TITLE DESCRIPTION

ALL THAT PART OF THE SW1/4 SECTION 20, LYING SOUTH OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY, TOWNSHIP 14 SOUTH, RANGE 46 WEST OF THE 6TH P.M.;

SITE 2:

BEING ALL OF SECTION 29, TOWNSHIP 14 SOUTH, RANGE 46 WEST OF THE 6TH P.M. AND ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 20 LYING SOUTH OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY, TOWNSHIP 14 SOUTH, RANGE 46 WEST OF THE 6TH P.M., AND ALSO BEING DESCRIBED BY THE FOLLOWING METES AND BOUNDS DESCRIPTION:

COMMENCING AT A FOUND 1.5" ALUMINUM CAP SITUATED WITHIN THE RIGHT-OF-WAY OF U.S. HIGHWAY 40 (A 100' PUBLIC RIGHT-OF-WAY), SAID POINT MARKING THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 14 SOUTH, RANGE 46 WEST; THENCE S01°16'49"E, RUNNING ALONG THE WEST SECTION LINE OF SAID SECTION 29 FOR A DISTANCE OF 149.53' TO THE POINT AND PLACE OF BEGINNING, BEING SITUATED ON THE SOUTHERLY RIGHT-OFWAY LINE OF SAID U.S. HIGHWAY 40; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO COURSES: 1. N62°33'50"E FOR A DISTANCE OF 1164.02'; 2. ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 10982.03', AN ARC LENGTH OF 1611.28', AND A CHORD BEARING AND DISTANCE OF N67°10'12"E 1609.84' TO A POINT ON THE EAST SECTION LINE OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 46 WEST; THENCE S01°44'11"E DEPARTING SAID RIGHT-OF-WAY LINE AND RUNNING ALONG THE EAST SECTION LINE FOR A DISTANCE OF 854.76' TO THE NORTH 1/4 CORNER OF SAID SECTION 29; THENCE N87°05'11"E DEPARTING SAID EAST SECTION LINE AND RUNNING ALONG THE NORTH LINE OF SECTION 29, TOWNSHIP 14 SOUTH, RANGE 46 FOR A DISTANCE OF 2652.54' TO A POINT MARKING THE NORTHEAST CORNER OF SAID SECTION 29; THENCE S02°39'04"E DEPARTING SAID NORTH SECTION LINE AND RUNNING ALONG THE EAST SECTION LINE OF SAID SECTION 29 FOR A DISTANCE OF 2646.62' TO A POINT MARKING THE EAST 1/4 CORNER OF SAID SECTION 29; THENCE S01°10'06"E CONTINUING ALONG SAID EAST SECTION LINE FOR A DISTANCE OF 2637.37' TO A POINT MARKING THE SOUTHEAST SECTION CORNER OF SAID SECTION 29; THENCE S86°35'55"W DEPARTING SAID EAST SECTION LINE AND RUNNING ALONG THE SOUTH SECTION LINE OF SAID SECTION 29 FOR A DISTANCE OF 2640.00' TO A POINT MARKING THE SOUTH 1/4 CORNER OF SAID SECTION 29; THENCE S86°33'55"W CONTINUING ALONG THE SOUTH SECTION LINE FOR A DISTANCE OF 2586.54' TO A POINT SITUATED WITHIN THE RIGHT-OF-WAY OF COUNTY ROAD 31 (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), SAID POINT ALSO MARKING THE SOUTHWEST SECTION CORNER OF SAID SECTION 29; THENCE N02°02'33"W DEPARTING SAID SOUTH SECTION LINE AND RUNNING ALONG THE WEST SECTION LINE OF SAID SECTION 29 FOR A DISTANCE OF 2679.82'; THENCE N01°16'49"W CONTINUING ALONG SAID WEST SECTION LINE FOR A DISTANCE OF 2473.31' TO THE POINT OF BEGINNING, CONTAINING 28,770,464 SQUARE FEET OR 660.479 ACRES, MORE OR LESS.

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS LAND RECORDED AS APN: 333529100027 AND 333520300027 AND DESCRIBED IN FIRST AMERICAN NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-973343-CHAR WITH AN EFFECTIVE DATE OF OCTOBER 09, 2019 AT 5:00 PM.

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM FIRST AMERICAN NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-973343-CHAR, DATED OCTOBER 09, 2019 AT 5:00 PM.

Approved CDS Surveyor

Surveyors Name: Blew & Associates, P.A. Address: 3825 N. Shiloh Drive Fayetteville, AR Telephone Number: 479-443-4506 email: survey@blewinc.com

5 | FLOOD INFORMATION

By graphic plotting only, this property is located in Zone "A" of the Flood Insurance Rate Map, Community Panel No. 06071C-8630-F, which bears an effective date of March 18, 1996 and IS located in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Zone "A" - Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones.

NONE OBSERVED.

STATEMENT OF ENCROACHMENTS

11 SURVEYOR'S NOTES

1. COMPLETED FIELD WORK: SEPTEMBER 4, 2019

2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

3. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT OF ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY

4. THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

5. THE LOCATIONS OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

6. THE NEAREST STREET INTERSECTION IS THAT OF COUNTY ROAD 31 AND HIGHWAY 40, SAID INTERSECTION BEING APPROXIMATELY LOCATED AT THE NW CORNER OF THE SUBJECT

7. PROPERTY HAS DIRECT PHYSICAL ACCESS TO COUNTY ROAD 31, A DEDICATED PUBLIC

8. THE BASIS OF BEARING FOR THIS SURVEY IS THE TOWNSHIP LINE OF TOWNSHIP-14-SOUTH HAVING A BEARING OF N87°27'44"E. BEARINGS BASED ON GRID NORTH FOR COLORADO COORDINATE SYSTEM, CENTRAL ZONE, NAD83.

