

ALTA/NSPS LAND TITLE SURVEY

Located in Sections 28, 29, 30, 31, & 32, T.14 S., R.11 E., and Section 5, T.15 S., R. 11 E., S.L.B. & M.
Carbon County, Utah
2018

DESCRIPTION LEASE 12

OWNER:
GERALD BRENT BARKER AND MARJORIE L. BARKER, HIS WIFE AS JOINT TENANTS AND NOT AS TENANTS IN COMMON

TAX ID:
02-2154-0001

RECORDED DESCRIPTION:

PARCEL 1:
BEGINNING AT THE SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 14 SOUTH, RANGE 11 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°33'00" WEST 1,322.45 FEET ALONG THE SOUTH BOUNDARY OF SAID SECTION 29 TO THE WEST BOUNDARY OF THE EAST 1/2 OF THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE NORTH 0°20'11" EAST 966.79 FEET ALONG WEST BOUNDARY OF SAID EAST 1/2 OF THE SOUTHEAST QUARTER; THENCE NORTH 89°43'41" EAST 1,814.88 FEET; THENCE SOUTH 0°23'53" WEST 960.32 FEET TO THE SOUTH BOUNDARY OF SECTION 28, TOWNSHIP 14 SOUTH, RANGE 11 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°45'30" WEST 491.22 FEET ALONG SAID SOUTH BOUNDARY OF SECTION 28 TO THE POINT OF BEGINNING.

PARCEL 1A:
TOGETHER WITH A RIGHT OF WAY FOR THE PURPOSE OF INGRESS AND EGRESS TO AND FROM THE ABOVE DESCRIBED PROPERTY TO THAT CERTAIN ROAD KNOWN LOCALLY AS THE COAL CREEK LOOP ROAD, NORTH OF WELLINGTON, UTAH.

EXCEPTIONS
1. (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.

2. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.

3. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, THAT ARE NOT SHOWN BY THE PUBLIC RECORDS.

4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.

5. (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.

6. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.

7. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART 1—REQUIREMENTS ARE MET.

8. LIEN OF TAXES, NOW ACCRUING AS A LIEN, BUT NOT YET DUE AND PAYABLE
YEAR: 2018
TAX ID NO.: 02-2154-0001
PRIOR YEAR: 2017 PAID
AMOUNT: \$3.93

9. THE LAND DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF TAX DISTRICT 8 AND IS SUBJECT TO ANY ASSESSMENTS LEVIED THEREBY.

10. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

11. THE RIGHT OF THE COUNTY ASSESSOR TO REASSESS THE TAX ASSESSMENT ON SAID PROPERTY IN ACCORDANCE WITH SECS. 59-2-501 TO 515 AS DISCLOSED BY THAT CERTAIN ANNUAL APPLICATION FOR ASSESSMENT AND TAXATION OF AGRICULTURAL LAND 1999 FARMLAND ASSESSMENT ACT.
DATED: AUGUST 18, 1992
RECORDED: JUNE 30, 2014
ENTRY NO.: 824871
BOOK/PAGE: 624 / 543
OF OFFICIAL RECORDS.

12. RESERVATIONS IN FAVOR OF THE GRANTOR AS SHOWN IN THAT CERTAIN PATENT:
GRANTOR: UNITED STATES OF AMERICA
DATED: FEBRUARY 26, 1920
RECORDED: MARCH 9, 1921
ENTRY NO.: 890
BOOK/PAGE: 6 / 224
RESERVING: 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.

13. RESERVATIONS IN FAVOR OF THE GRANTOR AS SHOWN IN THAT CERTAIN PATENT:
GRANTOR: UNITED STATES OF AMERICA
DATED: AUGUST 6, 1917
RECORDED: APRIL 25, 1918
ENTRY NO.: 6930
BOOK/PAGE: 6 / 224
RESERVING: 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.

14. EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: UTAH POWER & LIGHT COMPANY
PURPOSE: A PERPETUAL EASEMENT AND RIGHT OF WAY FOR THE ERECTION, OPERATION AND CONTINUED MAINTENANCE, REPAIR, ALTERATION AND REPLACEMENT OF THE ELECTRIC TRANSMISSION DISTRIBUTION AND TELEPHONE CIRCUITS OF THE GRANTEE INCLUDING POLES, WITH THE NECESSARY GUYS, STUBS, CROSSARMS, BRACES AND OTHER ATTACHMENTS AFFIXED THERETO.
RECORDED: JULY 14, 1955
ENTRY NO.: 73693
BOOK/PAGE: 34 / 135
SHOWN ON MAP

15. RESERVATIONS IN FAVOR OF THE GRANTOR:
GRANTOR: ALVIE E. CLONTZ AND ELSIE CLONTZ
DATED: AUGUST 12, 1959
RECORDED: JUNE 12, 1959
ENTRY NO.: 89606
BOOK/PAGE: 63 / 360
RESERVING: ONE-HALF OF THE OIL AND MINERALS RIGHTS.

DIVISION OF INTERESTS AGREEMENT
BETWEEN: ALVIE E. CLONTZ AND ELSIE M. CLONTZ, HUSBAND AND WIFE
AND: DEA W. THAYN AND COLLEEN L. THAYN, HUSBAND AND WIFE
RECORDED: JUNE 12, 1962
ENTRY NO.: 90685
BOOK/PAGE: 79/96

WARRANTY DEED:
GRANTOR: DEA W. THAYN AKA DEAN THAYN, AKD DW THAYN AND COLLEEN L. THAYN
GRANTEE: NICK STAPERAS AND ILEEN STAPERAS
RECORDED: APRIL 24, 1988
ENTRY NO.: 116250
BOOK/PAGE: 111279
SUBJECT TO RESERVATION OF ONE-HALF OF ALL OIL, GAS AND MINERAL RIGHTS.

16. EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:
GRANTOR: GERALD BRENT BARKER AND MARJORIE L. BARKER
GRANTEE: WELLINGTON CANAL COMPANY OF WELLINGTON
PURPOSE: A PERPETUAL RIGHT OF WAY AND EASEMENT TO LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, REMOVE, AND REPLACE WATER PIPELINES, VALVES, VALVE BOXES, METERS, METER BOXES, MANHOLES AND OTHER WATER AND DISTRIBUTION FACILITIES.
RECORDED: APRIL 20, 2000
ENTRY NO.: 79759
BOOK/PAGE: 453 / 363
SHOWN ON MAP

17. THERE IS NO APPARENT ACCESS TO THE SUBJECT PROPERTY BY EITHER PUBLIC ROADWAY OR PRIVATE RIGHT OF WAY.

18. SUBJECT TO THE RIGHTS OF PARTIES IN POSSESSION OF THE SUBJECT PROPERTY UNDER UNRECORDED LEASES, RENTAL OR OCCUPANCY AGREEMENTS AND ANY CLAIMS THEREUNDER.

DESCRIPTION LEASE 13

OWNER:
THE UNITED STATES OF AMERICA

TAX ID:
2A-1292-029F, 2A-1292-030F, 2A-1292-031F

RECORDED DESCRIPTION:
THE WEST ONE HALF OF THE SOUTHEAST QUARTER (W1/2SE1/4), THE SOUTHWEST QUARTER (SW1/4) AND WEST ONE-HALF OF THE NORTHWEST QUARTER (W1/2NW1/4) OF SECTION 29, TOWNSHIP 14 SOUTH, RANGE 11 EAST, SALT LAKE BASE AND MERIDIAN.

ALSO:
ALL OF LOTS 1 AND 2, EAST ONE HALF OF NORTHWEST QUARTER (E1/2NW1/4) AND THE EAST ONE HALF (E1/2) OF SECTION 30, TOWNSHIP 14 SOUTH, RANGE 11 EAST, SALT LAKE BASE AND MERIDIAN.

ALSO:
THE NORTHEAST QUARTER (NE1/4), NORTH ONE HALF OF THE SOUTHEAST QUARTER (N1/2SE1/4) OF SECTION 31, TOWNSHIP 14 SOUTH, RANGE 11 EAST, SALT LAKE BASE AND MERIDIAN.

EXCEPTIONS
1. (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.

2. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.

3. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, THAT ARE NOT SHOWN BY THE PUBLIC RECORDS.

4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.

5. (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.

6. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.

7. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART 1—REQUIREMENTS ARE MET.

