

WARRANTY DEED

4611

LARAMIE ECONOMIC DEVELOPMENT CORPORATION, a Wyoming nonprofit corporation, Grantor, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, hereby CONVEYS and WARRANTS to B HIVE, INC., a Wyoming corporation, Grantee, whose address is 101 McConnell, Laramie, Wyoming 82072, the following described real property, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to wit:

A tract of land in the N1/2NE1/4 Section 6, Township 15 North, Range 73 West of the 6th P.M., Albany County, Wyoming, more particularly described as follows:

Beginning at a point on the Northerly line of the NE1/4 Section 6 which bears South 89°36'56" West, 655.59 feet from the Northeast corner of Section 6; proceeding thence South 89°36'56" West 1984.11 feet, along the Northerly line of Section 6, to the North one-quarter corner of Section 6; thence South 00°18'40" East, 512.00 feet along the North-South centerline of Section 6; thence North 89°36'56" East, 405.22 feet to the Northwest corner of the proposed Plat of Laramie River Business Park II; thence North 89°36'56" East, 1579.23 feet, along the Northerly line of the proposed Plat of Laramie River Business Park II; thence North 00°20'58" West, 512.00 feet, more or less, to the True Point of Beginning.

TOGETHER with a strip of land ten (10) feet in width, to be used as an alley, which lies next easterly from the tract described above.

TOGETHER with a storm water detention pond which will lie southeast of the tract described above, which will have a capacity sufficient to serve the storm water runoff from the tract described above, which is generated by the Fillmore Street sub-drainage area, as identified on the attached "Figure 1" of this Warranty Deed, which was prepared by Coffey & Associates, LLC.

TOGETHER with a two page agreement dated December 1, 1999, with MJB Acquisition Corporation, a Wyoming corporation, doing business as Wyoming Technical Institute (hereinafter referred to as "WTI"), a copy of which is attached

J.R.
T.K.S.
C.E.J.

hereto, to accept the storm water runoff from the tract described above, which is generated by the Colorado Avenue and Lincoln Street sub-drainage areas as identified on "Figure 1 " of this Warranty Deed, which was prepared by Coffey & Associates, LLC.

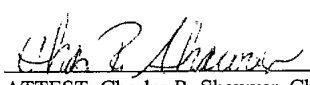
TOGETHER with any and all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining and improvements thereon, any and all fixtures of a permanent nature thereon, and any and all easements, rights of way, and other rights appurtenant thereto.

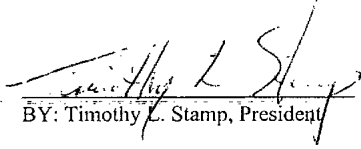
SUBJECT to easements, reservations, covenants and restrictions presently of record in the office of the County Clerk for Albany County, Wyoming.

SUBJECT to Grantee's responsibility to dedicate a strip of land twenty (20) feet in width, to be used as an alley, which is the easterly twenty (20) feet of the tract described above, and the strip of land ten (10) feet in width which lies next easterly from the tract described above; at such time as Grantor's land lying easterly from the tract described above is final platted with the City of Laramie.

WITNESS our hands this 17th day of December, 1999.

LARAMIE ECONOMIC DEVELOPMENT CORPORATION,
a Wyoming nonprofit corporation


ATTEST: Charles R. Shawver, Chairman


BY: Timothy L. Stamp, President

no seal available

STATE OF WYOMING)
) ss.
COUNTY OF ALBANY)

On this 17th day of December, 1999, before me personally appeared Timothy L. Stamp, to me personally known, who, being by me duly sworn, did say that he is the President of LARAMIE ECONOMIC DEVELOPMENT CORPORATION, a Wyoming nonprofit corporation, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and said Chairman acknowledged said instrument to be the free act and deed of said corporation.

GIVEN under my hand and notary seal the day and year first above written.

