

PRIVATE ROAD EASEMENT AND PRIVATE UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, STONERIDGE VINEYARDS LIMITED PARTNERSHIP, a Missouri limited partnership, with an address of 651 Schluersburg Road, Augusta, Missouri 63332 ("GRANTOR"), the owner of that certain property legally described in the attached Exhibit A, incorporated herein by reference (the "Property") for good and valuable consideration of One Dollar and 00/100 Cents (\$1.00) hereby grants to GARY L. CASPER and GREGORY K. CASPER, CO-TRUSTEES OF THE KENNETH E. CASPER REVOCABLE TRUST dated January 16, 1987, and FRANCES L. CASPER, TRUSTEE OF THE FRANCES L. CASPER REVOCABLE TRUST dated January 16, 1987 or their successors in interest, guests, and invitees (collectively "GRANTEE"), the following:

A private fifty foot (50') wide easement (the "Easement") over, across, under, upon, and through that portion of the Property marked "50' W.ROAD & UTIL ESMT." on the attached Exhibit A incorporated herein by reference, to provide for (i) ingress and egress to and from a tract of land owned by the Grantee recorded at Plat Book 528, Page 330 of the St. Charles County, Missouri, Recorder of Deeds (the "Casper Property") and Schluersburg Road, a public road, and (ii) construction, maintenance, repair, and replacement of sanitary sewers, water lines, and other utilities to and from the Casper Property.

Subject to the Grantor's right to use the Easement as set forth herein, the Easement shall be for the exclusive use of the Grantee, their successor trustees, successors in interest, guests and invitees of the Casper Property and shall be appurtenant to the Casper Property, binding the Property and benefiting the Casper Property. Grantee acknowledges that Grantor, his heirs or successors in interest, guests, and invites shall have the right to use the Easement, so long as such use does not interfere with Grantee's exercise of its easement rights granted hereunder.

Grantee will be solely responsible, at Grantee's expense, for repairing and maintaining any road constructed in the Easement.

Grantor acknowledges that Grantee may undertake construction activities, from time to time, in, around, and upon the Easement in connection with the exercise of its easement rights granted hereunder.

Grantor further acknowledges that Grantee intends to build a residence, at some future date, on the Casper Property.

Grantor represents and warrants that it has good and marketable title to the Property and has authority to grant the aforesaid Easement without the consent of any third party.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed this 4 day of July, 2006.

STONERIDGE VINEYARDS LIMITED PARTNERSHIP

By: *John R. Matlick* *Carol R. Matlick*
John R. Matlick, Partner Carol R. Matlick, Partner

STATE OF MISSOURI)
) SS
COUNTY OF ST. CHARLES)

On the 4th day of July, 2006, before me appeared John R. Matlick and Carol R. Matlick, to me personally known, who, being by me duly sworn, did say that they are Partners in Stoneridge Vineyards Limited Partnership, a Missouri limited partnership and that said instrument was signed and sealed on behalf of said partnership by authority of its Partners and John R. Matlick and Carol R. Matlick acknowledged said instrument to be the free act and deed of said partnership.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County of St. Charles and State of Missouri, the day and year first above written.

Shelly L. Pyrtle
Notary Public

My term expires:

June 9, 2007

SHELLY L. PYRTLE
Notary Public - Notary Seal
STATE OF MISSOURI
St. Charles County
Commission Expires: June 9, 2007

FEBRUARY 14, 2006
REVISED MARCH 9, 2006

**50' WIDE PRIVATE ROAD & PRIVATE UTILITY EASEMENT
FOR GARY CASPER**

Exhibit "A"

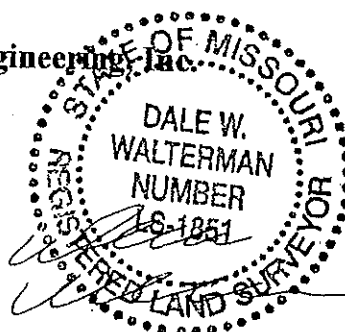
An private easement for the purpose of ingress and egress, and utilities being a part of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) and a part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section 12, Township 44 North, Range 1 East, easement being part of a tract conveyed to Stoneridge Vineyards Limited Partnership which is recorded in Deed Book 1953, at Page 594 of the land records of St. Charles County, Missouri, easement also being 50.00 feet in width, lying 25.00 feet on each side of the following described centerline:

Commencing at an old stone on the North line of said Section 12 marking the Northwest corner of said tract in Book 1953, at Page 594, and from which point the North 1/4 corner of said Section 12 bears East, a record distance of 323.40 feet; thence run South 02°50'09" West along the West line of said Stoneridge Vineyards tract, a distance of 52.41 feet to an old iron rod; thence South 03°21'16" East along said West line, a distance of 641.56 feet to the POINT OF BEGINNING for this tract, from which an old iron rod bears South 18.67 feet and West 2.0 feet; thence from Point of Beginning run along the center of a gravel road the following:

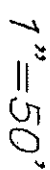
North 74°51'31" East, leaving said West property line, a distance of 187.50 feet; thence North 72°12'28" East, a distance of 112.39 feet; thence North 68°11'08" East, a distance of 192.05 feet; thence North 67°41'05" East, a distance of 135.17 feet; thence along a curve to the right, having a radius of 50.00 feet and a central angle of 36°15'32", an arc distance of 31.64 feet; thence South 76°03'23" East, a distance of 39.87 feet to the center of Schluersburg Road, for the Point of Terminus. The sidelines of this easement are to be elongated or truncated to terminate at the West line of the aforesaid tract recorded in Book 1953, at Page 594, and at the centerline of Schluersburg Road.

This easement is subject to all other easements, restrictions and conditions of record, and those not of record.

Landmark Surveying & Engineering, Inc.
By: Dale Waltermann, PLS



NOW OR FORMERLY :
STONERIDGE VINEYARDS LIMITED PARTNERSHIP
BOOK 1953, PAGE 594



CURVE	RADIUS	ARC LENGTH	CHORD BEARING
C1	50.00'	31.64'	N 85°48'51" E

LINE	BEARING	DISTANCE
L1	S 76°03'23" E	39.87'

An private easement for the purpose of ingre part of the Northwest Quarter of the Northw of the Northwest Quarter of the Northeast Q Township 44 North, Range 1 East, easement b Stoneridge Vineyards Limited Partnership which Page 594 of the land records of St. Charles 50.00 feet in width, lying 25.00 feet on each centerline:
Commencing at an old stone on the North li Northwest corner of said tract in Book 1953, the North 1/4 corner of said Section 12 bear feet; thence run South 02°50'09" West along Vineyards tract, a distance of 52.41 feet to c 21°16" East along said West line, a distance c BEGINNING for this tract, from which an old in road 2.0 feet; thence from Point of Beginning road the following:
North 74°51'31" East, leaving said West prop the North 72°12'28" East, a distance of 1 East, a distance of 192.05 feet; thence North feet; thence along a curve to the right, havi angle of 36°15'32", an arc distance of 31.64 distance of 39.87 feet to the center of Schiu Terminus. The sidelines of this easement are terminate at the West line of the aforesaid tr 594, and at the centerline of Schuersburg Rd This easement is subject to all other easement record, and those not of record.

300-
STATE OF
DA
WALT
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LS
REGISTERED

THIS IS TO CERTIFY THAT AT THE REQUEST OF
GARY CASPER , WE HAVE, DURING
FEBRUARY, 2006, MADE A SURVEY AND THAT THE
RESULTS ARE IN ACCORDANCE WITH THE MINIMUM
STANDARDS FOR PROPERTY BOUNDARY SURVEYS
ADOPTED BY THE MISSOURI BOARD OF ARCHITECTS,
PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND
THE MISSOURI DEPARTMENT OF NATURAL RESOURCES. THIS IS
A "SUBURBAN" PROPERTY BOUNDARY SURVEY.

1861

[Signature]

RANDALL E. SW. WALTERMAN L.S. 1861

LANDMARK
802
PHONE 1

DRAWN BY T.W.M.

