

Date Received: 6/26/2026

Application #: 20 26-26-Rezone-
SL4

Planning & Zoning Application: Special Use Permit, Rezone, & Variance

Planning Office – 800 9th Street – Wheatland, Wyoming 82201
planner@plattecountywyoming.com



All applications must include the following:

- ☐ Application: Fill out this application form completely. The application contains these sections:
 - ☐ Contact Information
 - ☐ Proof of Ownership
 - ☐ Wheatland Irrigation District Approval (Rezone Applications Only)
 - ☐ Legal Description of Property Subject to Request
 - ☐ Current Zoning – Requested Zoning
 - ☐ Description of Request & Need
 - ☐ Site Plan and/or Aerial Image of Property
 - ☐ Parking Plan (if applicable)
 - ☐ Fees Owed/Paid
 - ☐ Applicant Signature
 - ☐ Planning & Zoning Disposition

Important Information:

- ❖ Please review Chapter 3 (Procedures for Rezoning & Special Use Permit Applications) prior to submitting your application.
- ❖ Special Use Permit, Rezone and Variance applications must be heard at public hearings by both the Platte County Planning and Zoning Commission and Platte County Board of Commissioners.
- ❖ Requests must be approved by the Platte County Board of Commissioners before the use specified within the application can begin.
- ❖ Additional application requirements can vary depending on the specific request.
- ❖ Incomplete applications will be returned!

Application Type: Mark all requests being made with this application. You may seek multiple requests by using a single application. For instance, if you are seeking a Special Use Permit, and are requesting a Variance related to that request, you may select two boxes rather than submitting a separate application.

- ☐ Special Use Permit
- ☒ Rezone
- ☐ Variance

Contact Information:

Applicant: Each application must have a point of contact, which is considered the applicant. The applicant cannot be a legal entity, but must be an individual. Entities (Trusts, LLCs, Corporations, etc.) will be documented in the following section.

Applicant Name: Ian Marcus Phone No.: 805-204-4183

Mailing Address: 126 E 56th Street, 7th Floor, New York, New York 10022

E-mail Address: ian@graniterenewables.com

Landowner: If the parcel is owned by someone other than the applicant, the landowner of the property for which this request is sought, the landowner's contact information and signature must be included below. This includes legal entities like Trusts, LLCs, Corporations, etc. If the landowner is authorized to sign on behalf of the entity and conduct this type of business on behalf of the entity, proof of those authorizations must be included.

This section does not need to be completed if the applicant and owner are one-in-the-same.

Landowner Name: Gregor Goertz Phone No.: 307-331-9734

Mailing Address: 621 Slater Rd, Wheatland, WY 82201

E-mail Address: g.goertz@yahoo.com

Landowner's Signature: Lazy V Six, Inc. by Gregory J. Goertz, pres
Lazy V Six by Gregory Goertz, President

Proof of Ownership:

Each application must include proof of ownership for the property subject to this request. If you do not have proof of ownership, please visit the Office of the County Clerk to obtain proof. The Clerk's Office will assist you in obtaining proof, but they are not allowed to conduct research on your behalf. Furthermore, you may be required to pay a fee for printing. Each application must have an attached proof of ownership.

For Rezoning Applications – Wheatland Irrigation District Approval:

If you are filing a Rezone application, and the parcel to be rezoned is located within the Wheatland Irrigation District (WID), you are required to obtain approval from WID prior to your application being accepted by the Planning Office (see Zoning Regulations section 3.05.020(B)(f)).

Is your parcel located within the Wheatland Irrigation District Boundaries: ☐ Yes ☒ No

If yes, attach the corresponding approved Wheatland Irrigation District Water Plan.

This section does not apply to Special Use Permit or Variance requests!

Legal Description:

The area subject to this request may not be the entire parcel that is referenced in the proof of ownership. As such, please indicate the exact legal description of the property subject to your request. By specifying a piece of property for use, and not the entire property, this does not create a separate parcel for sale and as such is not required to be processed through a subdivision process. If you wish to sell the parcel separately from the entire property, you will be required to proceed through a subdivision process.

Please select one of the following to describe the property subject to the request:

- ☐ Entire Property is subject to the request (same description as proof of ownership document)
- ☒ See attached survey or exhibit
- ☐ Described herein:

- ☐ Within a platted subdivision: Subdivision: _____ Tract/Lot(s): _____
- ☐ Outside a platted subdivision: Quarter Section: _____ Of Section: _____
Township _____ North, Range _____ West.

Zoning Classification:

Current Zoning: _____ RAM _____

Requested Zoning: _____ Industrial _____

Description of Request & Need:

Please explain why you are submitting this request. Your explanation should include what you intend to do with the property, which is subject to your request. For instance, please explain how you currently use the property, and what your requested future use of the property is. Please also explain why approval of your request is beneficial.

You may also attach a separate letter to satisfy this requirement. If attaching a separate letter, please fill the below section with "See Attachment".

See Attachment document *Site Layer 4 Project Rezoning Application for Platte County, Wyoming*

Aerial Image & Site Plan:

Aerial Image Requirements: Please attach an aerial image (Google Maps, Platte County GIS, etc.) showing the surrounding area and boundary of the property subject to the request. The aerial image must include a half-mile radius around the parcel, oriented with the North Arrow. The parcel subject to your request shall be highlighted on the map.

See Attachment document *Site Layer 4 Project Rezoning Application for Platte County, Wyoming*

Site Plan Requirements:

- ❖ Use the space below to draw your site plan. You may also attach a separate site plan.
- ❖ Show the entire lot or parcel with dimensions and orient the drawing with the North Arrow.
- ❖ Indicate adjacent roads and their names.
- ❖ Indicate locations and outside dimensions of all buildings.
- ❖ Setbacks are required for buildings and/or project structures. Indicate setbacks from property lines, easements, rights-of-way, and roads for all proposed structures and provide the distances.
- ❖ Setbacks are required for both the well and wastewater (septic) system. Indicate setbacks from property lines with distances to well and wastewater system.
 - For setback distances from wells, please contact the State Engineer's Office;
 - For setback distances from wastewater systems, please contact the Wyoming DEQ.
- ❖ Indicate other significant features or improvements of the subject property, such as streams, ponds, irrigation ditches, wells, floodplains, wastewater systems, corrals, fences, towers, overhead power lines, etc.
- ❖ Commercial, Industrial, and Multi-Family parcels must identify landscaping and parking areas.
- ❖ Indicate the driveway location(s).
- ❖ Parking: Some uses (Commercial, Industrial, and Multi-Family) require parking plans be included with the application. If applicable, please include the parking plan as part of your site plan.

See Attachment document *Site Layer 4 Project Rezoning Application for Platte County, Wyoming*

Application Fees:

All fees must be paid by check or money order. Currently, we do not accept cards or cash. If you are submitting two applications at once (i.e. Special Use Permit & Variance) you will be required to pay both application fees. Application fees are nonrefundable, once the application is accepted by the Planning Office.

Rezone Applications:..... \$300
Special Use Permit \$250
Variance..... \$500

Publication & Sign Notice Fees:

In addition to the application fee (above), you must include a \$250 fee for Publication & Sign Notice. This fee is required for all requests that require a public hearing. If you are submitting two applications at once (i.e. Special Use Permit & Variance) you are only required to include \$250 – this charge is not assessed per request.

The publication and notice fee may be refunded if the application is withdrawn prior to any notices being made and costs incurred by the county for publication and public notice (newspaper and signage) purposes.

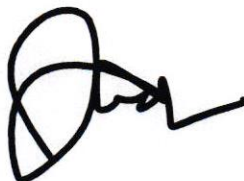
Certified Postage Fees:

These applications also require the Planning Office to send certified letters to adjoining landowners. Applicants are responsible for covering the actual cost associated with these mailings. If the cost of publication and notice (to include certified mail costs) exceeds \$250, the applicant will be invoiced for any actual costs above the \$250 paid for publication and notice fees. That invoice must be paid prior to being heard by the County Commissioners. If the cost of publication and notice (to include certified mail costs) is below \$250, you will not be refunded any difference in those costs.

APPLICATION SIGNATURE(S) AND ACCESS PERMISSION

Right to ingress property for assessment, evaluation, and inspections.

I, the undersigned, hereby grant authorized Platte County Personnel the right to enter onto this said land/property for all inspection, assessment, and/or evaluation purposes necessary to process this application. I certify, to the best of my knowledge, that all the information in this application is true and correct, and that I am the owner of the above-described property or have been authorized by the owner to make this application as his/her agent.



Ian Marcus

Signature of Applicant(s)

06/25/2026

Date

Site Layer 4 Project Rezoning Application for Platte County, Wyoming

JUNE 2026

PREPARED FOR
Site Layer 4, LLC

PREPARED BY
SWCA Environmental Consultants

SITE LAYER 4 PROJECT REZONING APPLICATION FOR PLATTE COUNTY, WYOMING

Prepared for

Site Layer 4, LLC
126 E 56th Street, 7th Floor
New York, New York 10022

Prepared by

SWCA Environmental Consultants
295 Interlocken Boulevard, Suite 300
Broomfield, Colorado 80021
www.swca.com

SWCA Project No. DEN-0103393

June 2026

PURPOSE LETTER

June 26, 2026

Laura Bookout
County Planner
800 9th Street, PO Box 728
Wheatland, Wyoming 82201

RE: Site Layer 4 Project Rezoning Application

Dear Laura Bookout,

SWCA Environmental Consultants (SWCA), on behalf of Site Layer 4, LLC (the Applicant), is pleased to submit this rezoning application requesting the rezone of privately owned land to enable development of the Site Layer 4 Project on 5,344 acres located approximately 13 miles east of Interstate 25 through Wheatland in Platte County, Wyoming (Project or Site Layer 4). The Applicant requests to rezone the 5,344 acres of private land (Project area) from ranching, agricultural and mining zone district (RAM-zone) to industrial zone district (I-zone) to enable the highest and best use of land and a future Project application for a Special Use Permit (SUP). The rezone request is for the 5,344 acres only. Site Layer 4 is a proposed utility-scale co-located energy generation, storage, and data center campus supporting U.S. energy independence and America's modern computing action plan (U.S. Executive Office of the President [USEOP] 2025). This request is made in accordance with the Platte County Land Use Rules and Regulations approved by the Platte County Commissioners on January 21, 2025 (the Code).

Site Layer 4 would represent approximately \$26 billion of capital investment in Platte County and would include multiple hundreds of megawatts of energy generation and storage as well as supporting infrastructure such as energy grid interconnection, internal roads, and maintenance facilities. If approved, Site Layer 4 would be developed over multiple years, with infrastructure strategically scaled to meet market demands. The Project components are best aligned with uses allowed through an SUP and align best with the I-zone intent, permitted uses, and Code requirements.

Site Layer 4 would be designed in compliance with Wyoming Executive Order 2026-03 and all applicable local, state, and federal safety, environmental, and engineering standards to avoid physical hazards and protect the public health, safety, welfare, and economic strength of Platte County. Rezoning the proposed Project area would allow well-planned large-scale industrial development in an appropriate location, and protect private landowner rights to use property for business and economic purposes in a manner reasonably balanced with regulatory oversight. The Project would incorporate all necessary stormwater, drainage, and other environmental controls consistent with local, state, and federal requirements and prioritize environmental protection and effective mitigation of potential environmental impacts.

The Applicant recognizes Platte County's deep and rich agricultural history and tradition as well as the intent of the existing RAM-zone to preserve historical uses and open space areas. Transitioning the existing Project area from RAM-zone to I-zone would result in less than 0.5% change in acres dedicated to ranching and agriculture in Platte County. The Project area has been selected specifically because it enables development of a unified, co-located facility, limiting potential sprawl of infrastructure and associated regional impacts from sprawl. The Project area has access to critical grid interconnection and other necessary existing infrastructure, is separated from residential uses and public spaces, and is visually buffered (via topography) from the community of Wheatland.

Approval of this rezoning request from RAM-zone to I-zone would expedite the Applicant's ability to develop the Project, remain competitive in this dynamic market, and proceed with permitting. A streamlined development process would assist Platte County in capitalizing on the immediate need for private companies to invest in utility-scale energy generation and data center projects supporting technology essential to the modern internet computing and digital economy. The Project would provide substantial public benefits including a significant increase in funding supporting local services as well as both short-term and long-term job creation and economic diversification.

Site Layer 4 would also offer national benefits. The global demand for utility-scale energy generation, electrical grid buildout, and data center development is growing rapidly. Investment in this infrastructure contributes positively to national infrastructure, security, and economic growth. Nationally "data centers are critical to supporting America's economic growth by powering businesses and enabling continued leadership in innovation" (U.S. Department of Energy 2025). In July 2025, USEOP issued the *Winning the Race: America's AI Action Plan* and highlighted the importance of having the largest modern computing ecosystem in order to set the global standards and reap broad economic and military benefits (USEOP 2025). The following three pillars of the plan were designed to enable the need for building and maintaining vast AI infrastructure and the energy to power it:

- Accelerate Innovation – cut red tape and expand open-source and workforce training
- Build Infrastructure – fast-track permitting, expand land access, and strengthen cybersecurity
- Lead Globally – support allies and counter China

The location of Site Layer 4 is ideal for well-planned, utility-scale industrial development, and rezoning the Project area to I-zone aligns with the economic, land use, and environmental goals of the Platte County Development Plan (Platte County 2008). Approval of this request would support private landowner rights and future local revenue through a negligible change in Platte County RAM-zone acres.

The Applicant requests that, if the industrial zoning is approved, the approval would include a sunset provision whereby the Project area shall revert to its prior RAM zoning classification if construction of the Site Layer 4 has not commenced within 5 years of the rezoning approval date, or upon permanent decommissioning.

Thank you for your consideration, and the Applicant looks forward to working collaboratively with Platte County regarding Site Layer 4.

Sincerely,



Ian Marcus
Site Layer 4, LLC
126 E 56th Street, 7th Floor
New York, New York 10022

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ABBREVIATIONS

Applicant	Site Layer 4, LLC
ARI	Aquatic resources inventory
BGEPA	Bald and Golden Eagle Protection Act
BOCC	Platte County Board of County Commissioners
Code	Platte County Land Use Rules and Regulations approved by the Platte County Commissioners on January 21, 2025
CR	County Road
ESA	U.S. Endangered Species Act
FEMA	Federal Emergency Management Agency
GLO	General Land Office
HUC12	12-digit hydrologic unit code
I-zone	industrial zone district
MBTA	U.S. Migratory Bird Treaty Act
NHDPlus HR	National Hydrography Dataset Plus High Resolution
NLCD	National Land Cover Database
NPS	National Park Service
NRCS	Natural Resources Conservation Service
NRHP	National Register of Historic Places
NWI	National Wetland Inventory
Planning Commission	Platte County Planning and Zoning Commission
Project	Site Layer 4 Project
RAM-zone	ranching, agricultural and mining zone district
SGCN	Wyoming Species of Greatest Conservation Need
Site Layer 4	Site Layer 4 Project
SUP	Special Use Permit
TIS	traffic impact study
USEOP	U.S. Executive Office of the President
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
WGFD	Wyoming Game and Fish Department
WYNDD	Wyoming Natural Diversity Database

CHAPTER 1. INTRODUCTION

1.1 APPLICATION SUMMARY

Site Layer 4, LLC (the Applicant), is pleased to file this application for rezoning in compliance with the Land Use Rules and Regulations of Platte County, Wyoming. The Applicant is requesting the rezoning of the proposed Site Layer 4 Project (Project or Site Layer 4) on approximately 5,344 acres of privately owned land 13 miles east of Interstate 25 through Wheatland in Platte County, Wyoming (Project area) (Figure 1). Site Layer 4 is a utility-scale energy generation, storage, and data center project.

