

**ESTOPPEL CERTIFICATE**

THIS ESTOPPEL CERTIFICATE is executed this \_\_\_ day of \_\_\_\_\_, 2024 (the “**Effective Date**”) by THE CITY OF DOUGLAS (the “**City**”), in favor of MAVERIK, INC., a Utah corporation (“**Maverik**”), and its successors and/or assigns, and any title company insuring Maverik’s interest in the property described on Exhibit A attached hereto (the “**Property**”), and the City does hereby represent, warrant and agree as follows:

1. Wagonhound Land & Livestock Company, LLC, and Western Equity, LLC, each a Wyoming limited liability company (collectively, the “**Applicants**”) are parties to that certain Seven Trails Annexation Agreement entered into by the Applicants and the City, as of March 24, 2015, as referenced in that certain Ordinance No. 962, recorded as Entry No. 1043312, in the office of the Converse County Recorder (the “**Annexation Agreement**”).

2. To the City’s knowledge, there are no outstanding assessments, defaults, events or existing circumstances with respect to the Property which would violate any of the covenants, conditions, restrictions or obligations imposed on the Property, the Applicants, or an owner of the Property, by the Annexation Agreement, bylaws, or other rights or requirements promulgated under the Annexation Agreement. The parties expressly acknowledge and agree that the Property is not the subject of any required dedication to the City for municipal services or facilities.

3. The parties acknowledge and agree that Maverik does not and will not assume any construction obligations as may be required pursuant to the terms and conditions as set forth in the Annexation Agreement.

4. To the City’s knowledge, there are no liens or claims of liens outstanding with respect to the Property, or the Applicants (but only on account of or with respect to the Property) under the Annexation Agreement.

Capitalized terms not otherwise defined in this Certificate will have the same meanings provided in the Annexation Agreement.

This Estoppel Certificate is delivered for the benefit of Maverik, its successors and assigns, and any title company insuring Maverik’s interest in the Property. The undersigned acknowledges, confirms and agrees that Maverik has a valid interest in the Property and that Maverik shall not assume or be bound by any obligations which are contrary to the statements made herein.

**THE CITY OF DOUGLAS**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

**EXHIBIT A**

**MINOR FINAL PLAT AMENDMENT  
A VACATION AND REPLAT OF PARCEL 4  
OF SEVEN TRAILS COMMERCE CENTER  
TO THE CITY OF DOUGLAS, WYOMING  
AS  
SEVEN TRAILS COMMERCE CENTER  
PARCELS 6 AND 7  
AN ADDITION TO THE CITY OF DOUGLAS  
BEING A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 7,  
T.32N., R.71W., 6TH P.M., DOUGLAS, WYOMING  
APRIL 2024**

**LEGAL DESCRIPTION:**

A TRACT OF LAND LYING IN THE S1/2 NE1/4 OF SECTION 7, TOWNSHIP 32 NORTH, RANGE 71 WEST OF THE 6TH P.M., CONVERSE COUNTY, WYOMING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE NORTHEAST CORNER OF THE SE1/4 NE1/4 OF SECTION 7, TOWNSHIP 32 NORTH, RANGE 71 WEST OF THE 6TH P.M., CONVERSE COUNTY, WYOMING; THENCE SOUTH 18°36'46" WEST A DISTANCE OF 300.99 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 87 BUSINESS, SAID POINT ALSO THE POINT OF BEGINNING;

THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 58°43'55" WEST, A DISTANCE OF 983.12 FEET;

THENCE DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, NORTH 00°09'30" EAST, A DISTANCE OF 668.21 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 93;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

THENCE NORTH 00°29'31" WEST, A DISTANCE OF 38.80 FEET;

THENCE NORTH 89°43'00" EAST, A DISTANCE OF 495.91 FEET;

THENCE SOUTH 00°50'51" EAST, A DISTANCE OF 12.58 FEET TO THE BEGINNING OF A NON TANGENT CURVE HAVING A RADIUS OF 402.50 FEET;

THENCE CURVING TO THE RIGHT ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, THE CHORD OF SAID CURVE BEARS SOUTH 61°25'58" EAST FOR A CHORD LENGTH OF 390.22 FEET, THROUGH A CENTRAL ANGLE OF 57°59'31", AN ARC LENGTH OF 407.39 FEET TO THE POINT OF BEGINNING.

THE TOTAL AREA OF HEREIN DESCRIBED PARCEL 4 IS 8.207 ACRES.