

CONSENT TO GRANT OF EASEMENT

In accordance with the terms of the Deed of Trust dated January 7, 2009, recorded in the office of the County Recorder of Holt County, Nebraska on January 12, 2009 in Book 332, Page 90; Deed of Trust with Future Advance Clause dated January 24, 2008, recorded January 31, 2008, in Book 325, Page 141; Deed of Trust with Future Advance Clause dated January 25, 2008, recorded January 31, 2008, in Book 325, Page 151; Deed of Trust dated August 4, 2010, recorded August 17, 2010, in Book 344, Page 35; Deed of Trust with Future Advance Clause dated January 4, 2011, recorded January 13, 2011, in Book 347, Page 1; and Deed of Trust with Future Advance Clause dated March 16, 2011, recorded March 16, 2011, in Book 348, Page 216 (the "Deeds of Trust") given by Gerard J. Keating and Janet A. Keating, husband and wife, as Borrower, in favor of Pinnacle Bank, a Nebraska bank corporation, as Trustee and Beneficiary, the undersigned hereby consents to the grant of easement contained in the Access Easement dated March 22, 2013, filed 3-26-13 ^{Book 93} ~~Page 571~~, as Document No. 2013000807, and hereby represents that it has the full right, power and authority to consent to the Grant of Easement.

PINNACLE BANK
By: Randy Hupp
Name: Randy Hupp
Its: Regional President

STATE OF NEBRASKA)
) ss.
COUNTY OF HOLT)

This instrument was executed and acknowledged before me on March 25, 2013, by Randy Hupp the Regional President of Pinnacle Bank, a Nebraska bank corporation, on behalf of the corporation.

Paula J. Havranek
Notary Public

This Instrument was Drafted by:
Maslon Edelman Borman & Brand, LLP
330 Wells Fargo Center
90 South 7th Street
Minneapolis, MN 55402-4140
612-672-8200 [KBB]



STATE OF NEBRASKA (4)
FILED FOR RECORD
HOLT COUNTY, ss
Mo. 3 Day 26 2013
At 350 O'Clock P M Recorded
In book 93 of misc
Page 580
CATHY PAVEL, County Clerk
Janet Sorensen CHIEF CLERK

957212.1

2013000808

ACCESS EASEMENT

FOR AND IN CONSIDERATION OF One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, R W Ranch, LLC, a Delaware limited liability company ("R W Ranch"), and ELKHORN RIVER HOLDINGS, LLC, a Nebraska limited liability company ("Elkhorn") (R W Ranch and Elkhorn are collectively the "GRANTOR"), do hereby grant and convey to RIVERVIEW, LLP, a Minnesota limited liability partnership ("GRANTEE"), its successors and assigns, a permanent perpetual non-exclusive easement that runs with the land in, over, and upon real property located in, Holt County, Nebraska, to access Highway No. 11 and River Road, described below:

1. R W Ranch grants an easement running east and west over and across a portion of Section 19, and a part of Section 20, Township 33 North, Range 13 West of the 6th P. M., Holt County, Nebraska, as more fully described on the attached Exhibit "A"; and
2. Elkhorn grants an easement running east and west over and across a portion of Sections 20 and 21, Township 33 North, Range 13 West of the 6th P. M., Holt County, Nebraska, as more fully described on the attached Exhibit "B";

(collectively the "Burdened Parcels") for the non-exclusive use by Grantee, its successors and assigns, as the owner of the real property described in the attached Exhibit "C" (the "Benefitted Parcels") for ingress and egress to the Benefitted Parcels from State Highway 11 and River Road.

This Easement shall be forever binding on the Grantor and Grantee, their heirs, successors and assigns to the Burdened Parcels and Benefitted Parcels, respectively, and shall be deemed to be appurtenant to the Benefitted Parcels in perpetuity.

To have and to hold the aforesaid easement unto GRANTEE, its successors and assigns, forever.

GRANTOR shall have and reserves full right to use the above described real estate for any use not inconsistent with GRANTEE'S full enjoyment of the rights hereby granted.

This Easement may be executed in one or more counterparts, each of which shall be an original, but all of which together shall be deemed to constitute a single document. Separate signature pages and notary acknowledgments may be attached to this Easement in order to form a fully-executed document.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on the 20 day of March, 2013.