The Applicant is filing this application in accordance with the Platte County Land Use Rules and Regulations as approved on January 21, 2025 (the Code).

1.2 DESCRIPTION OF REZONE PURPOSE AND NEED

The Applicant is seeking a rezone from the current ranching, agricultural and mining zone district (RAM-zone) to industrial zone district (I-zone) (Figure 2). The purpose of the rezone request is to enable a well-planned, large-scale industrial campus within the proposed Project area. The need for the rezone is to enable Site Layer 4 use of private property for business and economic purposes to meet current and growing regional and global demand for utility-scale energy generation, storage, and data center infrastructure that is critical to the modern internet and digital economy.

Approval of the rezone request would enable streamlined Project development and permitting that is competitive with current market demand. If approved, the Project would be developed in accordance with applicable Platte County Code and Wyoming Industrial Siting Division requirements.

The rezone request is for the Project area only and would result in negligible change in local and regional land available for RAM-zone activities (Figure 3). Existing Platte County zone districts and approximate acreages are provided in Table 1.

Table 1. Platte County Existing Zone Districts Land Area

Zone	Area (acres)	Percent of Platte County
RAM	1,004,915	75%
Residential	30,027	2%
Commercial	1,997	<1%
Industrial	158	<0.05%
BLM/State/Other/Unknown/Exempt	299,903	22%
Total	1,337,000	100%

Sources: Platte County geographic information system data; Platte County (2025)

1.3 WHEATLAND IRRIGATION DISTRICT

The Project area is not within the Wheatland Irrigation District (Figure 4).

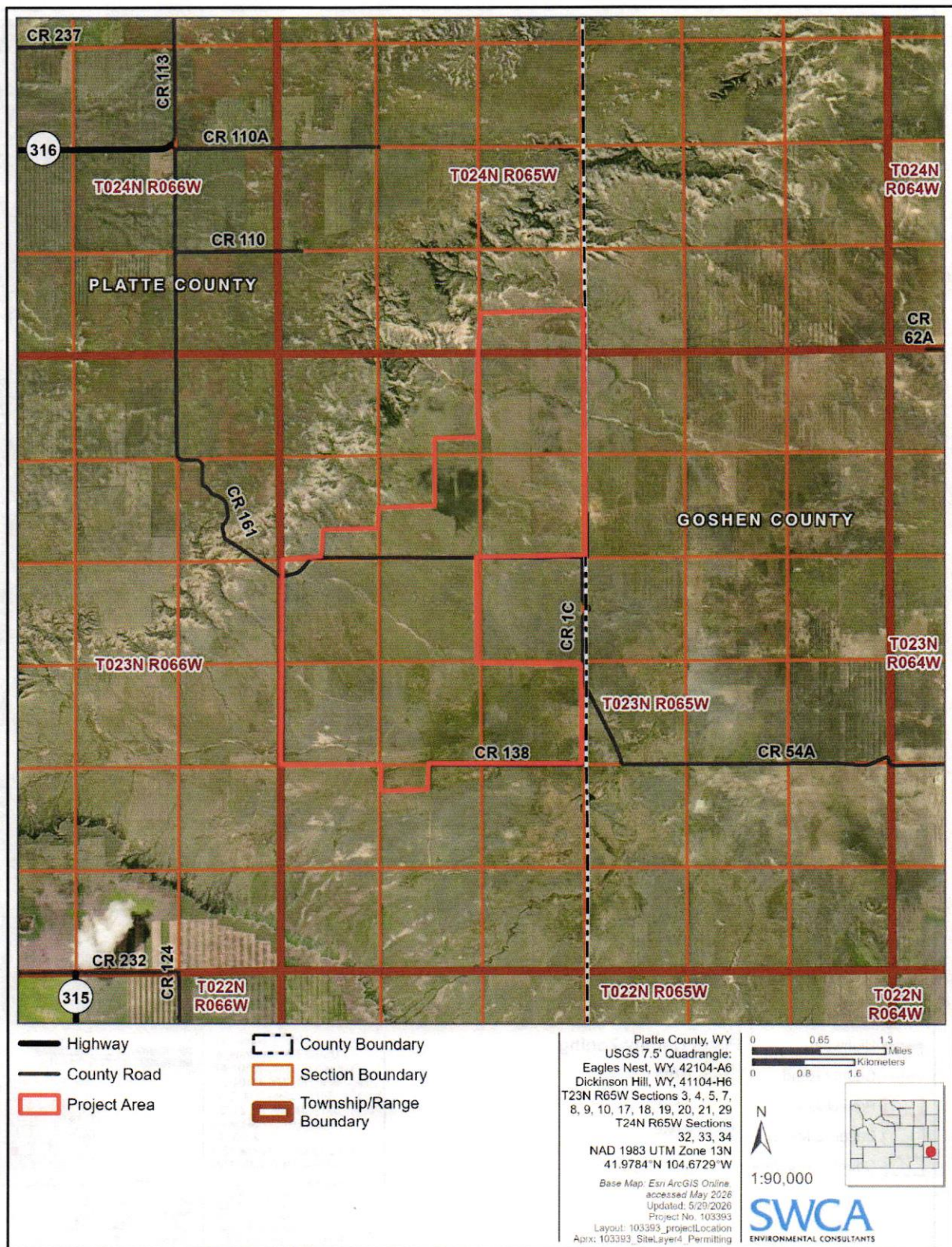


Figure 1. Project location and public road access.

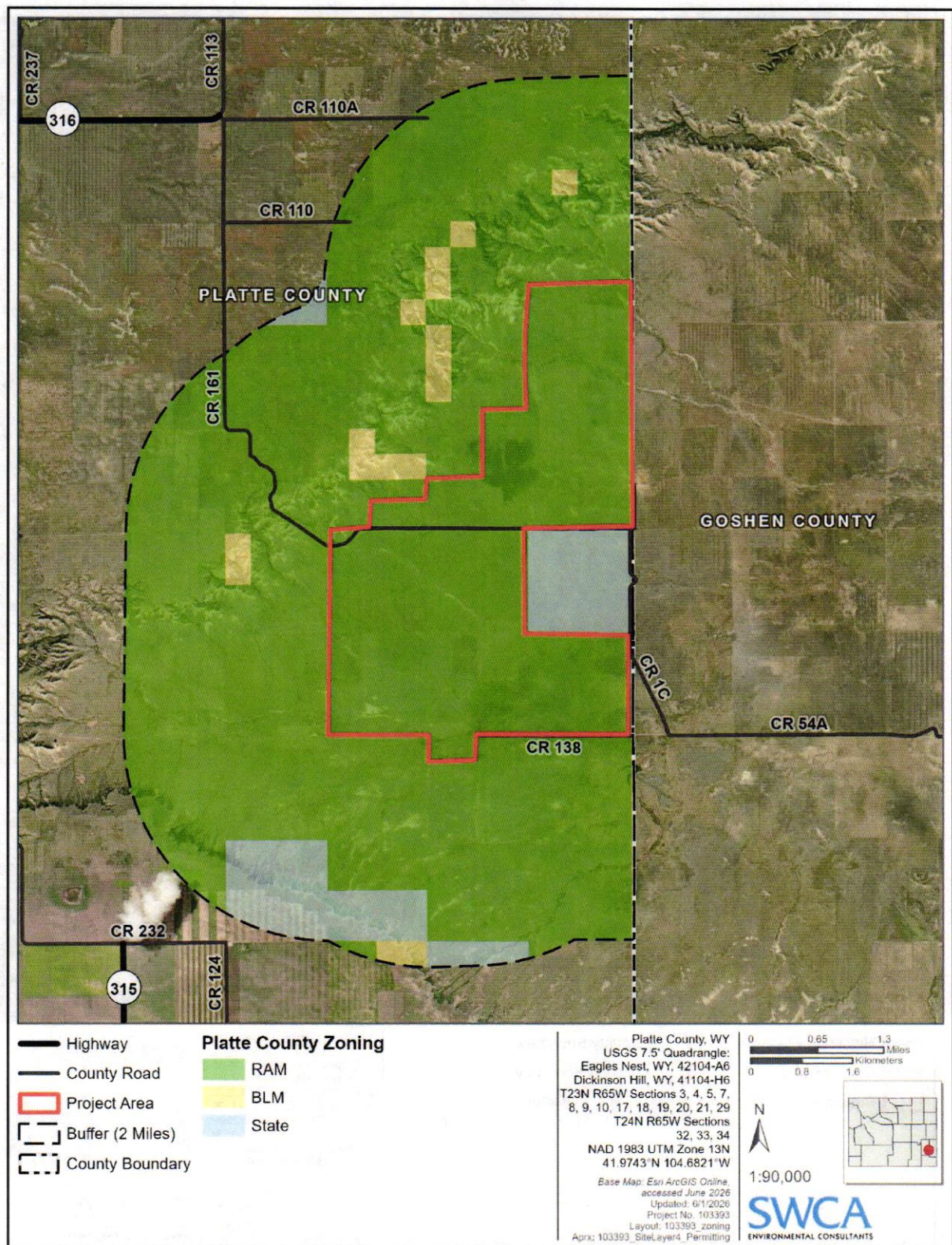


Figure 2. Project area and existing Platte County zoning within 2 miles.

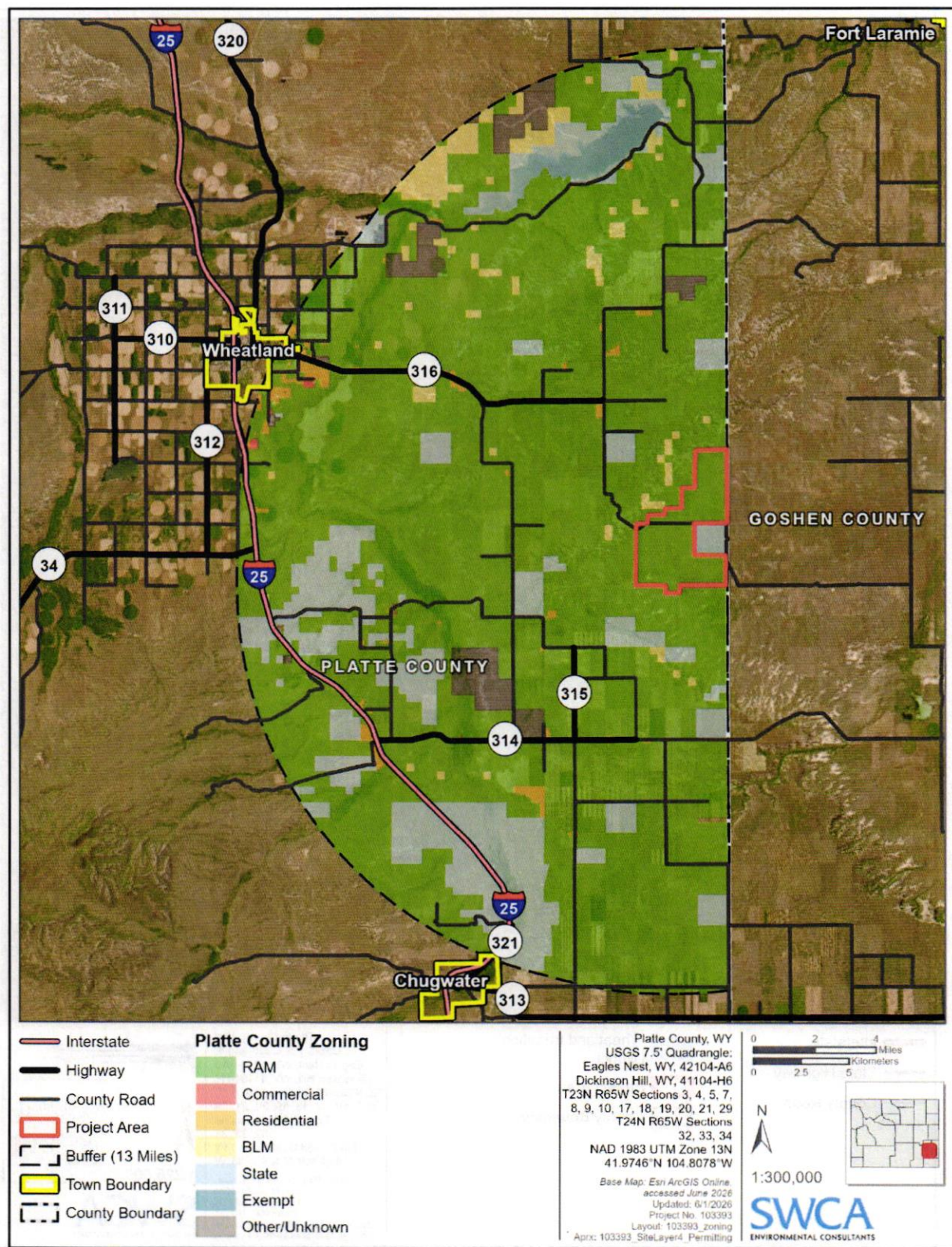


Figure 3. Project area and existing Platte County zoning within 13 miles.

