



SURVEYORS CERTIFICATE:

TO: Nathan Brockbank Investments, LLC, a Utah Limited Liability Company its successors and assigns, Western Fluid Services Inc., its successors and assigns, Chicago Title Insurance Company, its successors and assigns, and First American Title Company, its successors and assigns. This is to certify that this map and the survey on which it is based were made in accordance with the 2011 "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and NSPS, and includes Items 4, 5, 6, 11a, and 18 of Table A thereof. The field work was completed on May 20, 2012.

DAVID E. HAWKES
DATE: Aug. 14, 2013

This ALTA/ACSM Land Title Survey was prepared using the certain Commitment For Title Insurance issued by First American Title Company, Commitment No. 9831, with an effective date of May 13, 2013 at 8:00 a.m.

DESCRIPTIONS:

ROOT PARCEL ENTRY #438375:
State of Utah, County of Duchesne, Township 3 South, Range 2 West, Uintah Special Meridian, Section 24: Northwest Quarter Northwest Quarter and West Half Northeast Quarter Northwest Quarter.

SUBJECT PARCEL DESCRIPTION:
A parcel of land lying and situate in the Northwest Quarter of the Northwest Quarter of Section 24, Township 3 South, Range 2 West, Uintah Special Meridian, Duchesne County, Utah. Comprising Twenty (20) acres of that particular parcel of land described in that certain Warranty Deed recorded September 19, 2011 as Entry 438375, in Book A627, at Page 40 of the Duchesne County Records. Basis of Bearing for subject parcel being South 00°13'02" West 2648.72 feet coincident with the west line of the Northwest Quarter of said Section 24. Subject parcel being more particularly described as follows:

Commencing at the Northwest Corner of said Section 24, which is an appropriately marked Duchesne County Survey aluminum cap dated 1998, thence South 00°13'02" West 1321.60 feet coincident with the west line of said Northwest Quarter Section to the Southwest Corner of the Northwest Quarter of the Northwest Quarter of said Section; Thence North 89°42'46" East 22.60 feet to a point on the east right of way line of U.S. Highway 40 and the True Point of Beginning; Thence North 00°44'00" East 831.08 feet coincident with said right of way; Thence North 89°42'46" East 1048.55 feet; Thence South 00°44'00" West 831.08 feet more or less to a point on the south line of said sixteenth section line; Thence coincident with said sixteenth section line South 89°42'46" West 1048.55 to the point of beginning.

NARRATIVE:

Boundary Consultants were retained by Nate Brockbank to perform an ALTA/ACSM Survey of the subject parcel. There is no observed evidence of the site being used as a solid waste dump, sump or sanitary landfill.

SCHEDULE B, SECTION II;