LATITUDE = N $38^{\circ}48'34.52369''$, LONGITUDE = W $102^{\circ}34'27.51007"$,

CONVERGENCE ANGLE = N01°50'42.7313", DISTANCE SHOWN ON PLAT ARE GRID. COMBINED SCALE FACTOR GRID TO GROUND SCALE=

9. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS; ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

VICINITY MAP COUNTY RD M <u>VICINITY MAP</u> NOT TO SCALE

CEMETERY

at the time of survey.

IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND

NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE

CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT

DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

There is no visible evidence of cemeteries on the subject property

12 PARKING INFORMATION

LAND AREA

BUILDING AREA

15 BUILDING HEIGHT

VICINITY MAP

17 NORTH ARROW / SCALE

18 CLIENT INFORMATION BOX

19 SURVEY DRAWING

20 PROJECT ADDRESS

LAND AREA

28,770,464 Square Feet ± or

SURVEYOR CERTIFICATION

SURVEY CERTIFIED TO: CHEYENNE COUNTY FARM LLC, A

DELAWARE LIMITED LIABILITY COMPANY BROOKS PIERCE MCLENDON, HUMPHREY & LEONARD, L.L.P., COMMERCIAL

DUE DILIGENCE SERVICES; FIRST AMERICAN TITLE

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT

TO THE BEST OF MY KNOWLEDGE AND BELIEF

ON THIS THE 4TH DAY OF SEPTEMBER 2019.

660.479 Acres ±

INSURANCE COMPANY

Key to CDS ALTA Survey Boundary Survey This survey prepared in accordance with the "2016 Minimum" Standard Detail Requirements for ALTA/NSPS Land Title 1 TITLE DESCRIPTION Surveys" (Effective February 23, 2016) This Work Coordinated By: FA Commercial Due Diligence Services Co. 2 | TITLE INFORMATION 3 | SCHEDULE 'B' ITEMS 4 || SURVEYOR CERTIFICATION DUE DILIGENCE SERVICES 3550 W. Robinson Street, Third Floor 5 FLOOD INFORMATION Norman, Oklahoma 73072 Office: 405-253-2444 website: www.firstamcds.com 6 CEMETERY Toll Free: 888.322.7371 Drwn By: 7 | POSSIBLE ENCROACHMENTS Surveyor 8 ZONING INFORMATION **Ref.No:** 19-4369 Aprvd By: LEGEND ANM Field Date: 10 BASIS OF BEARING September 4, 2019 N/A 11 SURVEYOR'S NOTES

Prepared For:

Date: 10/03/2019

Date: 10/15/2019

Date: 10/25/2019

Date: 10/29/2019

Revision: Comments

Revision: Comments

Revision: Comments

Revision: Comments

CHEYENNE COUNTY FARM LLC, A DELAWARE LIMITED LIABILITY COMPANY

PROJECT ADDRESS COUNTY ROAD 31, US HIGHWAY 40

Project Name: MITCHEK FARM - CO - SITE 2 CDS Project Number: 19-07-0842-2

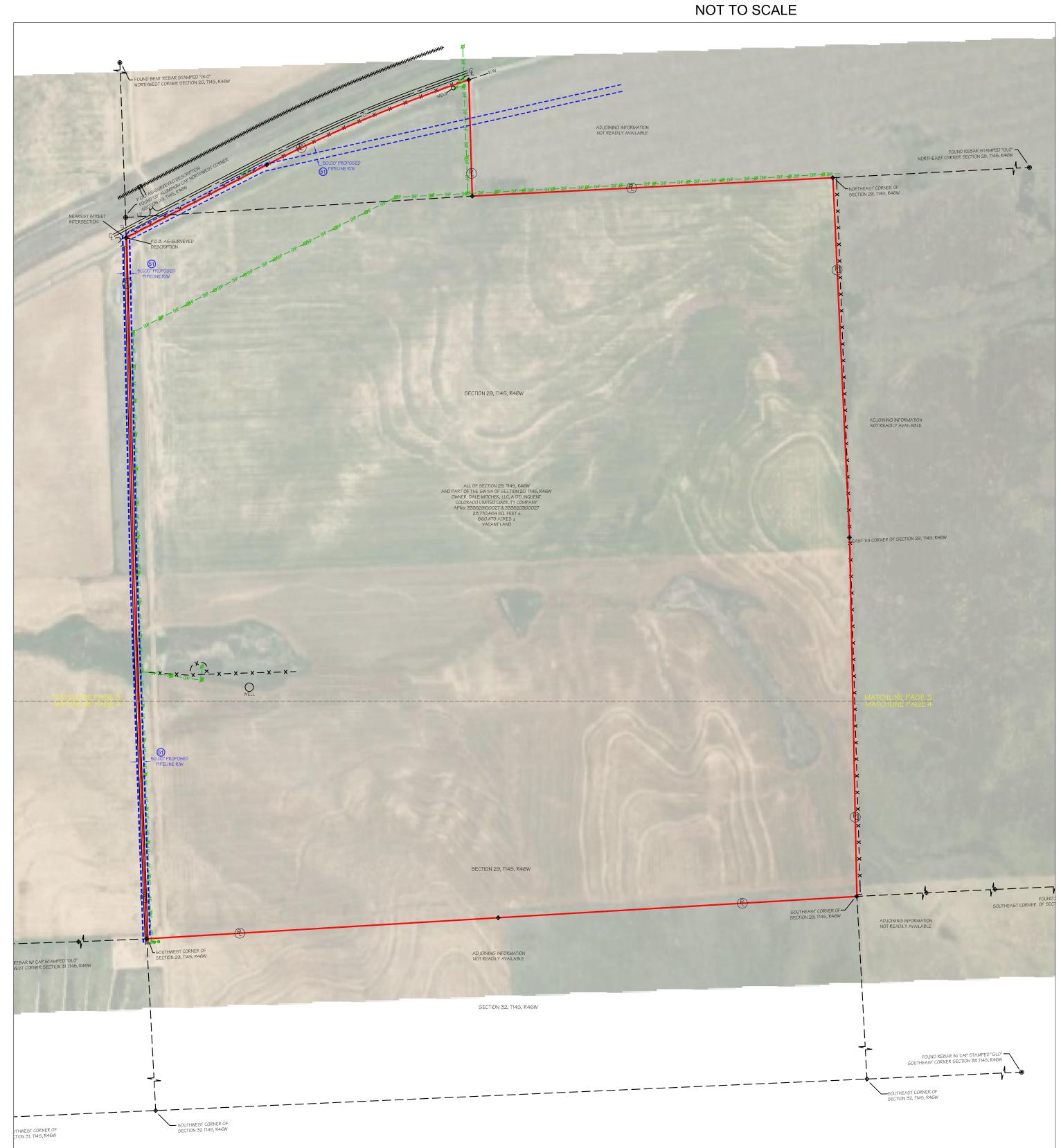
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Sheet <u>1</u> of <u>5</u>

This survey coordinated, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located.



