

ALTA/NSPS LAND TITLE SURVEY

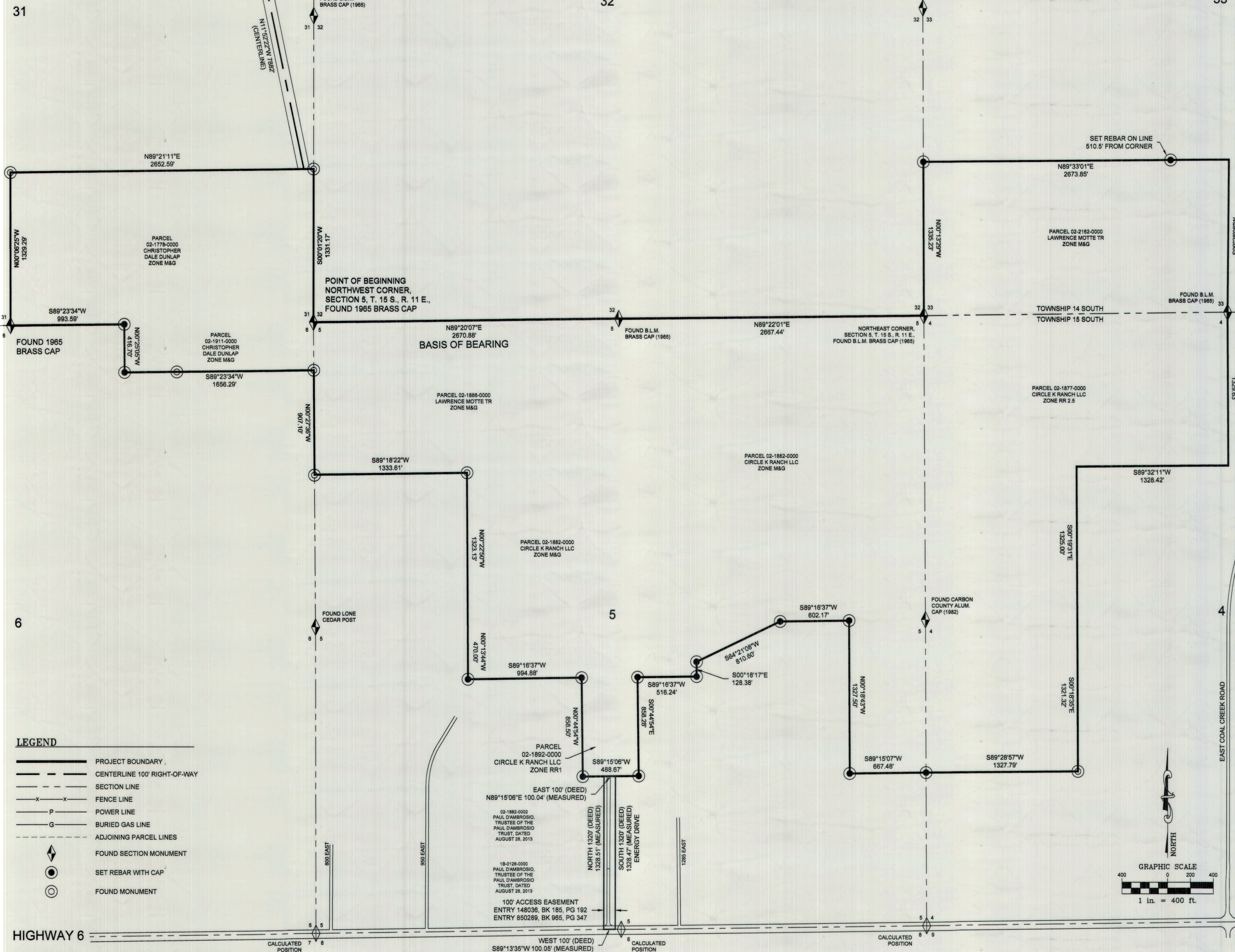
Graphite Solar I Project

SECTIONS 31 & 33, TOWNSHIP 14 SOUTH, RANGE 11 EAST, SLB&M
SECTIONS 4, 5 & 6, TOWNSHIP 15 SOUTH, RANGE 11 EAST, SLB&M

31

32

33



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE AND PERFORM AN ALTA/NSPS LAND TITLE SURVEY OF THE BOUNDARIES OF THE PARCELS SHOWN HEREON FOR THE GRAPHITE SOLAR I PROJECT.
THE BASIS OF BEARING USED FOR THIS SURVEY IS N89°20'07"E BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 5, TOWNSHIP 15 SOUTH, RANGE 11 EAST, SALT LAKE BASE AND MERIDIAN. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
THE COMBINED PROJECT BOUNDARY DESCRIBED BELOW HAS BEEN PREPARED TO CREATE AN OVERALL DESCRIPTION THAT DOES NOT CREATE ANY GAPS OR OVERLAPS WITH ADJOINING PARCELS OR WITHIN THE PROJECT BOUNDARY.

PROJECT BOUNDARY DESCRIPTION

A PORTION OF SECTIONS 4, 5, & 6 TOWNSHIP 15 SOUTH, RANGE 11 EAST, AND SECTIONS 31 & 33, TOWNSHIP 14 SOUTH, RANGE 11 EAST, SALT LAKE BASE AND MERIDIAN, CARBON COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 5, TOWNSHIP 15 SOUTH, RANGE 11 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°20'07" EAST 2670.88 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 5; THENCE NORTH 89°22'01" EAST 2667.44 FEET TO THE NORTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 00°18'35" WEST 1321.32 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE NORTH 89°33'01" EAST 2673.85 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE SOUTH 00°28'08" WEST 1325.48 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 33; THENCE SOUTH 00°18'13" EAST 1329.63 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 4; THENCE SOUTH 89°32'11" WEST 