

EASEMENT AGREEMENT

This Easement Agreement (the "Agreement") is executed by and between **Padlock Ranch Company**, whose address is 8420 U.S. Highway 14, Ranchester, Wyoming 82839 (referred to herein as "**Grantor**") and **Sheridan County Conservation District**, whose address is 1949 Sugarland Drive, #102, Sheridan, Wyoming 82801 (referred to herein as "**Grantee**").

Recitals

A. The **Grantor** is the owner of lands in the SW4SW4 and the NW4SW4 of Section 15, Township 57 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming (referred to herein as "Parcel A"), more particularly described in **Exhibit "A" under Easement No. 1, Easement No. 2, and Easement No. 3** attached hereto and made a part hereof.

B. The **Grantee** is the owner of the Former Acme Power Plant site (the Site).

C. The **Grantee** has an ongoing project to protect the land and water quality at the Site through environmental assessment and remediation, ensure future public access and use, and capture the historical importance of the Site.

D. The parties wish to formally enter into this Agreement, acknowledge the presence of an existing roadway, and grant access across the **Grantor's** property to access the Former Acme Power Plant. This Agreement establishes formal permission for such uses described herein.

E. The **Grantee** assumes stewardship responsibilities of the easement described in Exhibit A.

F. The recitals set forth above are hereby incorporated by this reference.

NOW, THEREFORE, in consideration of the mutual covenants set forth herein and for other good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

Agreement

1. The **Grantor** does hereby grant to the **Grantee** a non-exclusive Agreement for ingress and egress over and across Parcel A, from the County Road to the Site.

2. The **Grantee**, its contractors, and affiliated site personnel may utilize the above-described Agreement for ingress and egress into the Former Acme Power Plant for the purposes of site cleanup, environmental assessment and remediation, site redevelopment, and future public use.

3. The **Grantee** also has the right and responsibility to:

- a. Place crushed scoria or road base upon the existing access road (Exhibits A and B) for improved safety and use of said road.
- b. Maintain the access road free of trash and garbage.
- c. Purchase, place, and maintain infrastructure or amenities in conjunction with Site redevelopment which may include signage, lighting, benches, multi-modal pathway, or other desired improvements. All permanent infrastructure or amenities not needed exclusively for the roadway shall be approved by the **Grantor** in writing before installation. No infrastructure shall impede the ability of livestock to traverse the road without written consent from the Grantor.
- d. At the request of the Grantor, place signage delineating private property and appropriate notification that the road is "open range" with livestock on the road.

5. This Agreement is nonexclusive and shall not preclude the **Grantor** from using Parcel A or allowing other public permission for Parcel A; provided such use does not unreasonably interfere with the access rights granted to the **Grantee** herein.

6. This Agreement shall be construed according to the laws of the State of Wyoming.

7. The term of this Agreement is perpetual. The Agreement will transfer with the Site ownership.

Release and Indemnity

1. To the maximum extent permitted by law, SCCD the **Grantee** releases and waives and discharges the **Grantor** and, if applicable, the **Grantor's** officers, directors, employees, agents, successors, and assigns from any and all liability for personal injury, death, property damage, or otherwise arising out of SCCD's the **Grantee's** or the public's use of the Property and/or this Agreement, and agrees to indemnify and defend **Grantor** from any loss or damage resulting from such use, unless such injury, death, or property damage is the result of the **Grantor's** intentional act or willful misconduct.

Dated effective this 11 day of August, 2020.

Padlock Ranch Company

Sheridan County Conservation District

Hubert H. Patterson, III

Susan Holmes

Hubert H. Patterson, III, President and CEO Susan Holmes, Chair

STATE OF WYOMING)
) ss
COUNTY OF SHERIDAN)

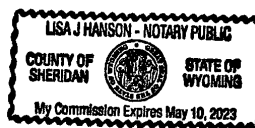
The foregoing instrument was acknowledged before me this 11 day of August, 2020, by Hubert H. Patterson, III, President and CEO of Padlock Ranch Company.

Witness my hand and official seal.

Lisa J. Hanson

Notary Public

My commission expires: May 10, 2023



STATE OF WYOMING)
) ss
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 5 day of August, 2020, by Susan Holmes, Board Chair of Sheridan County Conservation District.

Witness my hand and official seal.

Leann Connolly

Notary Public

My commission expires: Feb 20, 2022

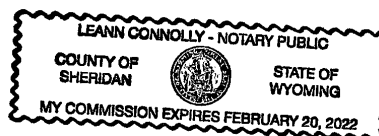


EXHIBIT "A"
EASEMENT No.1

A sixty (60) foot wide access easement thirty (30) feet each side of a centerline lying in the SW¼, Section 15, NE¼NE¼, Section 21, NW¼NW¼, Section 22, Township 57 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming, as shown on **EXHIBIT "B"**, attached hereto and by this reference made a part hereof; said centerline being more particularly described as follows:

Commencing at the southwest corner of said Section 15 (monumented by a 3¼" aluminum cap per PLS 5369); thence S05°36'40"W, 594.91 feet to the **POINT OF BEGINNING**, said point lying in the right-of-way of the Acme Road (AKA County Road No. 1260); thence N11°42'09"E, 116.09 feet along said centerline to a point; thence N05°58'21"E, 341.70 feet along said centerline to a point; thence N13°20'59"E, 225.75 feet along said centerline to a point; thence along said centerline through a curve to the right having a radius of 818.51 feet, a length of 432.98 feet, a central angle of 30°18'31", a chord bearing of N28°30'15"E and a chord distance of 427.95 feet to a point; thence N43°39'31"E, 933.96 feet to a point; thence through a curve to the right, having a radius of 263.55 feet, a length of 241.54 feet, a central angle of 52°30'38", a chord bearing of N69°39'37"E and a chord length of 233.18 feet to a point; thence S84°05'03"E, 91.93 feet to a point; thence along said centerline through a curve to the left, having a radius of 69.67 feet, a length of 119.04 feet, a central angle of 97°53'52", a chord bearing of N46°58'01"E and a chord distance of 105.08 feet to point; thence N01°58'55"W, 387.21 feet to a point; thence N09°46'38"W, 82.84 feet; thence N18°38'57"W, 103.04 feet more or less along said centerline to the southerly line of a Tract of Land described in Book 567 of Deeds, Page 682 being the **POINT OF TERMINUS** of said centerline and being S57°41'12"E, 1487.11 feet from the west quarter corner of said Section 15 (monumented with a SWCC lead cap).

EASEMENT No.2

A sixty (60) foot wide access easement thirty (30) feet each side of a centerline lying in the NW¼SW¼, Section 15, Township 57 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming, as shown on **EXHIBIT "B"**, attached hereto and by this reference made a part hereof; said centerline being more particularly described as follows:

Commencing at the southwest corner of said Section 15 (monumented by a 3¼" aluminum cap per PLS 5369); thence N36°19'23"E, 2121.68 feet to the **POINT OF BEGINNING**, said point lying in the right-of-way of the above described **EASEMENT No.1**; thence N71°58'01"W, 219.09 feet more or less along said centerline to the southerly line of a Tract of Land described in Book 567 of Deeds, Page 682 being the **POINT OF TERMINUS** of said centerline and being S51°22'54"E, 1378.05 feet from the west quarter corner of said Section 15 (monumented with a SWCC lead cap).

EASEMENT No.3

An access easement lying west of the westerly right of way line of the above described **EASEMENT No. 1** in the NW¼SW¼, Section 15, Township 57 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming, as shown on **EXHIBIT "B"**, attached hereto and by this reference made a part hereof; the west line of said easement being more particularly described as follows:

Commencing at the southwest corner of said Section 15 (monumented by a 3¼" aluminum cap per PLS 5369); thence N44°41'15"E, 1735.36 feet to the **POINT OF BEGINNING**, said point lying on the northerly line of said Easement No. 1 and being forty (40) feet west of the westerly right of way line of L6 as shown on said **EXHIBIT "B"**; thence N01°58'55"W, 461.43 feet, 70 feet west of and parallel to the centerline of said L6 to the **POINT OF TERMINUS** of said west line, lying on the southerly right of way of the above described **EASEMENT No.2** and being N35°23'52"E, 2079.26 feet from the said southwest corner of said Section 15.

Bearings are based on the Wyoming Coordinate System NAD1983, East Central Zone.
Distances are adjusted to surface by the Datum Adjustment Factor of 1.000241.

EXHIBIT "B"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N11°42'09"E	116.09'
L2	N05°58'21"E	341.70'
L3	N13°20'59"E	225.75'
L4	N43°39'31"E	933.96'
L5	S84°05'03"E	91.93'
L6	N01°58'55"W	387.21'
L7	N09°46'38"W	82.84'
L8	N18°38'57"W	103.04'
L9	N71°58'01"W	219.09'

TIE TABLE		
FROM SW CORNER SECTION 15		
TIE	BEARING	LENGTH
TIE #1	S05°36'40"W	594.91'
TIE #2	N36°19'23"E	2121.68'
TIE #3	N35°23'52"E	2079.26'
TIE #4	N44°41'15"E	1735.36'



RECORD OWNER:
STATE OF WYOMING

SCALE: 1"=400'

RECORD OWNER:
PADLOCK RANCH Co. INC

ACME ROAD (AKA CO. RD. #1260)
NE4NE4
Section 21

POB
(Tie #1)

16/15
21/22

31/4" Aluminum Cap
Per PLS 5369

RECORD OWNER:
PADLOCK RANCH Co. INC
NW4NW4
Section 22

LEGEND

- POB POINT OF BEGINNING
- POT POINT OF TERMINUS
- PI-PT CENTERLINE EASEMENT
- PROPERTY/DEED LINE
- SECTION LINE
- INTERIOR SECTION LINE
- CENTERLINE
- ROW LINE

NO. 2020-761680 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
SHERIDAN COUNTY CONSERVATION DISTRICT 1949 SUGARLAN
SHERIDAN WY 82801

I, THONE STEWART, A DULY REGISTERED LAND
SURVEYOR IN THE STATE OF WYOMING, DO HEREBY
STATE THAT THIS EXHIBIT "B" REPRESENTS THE
RESULTS OF A SURVEY MADE BY ME OR UNDER
MY DIRECT SUPERVISION.



BEARINGS ARE BASED ON THE WYOMING COORDINATE
SYSTEM NAD 1983, EAST CENTRAL ZONE
DISTANCES ADJUSTED TO SURFACE BY THE DAF OF 1.000241

EXHIBIT "B"

FOR
60' WIDE ACCESS EASEMENT

CLIENT: WWC LLC
OWNER: SHERIDAN COUNTY CONSERVATION DIST.
LOCATION: SW4, SEC.15, NE4NE4, SEC.21, NW4NW4, SEC 22,
T57N, R84W, 6TH P.M., SHERIDAN CO CO., WY



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

JN: 2019-026
PF: 12019-026D PADLOCK
DF: 2019-026D PADLOCK 2
JANUARY, 2020