MATCHLINE DETAIL



Approved CDS Surveyor Surveyors Name: Blew & Associates, P.A. Address: 3825 N. Shiloh Drive Fayetteville, AR Telephone Number: 479-443-4506 email: survey@blewinc.com



LEGEND

PROPERTY LINE

P.O.C. POINT OF COMMENCEMENT

MEASURED CALL

P.O.B. **POINT OF BEGINNING**

(R) RECORD CALL

- x — x - FENCE

FOUND MONUMENT AS NOTED

♦ COMPUTED POINT

UTILITY POLE

ELECTRIC METER

YARD HYDRANT

PIVOT LOCATION

EASEMENT LINE

SET MONUMUMENT AS NOTED

TELEPHONE PEDESTAL

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Sheet <u>2</u> of <u>5</u>

This survey coordinated, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located.

This survey coordinated, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located.

Boundary Survey

This survey prepared in accordance with the "2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title
Surveys" (Effective February 23, 2016)

This Work Coordinated By: FA Commercial Due Diligence Services Co.

DUE DILIGENCE SERVICES

3550 W. Robinson Street, Third Floor

Office: 405-253-2444 website: www.firstamcds.com

Toll Free: 888.322.7371

Prepared For:

CHEYENNE COUNTY FARM LLC, A DELAWARE LIMITED LIABILITY

COMPANY

COUNTY ROAD 31, US HIGHWAY 40

Project Name: MITCHEK FARM - CO - SITE 2

CDS Project Number:

19-07-0842-2

PROJECT ADDRESS

Date: 10/03/2019

Date: 10/15/2019

Date: 10/25/2019

Date: 10/29/2019

Revision: Comments

Revision: Comments

Revision: Comments

Revision: Comments

Norman, Oklahoma 73072

Drwn By:

Surveyor

Aprvd By:

Field Date:

Client Ref. No:

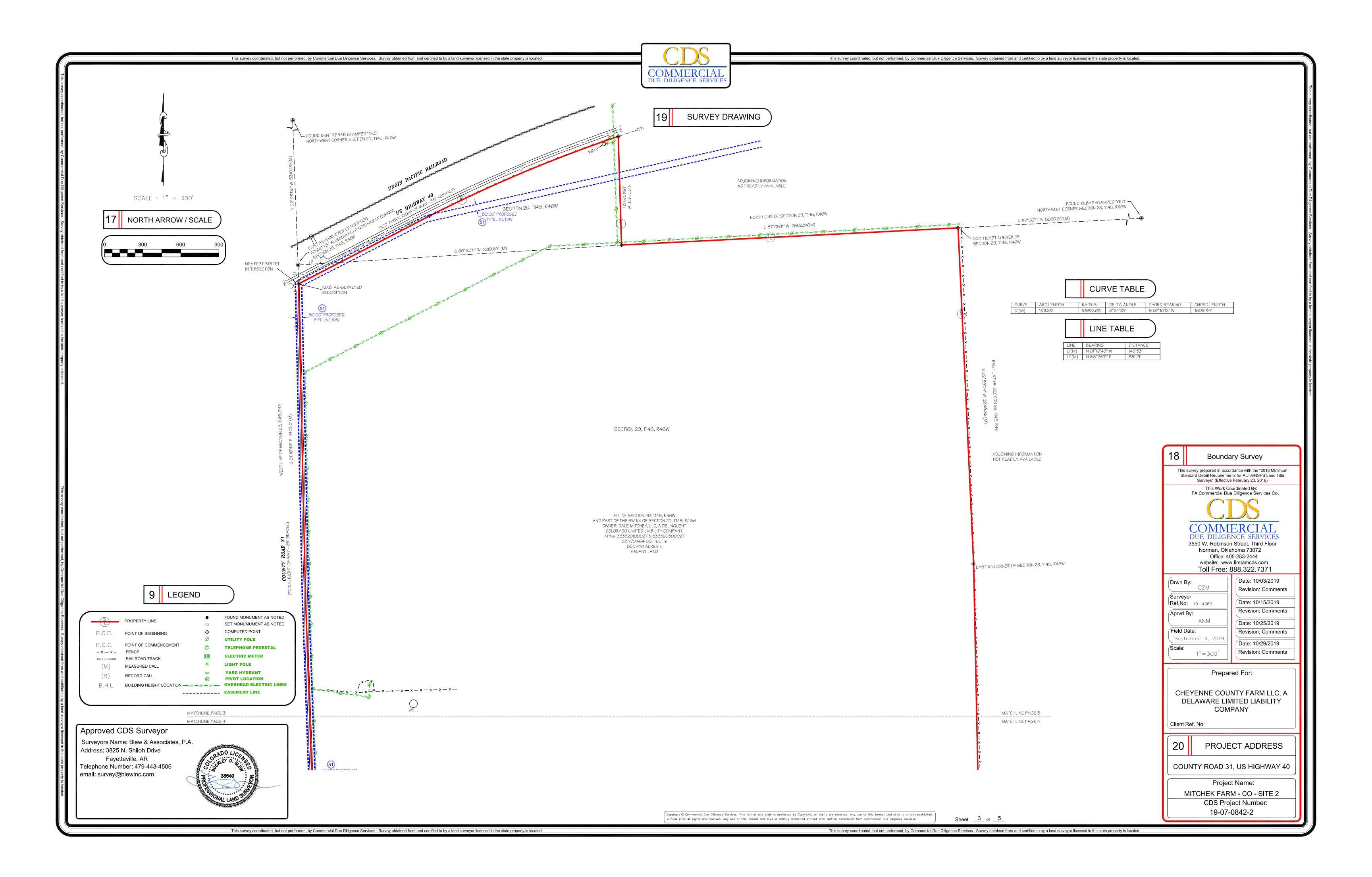
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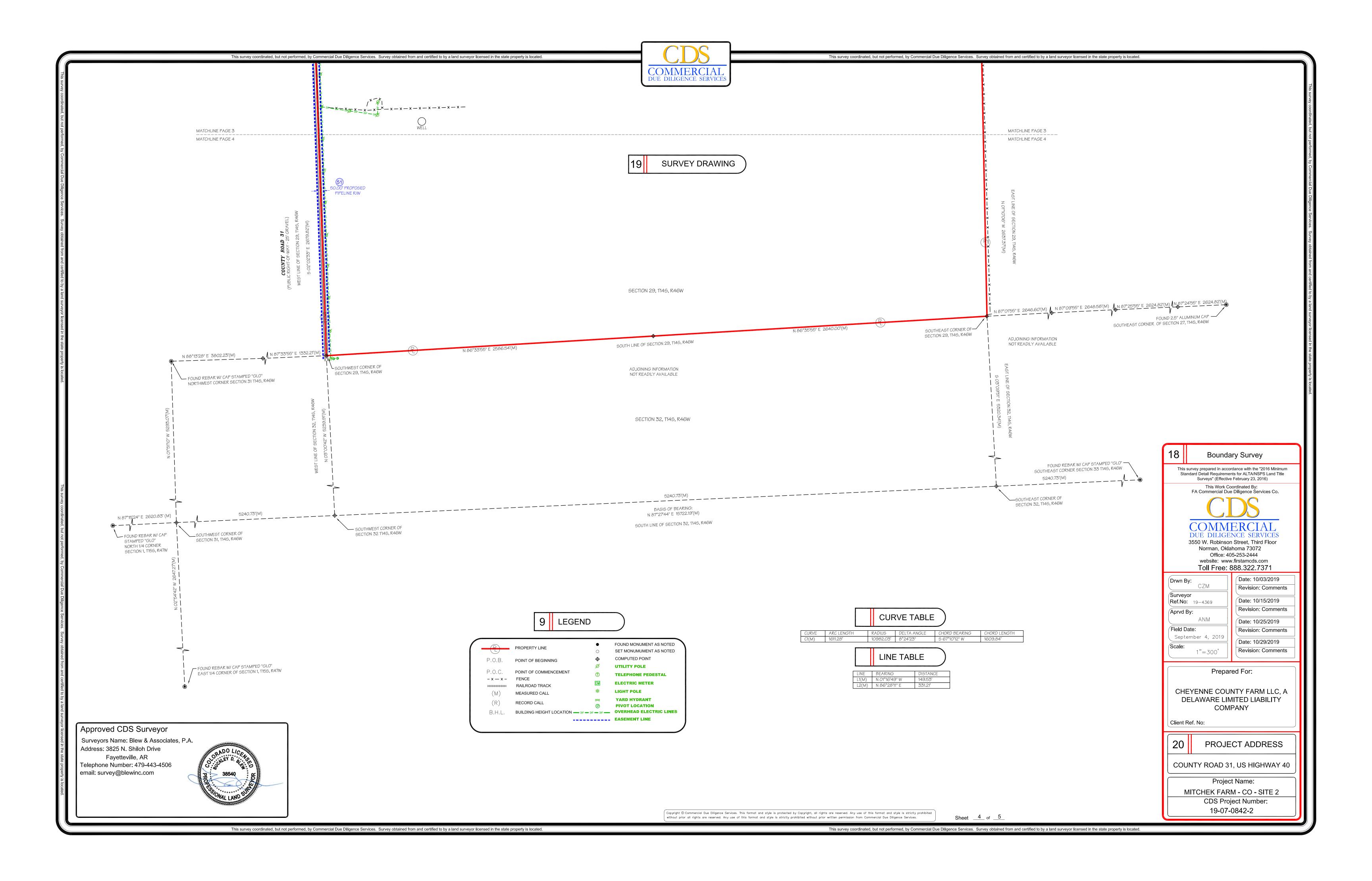
Ref.No: 19-4369

ANM

September 4, 2019

N/A





RESERVATIONS BY THE UNION PACIFIC LAND COMPANY OF (1) ALL OIL, COAL AND OTHER MINERALS UNDERLYING THE LAND, (2) THE EXCLUSIVE RIGHT TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, AND (3) THE RIGHT TO INGRESS AND EGRESS AND REGRESS TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, ALL AS CONTAINED IN DEED RECORDED OCTOBER 16, 1905 IN **BOOK 19 AT PAGE 111**, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. NOTE: AFFECTS ALL OF SECTION 9, TOWNSHIP 14 SOUTH, RANGE 45 WEST. (DOCUMENT IS ILLEGIBLE)

RESERVATIONS BY THE UNION PACIFIC LAND COMPANY OF (1) ALL OIL, COAL AND OTHER MINERALS UNDERLYING THE LAND, (2) THE EXCLUSIVE RIGHT TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, AND (3) THE RIGHT TO INGRESS AND EGRESS AND REGRESS TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, ALL AS CONTAINED IN LAND CONTRACT RECORDED NOVEMBER 10, 1905 IN BOOK 19 AT PAGE 113, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. NOTE: AFFECTS THE S1/2 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 46 WEST. (DOCUMENT IS ILLEGIBLE)