1328.42 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 4; THENCE SOUTH 00°19'31" EAST 1325.00 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 4; THENCE SOUTH 00°18'35" EAST 1321.32 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE SOUTH 89°28'57" WEST 1327.79 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE SOUTH 89°15'07" WEST 667.48 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE NORTH 00°18'43" WEST 1327.50 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE SOUTH 89°16'37" WEST 602.17 FEET; THENCE SOUTH 64°21'08" WEST 810.60 FEET; THENCE SOUTH 00°18'17" EAST 128.38 FEET; THENCE SOUTH 89°18'37" WEST 516.24 FEET; THENCE SOUTH 00°44'54" EAST 858.28 FEET; THENCE SOUTH 89°15'08" WEST 488.67 FEET; THENCE NORTH 00°44'54" WEST 858.50 FEET; THENCE SOUTH 89°16'37" WEST 994.88 FEET; THENCE NORTH 00°13'44" WEST 470.00 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 5; THENCE NORTH 00°22'50" WEST 1323.13 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 5; THENCE SOUTH 89°18'22" WEST 1333.81 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 5; THENCE NORTH 00°27'38" WEST 907.10 FEET TO A POINT ON SECTION LINE AND 416.7 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 6; THENCE SOUTH 89°23'34" WEST 1656.29 FEET; THENCE NORTH 00°25'05" WEST 416.70 FEET TO SECTION LINE; THENCE SOUTH 89°23'34" WEST 993.59 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 31; THENCE NORTH 00°09'25" WEST 1329.29 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31; THENCE NORTH 89°21'11" EAST 2652.59 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31; THENCE SOUTH 00°01'20" WEST 1331.17 FEET TO THE POINT OF BEGINNING.
CONTAINS: 677.58 ACRES.