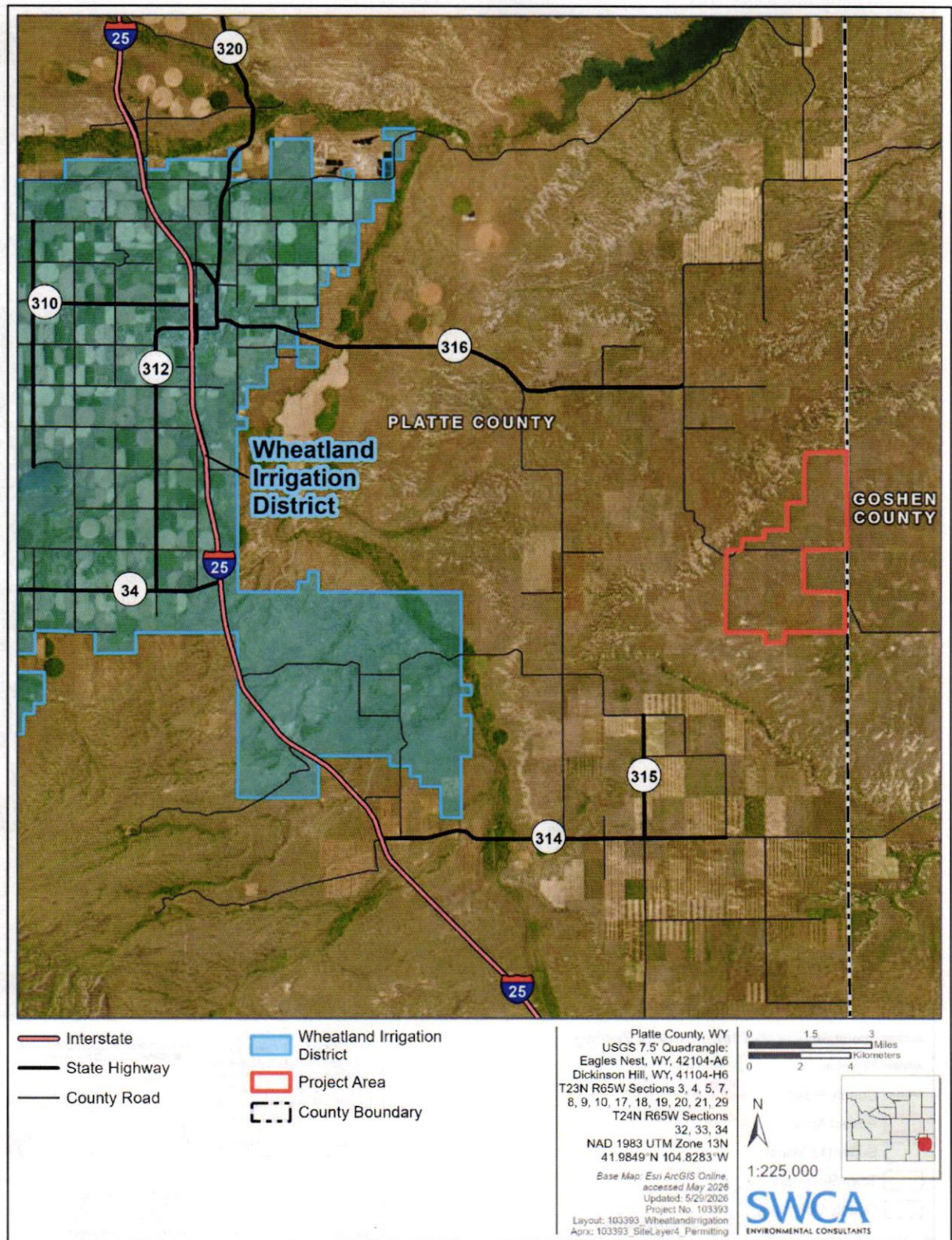


Figure 4. Project area proximity to Wheatland Irrigation District.

1.4 CONFORMANCE WITH PLATTE COUNTY LAND USE AND ZONING

1.4.1 Minimum Siting Requirements

The proposed Project would be planned and developed to comply with Code Chapter 7 specifying minimum requirements for development of Class IV (I-zone) land in Platte County. The Project components are similar to (and in some cases less impactful than) other currently allowed uses through Special Use Permits (SUPs) within the I-zone. The Project would not emit significant dust, smoke, odor, or noise beyond property lines (Code 7.05.030.J) and would be planned to comply with all applicable Wyoming Department of Environmental Quality regulations (Table 2).

Table 2. Project Consistency with the Platte County Development Plan

County Plan Goals and Policies	Project Consistency
Growth Management and Land Use Overall Goal: "To provide for a complete range of land uses in Platte County: traditional ranching, agriculture, recreational uses, low-density residential developments within the rural areas, compact urban density residential, commercial, industrial, and parks and open space in the urban areas."	Site Layer 4 would provide co-located utility-scale energy generation and data center uses on one site within an industrial campus.
Economic Development Overall Goal: "Expand the economic and tax bases of the county through enhancement of agricultural and wind energy development opportunities, while working toward diversification of the economy through new, clean, profitable, basic industries and tourism."	The Project represents a new potential opportunity for development that would increase revenue and economic diversity within Platte County.
Economic Development Policy 3: "Encourage diversification of the local economy through a concerted effort to attract firms that would bring a positive economic impact to the county and not require subsidies from local governments to relocate."	The Project does not require subsidies or other support from Platte County and would provide an estimated 250 to 300 new permanent, full-time positions upon completion.
Economic Development Policy 4: "Platte County shall review its county development process with economic development efforts, ensure that capital improvement planning, land use decisions and other community development decisions are based on providing suitable, well planned, cost efficient sites for expansion of existing industry and recruitment of new industry."	The rezone would enable the Project's development, resulting in the recruitment of a new industry and \$26 billion capital investment in Platte County and supporting prevention of a no growth scenario for the economy and population.
Economic Development Goal: "Support the management of renewable and non-renewable natural resources to provide for economic well-being, the custom and culture of the county, and be open to new land use patterns that allow new economic uses to grow and support the economy."	The Project would provide the opportunity to diversify economic uses within Platte County and directly support both short-term and long-term growth of the local and regional economy.

Source: Platte County (2008)

1.4.1.1 Similar Allowable Uses in Class IV Districts

The proposed Project would present impacts similar to or potentially lower than the scope and impact of allowed uses by right within Class IV (I-zone) land including manufacturing, concrete batch plants, and assembly plants (Code 07.05.020). The proposed Project would present impacts similar to or lower than the scope and impact of allowed uses through an SUP within I-zone land including commercial slaughterhouses, crushing plants, rendering facilities, cement manufacture, and commercial junkyards (Code 07.05.020).

1.4.1.2 Setbacks

The Project would be planned and developed to adhere to the setbacks listed in Code 7.05.040 and listed in Table 3. This application constitutes the report addressing minimum setbacks under the industrial classification (Code 3.05.020.B.g).

Table 3. Platte County Setbacks

Setback	Distance (feet)
Setback from all public rights-of-way, Class IV zoning	100
Setback from residentially zoned lots and existing residences or occupied structures	300
Setback from all other property lines	100
Building setback from public roadway easements or rights-of-way	30
Building setback from adjacent property lines	10

Source: Platte County (2025)

1.5 VARIANCE

This application does not anticipate the need to request a variance under Code 3.050.030.

1.6 PROOF OF OWNERSHIP

The authorized signatory, Gregory J. Goertz, for the participating landowner entity, Lazy V Six, Inc., has signed the rezone request application form and provided a copy of Lazy V Six, Inc., articles of incorporation. The proof of legal surface interest via vesting deed is provided in Exhibit A. If applicable and upon request, additional documentation would be provided prior to the Platte County Planning and Zoning Commission (Planning Commission) and Platte County Board of County Commissioners (BOCC) public hearings. Site Layer 4 would meet all Code 3.05.020.B.h requirements. The information in this section and Exhibit A constitutes the proof of ownership requirement in the rezone application form and the Ownership and Encumbrance Report described in Code 3.05.020.B.h.

CHAPTER 2. CONCEPT PLAN

A map of the Site Layer 4 proposed rezoning and concept plan for the industrial campus is provided in Figures 5 and 6. The Project is in very early-stage development and a detailed site plan, including setbacks and additional design information, would be provided with an SUP application. Adequate temporary (during construction) and permanent (operations and maintenance) parking would be planned and provided for all employees and authorized personnel including Platte County emergency services. A formal traffic impact study (TIS) and parking plan would be provided with a future SUP application with a detailed site plan meeting Code requirements.

2.1 PROJECT LEGAL DESCRIPTION

The Project area is within Platte County, Wyoming, within the legal location provided in Table 4. The Project area covers portions of Parcels 23650410000300 and 24653210001500 (see Figure 5).

Table 4. Project Public Land Survey System Location

Township	Range	Section
23 North	65 West	4; SE1/4 5; SE1/4 7; S1/2, NE1/4 8; 9; 17; 18; 19; 20; 21; N1/2 NW1/4 29
24 North	65 West	S1/2 33

Formal metes and bounds of the Project area would be provided with the SUP application or prior to the Planning Commission public hearing upon request from Platte County.

2.2 ADJOINING LANDOWNERS WITHIN 1 MILE

There are adjacent landowners within 1 mile of the rezone request. This rezone request was prepared for compliance with Code 3.05.020 and a map of adjacent landownership within 1 mile of the Project area is provided in Figure 7. Adjacent landowners within 1 mile of the Project area are listed in Table 5.

Table 5. Project Area Adjacent Landowners Within 1 mile

Landowner	Parcel(s)
AM CATTLE COMPANY LLC	23652810000700, 23653210000800, 23662530001500
BAKER MARY A	24652920001400
BARD RANCH COMPANY	23653010000600, 23660220000800, 23661230000800
BUREAU OF LAND MANAGEMENT	24652830000100, 24653220000100, 23650520000100, 23650720000100, 23661310000100
GAMBLIN GEORGE	24652810001900, 24652840001500, 24653210001900, 24653220002300
GRAY FAMILY B TRUST 10/8/1991 GRAY PAUL T TTE	24653130001300
GRAY FAMILY B TRUST U/D/T 10/8/1991 GRAY SUSAN 25% GRAY JEAN 25% SHANNON JOANNE 25% GRAY PATRICK 25% TTES	24653210001300
JOHNSON LIVING TRUST JACK E 03/28/2005 JOHNSON JACK E TTE	23660120000400, 23661220001800
State of Wyoming	23651620000200

Source: Platte County Assessor (2026)

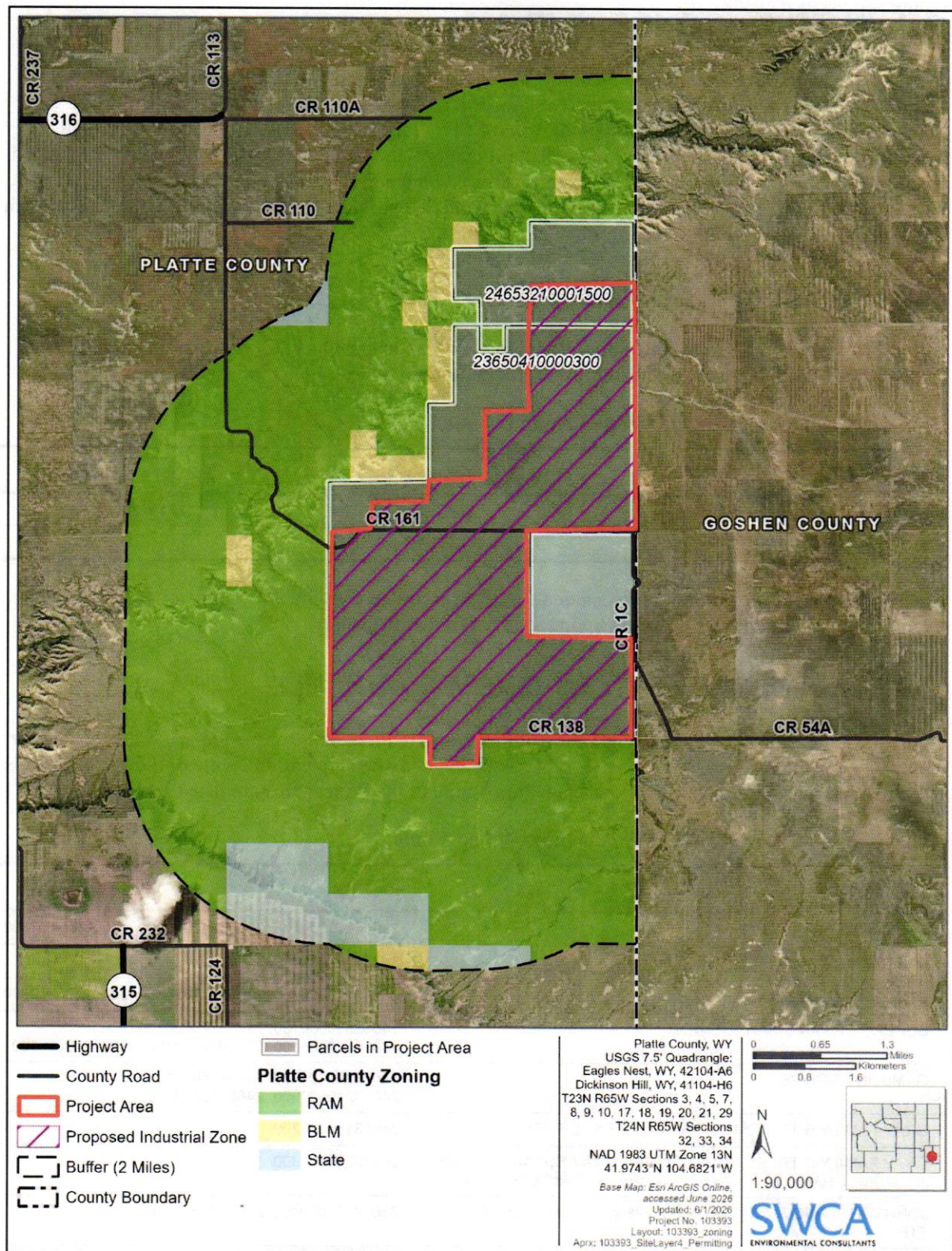


Figure 5. Project area proposed industrial zoning.

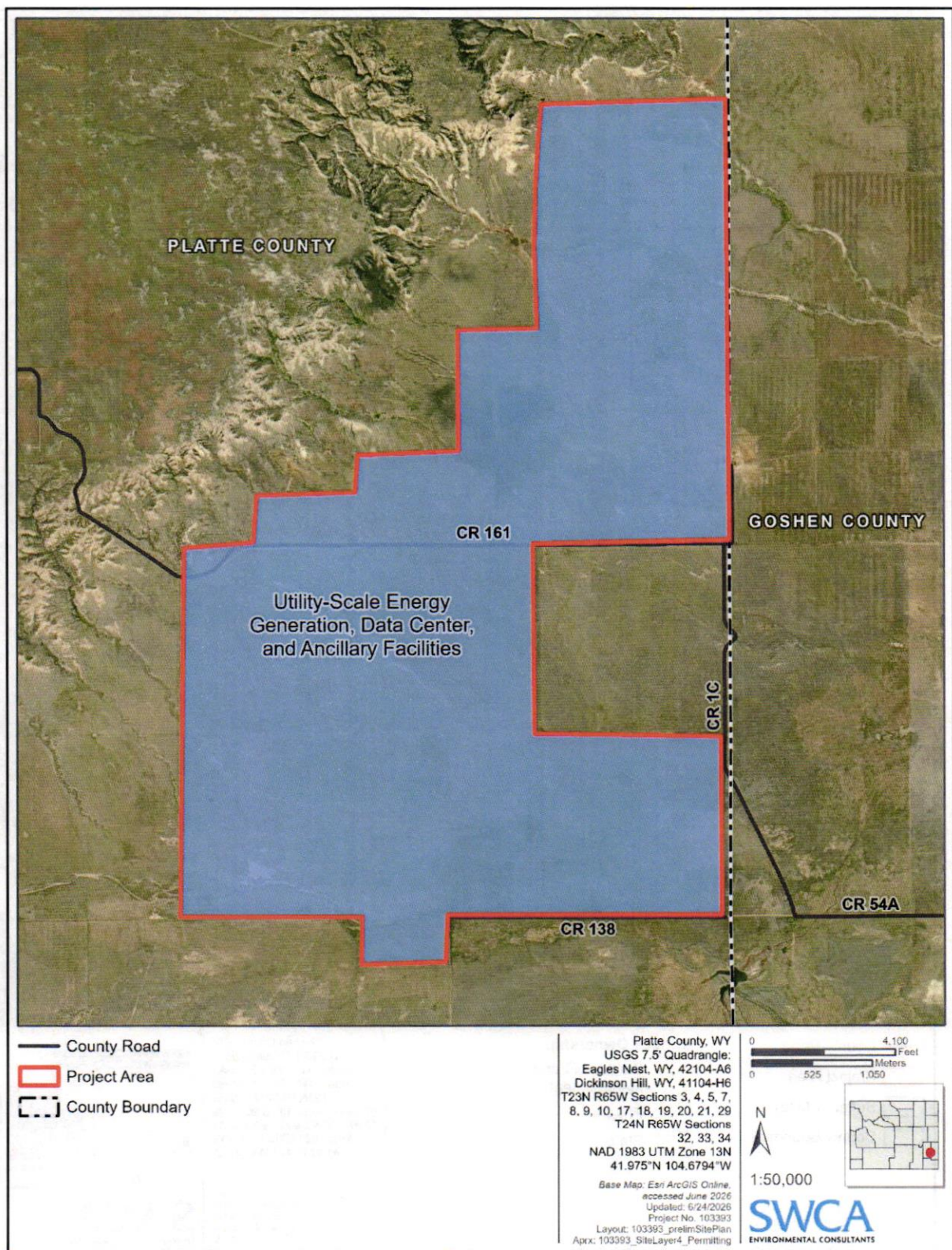


Figure 6. Project area concept plan.