RESERVATIONS BY THE UNION PACIFIC LAND COMPANY OF (1) ALL OIL, COAL AND OTHER MINERALS UNDERLYING THE LAND, (2) THE EXCLUSIVE RIGHT TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, AND (3) THE RIGHT TO INGRESS AND EGRESS AND REGRESS TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, ALL AS CONTAINED IN LAND CONTRACT RECORDED JANUARY 18, 1906 IN BOOK 19 AT PAGE 114 AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. NOTE: AFFECTS ALL OF SECTIONS 25 AND 35, TOWNSHIP 12 SOUTH, RANGE 46

(DOCUMENT IS ILLEGIBLE)

RESERVATIONS BY THE UNION PACIFIC LAND COMPANY OF (1) ALL OIL, COAL AND OTHER MINERALS UNDERLYING THE LAND, (2) THE EXCLUSIVE RIGHT TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, AND (3) THE RIGHT TO INGRESS AND EGRESS AND REGRESS TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, ALL AS CONTAINED IN DEED RECORDED DECEMBER 26, 1906 IN **BOOK 19 AT PAGE 52**, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. NOTE: AFFECTS ALL OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 45 WEST. (DOCUMENT IS ILLEGIBLE)

RESERVATIONS BY THE UNION PACIFIC LAND COMPANY OF (1) ALL OIL, COAL AND OTHER MINERALS UNDERLYING THE LAND, (2) THE EXCLUSIVE RIGHT TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, AND (3) THE RIGHT TO INGRESS AND EGRESS AND REGRESS TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, ALL AS CONTAINED IN DEED RECORDED JUNE 17, 1909 IN BOOK 24 AT PAGE 34, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. NOTE: AFFECTS ALL OF SECTION 5. TOWNSHIP 14 SOUTH, RANGE 45 WEST. (DOCUMENT IS ILLEGIBLE)

RIGHT OF WAY FOR DITCHES AND CANALS AS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED NOVEMBER 18, 1909 IN BOOK 1 AND PAGE 57, NOTE AFFECTS THE SE1/4 OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 45 WEST. (DOES NOT AFFECT)

TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE WARRANTY DEED RECORDED OCTOBER 14, 1912 IN BOOK 31 AT PAGE 20. NOTE: AFFECTS ALL OF SECTION 29, TOWNSHIP 14 SOUTH, RANGE 46 WEST. (DOES NOT AFFECT)

RESERVATIONS BY THE UNION PACIFIC LAND COMPANY OF (1) ALL OIL, COAL AND OTHER MINERALS UNDERLYING THE LAND, (2) THE EXCLUSIVE RIGHT TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, AND (3) THE RIGHT TO INGRESS AND EGRESS AND REGRESS TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, ALL AS CONTAINED IN DEED RECORDED OCTOBER 14, 1912 IN **BOOK 31 AT PAGE 20**, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. NOTE: AFFECTS ALL OF SECTION 29, TOWNSHIP 14 SOUTH, RANGE 46 WEST. (DOES NOT AFFECT)

THE RIGHT OF A PROPRIETOR OF A VEIN OR LODE TO EXTRACT OR REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES, AND A RIGHT OF WAY FOR DITCHES AND CANALS AS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED OCTOBER 18, 1912 IN **BOOK 1 AT PAGE 349**. NOTE: AFFECTS THE SW1/4 OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 45 WEST. (DOES NOT AFFECT)

 ${ar{}}$ RESERVATIONS BY THE UNION PACIFIC LAND COMPANY OF (1) ALL OIL, COAL AND OTHER MINERALS UNDERLYING THE LAND, (2) THE EXCLUSIVE RIGHT TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, AND (3) THE RIGHT TO INGRESS AND EGRESS AND REGRESS TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, ALL AS CONTAINED IN DEED RECORDED APRIL 30, 1913 IN **BOOK 31 AT PAGE 48**, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. NOTE: AFFECTS THE N1/2 OF SECTION 35, TOWNSHIP 13 SOUTH, RANGE 46 WEST. (DOES NOT AFFECT)

Approved CDS Surveyor Surveyors Name: Blew & Associates, P.A. Address: 3825 N. Shiloh Drive Fayetteville, AR Telephone Number: 479-443-4506 email: survey@blewinc.com



NOTES CORRESPONDING TO SCHEDULE "B":

RIGHT OF WAY FOR DITCHES AND CANALS AS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT NO. 09311 AND AS EVIDENCED BY INSTRUMENT RECORDED MAY 15, 1914 IN BOOK 36 AT PAGE 4. NOTE: AFFECTS THE E½ OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 45 WEST. (DOES NOT AFFECT)

RIGHT OF WAY FOR DITCHES AND CANALS AS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT ISSUED JANUARY 5, 1915, **PATENT NO. 011588**. NOTE: AFFECTS THE SW1/4 OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 46 WEST. (DOES NOT AFFECT)

RIGHT OF WAY FOR DITCHES AND CANALS AS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT ISSUED JANUARY 11, 1915, PATENT NO. 010901 AND AS EVIDENCED BY INSTRUMENT RECORDED APRIL 25, 1914 IN BOOK 27 AT PAGE 627. NOTE: AFFECTS THE E½ OF SECTION 6, TOWNSHIP 14 SOUTH, RANGE 46 WEST. (DOES NOT AFFECT)

RIGHT OF WAY FOR DITCHES AND CANALS AS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES. AS RESERVED IN UNITED STATES PATENT RECORDED JANUARY 22, 1915 IN BOOK 36 AT PAGE 94. NOTE: AFFECTS THE NW1/4 OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 45 WEST. (DOES NOT AFFECT)

RESERVATIONS BY THE UNION PACIFIC LAND COMPANY OF (1) ALL OIL, COAL AND OTHER MINERALS UNDERLYING THE LAND, (2) THE EXCLUSIVE RIGHT TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, AND (3) THE RIGHT TO INGRESS AND EGRESS AND REGRESS TO PROSPECT FOR MINE AND REMOVE OIL, COAL AND OTHER MINERALS, ALL AS CONTAINED IN DEED RECORDED DECEMBER 4, 1915 IN **BOOK 31 AT PAGE 126**, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. NOTE: AFFECTS ALL OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 48 WEST. (DOES NOT AFFECT)

RIGHT OF WAY FOR DITCHES AND CANALS AS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED APRIL 1, 1916 IN **BOOK 38 AT PAGE 523**. NOTE: AFFECTS THE SE¼ OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 46 WEST. (DOES NOT AFFECT)

RIGHT OF WAY FOR DITCHES AND CANALS AS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED JUNE 8, 1916 IN BOOK 38 AT PAGE 575. NOTE: AFFECTS A PORTION OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 48 WEST. (DOES NOT AFFECT)

RIGHT OF WAY FOR DITCHES AND CANALS AS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED APRIL 19, 1917 IN **BOOK 45 AT PAGE 120**. NOTE: AFFECTS THE E½ OF SECTION 2, TOWNSHIP 13 SOUTH, RANGE 46 WEST.