GRANTOR	
R W RANCH, LLC, a Delaware limited liability company	Elkhorn River Holdings, LLC., a Nebraska limited liability company
By: <u>[Signature]</u> GERARD J. KEATING, its Operating Manager and President	By: _____ Name: _____ Its: _____
	By: _____ Name: _____ Its: _____

STATE OF Illinois)
) ss.
COUNTY OF Keok

The foregoing permanent easement was acknowledged before me on March 20, 2013, by GERARD J. KEATING, the Operating Manager and President R W RANCH, LLC, a Delaware limited liability company, on behalf of the company.

[Signature]
Notary Public



STATE OF NEBRASKA)
) ss.
COUNTY OF _____

The foregoing permanent easement was acknowledged before me on March _____, 2013, by _____, its _____, and its _____, its _____ of Elkhorn River Holdings, LLC, a Nebraska limited liability company, on behalf of the company.

Notary Public

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on the ____ day of March, 2013.

GRANTOR R W RANCH, LLC, a Delaware limited liability company	Elkhorn River Holdings, LLC., a Nebraska limited liability company
By: GERARD J. KEATING, its Operating Manager and President	By: <u><i>Keith T. McGovern</i></u> Name: <u><i>Keith T. McGovern</i></u> Its: <u><i>Governor and VP. Operations</i></u>

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing permanent easement was acknowledged before me on March _____, 2013, by GERARD J. KEATING, the Operating Manager and President R W RANCH, LLC, a Delaware limited liability company, on behalf of the company.

Notary Public

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF CASS)

The foregoing permanent easement was acknowledged before me on March 22, 2013, by Keith T. McGovern, Governor and Vice President- Operations of **Elkhorn River Holdings, LLC**, a Nebraska limited liability company, on behalf of the company.

Kimberly A. Danielson
Notary Public

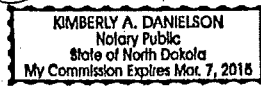


EXHIBIT A
Easements Across Elkhorn Property

Legal Description of Ingress Egress Easement A

A 20 foot wide ingress egress easement located in the SW ¼ and the North ½ of Section 20, T33N, R13W of the 6th P.M., Holt County, Nebraska, 10 feet on each side of the following described centerline:

Commencing at the northwest corner of said SW ¼; thence S 00°02'20" W (assumed bearing) on the west line of said SW ¼, a distance of 17.55 feet to the True point of beginning; thence N 84°41'17" E, a distance of 21.32 feet; thence N 81°24'00" E, a distance of 110.64 feet to the south line of said North ½; thence continuing N 81°24'00" E, a distance of 96.60 feet; thence N 85°59'06" E, a distance of 183.96 feet; thence S 89°27'47" E, a distance of 827.74 feet; thence N 89°35'23" E, a distance of 685.13 feet; thence N 88°00'00" E, a distance of 331.96 feet; thence N 84°52'15" E, a distance of 173.20 feet; thence N 80°31'01" E, a distance of 197.82 feet; thence N 83°59'27" E, a distance of 175.71 feet; thence S 85°42'01" E, a distance of 675.90 feet; thence S 72°04'15" E, a distance of 75.19 feet; thence S 65°24'01" E, a distance of 8.28 feet to said south line of the North ½, also being the point of termination

Legal Description of Ingress Egress Easement B

A 20 foot wide ingress egress easement located in the SE ¼ of Section 20 and in the SW ¼ of Section 21, All in T33N, R13W, Holt County, Nebraska, 10 feet on each side of the following described centerline:

Commencing at the northwest corner of said SE ¼; thence N 89°34'36" E, a distance of 897.45 feet; thence S 65°24'01" E, a distance of 45.31 feet to the True point of beginning; thence continuing S 65°24'01" E, a distance of 57.77 feet to a curve concave northeasterly having a radius of 861.68 feet; thence easterly on said curve, an arc distance of 352.22 feet through an angle of 23°25'14"; thence N 89°07'58" E, a distance of 1058.70 feet; thence N 86°26'39" E, a distance of 171.85 feet; thence N 84°32'52" E, a distance of 86.91 feet to the west line of said SW ¼; thence continuing N 84°32'52" E, a distance of 166.75 feet; thence N 87°25'51" E, a distance of 508.40 feet; thence N 89°29'19" E, a distance of 400.04 feet; thence S 89°49'12" E, a distance of 285.56 feet to the west line of a tract of land as surveyed by Steven L. Rasmussen, LS #624, on plat of survey dated 05/25/2011, being the point of termination.