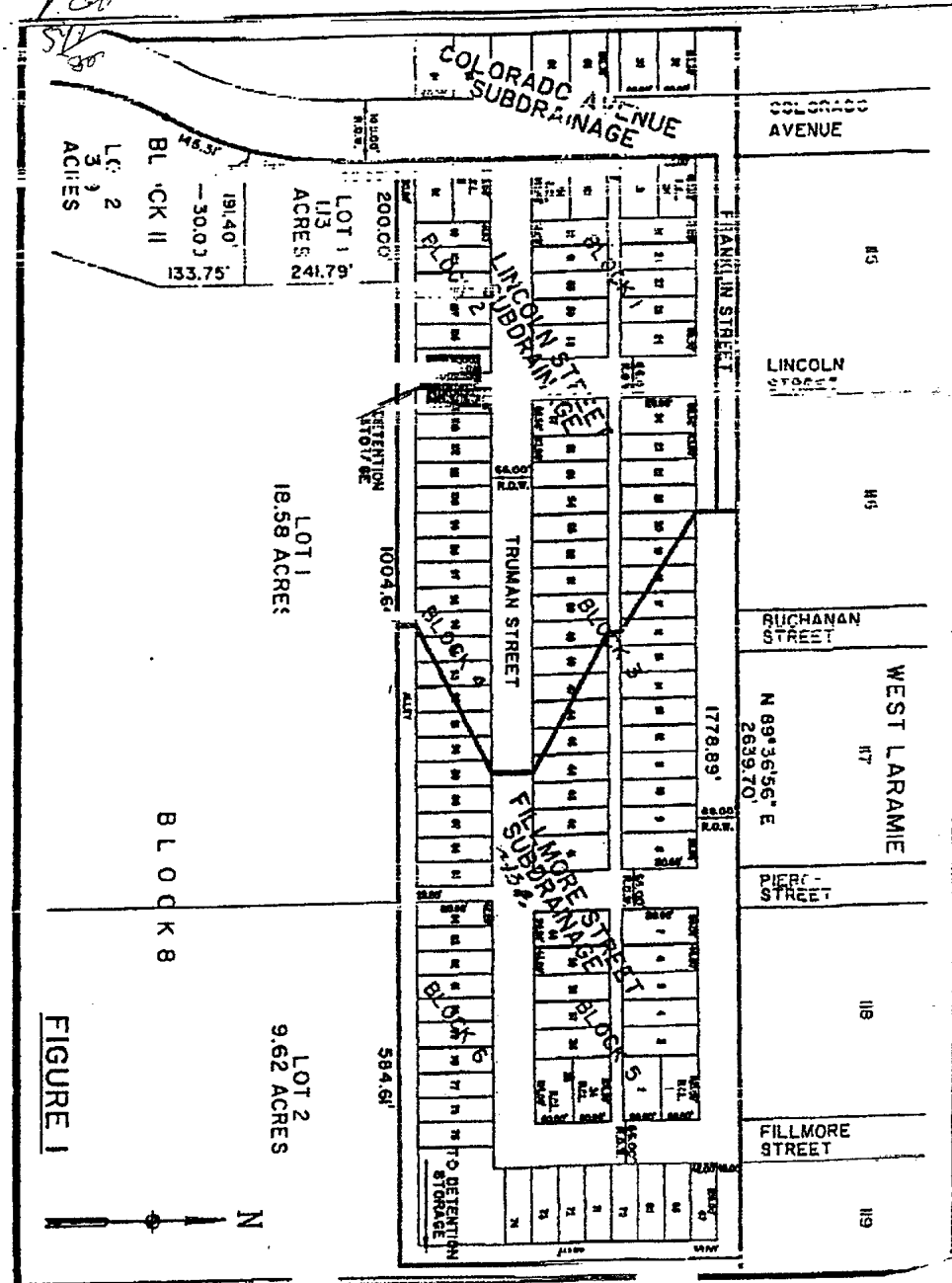


Tammy J. Powell
Notary Public

My Commission expires:

15
11/10
1999

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 ALBANY COUNTY, WY, JACKIE R GONZALES - COUNTY CLERK DOC #: 1999 8273

"Figure 1"



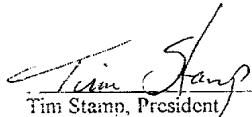
Economic Development Corporation

1482 Commerce Dr., Suite A Laramie, Wyoming 82070 (307) 742-2212

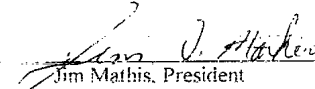
AGREEMENT

This agreement is made this 1st day of December 1999, by and between the Laramie Economic Development Corporation (LEDC), and the Wyoming Technical Institute (WTI). The parties hereto agree as follows:

The Wyoming Technical Institute (WTI) acknowledges the responsibility to convey across Block 8, Lot 1 of the Laramie River Business Park II addition to the City of Laramie stormwater generated by the Lincoln Street subdrainage area and the Colorado subdrainage area, as shown on attached Figure 1 and as described in the Surface Drainage Plan submitted to the City of Laramie as a part of the requirements for approval of the LRBP II addition to the City of Laramie.