RIGHT OF WAY FOR DITCHES AND CANALS AS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES. AS RESERVED IN UNITED STATES PATENT RECORDED APRIL 28, 1917 IN BOOK 45 AT PAGE 128. NOTE: AFFECTS THE SW¼ OF SECTION 2, TOWNSHIP 13 SOUTH, RANGE 46 WEST. (DOES NOT AFFECT)

RIGHT OF WAY FOR DITCHES AND CANALS AS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED APRIL 28, 1917 IN **BOOK 45 AT PAGE 129**. NOTE: AFFECTS THE NW1/4 OF SECTION 2, TOWNSHIP 13 SOUTH, RANGE 46 WEST. (DOES NOT AFFECT)

RIGHT OF WAY FOR DITCHES AND CANALS AS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED NOVEMBER 12, 1921 IN **BOOK 63 AT PAGE 138**. NOTE: AFFECTS A PORTION OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 48 WEST. (DOES NOT AFFECT)

RIGHT OF WAY FOR DITCHES AND CANALS AS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED JANUARY 9, 1922 IN BOOK 63 AT PAGE 151. NOTE: AFFECTS A PORTION OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 46 WEST. (DOES NOT AFFECT)

RIGHT OF WAY FOR DITCHES AND CANALS AS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED NOVEMBER 8, 1923 IN BOOK 63 AT PAGE 220. NOTE: AFFECTS THE SE¼ OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 46 WEST. (DOES NOT AFFECT)

AN EASEMENT FOR TELEPHONE AND TELEGRAPH LINES AND INCIDENTAL PURPOSES GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, AS SET FORTH IN AN INSTRUMENT RECORDED MARCH 7, 1927 IN **BOOK 89 AT PAGE 36**. NOTE: AFFECTS A PORTION OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 46 WEST. (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)

RIGHT OF WAY FOR DITCHES AND CANALS AS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 26, 1938 IN BOOK 99 AT PAGE 321. NOTE: AFFECTS A PORTION OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 48 WEST. (DOES NOT AFFECT)

RESERVATION OF AN UNDIVIDED ONE-HALF OF ALL OIL, GAS AND OTHER MINERALS AND MINERAL RIGHTS IN, UPON AND UNDER SAID REAL ESTATE, TOGETHER WITH THE FULL AND FREE RIGHT TO ENTER UPON SAID PREMISES AND USE AS MUCH OF THE SURFACE THEREOF AS MAY BE REASONABLY NECESSARY FOR OPERATING, DRILLING AND MARKETING THE PRODUCTION THEREOF AS SET FORTH IN WARRANTY DEED RECORDED JULY 20, 1940 IN BOOK 103 AT PAGE 43. NOTE: AFFECTS THE E1/2 AND SW1/4 OF SECTION 2, OWNSHIP 13 SOUTH, RANGE 46 WEST. (NOT A SURVEY MATTER)

MINERAL RIGHTS AS CONVEYED BY MINERAL DEED RECORDED APRIL 19, 1944 IN BOOK 107 AT PAGE 507, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. NOTE: AFFECTS A PORTION OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 48 WEST. (NOT A SURVEY MATTER)

RESERVATION OF ALL OF THE MINERAL, AND OILS CONTAINED IN SAID LANDS, HEREINABOVE MENTIONED, AND ALL RIGHTS FOR THE PURPOSE OF MINING, MILLING, RECOVERING, AND EXTRACTING THE SAME FROM THE EARTH IN ANY MANNER REQUIRED AS SET FORTH IN WARRANTY DEED RECORDED SEPTEMBER 6, 1944 IN **BOOK 107 AT PAGE 157**. NOTE: AFFECTS A PORTION OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 46 WEST. (NOT A SURVEY MATTER)

RESERVATION OF ALL OIL, GAS, COAL AND OTHER MINERALS THEREIN OR UNDERLYING SAID LAND, THE EXCLUSIVE RIGHT TO PROSPECT IN AND UPON SAID LAND FOR SUCH OIL, GAS AND OTHER MINERALS AND TO DRILL FOR, MINE AND REMOVE FROM SAID LAND ALL OIL, GAS AND OTHER MINERALS WHICH MAY BE FOUND THEREIN BY ANY ONE; ALSO THE RIGHT OF INGRESS, EGRESS AND REGRESS UPON SAID LAND TO PROSPECT FOR, MINE, DRILL AND REMOVE ANY AND ALL SUCH OIL, GAS AND OTHER MINERALS, AND THE RIGHT TO USE SO MUCH OF SAID LAND AS MAY BE NECESSARY OR CONVENIENT FOR THE OPERATION AND FOR THE RIGHT OF WAY TO AND FROM SUCH PROSPECT PLACES OR MINES OR WELLS AND FOR ROADS AND APPROACHES THERETO OR FOR THE REMOVAL THEREFROM OF OIL, GAS, MINERALS, MACHINERY OR OTHER MATERIALS AS SET FORTH IN WARRANTY DEED RECORDED JUNE 15, 1946 IN BOOK 109 AT PAGE 436. NOTE: AFFECTS A PORTION OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 48 WEST. (NOT A SURVEY MATTER)

RESERVATION OF AN UNDIVIDED ONE-FOURTH INTEREST IN ALL MINERALS, GAS AND OIL RIGHTS IN AND TO SAID LAND AS SET FORTH IN WARRANTY DEED RECORDED AUGUST 3, 1946 IN BOOK 110 AT PAGE 67. NOTE: AFFECTS THE SE¼ OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 46 WEST.

