

EXHIBIT A
W165173

Map 3 - Satellite Image

Wilson Direct Sale
Satellite Image



Legend 
 Sale Property

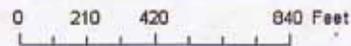


EXHIBIT B
W165173

Project Number: 18

Wildlife Review

Tuesday, June 22, 2010

11:28:56 AM

Map/Photo Link V:\share\LandsPro

Project Type Right-of-Way: Other Date Requested 3/26/2010 Evaluation Needed by: 6/1/2010

Part A. Project Information

Lease/Case Number: _____ Well Number: _____ Unit/Field Name: _____

Footage SL: _____ tr 51D 1/4 1/4 Section 22 Township 43 N. Range 92 W.

County Hot Springs USGS Quadrangle Coyote Hill Resource Area Washakie

Project Name Sale of Public Lands to settle inadvertant tres Project Applicant Jim and Terry Wilson

Project Description

Jim and Terry Wilson have requested to purchase public lands that are incumbered by various structures known as Box Cars Ranch Headquarters. The trespass was discovered as a result of a survey requested by the Wilson's and completed in 2006 by Sherman Allred of Donnell & Allred Inc. of Worland, WY. An earlier survey completed in 1998 that was used at the time of Wilson's purchase of the property was inaccurate as discovered in the updated survey done by Allred. The inadvertent unauthorized use/occupancy of the said lands has been authorized under a Land Use Permit. Please review the sale parcel in regards to 1.) the 10 acres currently under permit (Map 1) and 2.) Tract 51 D in its entirety for 41.01 acres (Map 2) shown on the Map/Photo Link.

Existing Project Area Existing structures/ Total Disturbance: BLM 10 or 41.01 Other _____

Part B. Specialist Evaluation

Affected Environment:

The project area is within the two-mile buffer zone of an active sage grouse lek. It is not however in a sage grouse core area. The project area is included in an area designated as crucial big game winter habitat by Wyoming Game & Fish.

Environmental Consequences

The project area's close proximity to a public road and private dwellings, as well as the ongoing activity associated with the oil and gas industry in the immediate vicinity makes any additional negative impact to wildlife resources as a result of this project unlikely.

Mitigation:

- Project is not an undertaking; no stipulations are require
- Project area is within Threatened and Endangered Species habitat
- Project area is within Big Game Parturition Area; seasonal stipulation May 1 to June 30, protecting big game parturition are
- Project area is within Big Game Crucial Winter Range; seasonal stipulation November 15 to April 30, protecting big game crucial winter ran
- Nesting Habitat: March 1 to June 30; protecting sage/sharp-tailed grouse and/or raptor nesting habitat.
- Grouse Breeding Habitat: Surface occupancy or use within 1/4 mile of sage/sharp-tailed grouse strutting ground will be restricted or prohibited unless the operator and surfce managing agency arrive at an acceptable plan for mitigation of anticipated impacts.
- Sage Grouse Key Area: Time-of-Day limitation during March 15 through May 15; additional mitigation through "controlled surface use" stipulation.
- Other

The data used to support this determination was summarized and filed in the Washakie RMP and Wildlife Inventory files and GIS database in the Worland Field Office.

Part C. Concurrence

Ted Igleheart Date 6/17/2010 Estimated Processing Hours 1 hr.

Wildlife Biologist Signature

**EXHIBIT C
W165173**

Threatened and Endangered Plant Species Review

Tuesday, June 01, 2010

8:22:57 AM

Project Number: 18

Part A. Project Information

Map/Photo Link V:\share\LandsProject

Date Requested 3/26/2010 Evaluation Needed by: 6/1/2010

Project Type Right-of-Way: Other

Lease/Case Number: _____ Unit/Field Name: _____ Well Number: _____

Footage SL: _____ tr 51D 1/4 _____ 1/4 Section 22, Township 43 N, Range 92 W.

