



ACCESS EASEMENT

THIS AGREEMENT, entered into this 30 day of December, 2012, between **C.S.C. Land Company, LLC, a Wyoming limited liability company**, whose address is PO Box 996, Ranchester, WY 82839 (hereinafter, "Grantor"), and the **SUNRISE RANCH, INC., a Wyoming corporation**, whose address is PO Box 700, Ranchester, Wyoming 82839 (hereinafter "Grantee"). In consideration of the mutual covenants contained herein, and other good and valuable consideration, the parties agree as follows:

1. CONVEYANCE OF EASEMENT

Grantor hereby grants to Grantee a private access easement for ingress and egress over property owned by Grantor, along with the right to repair and maintain the easement as is reasonably necessary to maintain the access, said easement being more particularly described as follows:

See attached Exhibit "A" depicted on the map attached as Exhibit "B"

2. EASEMENT TO RUN WITH LAND

This grant of easement shall be appurtenant to and run with the land and shall be binding on and inure to the benefit of the parties hereto, their heirs, successors or assigns in perpetuity.

This easement is intended for the benefit of the property described as follows:

See attached Exhibit "C"

3. GRANTOR'S RESERVATION OF RIGHTS

Grantor reserves the right to use the above-described easement for purposes consistent with Grantee's use of the rights hereby granted, and Grantor shall not unreasonably obstruct the easement or otherwise interfere with Grantee's rights to use the easement.



C.S.C. LAND COMPANY, LLC

By: Matthew J Cherni
 Print Name: Matthew J Cherni

SUNRISE RANCH, INC.

By: Michael R. Groshart
 Michael R. Groshart, Vice President

State of Wyoming)
)ss
 County of Sheridan)

The foregoing instrument was acknowledged before me by
Matthew J Cherni, as manager of
 C.S.C. Land Company, LLC, this 30 day of December 2012.

Witness my hand and official seal.

Diane L Cherni

Signature of Notarial Officer
 Title: Notary Public

My Commission Expires March 30, 2014



State of Wyoming)
)ss
 County of Sheridan)

The foregoing instrument was acknowledged before me by Michael R. Groshart,
 as Vice President of Sunrise Ranch, Inc., this 30 day of December, 2012.



Witness my hand and official seal.

Diane L Cherni

Signature of Notarial Officer

Title: Notary Public

My Commission Expires March 30, 2014

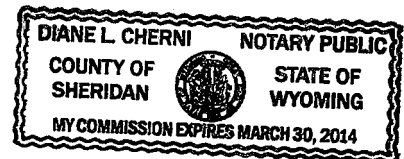


EXHIBIT "A"

Record Owners: C S C LAND CO, LLC

Re: Forty (40) foot wide access easement

An access easement forty (40) foot wide twenty (20) feet each side of the centerline of an existing gravel road, situated in the NW¼SW¼, SW¼SW¼ of Section 2, and the NW¼NW¼ of Section 11, Township 57 North, Range 86 West, 6th P.M., Sheridan County, Wyoming, as shown as **EASEMENT N0.1** on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said centerline being more particularly described as follows:

Commencing at the south quarter corner of said Section 2 (monumented with a brass cap per PE&LS 537); thence S88°12'27"W, 2685.02 feet to the **POINT OF BEGINNING** of said easement, said point lying on the west line of said NW¼NW¼ of Section 11 and being the point of intersection with said west line and said centerline of an existing gravel road; thence N88°06'24"E, 503.45 feet along said centerline to a point; thence N86°09'37"E, 118.36 feet along said centerline to a point; thence N83°06'26"E, 110.08 feet along said centerline to a point; thence N88°39'39"E, 150.74 feet along said centerline to a point; thence N44°48'31"E, 42.50 feet along said centerline to a point; thence N09°09'36"E, 62.64 feet along said centerline to a point; thence N00°27'02"E, 216.81 feet along said centerline to a point; thence N13°45'02"E, 285.14 feet along said centerline to a point; thence N03°58'49"E, 214.24 feet along said centerline to a point; thence N13°28'05"E, 733.68 feet along said centerline to a point; thence N02°54'51"W, 140.33 feet along said centerline to a point; thence N14°19'42"W, 119.77 feet along said centerline to a point; thence N21°32'50"E, 123.63 feet along said centerline to a point on the southerly right of way line of Interstate Highway 90 being the **POINT OF TERMINUS** of said easement, and being N39°08'26"W, 2374.24 feet from said south quarter corner of said Section 2.

LENGTH=2821.35feet-170.99 Rods more or less.