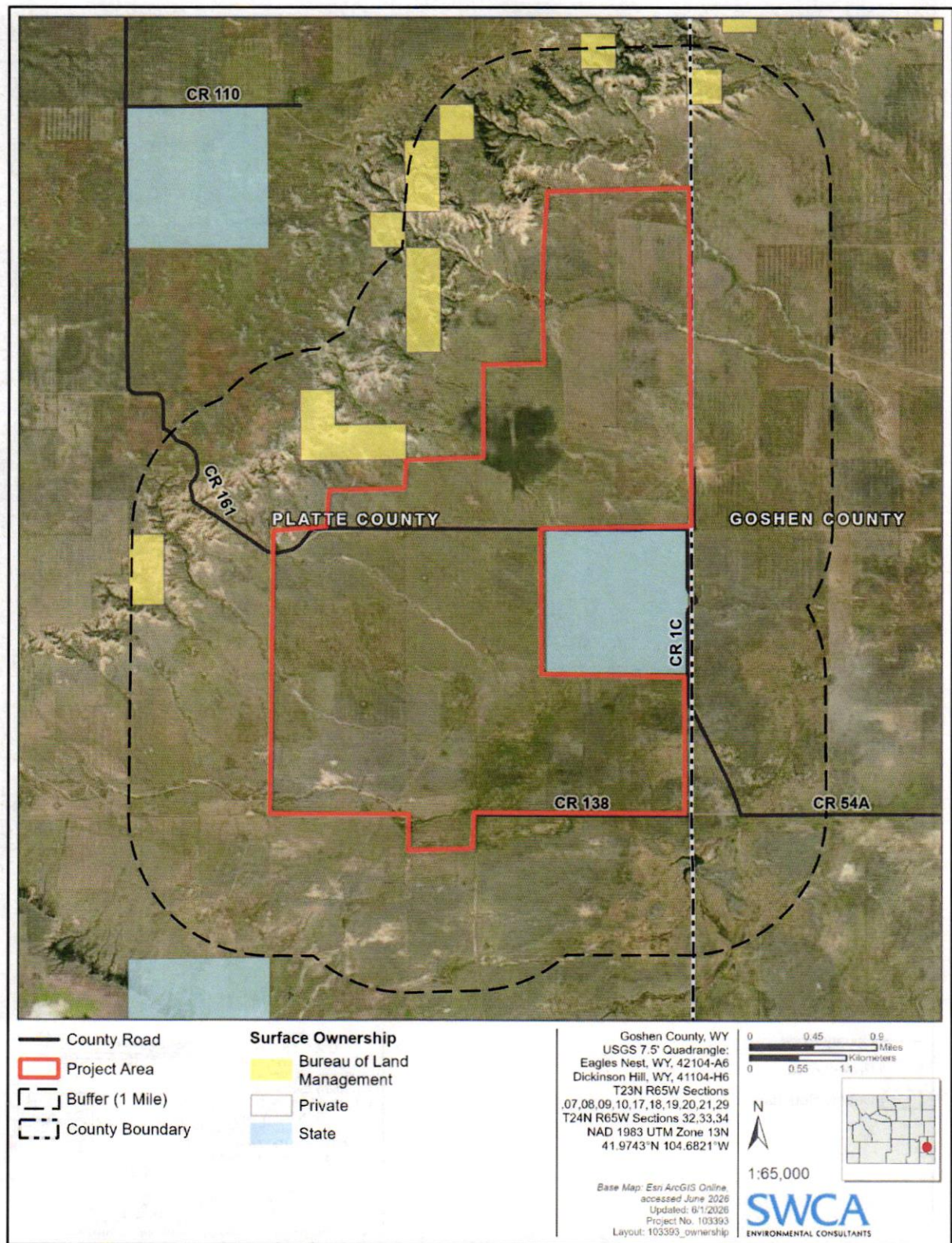


Figure 7. Project area and adjacent land ownership within 1 mile.

2.3 ACCESS TO PUBLIC STREETS, ROADS, AND HIGHWAYS

County Road (CR) 128 via Dickerson Road (CR 54A) intersects the eastern side of the Project area and provides road access. Multiple access locations to the Project area currently exist along the entrance roads. A formal TIS would be prepared to inform a comprehensive public access road plan, detailed site plan, and parking plan, and would be submitted with a future SUP.

2.4 SITE CHARACTERIZATION

Site Layer 4 is on privately owned land in Platte County, Wyoming, and composed primarily of dryland agricultural and grazing land with one farmstead in the east-central portion of the Project area. Developed features include unpaved roads, two pipeline corridors, and two electrical transmission lines. Historical aerial imagery shows that the Project area has been used primarily as agricultural land since at least 1947 (NETROnline 2026). Surrounding land use is also primarily agricultural.

The information in this section is provided to demonstrate the Applicant's intention and ability to incorporate into the Project all necessary stormwater, drainage, and other environmental controls consistent with local, state, and federal requirements and prioritize environmental protection and effective mitigation of potential environmental impacts. The information in this section provides environmental due diligence information informing a well-planned industrial campus and information the Applicant considers important (Code 3.05.020.B.i).

2.4.1 Topography and Climate

Site Layer 4 is shown on the U.S. Geological Survey (USGS) Dickinson Hill, Wyoming, 7.5-minute series map (USGS 2021) (Figure 8). Topography within the Project area ranges from approximately 4,800 to 4,455 feet above mean sea level (Esri 2026) (see Figure 8). Higher elevations are found within the northwestern portion of the Project area with lower elevations within the southeastern portion.

Semi-arid conditions define the Project area and region. The growing season for Platte County, Wyoming, has 50% probability of occurring between May 7 and October 10 based on the Wheatland, 4N, WY, WETS weather station (AgACIS 2026). Estimated starting and ending dates for the growing season are based on 28-degree Fahrenheit air temperature thresholds at a frequency of 5 years in 10 (U.S. Army Corps of Engineers 1987). The wet season for the Project area is generally from November through May via snow and/or localized thunderstorms. Total precipitation ranges from 10 to 15 inches annually.

2.4.2 Hydrologic Conditions

The Project area is within the Dawson Reservoir Number 1 (12-digit hydrologic unit code [HUC12] 101800090403) and Dickinson Hill (HUC12 101800090402) subwatersheds (USGS 2026a) (Figure 9). Federal Emergency Management Agency (FEMA) data show that approximately 2.35 acres of the Project area are mapped as Zone A, which is an area with a 1% annual chance of flooding (FEMA 2026). According to publicly available data, 22 National Wetlands Inventory (NWI)-mapped wetlands (U.S. Fish and Wildlife Service [USFWS] 2025a), two National Hydrography Dataset Plus High Resolution (NHDPlus HR)-mapped water bodies, and 11 NHDPlus HR-mapped flowlines (USGS 2026b) are within the Project area (see Figure 9). No named features are within the Project area. Two unnamed NHDPlus HR-mapped flowlines, which overlap with NWI-mapped riverine wetlands, extend beyond the Project area and eventually intersect outside of the Project area; however, the mapped features do not connect to any downstream waters. None of the other NHDPlus HR-mapped and NWI-mapped features connect to downstream mapped waters and all of them either end within or just east of the Project area (USGS 2026b). Aquatic and wetland features account for less than 1% of the total Project area.

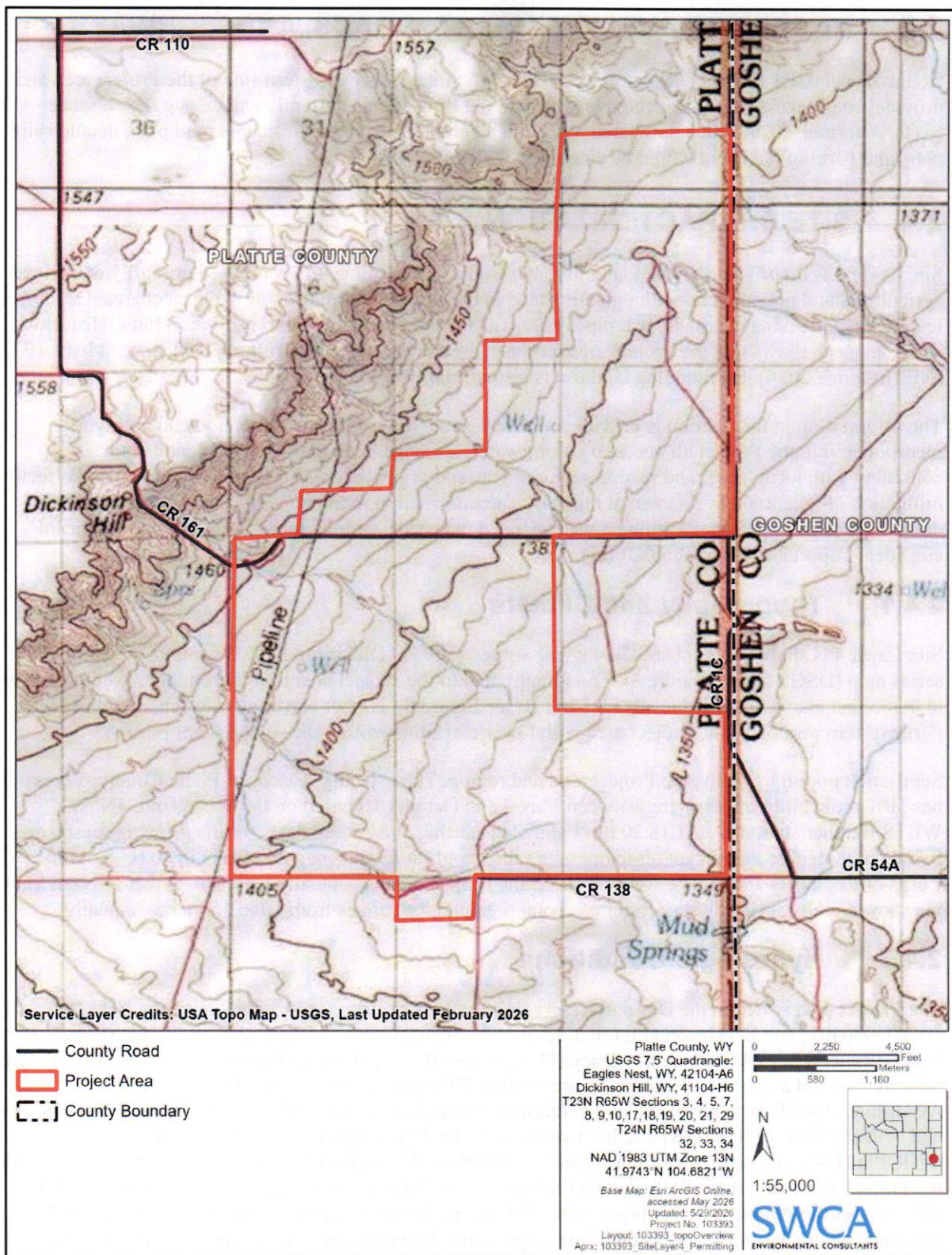


Figure 8. Project area shown on USGS quadrangle map.

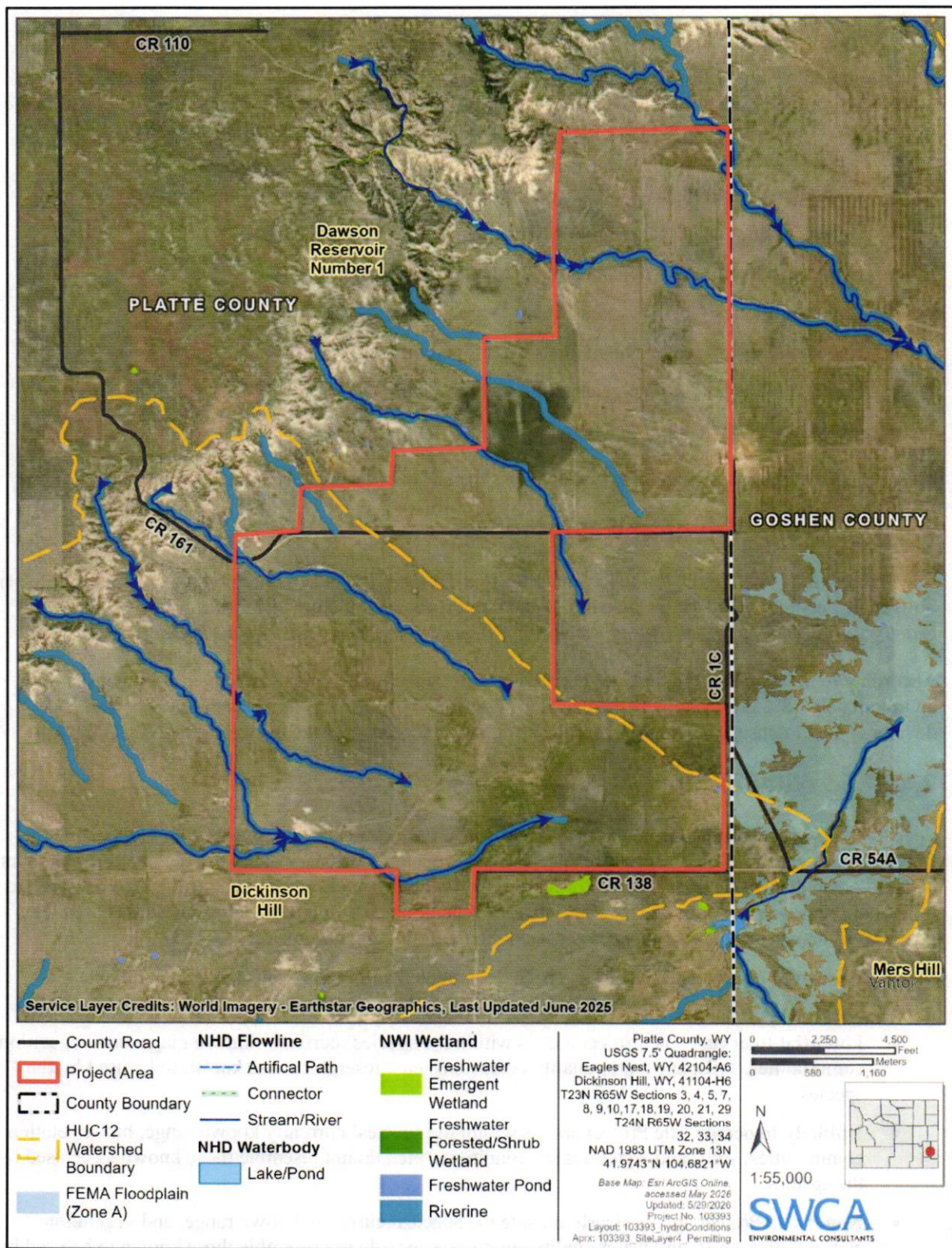


Figure 9. Project area hydrologic conditions.