Tim Stamp, President

Laramie Economic Development Corp.


Jim Mathis, President

Wyoming Technical Institute

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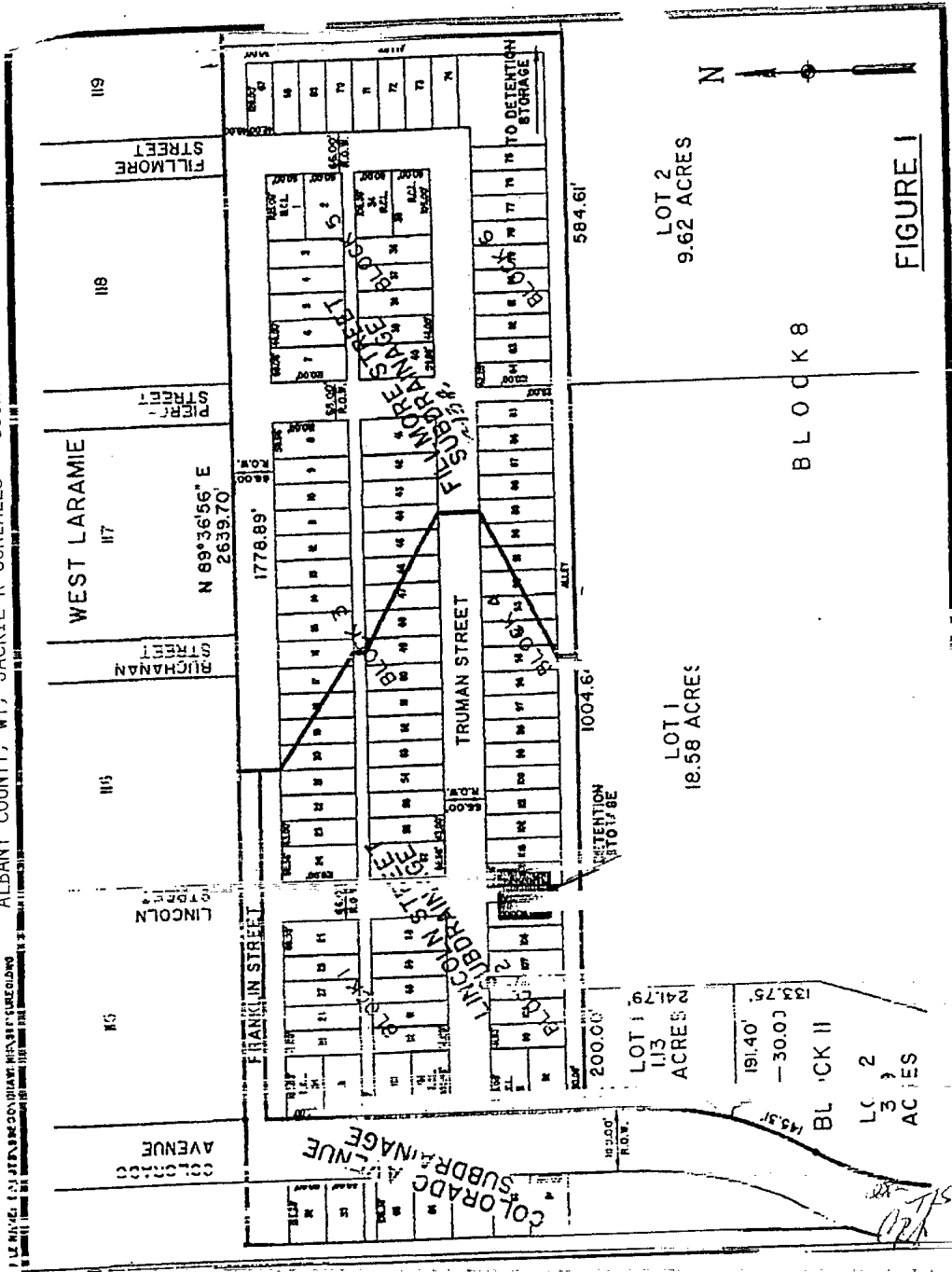


FIGURE 1