Also an access easement forty (40) foot wide twenty (20) feet each side of the centerline of an existing gravel road, situated in the N¼SW¼, SE¼NW¼, SW¼NE¼ of Section 2, Township 57 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, as shown as **EASEMENT N0.2** on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said centerline being more particularly described as follows:

Commencing at the south quarter corner of said Section 2 (monumented with a brass cap per PE&LS 537); thence N29°25'32"W, 2608.01 feet to the **POINT OF BEGINNING** of said easement, said point lying on the northerly right of way line of Interstate Highway 90; thence N36°21'17"E, 236.97 feet along said centerline to a point; thence N70°43'21"E, 38.08 feet along said centerline to a point; thence N76°41'58"E, 142.56 feet along said centerline to a point; thence N47°01'40"E, 350.19 feet along said centerline to a point; thence N60°03'29"E, 125.40 feet along said centerline to a point; thence N69°11'20"E, 363.11 feet along said centerline to a point; thence N63°36'10"E, 201.98 feet along said centerline to a point; thence N47°23'30"E, 71.63 feet along said centerline to a point; thence N42°03'32"E, 98.37 feet along said centerline to a point; thence N83°53'50"E, 58.09 feet along said centerline to a point; thence S62°24'00"E, 196.90 feet along said centerline to a point; thence S65°17'31"E, 413.01 feet along said centerline to a point; thence S80°26'26"E, 133.91 feet along said centerline to a point; thence S83°36'31"E, 204.36 feet along said centerline to a point; thence S78°08'05"E, 157.73 feet along said centerline to a point; thence N78°28'37"E, 182.81 feet along said centerline to a point; thence S78°25'04"E, 93.01 feet along said centerline to the east line of said SW¼NE¼, being the **POINT OF TERMINUS** of said easement, and being N24°56'25"W, 3036.63 feet from the southeast corner of said Section 2 (monumented with a brass cap per PE&LS 537).

LENGTH=3068.12 feet-185.95 Rods more or less.

TOTAL LENGTH=5889.47 feet-356.94 Rods, more or less.

Truncating and prolonging the side line of said easements to intersect the boundary line of the grantor.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone. Distances are adjusted to surface by the combined adjustment factor of 1.00024.

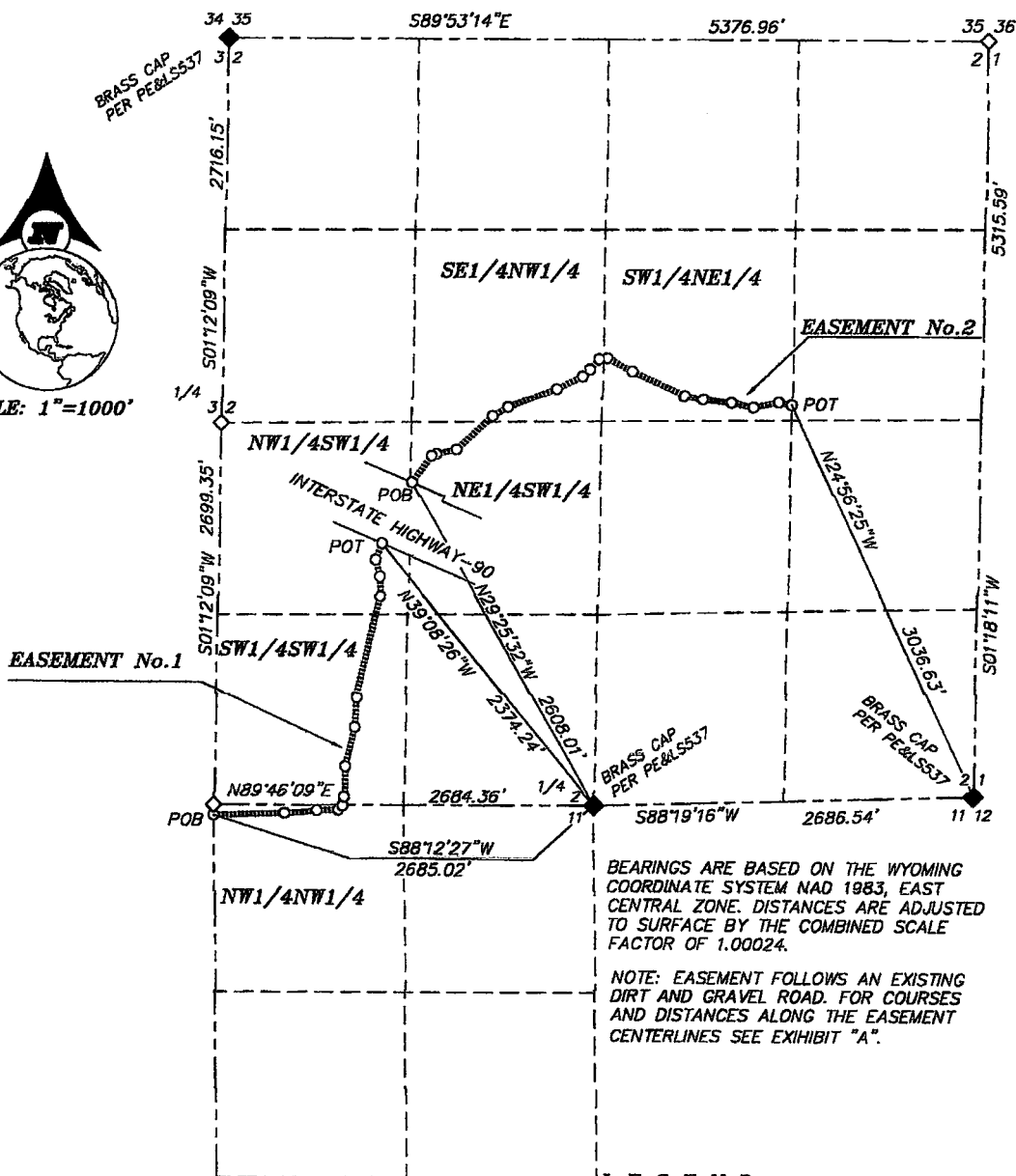
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EXHIBIT "B"

