

DISCLAIMER REGARDING PROPERTY, DEVELOPMENT CONCEPTS, GAMING INFORMATION, AND DUE DILIGENCE

All information, maps, reports, studies, development concepts, gaming-related materials, feasibility analyses, and other documentation provided by the Seller are furnished for informational purposes only and are believed to be reliable to the Seller's knowledge. Prospective purchasers are solely responsible for conducting their own independent investigations, inspections, and due diligence and should not rely solely upon any information provided by the Seller.

The property is being sold on an "AS IS, WHERE IS" basis, and without any representations or warranties, express or implied, regarding the property, including but not limited to its condition, suitability for any particular use, development potential, regulatory approvals, licensing, permitting, or future operations, unless noted in purchase agreement. However, certain reps & warranties will be considered by seller.

Any development concepts, site plans, renderings, feasibility studies, and proposed gaming, entertainment, hospitality, commercial, or other development scenarios are provided solely to illustrate potential highest and best use opportunities for the property and should not be construed as guarantees or assurances of any future approvals, permits, entitlements, licenses, or development rights. Purchasers are under no obligation to follow any proposed plans and may pursue any lawful use of the property they deem appropriate.

Prospective purchasers are encouraged to verify all information with the appropriate governmental and regulatory authorities, including county, state, and federal agencies, as well as the Wyoming Gaming Commission or any other applicable regulatory body. Any purchaser intending to pursue gaming or other regulated uses shall be solely responsible for obtaining all required licenses, permits, approvals, and authorizations at their own cost.

By participating in the auction and acquiring the property, purchasers acknowledge that they are relying solely upon their own independent investigation and due diligence in evaluating the property and its potential uses.

Seller is selling properties and is subject to a non-compete agreement prohibiting gaming-related businesses until 5/18/2029. Seller cannot "assist others", be a partner, shareholder, or more than 5% member, employee, principal, agent, trustee, consultant, or an asset in.