(NOT A SURVEY MATTER)

MINERAL RIGHTS AS CONVEYED BY QUIT CLAIM DEED RECORDED APRIL 2, 1947 IN BOOK 112 AT PAGE 358, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. NOTE: AFFECTS THE SW1/4 OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 46 WEST. (NOT A SURVEY MATTER)

RESERVATION OF AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, GAS AND OTHER MINERALS NO HERETOFORE EXCEPTED, RESERVED OR GRANTED, LYING IN, UPON OR UNDER SAID LAND, TOGETHER WITH THE PERPETUAL RIGHT TO GO IN OR UPON SAID LAND FOR THE PURPOSE OF PROSPECTING FOR. MINING OR REMOVING THE SAME AS SET FORTH IN WARRANTY DEED RECORDED AUGUST 18, 1947 IN BOOK 114 AT PAGE 236. NOTE: AFFECTS THE E1/2 AND SW1/4 OF SECTION 2, TOWNSHIP 13 SOUTH, RANGE 46 WEST. (NOT A SURVEY MATTER)

RESERVATION OF ONE-FOURTH OF ALL MINERALS UNDER SAID LAND AS SET FORTH IN WARRANTY DEED RECORDED FEBRUARY 23, 1950 IN BOOK 122 AT PAGE 75. NOTE: AFFECTS THE SE1/4 OF SECTION 32, TOWNSHIP 12 SOUTH, **RANGE 46 WEST.**

(NOT A SURVEY MATTER)

RESERVATION OF AN UNDIVIDED HALF INTEREST TO MINERALS AS SET FORTH IN WARRANTY DEED RECORDED FEBRUARY 27, 1953 IN BOOK 129 AT PAGE 442. NOTE: AFFECTS THE SE1/4 OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 46 WEST. (NOT A SURVEY MATTER)

RESERVATION OF AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, GAS AND OTHER MINERALS IN AND UNDER THE LAND, TOGETHER WITH THE RIGHT TO GO IN, UNDER AND UPON SAID LAND FOR THE PURPOSE OF PROSPECTING FOR, MINING AND REMOVING SAID MINERALS AS SET FORTH IN WARRANTY DEED RECORDED MARCH 3, 1953 IN BOOK 129 AT PAGE 449. NOTE: AFFECTS THE E1/2 OF SECTION 6, TOWNSHIP 14 SOUTH, RANGE 46

(NOT A SURVEY MATTER)

RESERVATION OF ALL COIL, COAL AND OTHER MINERALS WITHIN OR UNDERLYING SAID LAND AS SET FORTH IN GENERAL WARRANTY DEED RECORDED AUGUST 12, 1971 IN BOOK 185 AT PAGE 369. NOTE: AFFECTS ALL OF SECTION 9, TOWNSHIP 14 SOUTH, RANGE 45 WEST. (NOT A SURVEY MATTER)

RESERVATION OF GRANTORS 1/2 INTEREST IN ALL MINERALS NOT PREVIOUSLY RESERVED AS SET FORTH IN WARRANTY DEED RECORDED APRIL 5, 1973 IN BOOK 190 AT PAGE 197. NOTE: AFFECTS THE N½ OF SECTION 35, TOWNSHIP 13 SOUTH, RANGE 46 WEST. (NOT A SURVEY MATTER)

RESERVATION OF ALL OIL, GAS AND OTHER MINERALS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND THE USE OF SO MUCH OF THE SURFACE AS IS REASONABLY NECESSARY FOR THE EXTRACTION AND REMOVAL THEREOF AS SET FORTH IN WARRANTY DEED RECORDED AUGUST 20, 1974 IN **BOOK 195 AT PAGE 190**. NOTE: AFFECTS THE W½ OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 45 WEST. (NOT A SURVEY MATTER)

RESERVATION OF ALL OIL, GAS AND OTHER MINERALS, TOGETHER AND WITH THE RIGHTS OF INGRESS AND EGRESS AND THE USE OF SO MUCH OF THE SURFACE AS IS REASONABLY NECESSARY FOR THE EXTRACTION AND REMOVAL OF SUCH OIL, GAS AND OTHER MINERALS AS SET FORTH IN GENERAL WARRANTY DEED RECORDED JANUARY 12, 1976 IN BOOK 198 AT PAGE 742. NOTE: AFFECTS THE E1/2 OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 45 WEST; AND ALL OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 46 (NOT A SURVEY MATTER)

RESERVATION OF ONE-HALF OF WHAT MINERALS ARE OWNED FOR A PERIOD OF 10 YEARS AT WHICH TIME THEY REVERT BACK TO THE LAND, PROVIDED, HOWEVER, SELLER WILL CONTINUE TO RECEIVE ROYALTY PAYMENTS ON WARRANTY DEED RECORDED MARCH 7, 1978 IN **BOOK 204 AT PAGE 377**. NOTE: AFFECTS THE N½ OF SECTION 35, TOWNSHIP 13 SOUTH, RANGE 46

RESERVATION OF ALL OIL, GAS AND OTHER MINERALS, TOGETHER AND WITH THE RIGHT OF INGRESS AND EGRESS AND USE OF SO MUCH OF THE SURFACE AS IS REASONABLY NECESSARY FOR EXTRACTION AND REMOVAL THEREOF AS SET FORTH IN WARRANTY DEED RECORDED OCTOBER 4, 1978 IN BOOK 205 AT PAGE 938. NOTE: AFFECTS A PORTION OF SECTION 22 AND ALL OF SECTION 23, TOWNSHIP 14 SOUTH, RANGE 48 WEST (NOT A SURVEY MATTER)

29 AND A PORTION OF THE SW1/4 OF SECTION 20, TOWNSHIP 14 SOUTH,

RESERVATION OF ALL OF THE OIL, GAS AND OTHER MINERALS IN AND UNDER AND THAT MAY BE PRODUCED FROM THE PROPERTY AS SET FORTH IN WARRANTY DEED RECORDED APRIL 15, 2002 AND RECEPTION NO. 219875. NOTE: AFFECTS THE N½ OF SECTION 35, TOWNSHIP 13 SOUTH, RANGE 46 WEST.