- Taxes or assessments which 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. **NON SURVEY MATTER.**
- Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession, or claiming to be in possession, thereof. **NONE NOTED IN THE COURSE OF THIS SURVEY.**
- Easements, liens, encumbrances, or claims thereof, which are not shown by the public records. **NON SURVEY MATTER.**
- Discrepancies, conflicts in boundary lines, shortage in area, encroachments and any other facts which a correct survey would disclose, and which are not shown by public records. **NONE NOTED IN THE COURSE OF THIS SURVEY.**
- Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water. **PATENTS CONTAIN RESERVATIONS, THE REMAINDER ARE NON SURVEY MATTERS.**
- All rights, title or interest in minerals of any kind, oil, gas, coal or other hydrocarbons and the consequences of the right to mine or remove such substances including, but not limited to express or implied easements and rights to enter upon and use the surface of the land for exploration, drilling or extraction related purposes. **MINERAL RIGHTS HAVE BEEN RESERVED-THE REMAINDER ARE NON SURVEY MATTERS.**
- 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. **NON SURVEY MATTER.**
- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment. **NON SURVEY MATTER.**
- Taxes for the year 2013 are now a lien, but not yet due. (Taxes for the year 2012 have been paid in the amount of \$393.23) Parcel No. 00-0007-5543 Serial No. 2797. **EFFECTS FULL PARCEL.**
- This property is within the boundaries of Duchesne County and the Central Utah Water Conservancy District, Duchesne County Water District and Johnson Water District, and is subject to all charges and assessments levied thereby. **EFFECTS FULL PARCEL.**
- All rights, title or interest in minerals of any kind, oil, gas, coal or other hydrocarbons and the consequences of the right to mine or remove such substances including, but not limited to express or implied easements and rights to enter upon and use the surface of the land for exploration, drilling or extraction related purposes. (This commitment/policy does not purport to disclose documents of record pertaining to the above referenced rights.) **MINERAL RIGHTS HAVE BEEN RESERVED-THE REMAINDER ARE NON SURVEY MATTERS.**
- Claims, rights, title or interest to water or water rights whether or not shown by the Public Records. **NON SURVEY MATTER.**
- Trust Deed dated September 14, 2011, executed by Western Fluid Services, Inc., as Trustor, Sunrise Title Company, as Trustee, and Gary Lee Hill and Richard H. Hill, Jr. as Beneficiary, to secure payment of \$85,000.00, and interest, recorded September 19, 2011, as Entry No. 4383796 Book A-627, pages 41, records of Duchesne County, Utah. **EFFECTS FULL PARCEL.**
- Memo of Easements and Right of way for surface use by Western Fluid Services, Inc. in favor of Newfield Production Company, dated December 16, 2011, recorded April 23, 2013 in Book A-644 Page 87, records of Duchesne County, Utah. **EFFECTS PARCEL AS SHOWN HEREON.**
- Notice of Claim of Interest in real property, by the Uintah Valley Shoshone Tribe, recorded January 7, 2013, as Entry No. 454360, in Book A-658, Page 1, records of Duchesne County, Utah. **NO EFFECT ON SUBJECT PARCEL.**
- Subject to that certain Surface Use Access Agreement between the Ute Indian Tribe and Duchesne County, for the purpose of using and maintaining existing roads, dated September 1, 2001 and recorded August 15, 2001 as Entry No. 350559 in Book A-361 pages 157-180, records of Duchesne County, Utah. **EFFECT AS SHOWN HEREON.**
- Transfer/Conveyance of Easement to use Irrigation System in favor of Moon Lake Water Users, dated December 2, 1985 and recorded December 13, 1985 as Entry No. 250595 in Book A-317 pages 639-640, records of Duchesne County, Utah. **NON SURVEY MATTER.**
- Patent #194175 dated August 15, 1916 recorded July 1, 1977 in Book 7, page 516 records of Duchesne County, Utah. **NO EFFECT ON SUBJECT PARCEL.**
- Patent #117433 October 8, 1959, recorded November 27, 1959 in Book 7, page 125-126 records of Duchesne County, Utah. **NO EFFECT ON SUBJECT PARCEL.**
- Patent #84966 dated August 15, 1916, recorded March 3, 1949 in Book 7, page 252 records of Duchesne County, Utah. **NO EFFECT ON SUBJECT PARCEL.**
- Easement by Contoach George in favor of Utah State road commission dated January 13, 1936 and recorded February 17, 1936 in Book 10 page 90-91, records of Duchesne County, Utah. **EFFECT AS SHOWN HEREON.**
- Subject to all existing easements and rights of way.