County Hot Springs USGS Quadrangle Coyote Hill Resource Area Washakie

Project Name Sale of Public Lands to settle inadvertant trespass Project Applicant Jim and Terry Wilson

Project Description Jim and Terry Wilson have requested to purchase public lands that are incumbered by various structures known as Box Cars Ranch Headquarters. The trespass was discovered as a result of a survey requested by the Wilson's and completed in 2006 by Sherman Allred of Donnell & Allred Inc. of Worland, WY. An earlier survey completed in 1998 that was used at the time of Wilson's purchase of the property was inaccurate as discovered in the updated survey done by Allred. The inadvertent unauthorized use/occupancy of the said lands has been authorized under a Land Use Permit. Please review the sale parcel in regards to 1.) the 10 acres currently under permit (Map 1) and 2.) Tract 51 D in its entirety for 41.01 acres (Map 2) shown on the Map/Photo Link.

Existing Project Are Existing structures/ Total Disturbance: BLM Acres 10 or 41.01 Other Acres _____

Part B. Specialist Evaluation

Affected Environment:

- There are no known Threatened, Endangered, or Sensitive species in the project area
 Threatened, Endangered, or Sensitive species are known to exist in the project area

Mitigation:

Part C. Concurrence

Karen A. Hepp Date: 3/29/2010 Estimated Processing Hours 15 hr

Reviewing Specialist

STANDARD SIGNED NOTIFICATION DOCUMENTING NHPA COMPLIANCE

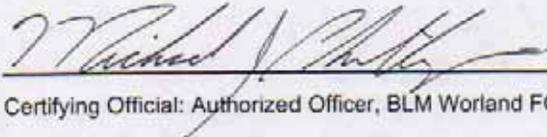
PROJECT REVIEW UNDER SECTION 106

DBU Number: DBU WY 2010 404

Project Name: Jim and Terry Wilson; Wilson Land Sale; BLM Worland FO; 1510018Y Project Proponent: Jim and Terry Wilson		Agency Project No.: 1510018Y Distinct Actions: 1																			
Legal Location T43.00N R92.00W Sec. 22																					
Undertaking Name: Wilson Land Sale Other Agency Nos: 1510018Y WYW-165173 DBI_WY_2010_167 Field Org, Project No.: 1510018Y Brief Description: The sale is proposed to correct the inadvertant construction of ranch facilities on Public Land.; A land survey originally showed the Eastern portion of the project area as private land.																					
Associated Sites <table border="1" style="width:100%; border-collapse: collapse; margin-top: 5px;"> <thead> <tr> <th style="text-align: left;">Site Number</th> <th style="text-align: left;">Site Type</th> <th style="text-align: left;">Eligibility</th> <th style="text-align: left;">Criteria</th> <th style="text-align: left;">Impact</th> <th style="text-align: left;">Effect Statement</th> </tr> </thead> <tbody> <tr> <td>48HO207 Seg# 62</td> <td>Prehistoric Site</td> <td>Eligible</td> <td>a, b</td> <td>N</td> <td>No Adverse Effect</td> </tr> <tr> <td>48HO425</td> <td>Historic Site</td> <td>Not Eligible</td> <td></td> <td>Y</td> <td>No HP Identified</td> </tr> </tbody> </table>				Site Number	Site Type	Eligibility	Criteria	Impact	Effect Statement	48HO207 Seg# 62	Prehistoric Site	Eligible	a, b	N	No Adverse Effect	48HO425	Historic Site	Not Eligible		Y	No HP Identified
Site Number	Site Type	Eligibility	Criteria	Impact	Effect Statement																
48HO207 Seg# 62	Prehistoric Site	Eligible	a, b	N	No Adverse Effect																
48HO425	Historic Site	Not Eligible		Y	No HP Identified																
Lead Agency Activities Review Framework: State Protocol Interested Parties: Date Accepted: 04/02/2010 Fiscal Year: 2010 Date Printed: 04/02/2010 Time Frame: SHPO 15 Day Review																					
Requirements and Stipulations Stipulations: No stipulations will be attached to the land transfer.																					
Finding of Effect for Project Lead Agency: No Adverse Effect Notes: A route of the Bridger Trail 48HO207 is mapped as passing through the project area. No evidence of the trail was identified on the ground or on aerial photographs. The setting of the trail is compromised by oil field and agricultural development and is no longer intact.																					