CHECKED BY:

40' (REC.)
 NORTH 1/4 CORNER
 OF SECTION 12
 T44N, R1E
 ROD

NOW OR FORMERLY
 STONERIDGE VINEYARDS LIMITED PARTNERSHIP
 BOOK 1953, PAGE 594

PRIVATE ROAD & PRIVATE UTILITY EASEMENT EXHIBIT PART OF THE NE1/4 OF THE NW1/4 AND PART OF THE NW1/4 OF THE NE1/4 OF SECTION 12, TOWNSHIP 44 NORTH, RANGE 1 EAST, ST. CHARLES COUNTY, MISSOURI

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	50.00'	31.64'	N 85°48'51" E	31.12'	36°15'32"
LINE	BEARING	DISTANCE			
L1	S 76°03'23" E	39.87'			

DESCRIPTION -- 50' PRIVATE ROAD & PRIVATE UTIL. ESMT.

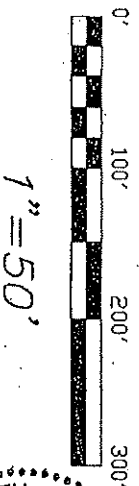
An private easement for the purpose of ingress and egress, and utilities being a part of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) and a part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section 12, Township 44 North, Range 1 East, easement being part of a tract conveyed to Stoneridge Vineyards Limited Partnership which is recorded in Deed Book 1953, at Page 594 of the land records of St. Charles County, Missouri, easement also being 50.00 feet in width, lying 25.00 feet on each side of the following described centerline:

Commencing at an old stone on the North line of said Section 12 marking the Northwest corner of said tract in Book 1953, at Page 594, and from which point the North 1/4 corner of said Section 12 bears East, a record distance of 323.40 feet; thence run South 02°50'09" West along the West line of said Stoneridge Vineyards tract, a distance of 52.41 feet to an old iron rod; thence South 03°21'16" East along said West line, a distance of 641.56 feet to the POINT OF BEGINNING for this tract, from which an old iron rod bears South 18.67 feet and West 2.0 feet; thence from Point of Beginning run along the center of a gravel road the following:

North 74°51'31" East, leaving said West property line, a distance of 187.50 feet; thence North 72°12'28" East, a distance of 112.39 feet; thence North 68°11'08" East, a distance of 192.05 feet; thence North 67°41'05" East, a distance of 135.17 feet; thence along a curve to the right, having a radius of 50.00 feet and a central angle of 36°15'32", an arc distance of 31.64 feet; thence South 76°03'23" East, a distance of 39.87 feet to the center of Schlusburg Road, for the Point of Terminus. The sidelines of this easement are to be elongated or truncated to terminate at the West line of the aforesaid tract recorded in Book 1953, at Page 594, and at the centerline of Schlusburg Road. This easement is subject to all other easements, restrictions and conditions of record, and those not of record.

NT OF BEGINNING
 PRIVATE ROAD & UTIL. ESMT.

CL 50' W. PRIVATE ROAD & PRIVATE UTIL. ESMT.
 0.800 ACRES
 N 72°12'28" E 112.39'
 N 68°11'08" E 192.05'
 N 67°41'05" E 135.17'
 N 74°51'31" E 187.50'



THIS IS TO CERTIFY THAT AT THE REQUEST OF GARY CASPER, WE HAVE, DURING FEBRUARY, 2005, MADE A SURVEY AND THAT THE STANDARDS FOR PROPERTY BOUNDARY SURVEYS WADO, 2002, BY THE MISSOURI BOARD OF ARCHITECTS, DALE WADSWORTH, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND WALTERMAN DEPARTMENT OF NATURAL RESOURCES. THIS IS NUMBER "SUBORDINATE" PROPERTY BOUNDARY SURVEY. LS 1851

REGISTERED LAND SURVEYOR, WALTERMAN LS 1851

LANDMARK SURVEYING & ENGINEERING, INC.
 802 E. MAIN WENTZVILLE, MO. 63385
 PHONE: 636-332-9190 636-327-5853
 FAX: 636-332-9285

50' W. ROAD & UTIL. EASEMENT SURVEY

DRAWN BY: WHITE DATE: 2/14/06
 CHECKED BY: DWV DATE: 3-21-06