

ACCESS ROADWAY AND UTILITY EASEMENT
(Main Road in Wildcat Run)

Wildcat Run, LLC, a Wyoming limited liability company, and Gary G. Koltiska and Vicki Jo Koltiska, husband and wife (herein "Grantors"), each as their interests may appear as record owner of certain real property located in Sheridan County, Wyoming, more particularly described below as "Wildcat Run", and for and in consideration of the sum of Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration the receipt of which is hereby acknowledged, do hereby grant and convey a nonexclusive access roadway and utility easement across that Sixty Foot (60') wide strip of land more specifically described on **Exhibit "A"**, attached hereto and incorporated herein (herein the "Easement Route"), and as further generally shown on that map attached hereto and incorporated herein as **Exhibit "B"**. Grantor further reserves certain rights therein, as set forth hereinafter:

1. Grant of Easement For Benefit of Wildcat Run Subdivision. Grantors do grant this nonexclusive easement to and for the benefit of each and every part, parcel and Tract within that real property commonly known as Wildcat Run, a subdivision of large-tract agricultural homesites, which includes all of that land more particularly described on **Exhibit "C"**, attached hereto and incorporated herein.

2. Intent and Purpose of Easement. Grantors own, as their interests appear, those lands commonly known as Wildcat Run and as described in Exhibit C in their entirety as of this date; *however*, Grantors intend to sell and convey portions thereof and Tracts therein immediately hereafter. This Access Roadway and Utility Easement is intended to provide the right of ingress and egress and utility access over and across the Easement Route for unfettered access and the installation, maintenance, repair and replacement of utilities to and for the benefit of each and every Tract within Wildcat Run, and each and every portion conveyed therefrom. This easement is intended to benefit and burden each portion of the lands described in Exhibit C, without risk or claim of merger.

The Easement Route describe in Exhibit A is the main roadway through Wildcat Run and is intended to provide access to all Tracts therein as well as others with a lawful right to do so.

3. Reservation of Rights. Provided further, Grantors grant and reserve in favor of Wildcat Run, LLC, as the developer of that subdivision commonly known as Wildcat Run, the right to further grant, assign or otherwise convey additional easements and/or the right of utility installation, maintenance and repair in, over, along and across said Easement Route to any person or entity other than those who benefit from this instrument for its purposes and needs as the developer of the property. Any additional rights so conveyed by Wildcat Run, LLC along the Easement Route shall not be inconsistent with the rights granted herein to said subdivision.

4. No Liability; Maintenance/Repairs. Grantors shall bear no responsibility or liability to any person or entity using the Easement Route, or the roadway or utilities therein. The Easement Route shall be maintained and repaired by a homeowners' association formed for the subdivision in that DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF WILDCAT RUN, which is dated of even date herewith and is recorded hereafter and which burdens/benefits all of those lands described in Exhibit C, the terms of which are incorporated herein by reference. This easement shall run with the land.

DATED this 21st day of December, 2007.

Wildcat Run, LLC



By: D. Scott Bliss, Manager

Gary G. Koltiska
 Gary G. Koltiska

Vicki Jo Koltiska
 Vicki Jo Koltiska

STATE OF WYOMING)
) ss.
 COUNTY OF SHERIDAN)

The above and foregoing ACCESS ROADWAY AND UTILITY EASEMENT was acknowledged to before me by D. Scott Bliss, as Manager of Wildcat Run, LLC, and by Gary G. Koltiska and Vicki Jo Koltiska on this the 21st day of December, 2007.

WITNESS my hand and official seal.

[Signature]
 Notary Public

My Commission expires: 5-73-10

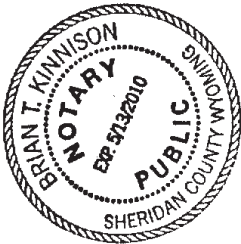


EXHIBIT "A"

LEGAL DESCRIPTION OF EASEMENT ROUTE

December 14, 2007

RE: Wildcat Run: 60' Wide Roadway and Utility Easement (Centerline described in Book 433 of Deeds, Page 71) (Easement No. 1).

