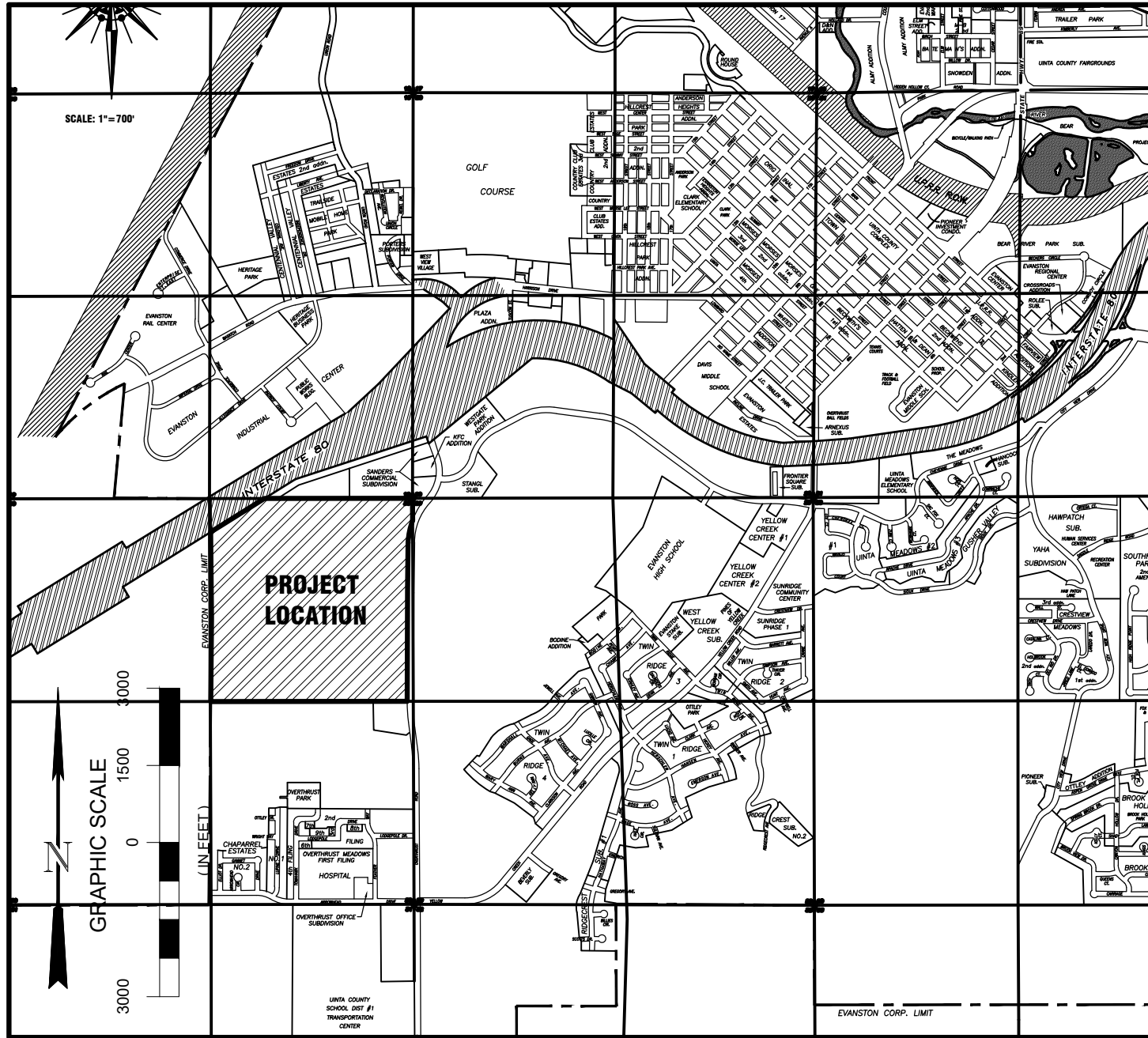


LOCATION MAP



SCHEDULE B II NOTES

- Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of the persons in possession of the Land. **As shown hereon.**
- Easements, claims of easements or encumbrances that are not shown in the Public Records. **None evident.**
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records. **None.**
- Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown in the Public Records. **Does not pertain to surveying.**
- (a) Unpatented mining claims; (b) Reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records. **(a) None evident (b) The patent is "forever subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States, of which there are none." (c) None.**
- Any claim to (a) ownership of or rights to minerals or similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B. **Does not pertain to surveying.**
- The lien of real estate taxes or assessments imposed on the Title by a governmental authority that are not shown as existing liens in the records of the County Treasurer or in the Public Records. **Taxes for the year 2021.**
NOTE: Taxes for the year 2021 appear to be in the amount of \$3,236.65, Account No. 150-001158 according to the County Treasurer. The first installment is due and payable September 1, delinquent November 10. The second installment is due and payable March 1 of the following year, delinquent May 10. The first installment is \$1,618.33, and DELINQUENT, and the second installment is \$1,618.32, and PAYABLE. **Does not pertain to surveying.**
- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met. **Does not pertain to surveying.**
- Right of Way, including terms and conditions contained therein:
Granted To: American Telephone and Telegraph Company of Wyoming
For: Telephone and Telegraph Lines
Recorded: November 17, 1930
Recording Information: Book 129, Page 478
Not on the subject property.
- Right of Way, including terms and conditions contained therein:
Granted To: Utah Oil Refining Company
For: pipe line
Recorded: December 22, 1939
Recording Information: Book 144, Page 344 and Defined in Agreement recorded July 21, 1981, Book 389, Page 86
The right-of-way recorded in Book 144, Page 344 has no defined width and no limits on the number of pipelines but the location of the pipeline as constructed is shown hereon. The partial release recorded in Book 389, Page 86 does not apply to this property, the pipeline is now owned by Tesoro.
