record.

FURTHER SUBJECT TO discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown in the public records.

LANDS OWNED BY THE EUGENE G. SHIMA REVOCABLE TRUST:

A tract of land located in the NW1/4NW1/4 of Section 1, Township 55 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming, more particularly described as follows: Beginning at the NW corner of said Section 1, Township 55 North, Range 84 West; thence East 244 feet along the North line of said Section 1 to a point; thence S. 0°36' W., 892.62 feet to a point; thence West 244 feet to a point on the West line of said Section 1; thence N. 0°36' E., 892.62 feet along the West line of said Section 1 to the point of beginning.

Together with an easement for access to the above-described property from and across the below-described property, to wit:

A 50.0 foot wide access easement located in the NE1/4NE1/4 of Section 2, T55N, R84W, 6th P.M., Sheridan County, Wyoming, lying North of and adjacent to the following-described line:

Beginning at a point located S. 89°30' W., 425.0 feet and S. 0°36' W., 540.7 feet from the NE corner of said Section 2; thence N. 89°30' E., 425.00 feet to the point of ending on the easterly line of said Section 2.

together with all buildings, improvements and fixtures situate thereon subject to all reservations, exceptions, rights-of-way, easements, covenants, restrictions, and rights of record and subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises, and subject to building and zoning regulations and city and state subdivision laws.

LANDS OWNED BY MARK AND ELIZABETH KOLTISKA:

A tract of land situated in the NE1/4NE1/4 of Section 2, Township 55 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming, described as follows:

Beginning at a point located North 470 feet and thence N. 0°36' E., 307.2 feet from the Southeast corner of said NE1/4NE1/4 of said Section 2; thence S.89°30' W., 425 feet; thence N. 0°36' E., 540.7 feet; thence N. 89°30' E., 425 feet; and thence S. 0°36' W., 540.7 feet to the point of beginning.

Subject to all reservations, restrictions, easements, rights-of-way and covenants of record.

LANDS OWNED BY SHERIDAN COMMERCIAL PARK, INC.:

A tract of land situated in the NE1/4NE1/4 of Section 2, Township 55 North, Range 84 West, and in the SE1/4SE1/4 of Section 35, Township 56 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming, described as follows:

Beginning at a point located North 470 feet and thence N.0° 36' E., 847.9 feet from the Southeastern corner of said NE1/4NE1/4 of said Section 2; thence N. 0° 36' E. 1354.1 feet; thence S. 89°55' W., 425 feet; thence S. 0°36' W. 1085.65 feet; thence S. 89°51' W. 563.1 feet; thence S. 0°10' W. 405.25 feet; thence S. 41°29' E. 770.8 feet; thence S. 0°12' W. 529.4 feet; thence S. 70°35' E. 48 feet; thence S. 0° 20' E. 7 feet to the North right of way line of U.S. Highway 14; thence N. 89°41' E. 20 feet; thence N. 0°20' W. 420.5 feet; thence S. 89°30' W. 25 feet; thence N. 0°36' E. 847.9 feet; and thence N. 89°30' E. 425 feet to the point of beginning.

EXHIBIT B TO PUBLIC ACCESS AND UTILITY EASEMENT

LANDS OWNED BY G&G PROPERTIES, LLC, formerly known as G&T Properties, LLC:

A tract of land located in the NE1/4NE1/4 of Section 2, Township 55 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming, more particularly described as follows:

Beginning at a point located South 89°59' East, 4,295.5 feet from the Southwest corner of Section 35, Township 56 North, Range 84 West of the 6th P.M.; thence North 89°30' East, 555.3 feet; thence South 0°36' West, 540.7 feet to a point; thence South 0°36' West, 307.2 feet to a point; thence North 89°30' East, 425 feet to the point; thence North 0°36' East, 307.2 feet to a point; thence South 89°30' West, 425 feet to the point of beginning.

Said tract containing 3.0 acres, more or less.

TOGETHER WITH all improvements located thereon or appurtenant thereto.

SUBJECT, HOWEVER, to all easements, encumbrances, reservations, restrictions, regulations, covenants, and conditions of record.

FURTHER SUBJECT TO discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown in the public records.