SECTIONS 2 AND 11, T57N, R86W, 6TH P.M., SHERIDAN COUNTY, WY



SCALE: 1"=1000'



LEGEND

- ◆ FOUND MONUMENT
- ◇ POSITION PER COS #40
- POB, POT, PI EASEMENT
- SECTION LINE
- INTERIOR SECTION LINE
- CENTERLINE OF 40' WIDE ACCESS EASEMENT
- ROW OF EASEMENT
- POB POINT OF BEGINNING
- POT POINT OF TERMINUS
- COS #40 CERTIFICATE OF SURVEY #40 FILED AT THE COUNTY COURT HOUSE

EASEMENT No.1
LENGTH=±2821.35'-170.99 Rods

EASEMENT No.2
LENGTH=±3068.12'-185.95 Rods

I, THONE STEWART, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE, BASED ON MY KNOWLEDGE AND INFORMATION, THAT THIS EXHIBIT "B" IS A VALID REPRESENTATION OF A SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

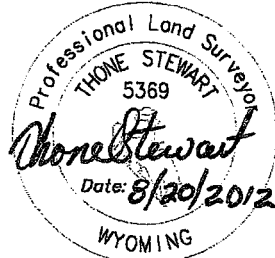


EXHIBIT "B"

CLIENT: SUNRISE RANCH, INC
RECORD OWNERS: C S C LAND CO, LLC
LOCATION: SECTIONS 2 AND 11, T57N, R86W, 6TH P.M., SHERIDAN COUNTY, WYOMING



PO BOX 3082
SHERIDAN, WY 82801
307-672-7415
FAX 674-5000

JN: 2012-061
DF: 2012/2012-0610
TGO: 2012-061
AUGUST, 2012



Exhibit CTOWNSHIP 57 NORTH, RANGE 85 WEST, 6TH P.M.Sheridan County, Wyoming

Section 6: Lot 7

Section 7: Lots 1 and 2, E $\frac{1}{2}$ W $\frac{1}{2}$, W $\frac{1}{2}$ SE $\frac{1}{4}$ TOWNSHIP 57 NORTH, RANGE 86 WEST, 6TH P.M.Sheridan County, WyomingSection 1: Lot 4, SW $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 2: Lot 1, SE $\frac{1}{4}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$, E $\frac{1}{2}$ SE $\frac{1}{4}$ Section 11: N $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 12: NE $\frac{1}{4}$, N $\frac{1}{2}$ NW $\frac{1}{4}$

LESS AND EXCEPTING from the above described land those portions conveyed to The State Highway Commission of Wyoming by Warranty Deeds recorded January 7, 1981 in Book 254 of Deeds, Pages 5 and 7.

Section 14: NW $\frac{1}{4}$ NW $\frac{1}{4}$, S $\frac{1}{2}$ N $\frac{1}{2}$, NE $\frac{1}{4}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$

Excepting therefrom a tract of land situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 14, described as follows: Beginning at a point which is North 89°24' West 462 feet from the Northeast corner of said Section 14, thence North 89°24' West 861 feet to the Northwest corner of said NE $\frac{1}{4}$ NE $\frac{1}{4}$, thence South 880 feet to a point, thence South 88°19' East 620 feet to a point, thence North 26°41' East 892 feet to a point, and thence North 60° West 185 feet to the point of beginning.

Section 23: NE $\frac{1}{4}$, excepting therefrom a tract lying South of the Dayton-Ranchester County Road, and also excepting the Southwest diagonal half of the South 50 feet of the West 50 feet therefrom.

W $\frac{1}{2}$ SE $\frac{1}{4}$, excepting therefrom the West 50 feet of that portion lying North of the Dayton-Ranchester County Road.

A tract of land situate in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 23, described as follows: Commencing at the NE Corner of the NW $\frac{1}{4}$ of said Section 23 and running thence South 50 feet to a point, thence Northwest to a point on the North line of said Section, 50 feet West of said NE Corner of the NW $\frac{1}{4}$ thence East 50 feet to the point of beginning.

Section 26: NW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 34: E $\frac{1}{2}$ E $\frac{1}{2}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$

Section 34: E $\frac{1}{2}$ NW $\frac{1}{4}$, Excepting therefrom the 25.1 acres described in Deed dated April 10, 1984, which Deed is recorded in Book 286 of Deeds at page 381 in the Office of the County Clerk of Sheridan County, Wyoming.

Section 35: NW $\frac{1}{4}$ NW $\frac{1}{4}$ **NO. 2013-701997 EASEMENT**EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
SCTIA

SHERIDAN WY 82801