

RIGHT-OF-WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Eastside Industrial Park, a Wyoming Partnership, consisting of Donald R. Carroll, John A. Carroll, William Wright Rawlings, Seymour Thickman, Pilch and Sons, a partnership, and J. D. Pelesky Construction Co., Inc., Grantors, have and by these presents do hereby grant and convey unto First Wyoming Bank - Sheridan, its successors and assigns, Grantee, an easement and right-of-way across the Grantors' property, said easement and right-of-way being more particularly described as follows:

See Exhibit "A" consisting of a legal description and a map, attached hereto and incorporated by reference.

For the right to use said easement and right-of-way as a means of ingress and egress, subject to the following restrictions:

1. That the Grantee agrees to cooperate with the Grantors to annex unto the City of Sheridan, Wyoming, and likewise agrees to participate and be a part of any subdivision the Grantors file and participate on a pro-rata basis in proportion to the total acreage in the subdivision in the expense of improvements to the roads, development of water and sewer and any other utilities required in said subdivision.
2. That if the lands of the Grantors are subdivided and annexed into the city or subdivided in the county, the Grantee agrees to be a part of any subdivision and agrees to dedicate the subject road as a public street.
3. Until the road is in a subdivision, the Grantee shall participate in the cost of all normal operation and maintenance of the existing road, including snow removal, on a pro-rata share basis as agreed to by all occupants owning tracts of land along said road and using the road.

It is expressly understood by the Grantors that this easement and right-of-way shall run with the land and shall be binding on and inure to the benefit of the Grantee, its successors or assigns.

IN WITNESS WHEREOF, the undersigned have set their hands to the agreement this 20th day of December, 1987.

EASTSIDE INDUSTRIAL PARK

Donald R. Carroll
Donald R. Carroll

John A. Carroll
John A. Carroll

William Wright Rowlands
William Wright Rowlands

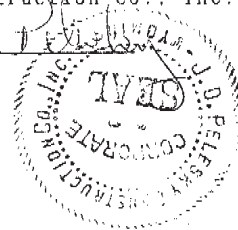
Seymour Thickman
Seymour Thickman

Pilch and Sons

By: Walter J. Pilch

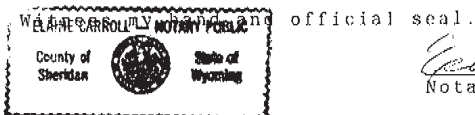
J. D. Pelesky Construction Co., Inc.

By: Donald K. Pelesky



STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by
Donald R. Carroll this 31st day of December, 1987.



My Commission expires: 5-22-89

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by John
A. Carroll this 31st day of December, 1987.

Witness my hand and official seal.

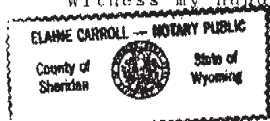
Elaine Carroll
Notary Public

My Commission expires: 5-22-89

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by William Wright Rawlings this 31st day of December, 1987.

Witness my hand and official seal.



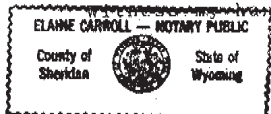
Elaine Carroll
Notary Public

My Commission expires: 3-22-89

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by Seymour Thickman this 31st day of December, 1987.

Witness my hand and official seal.



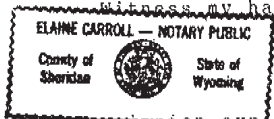
Elaine Carroll
Notary Public

My Commission expires: 3-22-89

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by Walter J. Pilch of Pilch and Sons this 31st day of December, 1987.

Witness my hand and official seal.



Elaine Carroll
Notary Public

My Commission expires: 3-22-89

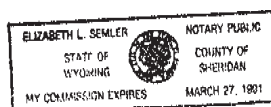
STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me
by Gerald K. Pelesky as President
of J. D. Pelesky Construction Co., Inc. this 28th day of
December, 1987.