- Right of Way, including terms and conditions contained therein:
Granted To: Pioneer Pipeline Company
For: Pipe Line
Recorded: July 17, 1952
Recording Information: Book 186, Page 518
This document gives Pioneer Pipeline Company the right to lay, maintain, inspect, repair, replace and remove the Pioneer Pipeline shown hereon. It also gives them the right to install a communications system. There is no width or location given but the actual pipeline location is shown hereon. It also gives them the right to install additional pipelines for a fee of \$122.75 each.
- Right of Way, including terms and conditions contained therein:
Granted To: Mountain Fuel Supply Company
For: Pipelines
Recorded: April 13, 1981
Recording Information: Book 380, Page 318
The centerline description of this pipeline lies East of the subject property.
- Right of Way, including terms and conditions contained therein:
Granted To: Mountain Fuel Supply Company
For: Pipelines
Recorded: April 13, 1981
Recording Information: Book 380, Page 322
This right-of-way is the same as No. 12 above, but is signed by another of the owners.
- Outdoor Ground Lease Agreement and the terms and conditions thereof:
Lessor: Young Electric Sign Company
Lessee: April 8, 1998
Recording Information: Book 693, Page 726
This notice of interest encumbers part of the NE 1/4 of Section 30 but does not describe what part. There are two Young Electric Sign Company signs on the subject property.
- Outdoor Ground Lease Agreement and the terms and conditions thereof:
Lessor: Young Electric Sign Company
Lessee: April 8, 1998
Recording Information: Book 693, Page 730
This notice of interest encumbers part of the NE 1/4 of Section 30 but does not describe what part. There are two Young Electric Sign Company signs on the subject property.
- Notice of Interest filed by Young Electric Sign Company, recorded August 21, 2006 in Book 870, Page 408
There is no sign on the part of the subject property in Section 29.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING
COUNTY OF UINTA) SS
To: Yellow Creek Ranch Company, Inc., a Wyoming Corporation, and First American Title Insurance Company.
This is to certify that this map and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, and 13, of Table A thereof. The fieldwork was completed on January 7, 12, 18 & 21, 2022.