Reviewer: Bles, Mike

 (Initials)



 Certifying Official: Authorized Officer, BLM Worland FO

04/02/2010

 Date Sent to SHPO (SHPO, Cheyenne)

**EXHIBIT D
 W165173**

Photo Set 2 – Residences



Photo 3 – Overview of Residences



Photo 4 – Residence 1



Photo 13 – Livestock Scale and Corrals



**Photo Set 14 – Overview
Livestock Scale in Foreground**

Photo Set 3 – Shops and Out Buildings



Photo 7 – Garage Shop



Photo 8 – Pole Barn

IX. MINERAL POTENTIAL

The potential for mineral resources is a prediction of the likelihood of the occurrence of these resources. The occurrence of a mineral does not necessarily imply that the mineral can be economically exploited or is likely to be developed; mineral occurrence potential includes undiscovered, potentially exploitable, and exploitable occurrences. The occurrence potential for a mineral resource does not imply that the quantity or quality of the resource is known. Potential rating is as per BLM Manual 3031 (Appendix A).

A. Locatable Minerals

The offered lands are situated on either Cody Shale or Mesaverde Formation rock, mostly covered by Quaternary alluvium. The geologic setting is considered to be unfavorable for locatable mineralization or L/C as per Appendix A. The potential for the occurrence of locatable minerals is low.

B. Leaseable Minerals

There is high potential for leaseable mineral occurrence on this property (Ellison, 1989) or H/D as per Appendix A. The occurrence of economic accumulations of hydrocarbons in the Kirby Creek Oil Field indicates the potential for similar accumulations/traps in the area containing the subject lands. Therefore, all land of the subject parcel is considered prospectively valuable for oil and gas and without value for other Leasing Act minerals, including those leaseable minerals subject to the Geothermal Steam Act of 1970.

C. Saleable Minerals

Mineral materials are defined at 43 CFR §3601.5 as meaning, but not limited to, petrified wood and common varieties of sand, stone, gravel, pumice, pumicite, cinders, and clay. During the field examination mineral materials at the surface were not observed. The geologic setting is considered to be unfavorable for locatable mineralization or L/C as per Appendix A. The potential for the occurrence of locatable minerals is low.

X. CONCLUSIONS

The purpose of this report was to evaluate the potential of lands for the occurrence of locatable, leaseable, and saleable minerals with the respect to the proposed action. The following conclusions are reached based upon this investigation:

1. **Locatable Minerals:** The occurrence potential for finding a mineable and economic deposit of locatable minerals on the offered lands is considered unlikely and is given a rating of L/C. The offered lands are considered as **not valuable** for locatable minerals.
2. **Leaseable Minerals:** The offered lands are determined to be **prospectively valuable** for oil and gas. According to Appendix B, using direct and indirect evidence, the potential for hydrocarbon accumulation is rated as high, or H/D. The sedimentary section is thick enough that subsurface reservoir rocks are known to be present.

3. **Saleable Minerals:** There was no evidence in the field observation of saleable minerals, with the exception of the sand content of the alluvium covering bedrock. The sand is poorly sorted and is supporting sparse vegetation. For these reasons the sand is considered to be poor sandy soil and not a marketable mineral material. There is no direct or indirect evidence for the occurrence of saleable mineral materials on the subject parcel. The offered lands are considered as **not valuable** for saleable minerals and are given a rating of L/C.

XI. RECOMMENDATIONS

Based upon the mineral potential of the lands involved and the conclusions reached in this report, it is the opinion of the author that the offered and selected lands, with respect to mineral resource potential are suitable for sale under the authority of Section 203 of the Federal Land Policy and Management Act of 1976, provided that:

1. Oil and Gas are reserved to the United States on the selected lands.

Rights-of-way on the offered and selected lands constitute a prior existing right and consequently, any patent granted for the surface must recognize these rights-of-way and the rights of the grantee.