A sixty (60) foot wide roadway and utility easement, thirty (30) feet each side of the following described centerline situated in the E½ of Section 2, and the SW¼SW¼ of Section 1, Township 55 North, Range 83 West, 6th P.M., Sheridan County, Wyoming; said centerline described in Book 433 of Deeds, Page 71 being more particularly described as follows:

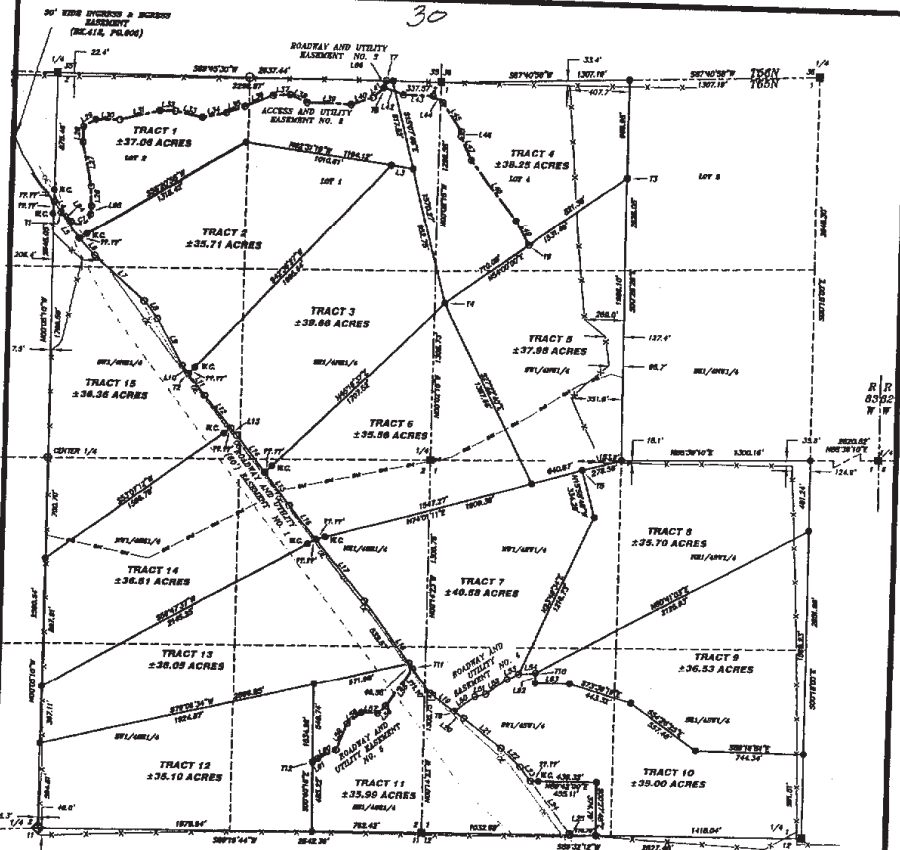
Commencing at the north quarter corner of Section 2 (Monumented with a 3¼" Aluminum Cap per PLS 2608); thence S00°05'10"E, 875.46 feet to the **POINT OF BEGINNING** of said easement, said sixty (60) foot wide roadway and utility easement lying on the centerline as described in Book 433 of Deeds, Page 71; thence S36°05'25"E, 310.95 feet along said centerline as described in Book 433 of Deeds, Page 71 to a point; thence S44°16'50"E, 159.26 feet along said centerline as described in Book 433 of Deeds, Page 71 to a point; thence S48°47'06"E, 460.84 feet along said centerline as described in Book 433 of Deeds, Page 71 to a point; thence S39°21'52"E, 148.15 feet along said centerline as described in Book 433 of Deeds, Page 71 to a point; thence S29°05'25"E, 364.41 feet along said centerline as described in Book 433 of Deeds, Page 71 to a point; thence S37°27'51"E, 261.50 feet along said centerline as described in Book 433 of Deeds, Page 71 to a point; thence S40°06'24"E, 350.52 feet along said centerline as described in Book 433 of Deeds, Page 71 to a point; thence S37°52'58"E, 605.70 feet along said centerline as described in Book 433 of Deeds, Page 71 to a point; thence S39°10'24"E, 851.67 feet along said centerline as described in Book 433 of Deeds, Page 71 to a point; thence S36°52'48"E, 790.22 feet along said centerline as described in Book 433 of Deeds, Page 71 to a point; thence S54°54'01"E, 295.96 feet along said centerline as described in Book 433 of Deeds, Page 71 to a point; thence S52°31'24"E, 333.53 feet along said centerline as described in Book 433 of Deeds, Page 71 to a point; thence S47°01'58"E, 187.30 feet along said centerline as described in Book 433 of Deeds, Page 71 to a point; thence S37°19'32"E, 579.39 feet along said centerline as described in Book 433 of Deeds, Page 71 to a point; thence S23°45'58"E, 12.38 feet along said centerline to the **POINT OF TERMINUS** of said easement; Said point being N89°32'12"E 1032.68 feet from the Southeast corner of Section 2 (Monumented with a 3¼" Aluminum Cap per PLS 2608).

