

EXTENDED ROADWAY AND UTILITY EASEMENT

DSB Investments, Inc., a Wyoming corporation (herein "DSB"), as record owner of certain real property located in Sheridan County, Wyoming, more particularly described below as the "Servient Parcel", 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, does hereby grant an access and utility easement across that Sixty Foot (60') wide strip of land more specifically described on **Exhibit "A"** and shown on **Exhibit "B"**, both of which are attached hereto and incorporated herein (herein the "Easement Route") for the benefit of the "Dominant Parcels" described below, and does reserves certain rights therein as set forth hereinafter:

Grant of Easement For Benefit of Dominant Parcels. DSB grants this easement across said Easement Route to and for the benefit of the Dominant Parcels, more particularly described on **Exhibit "C"** attached hereto and incorporated herein. (herein "Dominant Parcels").

Intent and Purpose of Easement. DSB owns said Servient Parcel in its entirety as of this date; however, DSB intends to sell and convey portions thereof immediately hereafter, and this 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 the Dominant Parcels, and each and every portion conveyed therefrom.

DSB intends that the Easement Route described above is an extension of that **Roadway and Utility Easement recorded on February 12, 2007 in Book 481 at Page 739 in the Sheridan County Clerk's office**, through that large-tract subdivision now commonly known as "Whispering Hills" but is not yet long enough (as described and extended herein) to provide access to all of the Tracts of Whispering Hills because the exact location of the road to be constructed beyond the termination point of the Easement Route is not yet finalized. Therefore, the Easement Route described herein will be extended by subsequent easement(s) executed by DSB for the benefit and burden of each portion of the Dominant Parcels. DSB reserve the right to add the additional easement route length, as an extension of this easement, by subsequent instrument.

Reservation of Rights. Provided further, DSB expressly reserves the sole and exclusive right to grant, assign, sell or otherwise convey additional access 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 as DSB's successors in title to portions of the Dominant Parcels which are owned by it as of the date hereof. Should DSB exercise its rights so reserved herein to convey rights along the Easement Route to other users/grantees from the coal bed methane/mineral industry, then the fees paid by them for such access and/or utility rights shall be paid in accord with that DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF WHISPERING HILLS, recorded on February 12, 2007 in Book 481 at Page 729 of the Sheridan County Clerk's records, which burdens/benefits a portion of the Dominant Parcels. Any additional rights so conveyed by DSB along the Easement Route shall not be inconsistent with the rights granted herein to all portions of the Dominant Parcels.

DSB shall bear no responsibility or liability to any person or entity using the Easement Route by reason of this easement. This easement shall run with the land.

DATED this 20 day of April, 2007.

DSB Investments, Inc.

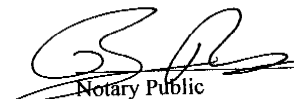
By: D. Scott Bliss, President

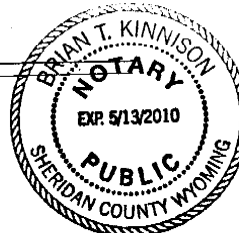
STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The above and foregoing Extended Roadway and Utility Easement was acknowledged to before me by D. Scott Bliss, as President of DSB Investments, Inc., on this the 20 day of April, 2007.

WITNESS my hand and official seal.

My Commission expires: 5-13-10


Notary Public



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LEGAL DESCRIPTION

RE: 60' ROADWAY/ UTILITY EASEMENT

April 03, 2007

A sixty (60) foot wide Roadway and Utility easement lying thirty (30) feet each side of a centerline situated in the N½SW¼ of Section 16, Township 55 North, Range 83 West, 6th P.M., 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 west quarter corner of said Section 16 (monumented with a 3¼" aluminum cap per LS 6594); thence S60°02'47"E, 998.92 feet to the **POINT OF BEGINNING** of said centerline; thence N34°16'13"E, 75.82 feet along said centerline to a point; thence, through a curve to the right having a radius of 300.00 feet, a central angle of 78°33'02", an arc length of 411.29 feet, a chord bearing of N73°32'44"E, and a chord length of 379.83 feet along said centerline to a point; thence S67°10'45"E, 695.90 feet along said centerline to a point; thence, through a curve to the left having a radius of 300.00 feet, a central angle of 19°36'47", an arc length of 102.69 feet, a chord bearing of S76°59'09"E, and a chord length of 102.19 feet along said centerline to a point; thence N86°47'32"E, 553.79 feet along said centerline to a point; thence, through a curve to the left having a radius of 440.00 feet, a central angle of 10°52'52", an arc length of 83.56 feet, a chord bearing of S87°46'02"E, and a chord length of 83.43 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point being S00°37'39"E, 3181.22 feet from the north quarter corner of said Section 16 (monumented with a 3¼" aluminum cap per LS 6594).

TOTAL LENGTH=116.54 rods more or less.

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

Distances are surface.