References:

- Dickinson, W. R., Klute, M. A., Hayes, M. J., Janecke, S. U., Lundin, E. R., McKittrick, M. A., and Olivares, M. D., 1988. Paleogeographic and paleotectonic setting of Laramide sedimentary basins in the central Rocky Mountain region. *Geological Society of America Bulletin*, v. 100 no. 7 p. 1023-1039.
- Ellison, J.W., 1989. Kirby Creek, *in Wyoming Oil and Gas Fields*, Oil and Gas Field Symposium Committee (Eds.), Wyoming Geological Association, p. 253.
- Fox, J.E., and Dalton, G.L., 1989. Petroleum geology of the Wind River and Bighorn Basins, Wyoming and Montana. U.S. Geological Survey, Open File Report 87-450P.
- Horn, G. H., 1963. Geology of the East Thermopolis area, Hot Springs and Washakie Counties, Wyoming. U.S. Geological Survey, Oil and Gas Investigation Map OM-213.

2. Hazardous substances that are also listed under 40 CFR 261.30 as acutely hazardous wastes when stored in quantities equal to or exceeding 1 kilogram (2.2 pounds).

B. There was known to have been a release of hazardous substances in quantities equal to or exceeding substances reportable quantity (RQ) found at 40 CFR 302.4.

C. There was known to have been a disposal of any hazardous substance, regardless of quantity, on the property.

9. Findings

This Phase I Environmental Site Assessment was performed within the scope and limitations of ASTM Practice E-1527-05 for the subject property described on the title page of this document

This Assessment has revealed no evidence of *recognized environmental conditions* in connection with the subject property.

There are non-scope issues on the subject property.

However, one human-caused physical hazard was observed; this being the open septic tank located near the residences.

10. Opinions

It is the opinion of the preparer of this environmental site assessment that there are not *recognized environmental conditions* associated with the subject property. Furthermore, surrounding land uses on private and public lands have not resulted in *recognized environmental conditions*.

11. Conclusions

Given the absence of *recognized environmental conditions* and non-scope issues, and fully acknowledging the physical hazard identified in this investigation, it is prudent to convey this real property.

12. References

American Society of Testing Methods (ASTM), Standard on Environmental Site Assessments for Commercial Real Estate - Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E 1527-05).

13. Recommendations

No evidence of hazardous substances, petroleum products, or *Recognized Environmental Conditions* and/or CERCLA 120(h) concerns were identified on this property;

**No further inquiry is needed for purposes of all appropriate inquiry; therefore:
Disposal of this real property is recommended.**

14. Environmental Professional Statement

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined by 40 CFR Part 312.10.

I have specific qualifications based on education, training and experience to assess a property of nature, history, and setting of the subject property, and have been identified as a qualified Environmental Professional by BLM according the IB 2010-078. I have developed and written this report in conformance with the standards and practices set forth in CERCLA 120(h), 40 CFR Part 272, and according to BLM policy.

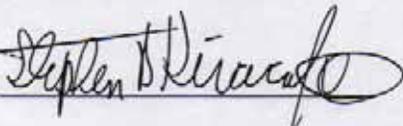
15. Approvals

I hereby certify that to the best of my knowledge only the environmental conditions discussed in this ESA were observed during the course of this investigation. There were no additional signs of contamination, human-caused physical hazards observed, or non-scope items.

Prepared By:

Name: Stephen B. Kiracofe

Title: Natural Resource Specialist,
Worland FO

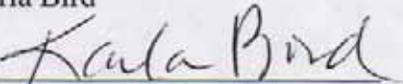
Signature: 

Date: 7 June 2010

Approved By:

Name: Karla Bird

Title: Field Manager, Worland FO

Signature: 

Date: 6/8/2010

PLEASE
SIGN HERE