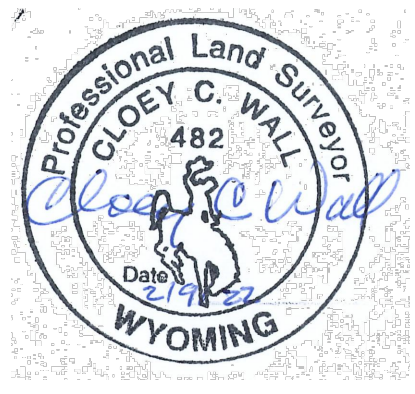


EXHIBIT A

The Land referred to herein below is situated in the County of Uinta, State of Wyoming, and is described as follows:
A part of the Northwest Quarter of Section 29 and the Northeast Quarter of Section 30, Township 15 North, Range 120 West, sixth Principal Meridian in the City of Evanston, Uinta County, Wyoming;
BEGINNING at the Northwest corner of said Section 29; and running thence South 89°50'02" East 147.08 feet (Of Record South 89°51'11" East 147.08 feet) along the Section line to the Westerly line of Overthrust Road; thence along said Westerly line the following four (4) courses (Of Record two (2) courses): South 35°13'19" West 67.35 feet (Of Record South 35°13'12" West 67.39 feet) to a point of curvature; Southwesterly along the arc of a 1081.74 foot radius curve to the left a distance of 654.24 feet, Long Chord bears South 17°53'42" West 644.32 feet, to a point of tangency; South 0°34'09" West, 1671.91; South 0°00'39" East, 309.18 (Of Record Southerly 1982.09) to the Quarter Section line to the center of said Section 30; thence North 00°02'57" East 2206.54 feet (Of Record North 0°01' East 2206.99 feet) along the Quarter Section line to the Southeastern line of Interstate Highway 480; thence North 58°05'28" East 842.72 feet (Of Record North 58°03'04" East 841.44 feet) along said Southeastern line to the Section line; thence North 89°46'25" East 1955.97 feet (Of Record North 89°45'33" East 1957.45 feet) along said Section line to the POINT OF BEGINNING.

NOTES CORRESPONDING TO TABLE "A"

- Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner. **As shown hereon.**
- Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork. **No address disclosed, obtained or observed.**
- Flood zone classification (with proper annotation based on federal Flood Insurance Rate Maps or the state or local equivalent) depicted by scaled map location and graphic plotting only. **This property is shown on FIRN Map 560054, Panel 488, as being in Flood Zone X.**
- Gross land area (and other areas if specified by the client). **154.161 Acres as shown hereon.**
- Names of adjoining owners according to current tax records. If more than one owner, identify the first owner's name listed in the tax records followed by "et al." **As shown hereon.**

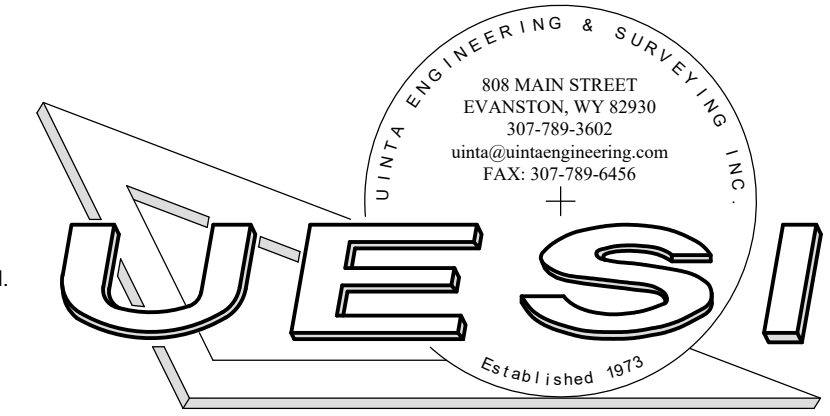
LEGEND

- x — x — x —
- EXISTING FENCE
- - - - -
- EASEMENT LINE
- — — — —
- CL ROAD
- UNDERGROUND MARKER
- ⊙ WELL
- ⊕ MANHOLE
- ⊙ SECTION CORNER
- ◆ QUARTER OR SIXTEENTH CORNER
- ◆ 5/8" X 24" STEEL BAR WITH 1-1/2" ALUMINUM
- CAP INSCRIBED "CLOYE WALL PLS 324872"

ALTA/NSPS LAND TITLE SURVEY

PREPARED for
YELLOW CREEK RANCH COMPANY, INC. a WYOMING CORPORATION,
and FIRST AMERICAN TITLE INSURANCE COMPANY,
LOCATED in
NE 1/4 SECTION 30, T15N, R20W, 6th P.M.
UINTA COUNTY, WYOMING

BASED UPON THE TITLE COMMITMENT No. 8708-3848217 WITH A DATE OF DECEMBER 2, 2021
ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.



NOTE:
BASIS OF BEARING: GEODETIC NORTH AT CP E HILL.
LATITUDE N 41°15'26.57808" LONGITUDE W 110°51'17.85024"
COORDINATE SYSTEM: EVANSTON MODERN LOCAL COORDINATE SYSTEM.
DRAWING IS NOT IN STATE PLANE COORDINATE SYSTEM.

REV	DATE	DESCRIPTION

DATE: 12/30/21 JOB #: 21-224 FILE: 21-224 ALTA
DRAWN BY: J. Henderson SURVEYOR: Cloye Wall