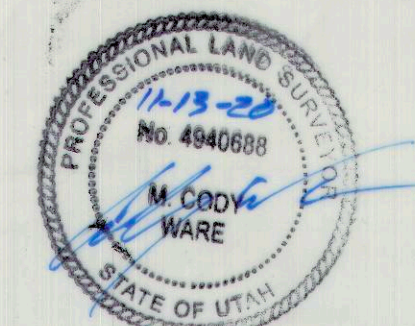
ZONING INFORMATION

DEVELOPMENT CODE OF CARBON COUNTY, UTAH
Amended April 3, 2019
4.2.15 M&G Mining and Grazing Zone
Setbacks:
Main building: 60' front, 60' street, 30' side, 30' rear
Accessory building: 60' front, 30' - 40' street, 30' side, 30' rear
Height of building: None listed
Minimum area of building: 600 square feet
4.2.3 RR-2.5 Rural Residential 2.5 Acre Zone
Setbacks:
Main building: 30' front, 30' street, 10' side, 30' rear
Accessory building: 50' front, 40' street, 8' side, 10' rear
Height of building: Maximum height shall be 20 feet or two stories, whichever is higher
Minimum area of building: 720 square feet
4.2.4 RR-1 One-acre Rural Residential Zone
Setbacks:
Main building: 30' front, 30' street, 10' side, 30' rear
Accessory building: 50' front, 40' street, 8' side, 8' rear
Height of building: Maximum height shall be 20 feet or two stories, whichever is higher
Minimum area of building: 720 square feet
SETBACKS WERE MODIFIED BY THE CONDITIONAL USE PERMIT DATED SEPTEMBER 20, 2019 GRANTED BY CARBON COUNTY.

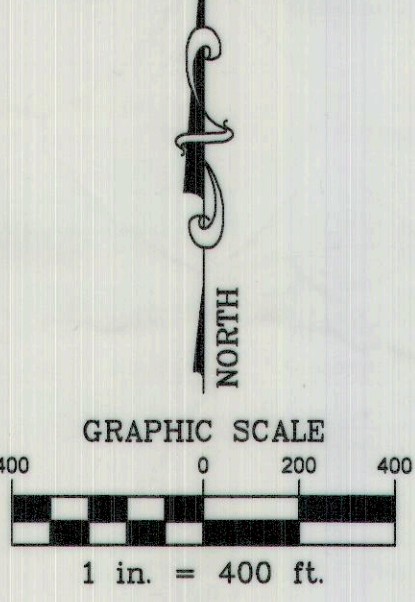
CERTIFICATE OF SURVEY

TO GRAPHITE SOLAR I, LLC, A UTAH LIMITED LIABILITY COMPANY; CITRINE SOLAR LLC, A DELAWARE LIMITED LIABILITY COMPANY; STEWART TITLE OF UTAH, INC., AS AGENT FOR STEWART TITLE GUARANTY COMPANY; PROFESSIONAL TITLE SERVICES, AS AGENT FOR STEWART TITLE GUARANTY COMPANY; AND ANY OTHER PARTIES IDENTIFIED BY rPlus Energies, LLC (AND A LENDER IF THERE IS ONE ASSOCIATED WITH THIS PROJECT).
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, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 11, 13, 14, 16, 17, 18 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED DURING NOVEMBER, 2019.
DATE OF PLAT OR MAP: NOVEMBER 13, 2020

M. CODY WARE, PROFESSIONAL LAND SURVEYOR,
CERTIFICATE NO. 4940688



- LEGEND**
- PROJECT BOUNDARY
 - CENTERLINE 100' RIGHT-OF-WAY
 - SECTION LINE
 - FENCE LINE
 - POWER LINE
 - BURIED GAS LINE
 - ADJOINING PARCEL LINES
 - FOUND SECTION MONUMENT
 - SET REBAR WITH CAP
 - FOUND MONUMENT



**SHEET 3 OF 6
ZONING, AS SURVEYED BOUNDARY
& DESCRIPTION**

ALTA/NSPS LAND TITLE SURVEY FOR:
Graphite Solar I Project
2750 Energy Drive, Price, Utah 84501
SECTIONS 31 & 33, TOWNSHIP 14 SOUTH, RANGE 11 EAST, SLB&M
SECTIONS 4, 5 & 6, TOWNSHIP 15 SOUTH, RANGE 11 EAST, SLB&M

DRAWING RECORD		
NO.	DATE	DESCRIPTION
1	11-24-19	DATE OF SURVEY
2	10-15-20	PLOTTED FOR REVIEW
3	11-13-20	MINOR REVISIONS, PLOTTED FOR REVIEW

WARE SURVEYING, L.L.C.

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Price, Utah 84501