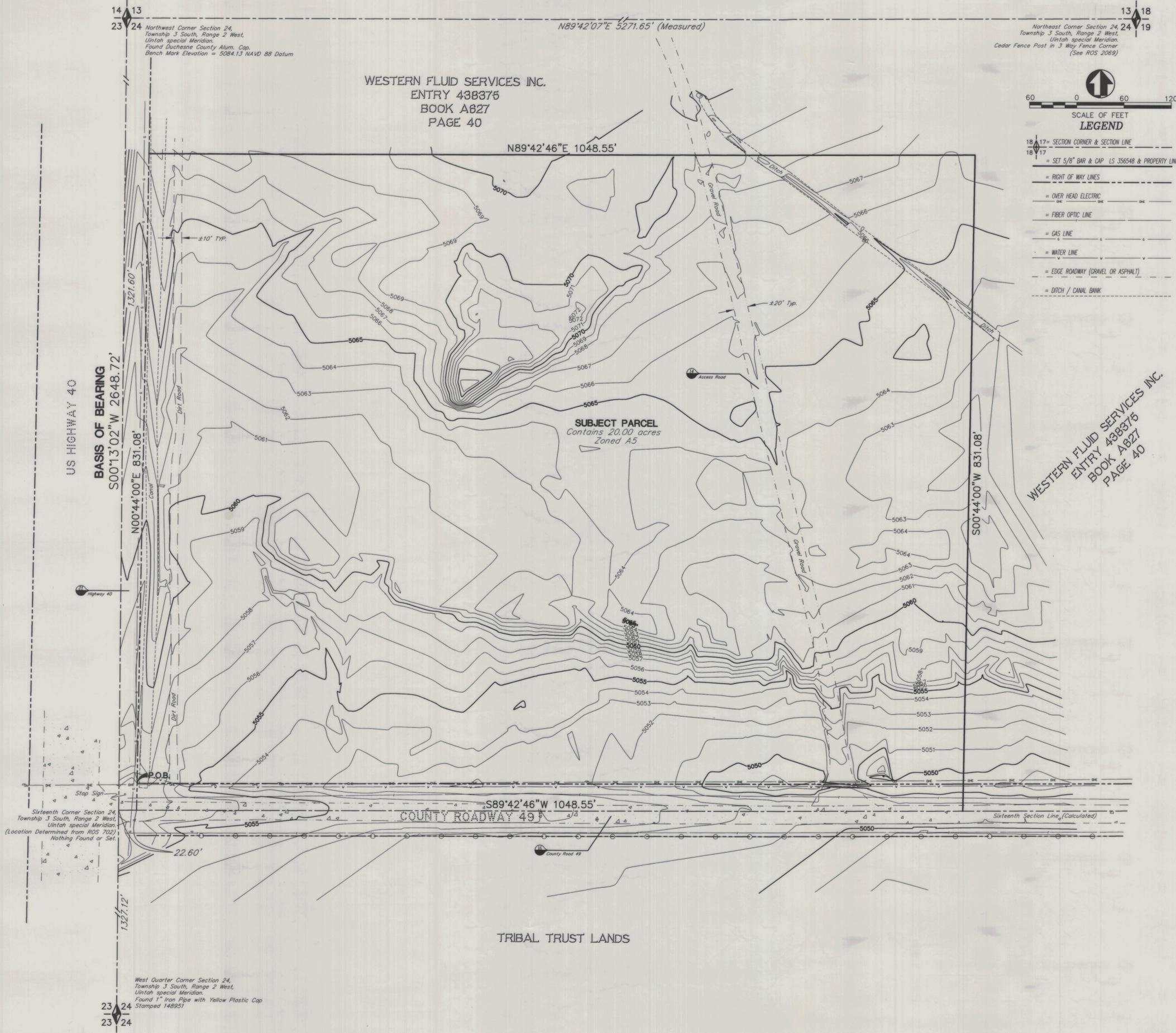
DATE: 05-23-13
SCALE: 1"=60'
PROJECT NUMBER: 1305003

ALTA / ACSM SURVEY OF 20 ACRES OF
WESTERN FLUID SERVICES INC. SERIAL NO. 2797
LYING AND SITUATE IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 2 WEST, UINTAH SPECIAL MERIDIAN

Boundary Consultants
Professional Land Surveyors
1295 North 1700 West, Farr West, Utah
801-690-7158 FAX
801-792-1569

DESKED	DEH	DEH	DEH
TRAFFIC			
CHECKED			
SHEET	1		
OF	1		

COUNTY SURVEYOR'S FILE # 2853



Sixteenth Corner Section 24, Township 3 South, Range 2 West, Uintah special Meridian. (Location Determined from ROS 702) Nothing Found or Set

West Quarter Corner Section 24, Township 3 South, Range 2 West, Uintah special Meridian. Found 1" Iron Pipe with Yellow Plastic Cap Stamped 148951

Northwest Corner Section 24, Township 3 South, Range 2 West, Uintah special Meridian. Found Duchesne County Alum. Cap. Bench Mark Elevation = 5084.13 NAVD 88 Datum