Said Easement being 5711.80 Feet in length

Lengthening or shortening the side lines of said easement to intersect said boundary lines.

Bearings are based on the Wyoming Coordinate System NAD 1983, East Central Zone

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LEGEND

- ◆ FOUND 1 1/2" ALUMINUM CAP PER PLS 329
- FOUND 3/8 1/4" ALUMINUM CAP PER PLS 2605
- SET 3" ALUMINUM CAP PER PLS 2615
- NOTHING FOUND/NOTHING SET
- TRACT LINE
- SECTION LINE
- INTERIOR SECTION LINE
- CENTERLINE PROPOSED ACCESS EASEMENT 60' WIDE RIGHT OF WAY
- TRACT LINE/CENTERLINE PROPOSED SIXTY (60') WIDE ROADWAY AND UTILITY ACCESS EASEMENT
- 30' WIDE GAS PIPELINE EASEMENT LOCATED BY A SURVEY ON OCT 04, 2007 (BK 421, PG 335)
- 30' WIDE OVERHEAD ELECTRICAL EASEMENT LOCATED BY A SURVEY ON OCT 04, 2007 (BK 230, PG 48)
- 30' WIDE OVERHEAD ELECTRICAL EASEMENT LOCATED BY A SURVEY ON OCT 04, 2007 (BK 285, PG 134)
- 30' WIDE UNDERGROUND ELECTRICAL EASEMENT (RECORD) (BK 285, PG 134)



SCALE: 1"=800'

BASIS OF BEARINGS IS
WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL
ZONE. DISTANCES ARE SURFACE

**EXHIBIT
FOR
WILDCAT RUN**

SW 1/4, W 1/2 NW 1/4 OF SECTION 1 AND E 1/2 SECTION 2,
TOWNSHIP 65 NORTH, RANGE 65 WEST, 6TH P.M.,
SHERIDAN COUNTY, WYOMING

CLIENT: DSB INVESTMENTS, INC.
50 EAST LOUCKS STREET
SHERIDAN, WY 82801

PS RESTFELDT
SURVEYING

JN 27082
01/2007/082, WILDCAT RUN
TAB. RECORD OF SURVEY
DECEMBER 14, 2007

PO BOX 3088
SHERIDAN, WY 82801
307-674-1118
FAX 674-3000

EXHIBIT "C"

TOWNSHIP 55 NORTH, RANGE 83 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING

SECTION 1: Lot 4, SW1/4NW1/4, SW1/4

SECTION 2: Lots 1 and 2, S1/2NE1/4, SE1/4