2.4.3 Soils

According to the Natural Resources Conservation Service (NRCS) publicly available data, 32 soil map units are within the Project area (NRCS 2026a, 2026b) (Figure 10). None of the soil map units within the Project area are classified as hydric. Project area soil map units that are classified as partially hydric consist of the following:

- Clarkelen-Quarterback very fine sandy loams, 0 to 3 percent slopes (Map Symbol: 133)
- Bordeaux fine sandy loam, 3 to 6 percent slopes (Map Symbol: BrB)
- Epping silt loam, 0 to 6 percent slopes (Map Symbol: EpB)
- Epping silt loam, 6 to 10 percent slopes (Map Symbol: EpC)
- Keota silt loam, 0 to 3 percent slopes (Map Symbol: KoA)
- Mitchell silt loam, 0 to 3 percent slopes (Map Symbol: MtA)
- Otero fine sandy loam, 0 to 3 percent slopes (Map Symbol: OtA)

These partially hydric soil map units make up less than 27% of the Project area.

2.4.4 Land Cover and Vegetation

The Project area is within the Platte River Valley and Terraces Level IV ecoregion (Chapman et al. 2004). Soils in this ecoregion are sandy and silty, and common vegetation consists of blue grama (*Bouteloua gracilis*), western wheatgrass (*Pascopyrum smithii*), and prairie Junegrass (*Koeleria macrantha*).

According to the National Land Cover Database (NLCD) the Project area land cover types consist of approximately 98% grassland/herbaceous, 1.5% developed open space, and less than 1% barren, developed low intensity, hay pasture, shrub/scrub, and emergent herbaceous wetlands (NLCD 2026).

2.4.5 Wildlife

Special-status species and their potential to occur in the Project area are summarized in Table 6 and the following subsections. The potential for special-status species occurrence and presence of suitable habitat is based on an evaluation of existing information, including distribution data and qualitative comparisons of habitat requirements for each species relative to vegetation communities and landscape features. The potential for occurrence is summarized according to the following categories:

- **Known to occur:** The species has been documented within the Project area by a reliable observer.
- **Potential to occur:** The Project area is within the species' currently known range, and vegetation communities, soils, and water quality conditions, etc., resemble those known to be used by the species.
- **Unlikely to occur:** The Project area is within the species' currently known range, but vegetation communities, soils, and water quality conditions, etc., do not resemble those known to be used by the species.
- **None:** The Project area is clearly outside the species' currently known range, and vegetation communities, soils, and water quality conditions, etc., do not resemble those known to be used by the species.

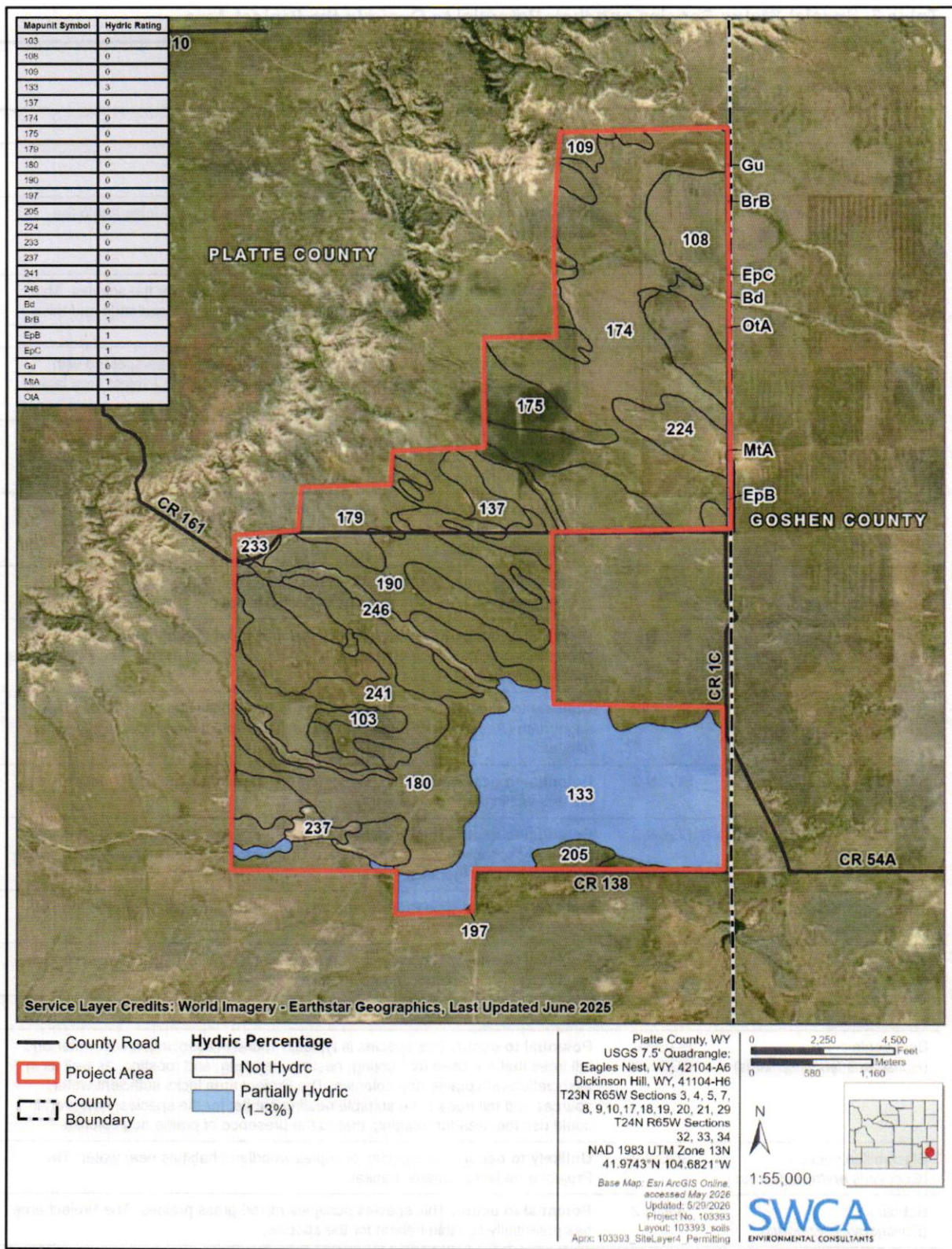


Figure 10. NRCS soil map units within the Project area.

Table 6. Special-Status Species and their Potential to Occur in the Project Area

Common Name (scientific name)	Status*	Potential to Occur in Project Area†
Mammals		
Black-footed ferret (<i>Mustela nigripes</i>)	SGCN-1, NEP	None. The Project area is outside the known species' range.
Black-tailed prairie dog (<i>Cynomys ludovicianus</i>)	SGCN-2	Known to occur. Multiple active and inactive prairie dog colonies are in the Project area.
Eastern spotted skunk (<i>Spilogale putorius</i>)	SGCN-2	Unlikely to occur. The Project area lacks suitable habitat for the species. This species prefers bushy, dense vegetation cover with rocky woodlands and thick understory.
Fringed myotis (<i>Myotis thysanodes</i>)	SGCN-2	Unlikely to occur. The species occupies habitats that are interspersed with ponderosa pine (<i>Pinus ponderosa</i>) or other tree species; the Project area lacks suitable habitat.
Little brown myotis (<i>Myotis lucifugus</i>)	SGCN-2	Potential to occur. The species is typically associated with woodlands but is considered a generalist. It has the potential to occupy existing ranch buildings or structures in the Project area.
Northern long-eared myotis (<i>Myotis septentrionalis</i>)	SGCN-2	Unlikely to occur. The Project area is on the very edge of the species' eastern range. The study area lacks suitable woodland habitat, which is the preferred habitat for this species.
Pallid bat (<i>Antrozous pallidus</i>)	SGCN-2	Potential to occur. The Project area has limited suitable habitat; potential roosting sites such as rock outcrops or buildings are present in the Project area.
Plains harvest mouse (<i>Reithrodontomys montanus</i>)	SGCN-2	Potential to occur. This species occupies grassland environments and shortgrass prairies interspersed with sagebrush (<i>Artemisia</i> spp.). The Project area has suitable habitat.
Sagebrush vole (<i>Lemmyscus curtatus</i>)	SGCN-2	Unlikely to occur. This species occupies habitat consisting of significant big sagebrush (<i>Artemisia tridentata</i>) coverage. The Project area lacks highly suitable habitat.
Sandhills pocket gopher (<i>Geomys lutescens</i>)	SGCN-2	Potential to occur. Preferred habitat for this species is sandy soils, which are present within the Project area.
Swift fox (<i>Vulpes velox</i>)	SGCN-2	Potential to occur. The Project area is within the species' range and contains potentially suitable habitat. Preferred habitat for this species includes open prairie with sagebrush vegetation and prairie dog burrows present.
Townsend's big-eared bat (<i>Corynorhinus townsendii</i>)	FE, SGCN-2	Unlikely to occur. The Project area has limited roosting habitat, in the form of caves, that is required by the species.
Western small-footed myotis (<i>Myotis ciliolabrum</i>)	SGCN-2	Potential to occur. The Project area has suitable habitat in the northern portions where cliff bands and rocky outcrops are present.
Birds		
Bald eagle (<i>Haliaeetus leucocephalus</i>)	BGEPA, SGCN-2	Potential to occur. This species is typically found in association with water and tall trees that are used for hunting, nesting, perching, and roosting, as well as in association with prairie dog colonies. The Project area lacks sufficient water sources and tall trees to be suitable nesting habitat for the species; however, it could use the area for foraging, due to the presence of prairie dog colonies
Black-billed cuckoo (<i>Coccyzus erythrophthalmus</i>)	SGCN-2	Unlikely to occur. This species occupies woodland habitats near water. The Project area lacks suitable habitat.
Bobolink (<i>Dolichonyx oryzivorus</i>)	SGCN-2	Potential to occur. This species occupies mixed grass prairies. The Project area has potentially suitable habitat for the species.
Brewer's sparrow (<i>Spizella breweri</i>)	SGCN-2	Potential to occur. The species is sagebrush obligate. The Project area has limited suitable habitat for the species.

Common Name (scientific name)	Status*	Potential to Occur in Project Area†
Burrowing owl (<i>Athene cunicularia</i>)	SGCN-1	Potential to occur. This species occurs in open areas with short grass and no trees. It nests in underground burrows created by prairie dogs (<i>Cynomys</i> spp.) and other species. The Project area has suitable habitat.
Chestnut-collared longspur (<i>Calcarius ornatus</i>)	SGCN-2	Potential to occur. This species prefers disturbed grasslands such as grazed or burned prairie. The Project area has suitable habitat for the species.
Common loon (<i>Gavia immer</i>)	SGCN-2	Unlikely to occur. The Project area lacks suitable habitat of freshwater lakes and ponds.
Dickcissel (<i>Spiza americana</i>)	SGCN-2	Potential to occur. The species is grassland obligate, and the Project area has suitable habitat.
Ferruginous hawk (<i>Buteo regalis</i>)	SGCN-2	Potential to occur. This species breeds in habitats that include features such as cliffs, rock outcrops, and trees. This species has the potential to occur within the Project area given the potential prey base (i.e., prairie dogs).
Golden eagle (<i>Aquila chrysaetos</i>)	BGEPA, SGCN-2	Known to occur. This species has been observed in the Project vicinity and occurs in prairie, sagebrush, and barren areas in areas with sufficient prey base. The Project area contains a potential prey base (i.e., prairie dogs) for foraging.
Grasshopper sparrow (<i>Ammodramus savannarum</i>)	SGCN-2	Potential to occur. This species uses open grassland habitats. The Project area has suitable habitat present.
Greater sage-grouse (<i>Centrocercus urophasianus</i>)	SGCN-2	Potential to occur. This species' range includes Platte and Goshen Counties, but no known populations are present within the Project area or vicinity.
Loggerhead shrike (<i>Lanius ludovicianus</i>)	SGCN-2	Potential to occur. The Project area has suitable habitat for the species, with open grassland being present and shrubs being interspersed throughout landscape.
Long-billed curlew (<i>Numenius americanus</i>)	SGCN-2	Potential to occur. This species is a grassland species that prefers to inhabit upland open grasslands and mixed grass prairies. Suitable habitat is present within the Project area.
Mountain plover (<i>Anarhynchus montanus</i>)	SGCN-1	Potential to occur. This species prefers to nest in shortgrass prairies that are grazed by cattle, and host prairie dogs. The Project area has potentially suitable habitat.
Northern goshawk (<i>Accipiter gentilis</i>)	SGCN-2	Unlikely to occur. This species occupies ponderosa pine forests and is considered a forest specialist. The Project area lacks suitable habitat for the species.
Peregrine falcon (<i>Falco peregrinus</i>)	SGCN-2	Potential to occur. The Project area has potentially suitable habitat, with cliff bands in the northern portion.
Piping plover (<i>Charadrius melodus</i>)	FT	Unlikely to occur. The Project area lacks suitable habitat and does not overlap with mapped critical habitat of the species.
Sage thrasher (<i>Oreoscoptes montanus</i>)	SGCN-2	Potential to occur. The Project area has limited suitable breeding habitat. This species is sagebrush obligate. The Project area lacks large sagebrush, but this species may occur as a migrant.
Sagebrush sparrow (<i>Artemisiospiza nevadensis</i>)	SGCN-2	Unlikely to occur. This species is sagebrush obligate and prefers a landscape dominated by big sagebrush. The Project area has limited suitable habitat.
Short-eared owl (<i>Asio flammeus</i>)	SGCN-2	Potential to occur. The Project area has suitable habitat for the species, including prairie grassland and open rangeland.
Swainsons hawk (<i>Buteo swainsoni</i>)	SGCN-2	Potential to occur. The Project area has preferred prairie habitat for the species.
Thick-billed longspur (<i>Rhynchophanes mccownii</i>)	SGCN-2	Potential to occur. The Project area has suitable habitat in the form of grazed rangeland, which is the species' preferred habitat.
Upland sandpiper (<i>Bartramia longicauda</i>)	SGCN-2	Potential to occur. The species occupies grassland habitats and mixed grass prairies. The Project area has some suitable habitat.

