

ACCESS AND UTILITY EASEMENT

Western Transport, LLC, a Wyoming limited liability company, 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"**, attached hereto and incorporated herein (referred to herein as the "Easement Route"), as follows:

Western Transport, LLC grants this easement to and for the benefit of all record owners, and their guests and invitees, grantees, successors, assigns and heirs of that real property described on **Exhibit "C"**, attached hereto and incorporated herein, which are referred to herein as the Dominant Parcels. Each portion, parcel and tract within said Dominant Parcel is expressly benefitted by this Easement, which shall run with the land. This Easement is intended to provide the unfettered right of ingress and egress and a utility corridor over, across and under the Easement Route for nonexclusive access and the right of installation, maintenance, repair and replacement of utilities (including but not limited to power, phone, cable, fiber optic, water, sewer and any other such utilities) to and for the benefit of the Dominant Parcel, and each and every portion, parcel and tract thereof. This Easement shall benefit and burden each portion of the above-described property, without risk or claim of merger. The record owner of the Easement Route shall bear no liability to any person or entity using said route. **This Easement is granted as a replacement of that Non-Exclusive Access Roadway Easement described in that Warranty Deed recorded December 14, 1994, in Book 371 at Page 19 of the Sheridan County Clerk's office, which is being partially vacated by the Grantor simultaneously herewith.**

DATED this 22ND day of December, 2009.

Western Transport, LLC

Leo Goss

Leo Goss, Manager

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged to before me by Leo Goss, Manager of Western Transport, LLC, on the 22ND day of December, 2009.

WITNESS my hand and official seal.

Angela Hillier

Notary Public

My Commission expires:

12/09/2011

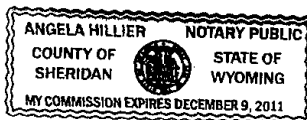


EXHIBIT "A"

Record Owner: Western Transport, LLC
December 17, 2009

Re: 60.0' Right-of-Way and Utility Easement for Ingress and Egress

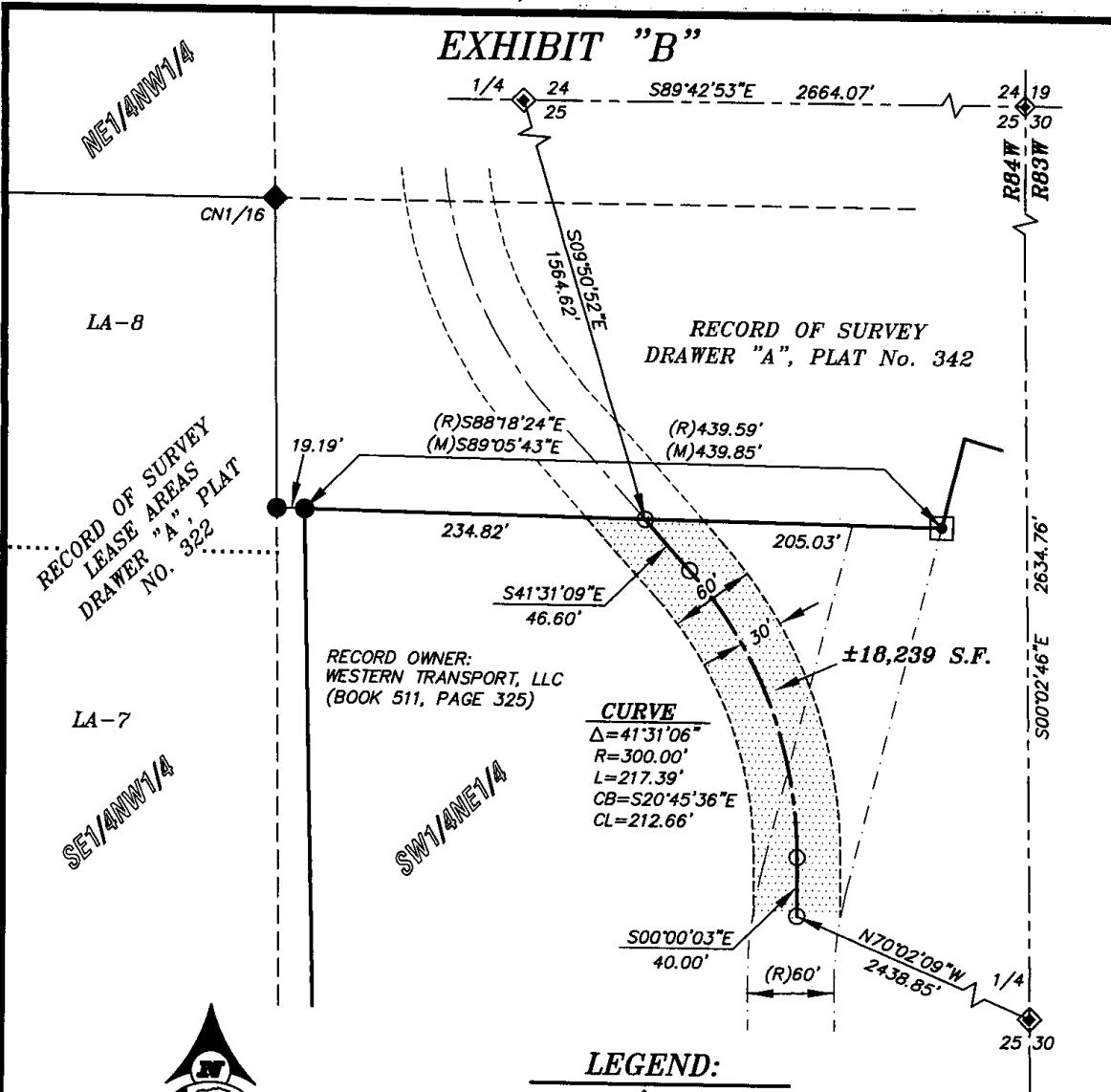
A right-of-way and utility easement for ingress and egress sixty (60) feet wide, being thirty (30) feet each side of the following described centerline situated in the SW¼NE¼ of Section 25, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said centerline being more particularly described as follows:

Commencing at the north quarter corner of said Section 25 (Monumented with a 3/4" Aluminum Cap per PLS 6594); thence S09°50'52"E, 1564.62 feet to the **POINT OF BEGINNING** of said easement, said point lying on the north line of a tract of land described in Book 493 of Deeds, Page 231; thence S41°31'09"E, 46.60 feet along said centerline to a point; thence, along said centerline through a curve to the right having a radius of 300.00 feet, a central angle of 41°31'06", an arc length of 217.39 feet, a chord bearing of S20°45'36"E, and a chord length of 212.66 feet to a point; thence S00°00'03"E, 40.00 feet along said centerline to the **POINT OF TERMINUS** of said easement, said point lying on the centerline of a sixty (60) foot wide access easement described in said Book 493 of Deeds, Page 231, and being N70°02'09"W, 2438.85 feet from the east quarter corner of said Section 25 (Monumented with a 3/4" Aluminum Cap per PLS 6594). Lengthening or shortening the side line of said easement to intersect said boundary lines.

Said right-of-way and utility easements contain 18,239 square feet of land, more or less.
 Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

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EXHIBIT "B"



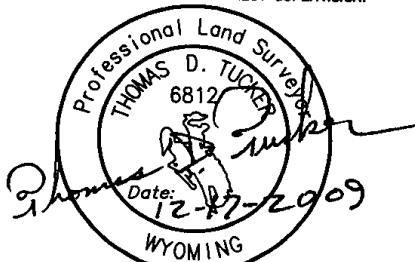
LEGEND:

- ◆ FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- ◆ FOUND 1-1/2" ALUMINUM CAP PER PLS 6594
- ◆ FOUND 3-1/4" ALUMINUM CAP PER PLS 6594
- FOUND 2" ALUMINUM CAP PER PLS 6812
- CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD
- (M) MEASURED
- (C) CALCULATED
- LA LEASE AREA
- PROPERTY/DEED LINE
- - - SECTION LINE
- - - INTERIOR SECTION LINE
- - - CENTERLINE OF 60.0' RIGHT-OF-WAY AND UTILITY EASEMENT
- - - PROPOSED RIGHT-OF-WAY & UTILITY EASEMENT LINE
- - - LEASE AREA LINE
- - - EXISTING 60' ACCESS EASEMENT LINE (BOOK 493, PAGE 231)
- - - 60' RIGHT-OF-WAY & UTILITY EASEMENT

SURVEYOR'S CERTIFICATE

STATE OF WYOMING :89
COUNTY OF SHERIDAN

I, THOMAS D. TUCKER, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



"PLAT IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED" 599

EXHIBIT "B"
60' RIGHT-OF-WAY & UTILITY EASEMENT

CLIENT: EASTSIDE INDUSTRIAL PARK
TOM PILCH

LOCATION: SW1/4NE1/4, SECTION 25, T56N, R84W,
6TH PRINCIPAL MERIDIAN, SHERIDAN
COUNTY, WYOMING.



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

JN: 21044
DN: 2001/200144DE2
PF: T200144
JANUARY 29, 2009
REVISED: DECEMBER 17, 2009

EXHIBIT "C"

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1. That property described on that Quitclaim Deed dated January 24, 2008 and Recorded in Book 493 at Page 0231 on February 7, 2008, Karen Harris, Grantee;
2. That property described on that Warranty Deed dated August 15, 1994 and Recorded in Book 368 at Page 585 on September 13, 1994, Pelesky Petroleum Equipment & Service, limited Liability Company, Grantee, also known as C Bar K Petroleum Services, LLC;
3. That property described on that Warranty Deed dated November 15, 1994 and Recorded in Book 371 at Page 19 on December 14, 1994, Sheridan Speedway, Inc., a Wyoming corporation, Grantee;
4. That property described on that Warranty Deed dated March 21, 2008 and Recorded in Book 494 at Page 0378 on March 28, 2008, Fletcher Construction Company, a Wyoming corporation, Grantee;
5. That property described on that Quitclaim Deed dated January 24, 2008 and Recorded in Book 493 at Page 0235 on February 7, 2008, Craig and Karen, LLC, a Wyoming Limited Liability Company, Grantee.