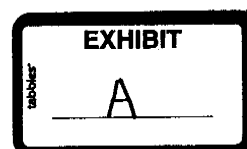
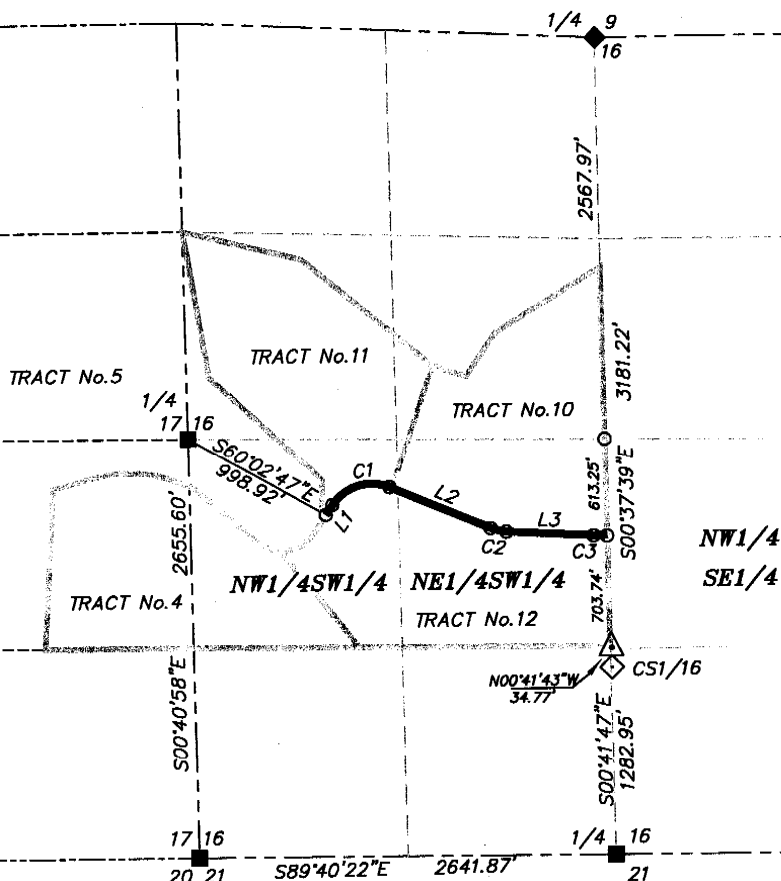


EXHIBIT "B"



SCALE: 1"=1000'

BASIS TABLE

BEARINGS: THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE. DISTANCES ARE SURFACE.

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	300.00'	78°33'02"	411.29'	N73°32'44"E	379.83'
C2	300.00'	19°36'47"	102.69'	S76°59'09"E	102.19'
C3	440.00'	10°52'52"	83.56'	N67°46'02"E	83.43'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N34°16'13"E	75.82'
L2	S67°10'45"E	695.90'
L3	S86°47'32"E	553.79'

LEGEND

- ◆ FOUND 3-1/4" ALUMINUM CAP LS 6594
- △ FOUND 2" ALUMINUM CAP PER LS 6594
- ◆ FOUND 3-1/4" ALUMINUM CAP PER LS 2608
- ◇ SET 2" ALUMINUM CAP PER LS 2615
- P.I., P.C., PT., CENTERLINE EASEMENT
- SECTION LINE
- INTERIOR SECTION LINE
- 60' WIDE ROADWAY/UTILITY EASEMENT
- RIGHT OF WAY LINE

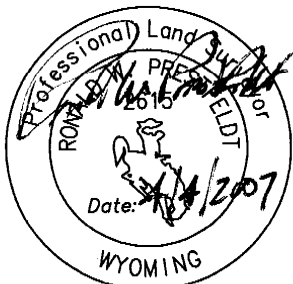
LENGTH=±116.54 RODS

EXHIBIT "B"

60' ROADWAY/UTILITY EASEMENT

CLIENT: DSB INVESTMENTS

LOCATION: , N1/2SW1/4 SECTION 16,
T55N, R83W, 6TH P.M., SHERIDAN COUNTY, WYOMING.



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PRESTFELDT
SURVEYING

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

JN: 26107
DF: 2006/2006107D
TAB: ROAD No. 2
APRIL 03, 2007

Exhibit C

Description of Dominant Parcels

1. **Vista Alta Parcel** – that real property conveyed from DSB Investments, Inc. to Alta Vista, LLC in that Warranty Deed recorded on February 12, 2007 in Book 481 at Page 743 of the Sheridan County Clerk's office, Sheridan County, Wyoming, to-wit:

Township 55 North, Range 83 West, 6TH Principal Meridian, Sheridan County, Wyoming

SECTION 15: W $\frac{1}{2}$ SE $\frac{1}{4}$, W $\frac{1}{2}$

Also, a tract of land located in the E $\frac{1}{2}$ of Section 16, Township 55 North, Range 83 West, 6TH Principal Meridian, Sheridan County, Wyoming; being more particularly described as follows:

Beginning the southeast corner of said Section 16 (monumented with a 1-1/2" plastic cap per PLS 520); thence N12°56'39"W, 908.49 feet along a fence line and the south line of a tract of land described in Book 346 of Deeds, Page 492 to a 1½" aluminum cap per PLS 2615; thence S88°39'03"W, 1,122.24 feet along said fence line and said south line to a 1½" aluminum cap per PLS 2615; thence N54°40'21"W, 719.42 feet along said fence line and said south line to a 1½" aluminum cap per PLS 2615; thence N88°12'41"W, 656.49 feet along said fence line and said south line to a 1½" aluminum cap per PLS 2615; thence N88°20'22"W, 88.90 feet along said fence line and said south line to a 2" aluminum cap per PLS 2615, said point lying on the west line of said E $\frac{1}{2}$; thence N00°41'43"W, 34.77 feet along said west line to the northwest corner of the S½SE¼ of said Section 16 (monumented with a 2" aluminum cap per PLS 6594); thence N00°37'39"W, 2,419.54 feet along said west line to a 2" aluminum cap per PLS 2615; thence N58°22'47"E, 378.52 feet to a 2" aluminum cap per PLS 2615; thence N00°54'13"E, 1,268.53 feet to a 2" aluminum cap per PLS 2615, said point lying on the north line of said Section 16; thence N89°45'43"E, 2232.99 feet along said north line to the northeast corner of said Section 16 (monumented with a 3¼" aluminum cap per PLS 6594); thence S01°11'41"E, 5229.44 feet along the east line of said Section 16 to the **POINT OF BEGINNING**.

Containing 633.5 acres more or less.

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

2. **Whispering Hills Parcel** – that real property commonly know as and now referred to as Whispering Hills, a large-tract subdivision in Sheridan County, Wyoming, lying between the above-described Vista Alta Parcel and US Highway 14, more specifically described as:

A tract of land situated in the W½NE¼, N½SW¼, and NW¼ of Section 16 and the S½NE¼, N½SE¼, NE¼SW¼, and SE¼NW¼ of Section 17, Township 55 North, Range 83 West, 6th Principal Meridian, Sheridan County, Wyoming; said tract being more particularly described as follows:

BEGINNING at the northwest corner of Section 16 (monumented with a 3¼" aluminum cap per LS 5369); thence S87°19'31"E, 2,649.44 feet along the north line of said Section 16 to the north quarter corner of said Section 16 (monumented with a 3¼" aluminum cap per LS 6594); thence N89°45'43"E, 358.39 feet along said north line to a 2" aluminum cap per LS 2615; thence S00°54'13"W, 1,268.53 feet to a 2" aluminum cap per LS 2615; thence S58°22'47"W, 378.52 feet to a 2" aluminum cap per LS 2615 lying on the east line of said NW¼ of Section 16; thence S00°37'39"E, 2,419.54 feet along said east line to a 2" aluminum cap per LS 6594 being the southeast corner of said N½SW¼ of Section 16; thence N89°27'15"W, 2,641.75 feet along the south line of said N½SW¼ of Section 16 to the southwest corner of said N½SW¼ of Section 16; thence N89°43'24"W, 2,453.79 feet along the south line of said N½SE¼ of said Section 17 to a 2" aluminum cap per LS 2615, said point being the northwest corner of a tract of land described in Book 393 of Deeds,

Page 202 at the intersection of the easterly right of way line of U.S. Highway No.14 and the south line of said N½SE¼ of Section 17; thence N36°46'48"W, 639.94 feet along said easterly right of way line to a concrete and brass right of way monument; thence, along said easterly right of way line through a non-tangent curve to the right, having a radius of 2241.83 feet, a delta of 14°35'43", an arc length of 571.07 feet, a chord bearing of N29°28'10"W, and a chord distance of 569.53 feet to a concrete and brass monument; thence N22°10'34"W, 473.58 feet along said easterly right of way line to a concrete and brass right of way monument; thence along said easterly right of way line through a non-tangent curve to the right, having a radius of 5679.58 feet, a delta of 2°53'57", an arc length of 287.40 feet, a chord bearing of N20°43'39"W, and a chord distance of 287.37 feet to a concrete and brass right of way monument; thence N19°16'01"W, 494.78 feet along said northeasterly right of way line to a concrete and brass right of way monument; thence, along said northeasterly right of way line through a curve to the left having a radius of 1687.02 feet, a delta of 18°00'05", an arc length of 530.03 feet, a chord bearing of N28°17'17"W, and a chord length of 527.85 feet to a 2" aluminum cap per LS 2615, said point lying on the north line of said SE¼NW¼ of Section 17; thence S89°56'22"E, 3,779.35 feet along said north line of the SE¼NW¼ and the north line of said S½NE¼ to the northeast corner of said S½NE¼ of Section 17 (monumented with a 3¼" aluminum cap per LS 2615); thence N00°40'58"W, 1,327.84 feet along the west line of said NW¼ of Section 16 to the **POINT OF BEGINNING** of said tract.

Containing 443.16 acres, more or less.

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

Distances are surface.

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