Common Name (scientific name)	Status*	Potential to Occur in Project Area†
Whooping crane (<i>Grus americana</i>)	FE	Unlikely to occur. The Project area lacks suitable habitat for the species and is outside the species' migratory pathway (USFWS 2025b).
Woodhouse's scrub-jay (<i>Aphelocoma woodhouseii</i>)	SGCN-2	Unlikely to occur. This species occupies woodland habitat with juniper species (<i>Juniperus</i> spp.) present; the Project area lacks suitable habitat.
Insects		
Monarch butterfly (<i>Danaus plexippus</i>)	PT	Potential to occur. This species has a broad migratory corridor and is dependent on milkweed (<i>Asclepias</i> spp.) as a host plant for laying eggs (USFWS 2025c). Flowering plants in the Project area may provide foraging opportunities for the species.
Suckley's cuckoo bumble bee (<i>Bombus suckleyi</i>)	PE	None. The Project area does not occur within the current known range of the species. No suitable habitat is present.
Western regal fritillary (<i>Argynnis idalia occidentalis</i>)	PT	Potential to occur. The Project area is within the current known range of the species. Some suitable habitat is present.
Reptiles		
Greater short-horned lizard (<i>Phrynosoma hernandesi</i>)	SGCN-2	Potential to occur. The Project area has suitable habitat for the species and is within the species' known range.
Northern leopard frog (<i>Lithobates pipiens</i>)	SGCN-2	Unlikely to occur. Although the Project area is within the known range of the species, there is a lack of suitable habitat in the form of permanent water within the Project area.
Plains spadefoot (<i>Spea bombifrons</i>)	SGCN-2	Potential to occur. The Project area has suitable grassland habitat for the species.
Wyoming toad (<i>Anaxyrus baxteri</i>)	SGCN-1	None. The Project area is outside the range of any known populations.
Fish		
Pallid sturgeon (<i>Scaphirhynchus albus</i>)	FE	None. The Project area lacks suitable habitat.
Flowering Plants		
Ute ladies'-tresses (<i>Spiranthes diluvialis</i>)	FT	Unlikely to occur. The Project area is outside of the known range for this species, but this species has been found in southern Goshen County. The Project area lacks suitable habitat.
Western prairie fringed orchid (<i>Platanthera praeclara</i>)	FT	None. The Project area lacks suitable habitat for this species, and no currently known populations occur in Wyoming (USFWS 2025d).

* BGEPA = Bald and Golden Eagle Protection Act; FT = federally threatened; FE = federally endangered; PE = federally proposed endangered; PT = federally proposed threatened; NEP = non-essential experimental population; SGCN-1 = Species of Greatest Conservation Need Tier 1; SGCN-2 = Species of Greatest Conservation Need Tier 2.

† Unless otherwise noted, habitat characteristic data are from the species profiles in the *Wyoming Game & Fish Department State Wildlife Action Plan 2017* (Wyoming Game and Fish Department 2017) or the *Wyoming Field Guide* (Wyoming Natural Diversity Database 2026).

Three insect species—monarch butterfly (*Danaus plexippus*), Suckley's cuckoo bumble bee (*Bombus suckleyi*), and western regal fritillary (*Argynnis idalia occidentalis*)—are proposed for federal listing as either endangered or threatened under the U.S. Endangered Species Act (ESA) (see Table 6). Species proposed for listing are not protected under ESA Section 9 “take” provisions until the rule to list is finalized. Federal agencies must confer with USFWS under ESA Section 7(a)(4) if a federal action would jeopardize the continued existence of a proposed species. There is no federal nexus and thus no federal action for the Project, therefore, Site Layer 4 would follow compliance under ESA Section 10. The USFWS does not require that a proposed species be considered for project compliance under ESA Section 10.

Burrowing owls (*Athene cunicularia*), raptors, and many other avian species are protected by the U.S. Migratory Bird Treaty Act (MBTA). The Project would be planned and developed to avoid impacts on avian species and comply with all applicable federal and state regulations protecting wildlife.

Species identified as Wyoming Species of Greatest Conservation Need (SGCN) are not protected by a statutory designation in Wyoming; rather, they are recognized by the Wyoming Game and Fish Department (WGFD) due to statewide observed declines in population or habitat.

2.4.5.1 Bald and Golden Eagles

Bald eagles (*Haliaeetus leucocephalus*) and golden eagles (*Aquila chrysaetos*) are protected by the Bald and Golden Eagle Protection Act. Bald eagles typically are found in association with water and tall trees that are used for hunting, nesting, perching, and roosting, as well as in association with prairie dog colonies (Wyoming Natural Diversity Database [WYNDD] 2026). The nearest documented bald eagle nest site is approximately 7.6 miles southwest of the Project area (WYNDD 2026). It is unlikely that the species will nest in or near the Project area due to a lack of tall trees and water features; however, prairie dogs (*Cynomys* spp.) present a winter foraging prey base.

Golden eagles typically are associated with foothills, shrublands (including sagebrush [*Artemisia* spp.]), pinion-juniper woodlands, and grassland communities with cliff bands, rock outcrops, and tall trees used for nesting (WGFD 2017). During the winter, golden eagles forage in open grassland or shrubland habitats. This species is expected to occur year-round in or near (within 3 miles) of the Project area due to existing suitable vegetation, prey, and topography.

2.4.5.2 Greater Sage-Grouse

Greater sage-grouse (*Centrocercus urophasianus*) are known to occur within Platte County, however, the Project area has no suitable habitat due to a lack of sagebrush for the species, and no known populations occur within the Project area (WGFD 2026a). The nearest core area for greater sage-grouse is in Albany County, Wyoming, approximately 40 miles west-southwest of the Project area. No seasonal concentration, connectivity, or core areas are within Platte County (WGFD 2026a). The Project complies with Wyoming Executive Order 2019-3.

2.4.5.3 Big Game

Big game species are limited within and adjacent to the Project area. The primary big game species occurring within the Project area is pronghorn (*Antilocapra americana*). While pronghorn migration routes occur within the Project area, none of these migration routes are associated with a federal or state protected migration corridor (WGFD 2019). Suitable pronghorn habitat is present throughout the Project area, and this species is likely to occur year-round in or near the Project area. Rocky Mountain elk (*Cervus canadensis nelsoni*) are unlikely to occur within the Project area due to lack of suitable habitat; known elk populations occur approximately 30 miles from the Project area (WGFD 2024). There is a lack of suitable habitat for elk within the Project area.

No protected migration corridors are within or adjacent to the Project area (WGFD 2026b). Migration corridors are broad landscape features that facilitate large-scale, long-distance seasonal movements of wildlife populations. In contrast, migration routes refer to more localized or discrete pathways used during migration, such as movement through a canyon or along a drainage. Protection efforts focus on designated migration corridors due to their critical role in supporting mass wildlife movements.

2.4.5.4 Prairie Dogs and Other Species

Active black-tailed prairie dog (*Cynomys ludovicianus*) colonies are within the Project area. Active and abandoned prairie dog burrows provide suitable habitat for burrowing species and other SGCN species. Swift foxes (*Vulpes velox*) and burrowing owls are likely to occur in the Project area. Burrowing owls and many other avian species are protected under the MBTA.

2.4.6 Natural Hazards

No floodways, fault lines, Superfund sites, or extreme terrain are within the Project area. There are no known natural hazards that present a risk to the Project area and proposed facilities (Code 3.05.020).

2.4.7 Historic Features

The following data sources were used to review cultural and historical resources to comply with submittal requirements in Code 3.05.020:

- General Land Office (GLO) plats (GLO 1873a, 1873b)
- NRCS Web Soil survey (NRCS 2026c), Official Soil Series Descriptions (NRCS 2026d)
- National Geological Map Database Project, USGS TopoView (USGS 2026c)
- Historic Aerials website (NETROnline 2026)
- National Register of Historic Places (NRHP) (National Park Service [NPS] 2026a)
- National Historic Landmarks and Sites (NPS 2026b)
- National Historic Trails (NPS 2026c)

Cultural and historic resources investigations that have occurred within 1 mile of the Project area consist of six Class III inventories, one Class II survey, and one testing/evaluation project. These studies were completed for four federal land sales, two powerline projects, a coal project, and an inventory and evaluation of Cold War buildings associated with the F.E. Warren Air Force Base.

According to Wyoming State Historic Preservation Office records, five cultural resources have been previously recorded within 1 mile of the Project area; none have been reported within the Project area. There are no historic resources listed in the NRHP within the Project area. The Project has no federal nexus or federal action, thus review under Section 106 of the National Historic Preservation Act would not be required. The Project would be planned and developed to comply with all applicable federal and state historic preservation regulations.

2.5 DUE DILIGENCE

The Applicant is completing typical and best-practice due diligence activities supporting early-stage development. The Applicant's ongoing due diligence activities include the following:

- Phase I environmental site assessment
- Resource desktop review studies for cultural and historic, biological, hydrological, soil, and wetland resources
- Field surveys for aquatic, vegetation, and wildlife resources

- State regulatory agency coordination
- Preliminary socioeconomic study
- Preliminary TIS
- Pre-American Land Title Association search land and topography survey

Ongoing due diligence activities are informing strategic Project development, planning and site design.

2.6 EXISTING AVAILABLE UTILITIES

The Project area has access to existing commercial electrical transmission and natural gas utilities. Site Layer 4 would generate the necessary power for the data center on-site and would use existing utilities for ancillary facilities such as on-site substations and operations and maintenance buildings. A small amount of water would be used from on-site water wells for potable drinking water and wastewater (e.g., for a kitchenette, bathroom sinks, toilets, etc.). A map of existing infrastructure in the Project area is provided in Figure 11.

The data center would rely on a closed-loop cooling system, and the Applicant anticipates using less than 15 acre-feet of water annually—the amount of annual water consumption of approximately 25 to 30 households (Wyoming Water Development Office 2026). The data center cooling system would be filled by a commercial supplier. Additional water uses for the Project are limited to potable and gray water for the construction and operational workforce, and maintenance of the closed-loop system. The Project is not within the Wheatland Irrigation District.

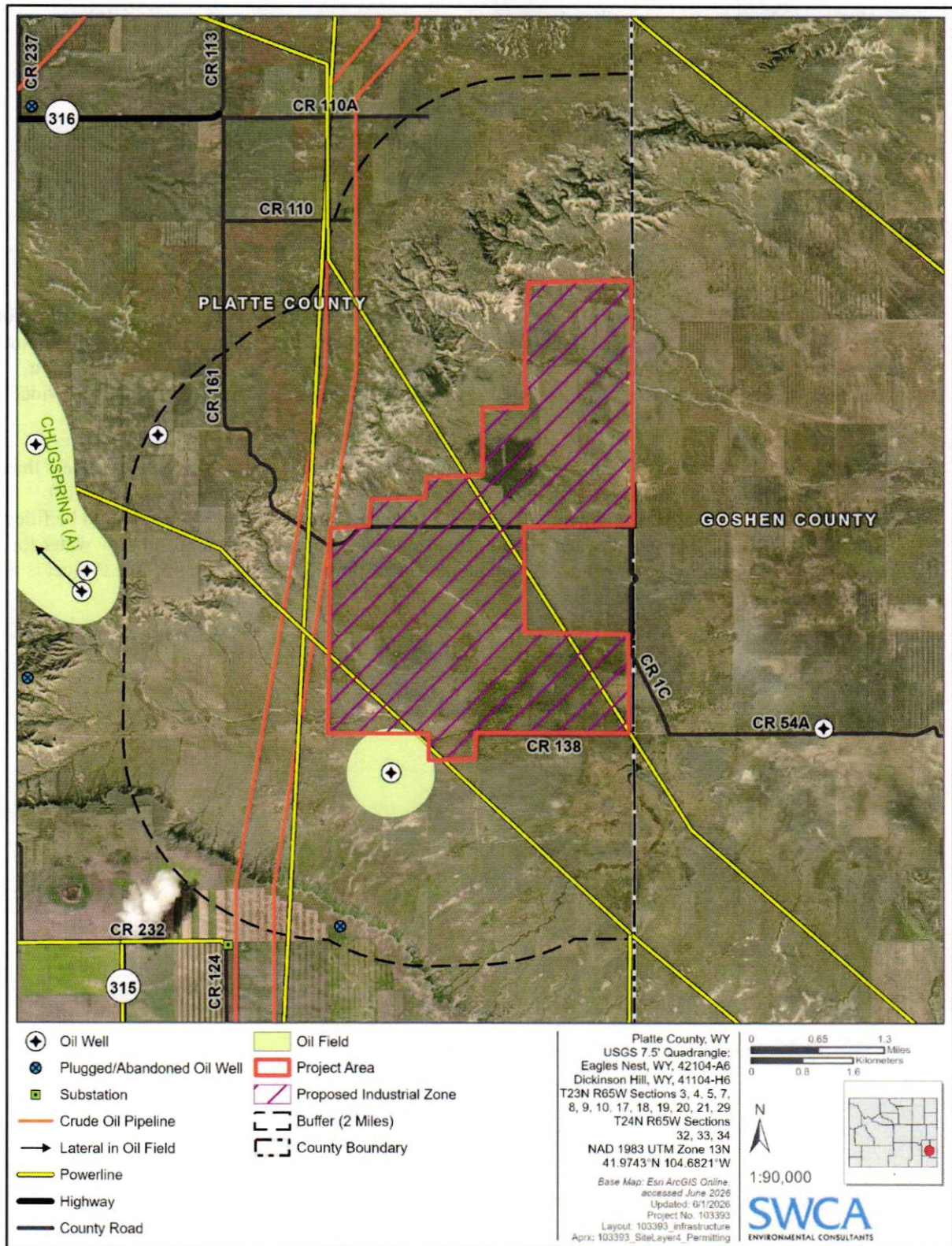


Figure 11. Project area and existing infrastructure.

CHAPTER 3. PUBLIC NOTICE

The Applicant would provide applicable fees for the Platte County Planning Office to post physical signage on the Project site and regarding the Project notice of hearing not less than 2 weeks prior to a Planning Commission public hearing pursuant to Code 3.050.020.C.a.

The Applicant would provide applicable fees for the Platte County Planning Office to complete all other public notice requirements of Code 3.050.020.C. This would include mailing certified letters to adjoining property owners and publishing the Project general location in the official county newspaper and local newspaper at least 30 days prior to the Planning Commission hearing date, as well as sharing information with news media and the public not later than 7 days prior to the public hearing.

The Applicant would request validation of public notice actions taken by the Platte County Planning Office via electronic or hard copies of notice materials and photographs of physical signs on-site with time and date stamp in the photograph for inclusion in the rezone request application package sent to the Planning Commission and BOCC.

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STATE OF WYOMING
FILED
MAY 21 1977
JANAGS
THYRA THOMSON
SECRETARY OF STATE

ARTICLES OF INCORPORATION
OF
LARRY V. INC.

EXHIBIT A

Ownership and Encumbrance Report

as the undersigned natural persons of the age of
18 years or more, acting as incorporators of a corporation
under the Wyoming Business Corporation Act, adopt the following

ARTICLE I: The period of the duration is perpetual.
ARTICLE II: A corporation shall have unlimited power to
engage in and do any lawful act concerning any and all lawful
business for which corporations may be organized under the Wyoming
Business Corporation Act.

ARTICLE III: The aggregate number of shares which the
corporation shall have authorized to issue is 50,000 of no par value.
ARTICLE IV: The corporation will not commence business until
a sum of \$100.00 has been received by it as consideration for the
purchase of shares.

ARTICLE V: The provisions for the payment of dividends
the corporation shall have the right to acquire additional or treasury stock of the
corporation for any reason.

