



### MEMORANDUM OF AGREEMENT

This memorandum of agreement is made by **The Hidden Bridge Golf Club LLC**, whose address is P.O. Box 6261, Sheridan, WY 82801 ("Buyer") and **System Land, LLC** ("Seller") whose address is c/o Harker Mellinger, CPAS, LLC, 1470 Sugarland Dr., Ste. 1, Sheridan, WY 82801.

Buyer and Seller have entered into an agreement on this date in which Seller has agreed to sell and Buyer has agreed to purchase the following described real estate situate in Sheridan County, Wyoming:

**Country**  
Tract 1, Sheridan ~~County~~ Club Minor Subdivision to the City of Sheridan, a subdivision filed September 27, 2010, in Drawer S of Plats, Plat No. 133 in the Office of the Sheridan County Clerk, **less and excepting** the following described parcel commonly referred to as the "driving range" comprising approximately 7.92 acres, more or less: A parcel of land situated in Tract 1, Sheridan Country Club Minor Subdivision to the City of Sheridan described as follows: Beginning at the northeast corner of said Tract 1 (Monumented with a 2" Aluminum Cap per PLS 2615); thence N56° 19' 12" W, 1044.37 feet along the northerly line of said Tract 1 to a point (Monumented with a 2" Aluminum Cap per PLS 2615), said point lying on the easterly line of Tract 2 of said Sheridan Country Club Minor Subdivision; thence S25° 32' 15" W, 437.43 feet along the northerly line of Tract 1 to a point (Monumented with a 2" Aluminum Cap per PLS 2615), said point being the southeast corner of said Tract 2; thence S67° 56' 09"E, 1049.48 feet to a point, said point lying on the westerly right-of-way line of Mydland Road; thence N22° 03'38" E, 226.35 feet along the westerly right-of-way line of Mydland Road to the Point of Beginning of said parcel. Bearings are based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

Together with all improvements and fixtures situate thereon.

Subject to all exceptions, reservations, rights of way, easements, covenants, restrictions and rights of record and subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building and zoning regulations and city, county, and state subdivision laws.

The agreement calls for the payment of the purchase price in installments and restricts the use of the property. This memorandum is a part of the agreement entered into between the Buyer and Seller.

Dated this 3 day of Jan, 2013.

**Buyer**

The Hidden Bridge Golf Club LLC

By: 

Title: manager

**Seller**

System Land, LLC

By: 

Title: Manager

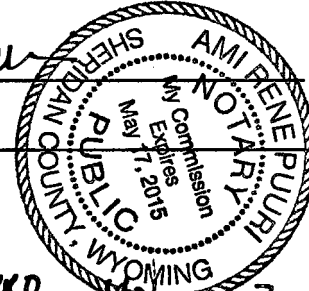


STATE OF WY )  
COUNTY OF SHERIDAN ) ss.

This instrument was acknowledged before on this 3rd day of JAN, 2013 by  
JEFF MCARTHUR, the MANAGER of The Hidden Bridge  
Golf Club, LLC. Witness my hand and official seal.

Ami Rene Puri  
Notary Public

My commission expires: \_\_\_\_\_



STATE OF WY )  
COUNTY OF SHERIDAN ) ss.

This instrument was acknowledged before on this 3rd day of JAN, 2013 by  
Donald B. Roberts, as manager of System Land, LLC.  
Witness my hand and official seal.

Ami Rene Puri  
Notary Public

My commission expires: \_\_\_\_\_

