

Gateway West

Title Report · Cover Letter

Property Overview

Property Address: Overthrust Rd., Evanston, WY 82930

Legal Description: NW¼NW¼ of Section 29 and NE¼ of Section 30, T15N, R120W, 6th P.M., Uinta County, WY

Title Insurer: First American Title Insurance Company | 1048 Main Street, Evanston, WY 82930

Title Status

According to the ALTA Commitment for Title Insurance (No. 8709-4362153), there are no outstanding voluntary liens of record affecting the subject property. The property is held in fee simple by Gateway West, LLC. A Warranty Deed to the buyer (TBD) will be required at closing, accompanied by a Wyoming Statement of Consideration.

Schedule B, Part II — Exceptions & Easements

The following Schedule B exceptions are recorded against the property. Items #9–14 are utility and pipeline rights of way standard for commercial land in this corridor. Items #15–17 are Outdoor Ground Lease Agreements with Young Electric Sign Company (1998). Young Electric Sign Company leases have expired and sign can be removed by buyer at any time. Entries with the same grantee have been consolidated. All underlying documents are available in the full Title Report from First American Title.

| REF | GRANTEE / PARTY | PURPOSE & NOTES |
|--------------|---|---|
| #9 | American Telephone & Telegraph Co. of Wyoming | Right of way for telephone and telegraph lines. Recorded November 17, 1930 (Book 129, Page 478). |
| #10 | Utah Oil Refining Company | Right of way for pipeline. Recorded December 22, 1939; defined by agreement recorded July 21, 1981. |
| #11 | Pioneer Pipeline Company | Right of way for pipe line. Recorded July 17, 1952; defined by instrument recorded January 5, 1983. |
| #12, 13 & 14 | Mountain Fuel Supply Company | Three pipeline rights of way. All recorded April 13, 1981 (Books 380, Pages 318, 322 & 326). |
| #15, 16 & 17 | Young Electric Sign Company | Three Outdoor Ground Lease Agreements. All recorded April 8, 1998 (Book 693, Pages 726, 728 & 730). |

All agreements and documents referenced above are available in full within the ALTA Commitment for Title Insurance (No. 8709-4362153) delivered by First American Title. This cover letter is a summary reference only and does not constitute legal advice. Prospective buyers should consult qualified legal counsel prior to closing.