ARTICLE VI: The provisions for regulation of the internal
affairs of the corporation are none.
ARTICLE VII: The address of the initial registered office of
the corporation is 804 W. 12th Street, Cheyenne, Wyoming 82001.
and the name of the initial registered agent at such address is

4442
221

11ck
2pgs

920750

STATE OF WYOMING } ss	
COUNTY OF GOSHEN }	
RECORDED	May 21 2012
AT 1:58 O'CLOCK	P M
BOOK 936	PAGE 129
CONNIE L. ADDY	
GOSHEN COUNTY CLERK	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, this Grant is from the Grantor, as beneficiary of the Albert Goertz and Dorothy W. Goertz, a general partnership composed of Albert Goertz, Trustee of the Albert Goertz Trust dated 9/19/89 and Albert Goertz as First Successor Trustee of the Dorothy W. Goertz Trust dated 9/19/89 and/or Roxann Wickam as Second Successor Co-Trustee and Ronda Wookey as Second Successor Co-Trustee of the Dorothy W. Goertz Living Trust and the Albert Goertz Trust dated 9/19/89,

The purpose of this deed is to correct any infirmities in the deed covered by the Contract For Deed between Albert Goertz and Dorothy W. Goertz, a Wyoming General Partnership consisting of Albert Goertz, Trustee of The Albert Goertz Trust dated September 19, 1989, and Albert Goertz as First Successor Trustee of the Dorothy W. Goertz Trust dated September 19, 1989, as Sellers and Lazy V. Six, Inc., as Buyer, dated June 19th, 2002, conveying the property hereinafter described.

This indenture made this 4 day of May, 2012, between **Jacob Wookey**, "Grantor", as a beneficiary of the Albert Goertz and Dorothy W. Goertz, a general partnership composed of Albert Goertz, Trustee of the Albert Goertz Trust dated 9/19/89 and Albert Goertz as First Successor Trustee of the Dorothy W. Goertz Trust dated 9/19/89 and/or Roxann Wickam as Second Successor Co-Trustee and Ronda Wookey as Second Successor Co-Trustee of the Dorothy W. Goertz Living Trust and the Albert Goertz Trust dated 9/19/89, for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, does hereby quitclaim, grant, bargain, sell, and convey, unto **Lazy V. Six, Inc.**, 621 Slater Road, Wheatland, WY 82201, hereinafter called "Grantee", all right, title and interest, estate, and every claim and demand, both at law and in equity, in and to all the following described lands situated in Goshen and Platte Counties, State of Wyoming, to wit:

Township 23 North, Range 65 West of the 6th P.M., Goshen County,
Wyoming

Section 3: W $\frac{1}{2}$
Section 10: W $\frac{1}{2}$

INDEXED ✓
ABSTRACTED ✓
PHOTOCOPIED ✓

Township 24 North, Range 65 West of the 6th P.M., Goshen County,
Wyoming

Section 27: NW $\frac{1}{4}$ SE $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$
Section 34: W $\frac{1}{2}$, W $\frac{1}{2}$ E $\frac{1}{2}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$

Township 23 North, Range 65 West of the 6th P.M., Platte County,
Wyoming

Section 4: All
Section 5: NE $\frac{1}{4}$ NE $\frac{1}{4}$, S $\frac{1}{2}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$, SE $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SW $\frac{1}{4}$
Section 6: All
Section 7: S $\frac{1}{2}$, N $\frac{1}{2}$ NE $\frac{1}{4}$, W $\frac{1}{2}$ NW $\frac{1}{4}$
Section 8: W $\frac{1}{2}$, SE $\frac{1}{4}$, S $\frac{1}{2}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$
Section 9: All
Section 17: All
Section 18: N $\frac{1}{2}$
Section 19: All
Section 20: All
Section 21: All
Section 29: N $\frac{1}{2}$ NW $\frac{1}{4}$

601863 Book - 472 Page - 500
Recorded 6/26/2012 At 4:03 PM
Chris Kanwischer, Platte County Clerk and Recorder

Township 23 North, Range 66 West of the 6th P.M., Platte County,
Wyoming

Section 1: E $\frac{1}{2}$

Township 24 North, Range 65 West of the 6th P.M., Platte County,
Wyoming

Section 28: SE~~X~~SE~~X~~
Section 32: S~~X~~NE~~X~~, SE~~X~~NW~~X~~, NE~~X~~SW~~X~~, SE~~X~~
Section 33: All

Township 23 North, Range 65 West of the 6th P.M., Platte County,
Wyoming

Section 8: NE~~X~~NE~~X~~ (Book 315, Page 448)
Section 18: S~~X~~ (Deed of Executors, November 24, 1978)

CONSISTING OF 9,344 ACRES,

Together with all improvements, fixtures and appurtenances thereto. Subject however, to all easements, rights-of-way, restrictions, zoning and building ordinances, covenants, conditions, special improvement district assessments, liens of taxes and mineral reservations of record in the office of the County Clerk and Ex-Officio Register of Deeds of Platte and Goshen County, Wyoming, and questions of survey.

TO HAVE AND TO HOLD the above described property to the said Lazy V. Six, Inc., its successors, heirs and assigns forever, so that neither Grantor, nor any person in his name or behalf, shall or will hereafter claim or demand any right or title to said premises or any part thereof; but they and everyone of them shall by these presents be excluded and forever barred.

In Witness Whereof, the said Grantor has hereunto set his hand, this day and year above written.

Grantor Jacob Wookey
Jacob Wookey
12381 Shoreridge Ct.
Apt. E
Maryland Heights, MO 63043

Dated: 5/7/12

STATE OF MISSOURI)
COUNTY OF St. Louis)

ACKNOWLEDGMENT INDIVIDUAL

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 4th day of May, 2012, personally appeared Jacob Wookey to me known to be the identical person, described in and who executed the within and foregoing instrument of writing and acknowledged to me that he duly executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

Renée Tate
Notary Public

My Commission Expires: 4-11-14



000501

129A

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That VIRGINIA E. BARRETT, TRUSTEE under a trust agreement dated October 26, 1981, between Cora F. Dawson, Trustor and Virginia E. Barrett, Trustee, (hereinafter "Dawson Trust") for and in consideration of Ten (\$10.00) Dollars, did bargain, sell, remise, release, quit claim and convey unto FRANK BARRETT and VIRGINIA E. BARRETT, TRUSTEES of the Barrett Trust Agreement dated May 15, 1992, as amended (hereinafter "Barrett Trust"), the following described real estate, situated and being in the State of WYOMING.

Platte County:

INDEXED ✓
ABSTRACTED ✓
PHOTOCOPIED ✓

Parcel 1: The east half of Section 24, Township 24, North of Range 67, West of Sixth Principal Meridian, Wyoming; and

Parcel 2: Township 23 North, Range 65 West, 6th P.M., Section 4, Lots 1, 2, S 1/2 NE 1/4 SE 1/4

Being the same property and description conveyed to the Virginia E. Barrett by Warranty Deed dated October 26, 1981, and recorded in Book 235, Page 400 of the records of the Clerk's office of Platte County, Wyoming.

Goshen County:

Parcel 1: Township 24 North, Range 65 West, 6th P.M., Section 27, E 1/2 SW 1/4, NW 1/4 SE 1/4, Section 34; W 1/2 NE 1/4, N 1/2 NW 1/4, SW 1/2 NW 1/4

Parcel 2: Township 23 North, Range 65 West, 6th P.M., Section 15; N 1/2 SE 1/4, Section 22 NE 1/4

Being the same property and description conveyed to Virginia E. Barrett by Warranty Deed dated October 26, 1981, and recorded in Book 432, Page 167 of the records of the Clerk's Office of Goshen County, Wyoming.

WHEREAS, the conveyances made to Virginia E. Barrett were made to her as Trustee under the Dawson Trust dated October 26, 1981. Following the death of Cora A. Dawson, in May 1989, pursuant to the terms of said Dawson Trust, the mineral interests, rents, royalties and revenue and all ownership interest in said properties owned by Cora F. Dawson passed to Virginia E. Barrett;

WHEREAS, the mineral interests, rents, royalties and revenue and all ownership interest in said properties subsequently passed to Virginia E. Barrett and Frank Barrett as Trustees of the Barrett Trust Agreement as described above;

618328 Book - 486 Page - 667

Recorded 2/24/2014 At 9:18 AM

Chris Kanwischer, Platte County Clerk and Recorder

00607

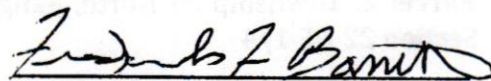
WHEREAS, due to the deaths of Frank Barrett in September 2002 and Virginia E. Barrett in September 2013, pursuant to the terms of the Barrett Trust, the mineral interests, rents, royalties and revenue and all ownership interest in said properties owned by Virginia E. Barrett now pass to Frederick F. Barrett as Successor Trustee of the Barrett Trust and as the named Personal Representative of the Last Will and Testament of Virginia E. Barrett;

The purpose of this Quitclaim Deed is to transfer the entire right, title and interest in and to said real property from the Barrett Trust to Frederick F. Barrett as Successor Trustee of the Barrett Trust and named Personal Representative of the Last Will and Testament of Virginia E. Barrett (hereinafter "Successor Trustee and Personal Representative").

The Successor Trustee of the Barrett Trust, is granted all right, power and authority, pursuant to Section 3, Chapter 110 of the Tennessee General Assembly of 1963, T.C.A. Section 35-50-110 (including any amendments thereto) and further have the full discretionary power to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate, and to make execute any leases thereon for any period, however long, and beyond the term of any trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without approval of any court, joinder of any beneficiary and without disclosing any beneficiary of any trust.

This is a transfer of the mineral interests, rents, royalties and revenue and all ownership interest in said properties owned by Barrett Trust to Frederick F. Barrett as Successor Trustee and Personal Representative.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 21 day of January 2014.



Frederick F. Barrett

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public of said County and State, personally appeared Frederick F. Barrett, the within named Successor Trustee and Personal Representative, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21 day of January 2014.

Linda F. Gwin
NOTARY PUBLIC

My commission expires:

2/15/2016



MY COMMISSION EXPIRES:
February 15, 2016

00669

STATE OF TENNESSEE

Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER

006710

1. DECEDENT'S LEGAL NAME (First, Middle, Last, Suffix) Virginia Evelyn Barrett				2. SEX Female		3. DATE OF DEATH (Month, Day, Year) September 3, 2013	
4. TIME OF DEATH (Approx.) 2:30 am		5a. AGE at Last Birthday (Years) 100		5b. UNDER 1 YEAR Months: Days: Hours: Minutes:		6. DATE OF BIRTH (Month, Day, Year) March 10, 1913	
7. BIRTHPLACE (City and State of Birth Country) Union, Missouri		8. PLACE OF DEATH (Check only one) ☐ Inpatient ☐ Outpatient ☐ DCA ☐ Hospice facility ☐ Nursing home/Long term care facility ☒ Decedent's home ☐ Other residence ☐ Other (Specify):					
9. FACILITY NAME (If not institution, give street and number) 7820 Walking Horse Circle #1123				10. CITY OR TOWN Germantown		11. COUNTY OF DEATH Shelby	
12. MARITAL STATUS ☐ Married ☐ Married, but separated ☒ Widowed ☐ Divorced ☐ Never married		13. SURVIVING SPOUSE (If wife, give name prior to first marriage) Teacher		14. DECEDENT'S USUAL OCCUPATION Education		15. KIND OF BUSINESS/INDUSTRY Education	
16. SOCIAL SECURITY NUMBER 7820 Walking Horse Circle #1123		17. RESIDENCE-STATE OR FOREIGN COUNTRY Tennessee		18. CITY OR TOWN Shelby		19. ZIP CODE 38138	
20. STREET AND NUMBER 7820 Walking Horse Circle #1123		21. INSIDE CITY LIMITS ☒ Yes ☐ No		22. WAS DECEDENT EVER IN US ARMED FORCES? ☐ Yes ☒ No		23. DECEDENT'S RACE (Check one or more boxes to indicate what the decedent considered himself or herself to be) ☒ White ☐ Black or African American ☐ American Indian or Alaska Native (Name of the enrolled or principal tribe) ☐ Asian Indian ☐ Chinese ☐ Filipino ☐ Japanese ☐ Korean ☐ Vietnamese ☐ Other Asian (Specify): ☐ Native Hawaiian ☐ Guamanian or Chamorro ☐ Samoan ☐ Other Pacific Islander (Specify): ☐ Unknown	
24. DECEDENT'S EDUCATION (Check the box that best describes the highest degree or level of school completed at the time of death) ☐ 8th grade or less ☐ 9th - 12th grade, no diploma ☐ High school graduate or GED completed ☒ Some college credit, but no degree ☐ Associate degree (e.g., AA, AS) ☐ Bachelor's degree (e.g., BA, BS, BSc) ☐ Master's degree (e.g., MA, MS, MEd, MEd, MEd, MBA) ☐ Doctorate (e.g., PhD, EdD) or Professional degree (e.g., MD, DDS, DVM, LL.S., JD) ☐ Unknown		25. DECEDENT OF HISPANIC ORIGIN? (Check the box that best describes whether the decedent is Spanish/Hispanic/Latino. Check the "No" box if decedent is not Spanish/Hispanic/Latino) ☒ No, not Spanish/Hispanic/Latino ☐ Yes, Mexican, Mexican American, Chicano ☐ Yes, Puerto Rican ☐ Yes, Cuban ☐ Yes, other Spanish/Hispanic/Latino (Specify): ☐ Unknown		26. MOTHER'S NAME PRIOR TO FIRST MARRIAGE (First, Middle, Last) Cora Herndon		27. MOTHER'S NAME PRIOR TO FIRST MARRIAGE (First, Middle, Last) Cora Herndon	
28. FATHER'S NAME (First, Middle, Last) Claude Dawson		29. INFORMANT'S NAME Fred Barrett		30. RELATIONSHIP TO DECEDENT Son		31. MAILING ADDRESS (Street and Number, City, State, Zip Code) 7859 Mustang Drive - Germantown, TN 38138	
32. METHOD OF DISPOSITION ☐ Donation ☐ Entombment ☐ Removal from State ☒ Other (Specify):		33. PLACE OF DISPOSITION (Name of cemetery, crematory, other place) Memorial Park Crematory		34. LOCATION - City or Town and State Memphis, Tennessee		35. SIGNATURE OF FUNERAL DIRECTOR Gregory J. Griffin	
36. SIGNATURE OF FUNERAL DIRECTOR Gregory J. Griffin		37. LICENSE NUMBER 6219		38. SIGNATURE OF EMBALMER None		39. LICENSE NUMBER None	
40. NAME AND ADDRESS OF FUNERAL HOME Memorial Park Funeral Home and Cemetery - 5668 Poplar Ave - Memphis, TN 38119		41. LICENSE NUMBER OF FUNERAL HOME 522		42. DATE FILED (Month, Day, Year) SEP 18 2013		43. SIGNATURE OF REGISTRAR Jane Webb DR	
44. CERTIFIER (Check only one) ☒ PHYSICIAN - To the best of my knowledge, death occurred at the date and place, and due to the cause(s) and manner stated. ☐ MEDICAL EXAMINER - On the basis of examination, and/or investigation, in my opinion, death occurred at the date, and place, and due to the cause(s) and manner stated.		45. SIGNATURE OF CERTIFIER [Signature]		46. LICENSE NUMBER TN 01665		47. DATE SIGNED (Month, Day, Year) 09/06/13	
48. PART I. Enter the chain of events (diseases, injuries, or complications) that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. Enter only one cause on a line. SEVERE DEMENTIA		49. IMMEDIATE CAUSE (Final disease or condition resulting in death) AFib & RVR; 146MI		50. SEQUENTIALLY LIST CONDITIONS, if any, leading to the cause listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST		51. APPROXIMATE TIME OF ONSET TO DEATH	
52. PART II. Other significant conditions contributing to death but not resulting in the underlying cause given in PART I.		53. MANNER OF DEATH ☒ Natural ☐ Homicide ☐ Accident ☐ Pending investigation ☐ Suicide ☐ Could not be determined		54. DID TOBACCO USE CONTRIBUTE TO DEATH? ☐ Yes ☐ Probably ☐ No ☐ Unknown		55. IF FEMALE ☐ Not pregnant within past year ☐ Not pregnant, but pregnant 43 days to 1 year before death ☐ Pregnant at time of death ☐ Unknown if pregnant within the past year ☐ Not pregnant but pregnant within 42 days of death	
56. 33. IF TRANSPORTATION INJURY, SPECIFY: ☐ Driver/Operator ☐ Passenger ☐ Pedestrian ☐ Other (Specify):		57. 34a. DATE OF INJURY (Month, Day, Year)		58. 34b. TIME OF INJURY		59. 34c. INJURY AT WORK? ☐ Yes ☐ No	
60. 34d. PLACE OF INJURY - at home, farm, street, factory, office, building, etc. (Specify)		61. 34e. DESCRIBE HOW INJURY OCCURRED		62. 34f. LOCATION OF INJURY (Street and Number, City or Town, State)		63. 29b. WAS AN AUTOPSY PERFORMED? ☐ Yes ☒ No	
64. 29c. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH? ☐ Yes ☒ No							

PH-1059 (Rev. 10/2011)

RCA 1399

I hereby certify the above to be a true and correct representation of the record or document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Tennessee Department of Health. Alteration or erasure voids this certification. Reproduction of this document is prohibited.