EXHIBIT B

Easements Across RW Ranch Property

Legal Description of Ingress Egress Easement C

A 20 foot wide ingress egress easement located in the East ½ of Section 13 and the East ½ of Section 24, All in T33N, R14W and in the West ½ and the SE ¼ of Section 19, T33N, R13W of the 6th P.M., Holt County, Nebraska, 10 feet on each side of the following described centerline:

Commencing at the northeast corner of said East ½ of Section 13; thence S 89°22'46" W (assumed bearing) on the north line of said East ½ of Section 13, a distance of 136.05 feet to the True point of beginning; thence S 00°12'31" E, a distance of 2813.28 feet; thence S 00°53'37" E, a distance of 1580.59 feet; thence S 00°30'39" W, a distance of 230.01 feet; thence S 01°12'55" W, a distance of 638.38 feet; thence S 01°02'42" E, a distance of 9.82 feet to the north line of said East ½ of Section 24; thence continuing S 01°02'42" E, a distance of 576.75 feet; thence S 03°32'03" E, a distance of 452.51 feet; thence S 05°00'02" E, a distance of 329.40 feet; thence S 02°28'05" E, a distance of 1205.02 feet; thence S 10°28'08" E, a distance of 26.81 feet to the west line of said West ½ of Section 19; thence continuing S 10°28'08" E, a distance of 93.31 feet to a curve concave northeasterly having a radius of 166.58 feet; thence southeasterly on said curve, an arc distance of 250.85 feet through an angle of 86°17'01"; thence N 88°32'24" E, a distance of 2640.22 feet; thence N 87°44'17" E, a distance of 1796.29 feet; thence N 84°41'17" E, a distance of 660.00 feet to the east line of said SE ¼ of Section 19, being the point of termination.

Legal Description of Ingress Egress Easement D

A 20 foot wide ingress egress easement located in the East ½ and the SW ¼ of Section 24, T33N, R14W, of the 6th P.M., Holt County, Nebraska, 10 feet on each side of the following described centerline:

Commencing at the northeast corner of said SW ¼; thence S 89°25'05" W (assumed bearing) on the north line of said SW ¼, a distance of 31.86 feet; thence S 00°06'30" E, a distance of 13.14 feet; thence S 00°07'07" E, a distance of 21.14 feet to the True point of beginning; thence N 85°06'25" E, a distance of 49.57 feet; thence N 89°57'49" E, a distance of 1208.51 feet; thence N 82°46'25" E, a distance of 303.33 feet; thence N 78°24'49" E, a distance of 89.75 feet; thence N 71°34'00" E, a distance of 96.88 feet; thence N 65°26'34" E, a distance of 58.56 feet; thence N 63°04'54" E, a distance of 117.44 feet; thence N 61°49'51" E, a distance of 214.39 feet; thence N 56°55'58" E, a distance of 264.46 feet to a curve concave northwesterly having a radius of 322.61 feet; thence northeasterly on said curve, an arc distance of 221.79 feet through an angle of 39°23'25"; thence N 15°04'19" E, a distance of 232.40 feet; thence N 10°01'09" E, a distance of 122.62 feet; thence N 12°54'34" E, a distance of 116.90 feet; thence N 21°53'03" E, a distance of 157.02 feet to the point of termination.

Legal Description of Ingress Egress Easement E

A 20 foot wide ingress egress easement located in the SE ¼ of Section 20, T33N, R13W of the 6th P.M., Holt County, Nebraska, 10 feet on each side of the following described centerline:

Commencing at the northwest corner of said SE ¼; thence N 89°34'36" E, a distance of 897.45 feet to the True point of beginning; thence S 65°24'01" E, a distance of 45.31 feet to the point of termination.

Easement Across Pasture Selling

Legal Description of Ingress Egress Easement F

A 20 foot wide ingress egress easement located in the SW ¼ of Section 21, T33N, R13W of the 6th P.M., Holt County, Nebraska, 10 feet on each side of the following described centerline:

Commencing at the northwest corner of said SW ¼; thence N 89°57'56" E (assumed bearing) on the north line of said SW ¼, a distance of 1328.97 feet to the northwest corner of a tract of land as surveyed by Steven L. Rasmussen, LS #624, on plat of survey dated 05/25/2011; thence S 39°50'52" E on the west line of said tract of land, a distance of 47.26 feet to the True point of beginning; thence S 89°49'12" E, a distance of 1217.84 feet to the west right of way line of State of Nebraska Highway #11, being the point of termination.