OIL AND GAS LEASE RECORDED SEPTEMBER 4, 2007 AT RECEPTION NO. 226720, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. NOTE: AFFIDAVIT OF EXTENSION OF LEASES IN CONNECTION THEREWITH RECORDED OCTOBER 21, 2010 AT **RECEPTION NO. 230361**. NOTE: AFFECTS THE SE¼ OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 46 WEST.

OIL AND GAS LEASE RECORDED SEPTEMBER 4, 2007 AT RECEPTION NO. 226721, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. NOTE: AFFIDAVIT OF EXTENSION OF LEASES IN CONNECTION THEREWITH RECORDED OCTOBER 21, 2010 AT **RECEPTION NO. 230361**. NOTE: AFFECTS THE SW1/4 OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 46 WEST.

TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE MEMORANDUM OF EASEMENT

RESERVATION OF AN UNDIVIDED 1/2 OF THE OIL GAS AND OTHER MINERALS. CURRENTLY OWNED BY THE GRANTORS IN AND UNDER THE LAND FOR A TERM OF 15 YEARS FROM AND AFTER THE DATE OF THIS DEED AND AS LONG THEREAFTER AS OIL, GAS AND OTHER MINERALS ARE PRODUCED THEREFROM OF THE PREMISES ARE BEING DEVELOPMENT OR OPERATING UNDER THE TERMS OF AN OIL AND GAS LEASE EXECUTED WITH THE TERM OF THIS RESERVATIONS AS SET FORTH IN WARRANTY DEED RECORDED MARCH 17, 2011 AT RECEPTION NO. 230849. NOTE: AFFECTS THE NW1/4 OF SECTION 2, TOWNSHIP 13 SOUTH, RANGE 46 WEST.

TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE EASEMENT AGREEMENT AS EVIDENCED BY SHORT FORM NOTICE OF EASEMENT AGREEMENT RECORDED DECEMBER 27, 2011 AT RECEPTION NO. 232296.

MINERAL RIGHTS AS CONVEYED BY TRUSTEE'S MINERAL DEED RECORDED AUGUST 22, 2014 AT **RECEPTION NO. 238492**, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. NOTE: AFFECTS THE S1/2 OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 46 WEST.

RESERVATION OF ALL OF THE OIL, GAS AND OTHER MINERALS IN AND UNDER AND THAT MAY BE PRODUCED FROM THE ABOVE DESCRIBED PROPERTY, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AT ALL TIMES AS SET FORTH IN WARRANTY DEED RECORDED FEBRUARY 4, 2016 AT RECEPTION NO. 239809. NOTE: AFFECTS THE SE1/4 SECTION 32 AND THE W1/2SE1/4 OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 46 WEST. (NOT A SURVEY MATTER)

RESERVATION OF ALL OF THE OIL, GAS AND OTHER MINERALS IN AND UNDER AND THAT MAY BE PRODUCED FROM THE ABOVE DESCRIBED PROPERTY, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AT ALL TIMES AS SET FORTH IN WARRANTY DEED RECORDED FEBRUARY 4, 2016 AT RECEPTION NO. 239810. NOTE: AFFECTS THE E½SE¼ OF SECTION 33 AND THE S½ OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 46 WEST. (NOT A SURVEY MATTER)

LIABILITY COMPANY, AS LESSOR, AND CHEYENNE RIDGE WIND PROJECT, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS LESSEE, AS EVIDENCED BY MEMORANDUM OF WIND ENERGY LEASE RECORDED APRIL 4, 2017 AT **RECEPTION NO. 240783.**

ANY PRODUCTION ESTABLISHED DURING THE 10 YEAR TIME AS SET FORTH IN (NOT A SURVEY MATTER)

TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE RIGHT OF WAY GRANT RECORDED JULY 13, 1998 AT **RECEPTION NO. 214986**. NOTE: AFFECTS THE W½W½ OF SECTION

(AFFECTS, PLOTTED AND SHOWN IN APPROXIMATE LOCATION)

(NOT A SURVEY MATTER)

(NOT A SURVEY MATTER)

(NOT A SURVEY MATTER)

RECORDED APRIL 13, 2009 AT RECEPTION NO. 228626. NOTE: AFFIDAVIT IN CONNECTION THEREWITH RECORDED MARCH 17, 2011 AT RECEPTION NO. (DOES NOT AFFECT)

(NOT A SURVEY MATTER)

(AFFECTS, BLANKET IN NATURE)

(NOT A SURVEY MATTER)

LEASE BY AND BETWEEN DALE MITCHEK, LLC, A COLORADO LIMITED (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)

ALTA/NSPS Land Title Survey This survey prepared in accordance with the "2016 Minimum" Standard Detail Requirements for ALTA/NSPS Land Title Surveys" (Effective February 23, 2016) This Work Coordinated By FA Commercial Due Diligence Śervices Co. DUE DILIGENCE SERVICES 3550 W. Robinson Street, Third Floor Norman, Oklahoma 73072 Office: 405-253-2444 website: www.firstamcds.com Toll Free: 888.322.7371 Date: 10/03/2019 Drwn By: CZM Revision: Comments Survevor Date: 10/15/2019 **Ref.No**: 19-4369 Revision: Comments Aprvd By: ANM Date: 10/25/2019 Field Date: Revision: Comments September 4, 2019 Date: 10/29/2019 Revision: Comments 1"=X Prepared For: Client Ref. No: PROJECT ADDRESS COUNTY ROAD 31, US HIGHWAY 40 Project Name: MITCHEK FARM - CO - SITE 2 CDS Project Number: 19-07-0842-2

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