LANDS OWNED BY THE EUGENE G. SHIMA REVOCABLE TRUST:

A tract of land located in the NW1/4NW1/4 of Section 1, Township 55 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming, more particularly described as follows: Beginning at the NW corner of said Section 1, Township 55 North, Range 84 West; thence East 244 feet along the North line of said Section 1 to a point; thence S. 0°36' W., 892.62 feet to a point; thence West 244 feet to a point on the West line of said Section 1; thence N. 0°36' E., 892.62 feet along the West line of said Section 1 to the point of beginning.

Together with an easement for access to the above-described property from and across the below-described property, to wit:

A 50.0 foot wide access easement located in the NE1/4NE1/4 of Section 2, T55N, R84W, 6th P.M., Sheridan County, Wyoming, lying North of and adjacent to the following-described line:

Beginning at a point located S. 89°30' W., 425.0 feet and S.0°36' W., 540.7 feet from the NE corner of said Section 2; thence N. 89°30' E., 425.00 feet to the point of ending on the easterly line of said Section 2.

together with all buildings, improvements and fixtures situate thereon subject to all reservations, exceptions, rights-of-way, easements, covenants, restrictions, and rights of record and subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises, and subject to building and zoning regulations and city and state subdivision laws.

LANDS OWNED BY MARK AND ELIZABETH KOLTISKA:

A tract of land situated in the NE1/4NE1/4 of Section 2, Township 55 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming, described as follows:

Beginning at a point located North 470 feet and thence N. 0°36' E., 307.2 feet from the Southeast corner of said NE1/4NE1/4 of said Section 2; thence S.89°30' W., 425 feet; thence N. 0°36' E., 540.7 feet; thence N. 89°30' E., 425 feet; and thence S. 0°36' W., 540.7 feet to the point of beginning.

Subject to all reservations, restrictions, easements, rights-of-way and covenants of record.

LANDS OWNED BY SHERIDAN COMMERCIAL PARK, INC.:

A tract of land situated in the NE1/4NE1/4 of Section 2, Township 55 North, Range 84 West, and in the SE1/4SE1/4 of Section 35, Township 56 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming, described as follows:

Beginning at a point located North 470 feet and thence N.0° 36' E., 847.9 feet from the Southeastern corner of said NE1/4NE1/4 of said Section 2; thence N. 0° 36' E. 1354.1 feet; thence S. 89°55' W., 425 feet; thence S. 0°36' W. 1085.65 feet; thence S. 89°51' W. 563.1 feet; thence S. 0°10' W. 405.25 feet; thence S. 41°29' E. 770.8 feet; thence S. 0°12' W. 529.4 feet; thence S. 70°35' E. 48 feet; thence S. 0° 20' E. 7 feet to the North right of way line of U.S. Highway 14; thence N. 89°41' E. 20 feet; thence N. 0°20' W. 420.5 feet; thence S. 89°30' W. 25 feet; thence N. 0°36' E. 847.9 feet; and thence N. 89°30' E. 425 feet to the point of beginning.

EXHIBIT C TO PUBLIC ACCESS AND UTILITY EASEMENT

An easement for the purpose of ingress, egress and regress to parcels within real property commonly known as the Sheridan Commercial Park, said easement being located within the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 2, Township 55 North, Range 84 West of the 6th Principal Meridian, Sheridan County, Wyoming, said easement being a tract of land more particularly described as follows:

Beginning at a point located S27°28'28"W, 1,431.65 feet from the Section Corner common to Sections 35 and 36, Township 56 North, and Sections 1 and 2, Township 55 North, said section corner being the northeast corner of said Section 2, said point also being on the northerly right of way line of U.S. Highway No. 14 (Brundage Lane); thence N0°13'01"E, 420.42 feet; thence N0°46'58"E, 304.70 feet; thence S89°12'59"E, 400.69 feet to the easterly line of said Section 2; thence along said easterly line, N1°02'53"E, 50.00 feet; thence leaving said easterly line, N89°12'59"W, 450.92 feet; thence S0°46'58"W, 222.92 feet; thence S89°47'01"W, 15.53 feet; thence S0°19'30"W, 529.37 feet to the northerly right of way line of said U.S. Highway No. 14; thence along said northerly right of way line, S70°04'46"E, 48.00 feet; thence S0°10'14"W, 7.00 feet; thence S89°48'46"E, 20.00 feet to the point of beginning. Said easement contains 1.52 acres, more or less.