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977.



6177264

Date Issued: **SEP 18 2013**

Catherine D. Haralson, RN, BA
STATE REGISTRAR

John J. Dreyzehner, MD, MPH, FACOEM
COMMISSIONER



CERTIFICATION OF VITAL RECORD

QUITCLAIM MINERAL DEEDINDEXED ✓
ABSTRACTED ✓
PHOTOCOPIED ✓

C.F. Goertz Mineral Holdings LLC, a Wyoming limited liability company, as Trustee of the C.F. Goertz Mineral Trust under agreement dated November 6, 1979, hereinafter referred to as "Grantor," for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, quitclaim, convey, transfer, assign and deliver unto C.F. Goertz Mineral Holdings LLC, a Wyoming limited liability company, whose address is 2024 County Road 143, Hillsdale, WY 82060, hereinafter referred to as "Grantee", all of Grantor's right, title and interest in and to all of the oil, gas, casinghead gas and all other minerals, of any nature or kind, in, on and under, and that may be produced from the following described lands situate in Platte County, Wyoming:

See "Exhibit A" attached hereto and incorporated herein by this reference.

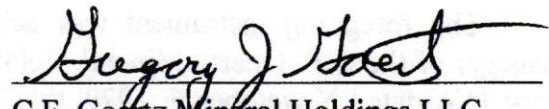
Furthermore, it is the specific intent of the Grantor, hereby, to grant, convey and quitclaim any and all such oil, gas and other mineral interests lying within Platte County, Wyoming, to Grantee, even if such interests are not described on Exhibit A attached hereto.

Said interests are conveyed together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating and developing said lands for oil, gas and other minerals, and storing, handling, transporting and marketing the same therefrom.

TO HAVE AND TO HOLD, the above-described property and easement with all and singular the rights, privileges, and appurtenances thereunto or in anywise belonging unto the Grantee herein, and the Grantee's heirs, successors, personal representatives, administrators, executors and assigns forever.

DATED: this 15th day of August, 2016.

C.F. Goertz Mineral Trust U/A dated
November 6, 1979, Grantor



C.F. Goertz Mineral Holdings LLC,
Trustee

By: Gregory J. Goertz, Manager



C.F. Goertz Mineral Holdings LLC,
Trustee

By: Billy M. Wiggam, Manager

646462 Book - 508 Page - 307
Recorded 12/8/2016 At 10:30 AM
Chris Kanwischer, Platte County Clerk and Recorder



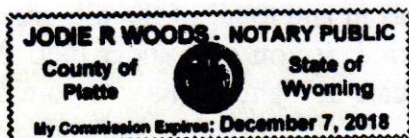
C.F. Goertz Mineral Holdings LLC,
Trustee

By: Roxann Wickam, Manager

STATE OF WYOMING)
) ss.
 COUNTY OF Platte)

The foregoing instrument was acknowledged before me by Gregory J. Goertz, Manager of the C.F. Goertz Mineral Holdings LLC, Trustee of the C.F. Goertz Mineral Trust U/A dated November 6, 1979, this 15th day of August, 2016. Witness my hand and official seal. My commission expires: 12/7/2018.

SEAL



Jodie R. Woods
 Notary Public

STATE OF WYOMING)
) ss.
 COUNTY OF LARAMIE)

The foregoing instrument was acknowledged before me by Billy M. Wiggam, Manager of the C.F. Goertz Mineral Holdings LLC, Trustee of the C.F. Goertz Mineral Trust U/A dated November 6, 1979, this 12 day of August, 2016. Witness my hand and official seal. My commission expires: Nov 13, 2016

SEAL

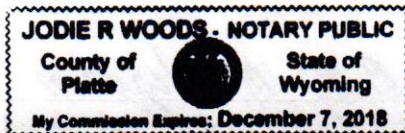


Tammy M. Molina
 Notary Public

STATE OF WYOMING)
) ss.
 COUNTY OF Platte)

The foregoing instrument was acknowledged before me by Roxann Wickam, Manager of the C.F. Goertz Mineral Holdings LLC, Trustee of the C.F. Goertz Mineral Trust U/A dated November 6, 1979, this 15th day of August, 2016. Witness my hand and official seal. My commission expires: 12/7/2018.

SEAL



Jodie R. Woods
 Notary Public

EXHIBIT A

Township 20 North, Range 65 West, 6th P.M.

Section 6: Lots 3, 4, 5, and SE/4NW/4
Section 15: S/2

Township 21 North, Range 66 West, 6th P.M.

Section 28: SW/4
Section 33: NW/4

Township 22 North, Range 66 West, 6th P.M.

Section 29: SW/4NW/4, NW/4SW/4, SE/4SW/4, SW/4SE/4, and
E/2SW/4SW/4

Township 23 North, Range 65 West, 6th P.M.

Section 4: All
Section 5: NE/4NE/4, S/2NE/4, E/2NW/4, NE/4SW/4, S/2SW/4,
and SE/4
Section 6: All
Section 7: N/2NE/4 and W/2NW/4
Section 8: All except NE/4NE/4
Section 9: All
Section 18: S/2
Section 21: NE/4
Section 30: N/2

Township 23 North, Range 66 West, 6th P.M.

Section 1: Lots 1 and 2, S/2NE/4, and SE/4
Section 3: S/2NW/4, and SW/4
Section 4: NW/4, W/2NE/4, SE/4NE/4, and N/2S/2
Section 22: S/2, N/2NE/4, and SE/4NE/4
Section 23: S/2, S/2NE/4, and SW/4NW/4
Section 24: All
Section 25: N/2
Section 26: N/2
Section 27: N/2

Township 24 North, Range 65 West, 6th P.M.

Section 28: SE/4SE/4
Section 32: S/2NE/4, SE/4NW/4, NE/4SW/4, and SE/4
Section 33: All

Township 24 North, Range 66 West, 6th P.M.

Section 35: S/2

INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:

Site Layer 4, LLC
809 Broadway, 11th Floor New York, NY 10003
Attn: Ian Marcus
Phone: (413) 531-2500
E-mail: ian@graniterenewables.com

732461 Book - 586 Page - 791
Recorded 1/6/2026 At 12:12 PM
Malcolm Ervin, Platte County Clerk and Recorder

(Space above this line for Recorder's use only)

MEMORANDUM OF
OPTION TO LAND LEASE AND LAND LEASE AGREEMENT

THIS MEMORANDUM OF OPTION TO LAND LEASE AND LAND LEASE AGREEMENT ("Memorandum") is made and entered into as of December 15, 2025, by and between **Lazy V Six, Inc.**, a Wyoming corporation ("**Owner**") and Site Layer 4, LLC, a Delaware limited liability company ("**Lessee**").

WHEREAS:

A. On the date hereof (the "**Effective Date**"), the Parties have entered into an Option to Land Lease and Land Lease Agreement (the "**Agreement**") which by its terms grants to Lessee an option to lease certain real property which is more particularly described in **Exhibit A** attached to this Memorandum and incorporated by this reference (the "**Property**").

B. The term of the option commences on the Effective Date and continues for a period of up to five (5) years following the Effective Date (the "**Option Period**"). If Lessee exercises the option to lease the Property under the Agreement, the lease shall automatically commence upon such exercise and shall continue for a period of up to twenty-five (25) years. Lessee shall have the right to extend the term of the Agreement for three (3) additional periods of five (5) years each.

C. Owner and Lessee desire to enter into this Memorandum which is to be recorded in order that third parties may have notice of the interests of Lessee in the Property and of the existence of the option to lease and rights granted to Lessee in the Property as part of the Agreement.

NOW, THEREFORE, in consideration of the payments and covenants provided in the Agreement to be paid and performed by Lessee, Owner hereby grants to Lessee an option to lease the Property on the terms and conditions set forth in the Agreement. As set forth in full in the Agreement, Owner further grants to Lessee certain easements for ingress and egress, utilities, and other purposes across portions of the adjacent property owned by Owner. Lessee further has an option to purchase a portion of the Property not to exceed five hundred (500) contiguous acres pursuant to the terms and conditions set forth in the Agreement.

Pursuant to the Agreement, any Mortgagee of Lessee or Lessee's assignees has certain rights regarding notice and right to cure any default of Lessee under the Agreement, and the right to take possession of the Property, and to acquire the leasehold estate by foreclosure, as well as other rights as set forth in the Agreement.

The Agreement provides that the provisions of the Agreement are binding upon and inure to the benefit of Owner and Lessee and each of their respective successors and assigns, subject to the terms and provisions thereof.

All capitalized terms used but not defined herein shall have the meanings assigned to them in the Agreement. This Memorandum is subject to all of the terms, covenants and conditions

provided in the unrecorded Agreement and in no way modifies the provisions of the Agreement. Should there be any inconsistency between the terms of this Memorandum and the Agreement, the terms of the Agreement shall prevail.

This Memorandum may be executed in any number of counterparts, each of which when executed and delivered shall be an original, and each such counterpart shall, when combined with all other such counterparts, constitute one agreement binding on the parties hereto.

[Rest of Page Intentionally Left Blank; Signature Page Follows]

IN WITNESS WHEREOF, the Parties have executed this Memorandum as of the date set forth above.

Owner:

Lazy V Six, Inc., a Wyoming corporation

By: Gregory Goertz

Name: Gregory Goertz

Title: Pres.

Lessee:

Site Layer 4, LLC, a Delaware limited liability company

By: _____

Name: Ian Marcus

Title: Authorized Signatory

[Notary Acknowledgements Follow]

IN WITNESS WHEREOF, the Parties have executed this Memorandum as of the date set forth above.

Owner:

Lazy V Six, Inc., a Wyoming corporation

By: _____

Name: Gregory Goertz

Title: _____

Lessee:

Site Layer 4, LLC, a Delaware limited liability company

By: _____  

Name: Ian Marcus

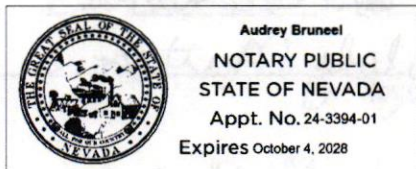
Title: Authorized Signatory

[Notary Acknowledgements Follow]

STATE OF Nevada)
) SS.
 COUNTY OF Clark)

Before me, a Notary Public in and for the State of Nevada personally appeared
Ian Marcus, Authorized Person of Site Layer 4, LLC, a[n]
Authorized Person, who acknowledged the execution of the foregoing instrument on
 behalf of said entity.

WITNESS my hand and Notarial Seal this 16th day of December, 2025.



Audrey Bruneel
 (signature)

Audrey Bruneel
 (printed name) NOTARY PUBLIC

Notarized remotely using audio-video communication technology via Proof.

STATE OF _____)
) SS.
 COUNTY OF _____)

Before me, a Notary Public in and for the State of _____ personally appeared
 _____ of _____, a[n]
 _____, who acknowledged the execution of the foregoing instrument on
 behalf of said entity.

WITNESS my hand and Notarial Seal this _____ day of _____, 202__.

(SEAL)

 (signature)

 (printed name) NOTARY PUBLIC

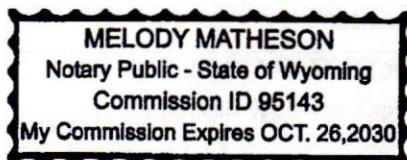
STATE OF Wyoming)
COUNTY OF Platte) SS.

Before me, a Notary Public in and for the State of Wyoming personally appeared Gregory Goertz, President of Latz V.S.V. LLC, a[n] Wyoming corporation who acknowledged the execution of the foregoing instrument on behalf of said entity.

WITNESS my hand and Notarial Seal this 19th day of December, 2025.

(SEAL)

Melody Matheson
(signature)



Melody Matheson
(printed name) NOTARY PUBLIC

STATE OF _____)
COUNTY OF _____) SS.

Before me, a Notary Public in and for the State of _____ personally appeared _____ of _____, a[n] _____, who acknowledged the execution of the foregoing instrument on behalf of said entity.

WITNESS my hand and Notarial Seal this _____ day of _____, 202 .

(SEAL)

(signature)

(printed name) NOTARY PUBLIC

Exhibit A to Memorandum of Agreement

DESCRIPTION OF PROPERTY

TOWNSHIP 23 NORTH, RANGE 65 WEST OF THE 6TH P.M., GOSHEN COUNTY, WYOMING

Section 3: Lots 3 and 4, S2NW1/4, SW1/4

Section 10: W1/2

TOWNSHIP 24 NORTH, RANGE 65 WEST OF THE 6TH P.M., GOSHEN COUNTY, WYOMING

Section 34: W1/2, W1/2E1/2, SE1/4SE1/4

Township 23 North, Range 65 West of the 6th P.M., Platte County, Wyoming

Section 4: All

Section 5: SE1/4,

Section 7: SE1/4

Section 8: S1/2, NE1/4

Section 9: All

Section 17: All

Section 18: All

Section 19: All

Section 20: All

Section 21: All

Section 29: N1/2NW1/4

Township 24 North, Range 65 West of the 6th P.M., Platte County, Wyoming

Section 33: S1/2

Consisting of 6,840 acres M/L