8. LIEN OF TAXES, NOW ACCRUING AS A LIEN, BUT NOT YET DUE AND PAYABLE
YEAR: 2018
TAX ID NO.: 2A-1292-029F
PRIOR YEAR: 2017 EXEMPT
AMOUNT: \$00.00

9. THE LAND DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF TAX DISTRICT 8 AND IS SUBJECT TO ANY ASSESSMENTS LEVIED THEREBY.

10. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

11. EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:
GRANTOR: UNITED STATES OF AMERICA
GRANTEE: CLYDE MCCOURT AND DOREEN MCCOURT
PURPOSE: A RIGHT TO CONSTRUCT, OPERATE, MAINTAIN AND TERMINATE AND ACCESS ROAD, TELEPHONE LINE AND WATERLINE RIGHT OF WAY ON PUBLIC LANDS.
RECORDED: SEPTEMBER 28, 1988
ENTRY NO.: 69036
BOOK/PAGE: 417 / 723
TERM: 30 YEARS
SHOWN ON MAP

12. SUBJECT TO THE RIGHTS OF PARTIES IN POSSESSION OF THE SUBJECT PROPERTY UNDER UNRECORDED LEASES, RENTAL OR OCCUPANCY AGREEMENTS AND ANY CLAIMS THEREUNDER.

13. UNRECORDED LEASE, AND THE TERMS AND CONDITIONS THEREOF:
LESSOR: UNITED STATES OF AMERICA
LESSEE: SUPRON ENERGY CORPORATION
DISCLOSED BY: INSTRUMENT OF CONVEYANCE
RECORDED: MAY 11, 1982
ENTRY NO.: 163353
BOOK/PAGE: 216 / 642

INSTRUMENT OF CONVEYANCE
BETWEEN: UNION TEXAS EXPLORATION CORPORATION
AND: FLORIDA EXPLORATION COMPANY
RECORDED: MAY 11, 1982
ENTRY NO.: 163353
BOOK/PAGE: 216/642

AFFIDAVIT WITH RESPECT TO MERGER OF SUPRON ENERGY CORPORATION INTO UNION TEXAS EXPLORATION CORPORATION:
RECORDED: MAY 11, 1982
ENTRY NO.: 163352
BOOK/PAGE: 216/623
THIS LEASE OVER LAPS LEASES 11, 14, AND 15

14. UNRECORDED LEASE, AND THE TERMS AND CONDITIONS THEREOF:
LESSOR: UNITED STATES OF AMERICA (BLM)
LESSEE: NATURAL GAS CORPORATION OF CALIFORNIA

ASSIGNMENT AFFECTING RECORD TITLE TO OIL AND GAS LEASE
ASSIGNOR: NATURAL GAS CORPORATION OF CALIFORNIA
ASSIGNEE: HUNT OIL COMPANY AND SHUR PARTNERSHIP
RECORDED: MARCH 7, 1984
ENTRY NO.: 3250
BOOK/PAGE: 237 / 633
THIS LEASE OVER LAPS LEASES 11, 13, AND 15

15. UNRECORDED LEASE, AND THE TERMS AND CONDITIONS THEREOF:
LESSOR: UNITED STATES OF AMERICA
LESSEE: WESTPORT OIL AND GAS COMPANY, L.P.

ASSIGNMENT OF OVERRIDING ROYALTY INTEREST
ASSIGNOR: WESTPORT OIL AND GAS COMPANY, L.P.
ASSIGNEES: WESTPORT OVERRIDING ROYALTY LLC AS TO 1.35%, L. CLARK KISER AS TO .25% AND ROBERT J. KOZAREK AS TO .40%
RECORDED: AUGUST 22, 2003
ENTRY NO.: 100609
BOOK/PAGE: 544 / 79
THIS LEASE OVER LAPS LEASES 11, 13, AND 14

SURVEYOR'S CERTIFICATE

TO RENEWABLE DEVELOPMENT INVENERGY, METRO NATIONAL TITLE, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 5, 6a, 6b, 7a, 8, 11, 13, 14, 15, 16, 18, & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 21, 2018.



PREPARED BY:
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SURVEYED BY: TWG | DRAWN BY: CBS | UPDATED: 5/8/2018 | PLOTTED: 5/8/2018

ALTA/NSPS Survey for Renewable Development Invenergy

Carbon County, Utah
Scale: N/A