Witness my hand and official seal

Elizabeth L. Semler
Notary Public

My Commission expires: March 27, 1991

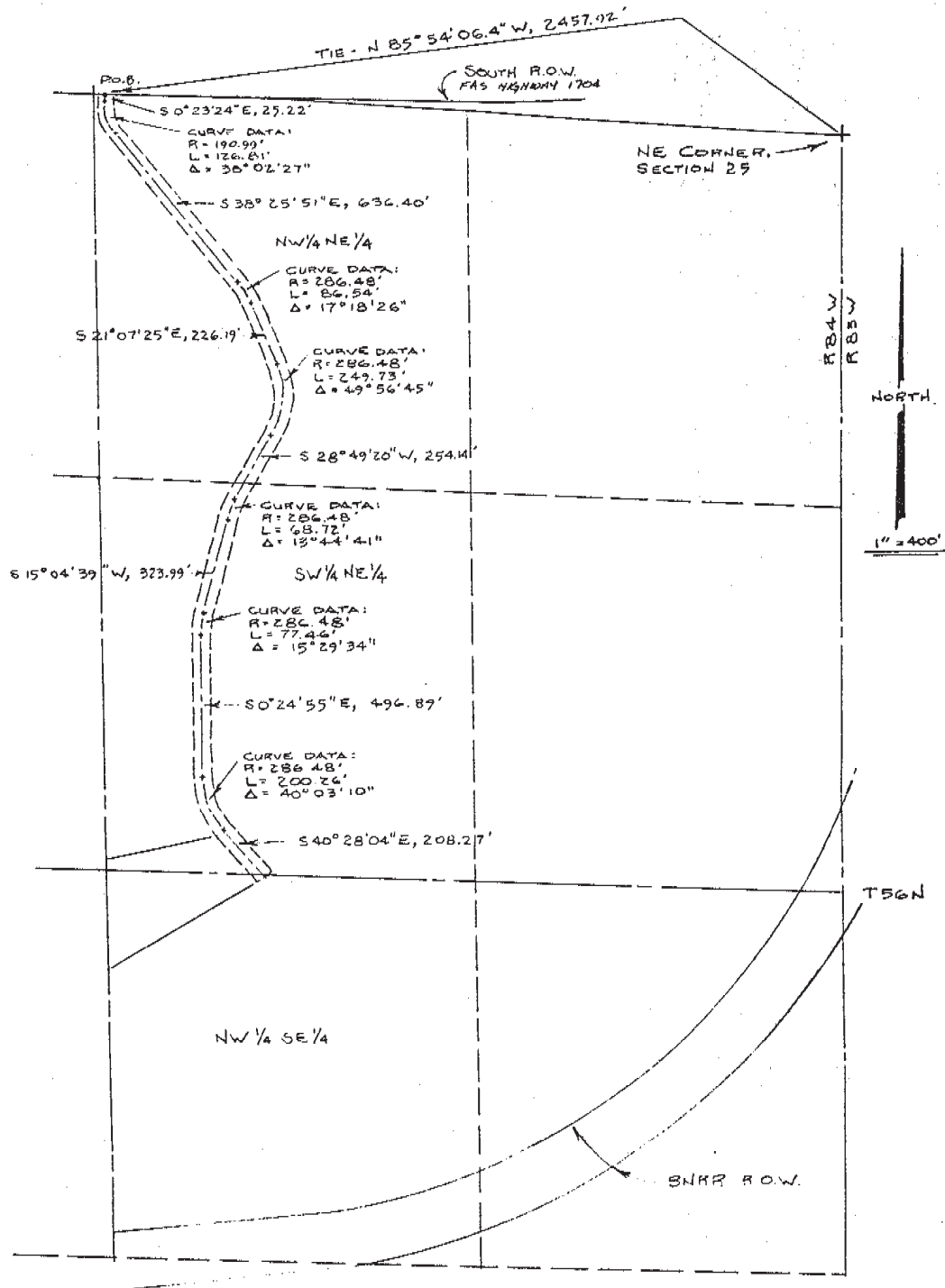


EASEMENT DESCRIPTION

A 60 foot wide strip of land located in the W 1/2 NE 1/4 and the NW 1/4 SE 1/4 of Section 25, T56N, R84W of the 6th P.M., Sheridan County, Wyoming, the centerline of which is more particularly described as follows:

Beginning at a point on the south right-of-way boundary of FAS Highway 1704 located N 85°54'06.4" W, 2457.92 feet from the northeast corner of said Section 25; thence S 0°23'24" E, 25.22 feet; thence along a curve to the left having radius 190.99 feet and length 126.81 feet with chord bearing and distance S 19°24'38" E, 124.49 feet; thence S 38°25'51" E, 636.40 feet; thence along a curve to the right having radius 286.48 feet and length 86.54 feet with chord bearing and distance S 29°46'38" E, 86.21 feet; thence S 21°07'25" E, 226.19 feet; thence along a curve to the right having radius 286.48 feet and length 249.73 feet with chord bearing and distance S 03°50'58" W, 241.89 feet; thence S 28°49'20" W, 254.14 feet; thence along a curve to the left having radius 286.48 feet and length 68.72 feet with chord bearing and distance S 21°57'00" W, 68.56 feet; thence S 15°04'39" W, 323.99 feet; thence along a curve to the left having radius 286.48 feet and length 77.46 feet with chord bearing and distance S 07°19'52" W, 77.23 feet; thence S 0°24'55" E, 496.89 feet; thence along a curve to the left having radius 286.48 feet and length 200.26 feet with chord bearing and distance S 20°26'29" E, 196.21 feet; thence S 40°28'04" E, 208.27 feet.

Said easement contains 4.13 acres, more or less.



<p>MAP OF AN EASEMENT LOCATED IN THE W 1/2 NE 1/4 AND NW 1/4 SE 1/4 OF SECTION 25, T56N, R84W, OF THE 6TH PM, SHERIDAN COUNTY, WYOMING</p>	
<p>ENGINEERING INC. 43 E. LEXERS, STE 301 SHERIDAN, WY 82801</p>	<p>JOB NO. SEPT. 23, 1987</p>