

730172

DISCLOSURE STATEMENT  
FOR  
ANTELOPE VALLEY BUSINESS PARK

This disclosure statement has been prepared in an effort to provide general information to the Public related to the construction and maintenance of improvements and condition of services that are to be provided within this subdivision. This document shall be kept at the County Clerk's Office and shall be available upon request to the Public.

Construction, operation and/or maintenance, and financial responsibilities for the following improvements and/or services for this subdivision are described as follows:

1. ROADS

Access is provided from Union Chapel Road and Highway 59. Construction and maintenance for access easements shall be the financial responsibility of the individual lot owners. No fencing or impediments shall be allowed in the access easements.

2. WATER SUPPLY

Water will be provided by the Antelope Valley Business Park Service and Improvement District.

3. SEWAGE DISPOSAL

Sewage disposal shall be DEQ recommended individual septic systems, installed and maintained by individual lot owners in accordance with the Campbell County Engineer's Office Regulations. Based on perc tests, leachfields should be expected to be installed from 8 feet to 15 feet deep.

4. RESTRICTIVE COVENANTS

Antelope Valley Business Park has no Restrictive Covenants.

5. HOMEOWNER'S ASSOCIATION FEES

Fees and assessments may be charged by the Antelope Valley Business Park Improvement and Service District.



#### 6. GARBAGE DISPOSAL

Garbage disposal will be the responsibility of the property owner and shall be removed not less than twice per month.

#### 7. TELEPHONE SERVICE

Telephone service will be the responsibility of the individual property owner. Prospective property owners should check with the Telephone Service on the actual construction charges prior to purchase within this subdivision.

#### 8. CABLE TELEVISION SERVICE

Cable television service will be the responsibility of the individual property owner. Prospective property owners should check with the Cable Television Service on the actual construction charges prior to purchase within this subdivision.

#### 9. ROAD AND TRAFFIC CONTROL SIGNS

All road and traffic control as needed will be the responsibility of the individual landowners.

#### 10. STREET LIGHTING

Any outside lighting/street lighting will be the landowner's responsibility.

#### 11. CULVERTS AND DRAINAGE

The individual property owners will be responsible to provide and install culverts for drainage at their respective lot approaches to the roadway. The maintenance of the culverts at the lot approaches will be the responsibility of the respective property owners. Culverts must be installed as per Campbell County Specifications.

#### 12. ZONING

Subdivision is zoned general commercial (C-1). Surrounding areas are zoned residential (R-1 and R-3), agricultural (AL) and unzoned. Prospective buyers should obtain information on allowable uses in this district from the Campbell County Engineer's Office.

### 13. FIRE PROTECTION

Fire protection is provided by the Campbell County Fire Department. The fire department recommends that the street address of each property in this subdivision be prominently displayed at the individual approaches to the roadway. Response time for fires within the subdivision estimated to be 10 (ten) minutes.

### 14. BUILDING CODES

Builders are required to meet the Plumbing, Electrical, Septic and Fire Codes adopted by the County. Permits are available at the Campbell County Engineer's Office.

### 15. ELECTRICITY

Electricity for the subdivision area is served by Powder River Energy Corporation. Prospective property owners should check with Powder River Energy Corporation on the actual construction charges within the lot prior to purchase within this subdivision. Electricity will be furnished to each lot by the developer.

### 16. POSTAL SERVICE

Postal Service is available upon petition to the Post Office by the individual property owners.

### 17. MINERAL RIGHTS

Fee Interest in mineral ownership is not held as part of the surface ownership. Mineral exploration of subsurface minerals may occur.

### 18. WILDLIFE

The immediate area of the proposed subdivision is Mule Deer yearlong and American Pronghorn Antelope yearlong range. Prospective purchasers of lots should be aware that damage to ornamental shrubs, trees and gardens can be anticipated and they should be prepared to protect these items with fences and/or repellent sprays. Two Swainson's hawk nests are in close vicinity to Antelope Valley Business Park. Should this pair of hawks present a problem, lot owners should consider acquiring a permit at their cost through the Wyoming Game and Fish Commission and the U.S. Fish and Wildlife Service to relocate the nest.

19. FOUNDATION INVESTIGATION

A Wyoming Professional Engineer will need to certify to the County Engineer by open hole inspection that the foundation is compatible with soils present.


BE ADVISED THAT CAMPBELL COUNTY, WYOMING ASSUMES NO LIABILITY BY VIRTUE OF THIS DISCLOSURE STATEMENT. CAMPBELL COUNTY HAS REQUIRED THIS DISCLOSURE STATEMENT IN ITS SUBDIVISION APPROVAL PROCESS SOLELY FOR THE PURPOSE OF INFORMING THE CONSUMER. CAMPBELL COUNTY DOES NOT IN ANY MANNER WARRANT OR GUARANTEE TO THE CONSUMER THAT THE AFOREMENTIONED STATEMENTS CONTAINED WITHIN THE DISCLOSURE STATEMENT ARE FACTUAL AS REPRESENTED. BE FURTHER ADVISED THAT THE PROPER RECOURSE FOR SHORTCOMINGS IN THE ABOVE DESCRIBED IMPROVEMENTS LIES BETWEEN THE CONSUMER AND THE DEVELOPER WHO MADE THIS DISCLOSURE STATEMENT.

THE PUBLIC IS INVITED AND ENCOURAGED TO OBTAIN OR REVIEW COPIES OF THIS DOCUMENT AND ALL OTHER DOCUMENTS PREVIOUSLY MENTIONED. COPIES OF ALL DOCUMENTS ARE AVAILABLE AT THE OFFICE OF THE COUNTY CLERK OR ENGINEER UPON REQUEST AND RECEIPT OF PAYMENT FOR REPRODUCTION COSTS.

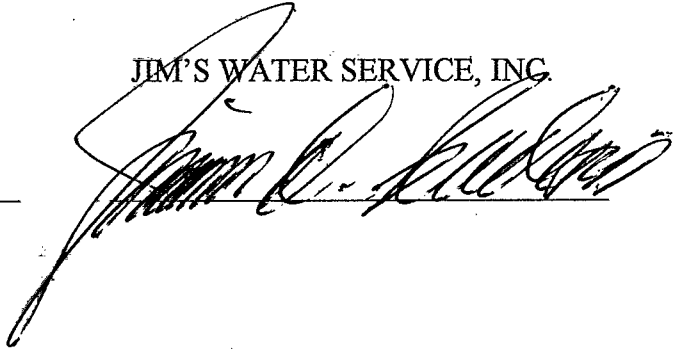
IN TESTIMONY WHEREOF, the undersigned owners have caused these presents to be signed.

by:

B.T.S. LLC

  
\_\_\_\_\_  
Ben R. Doud

JIM'S WATER SERVICE, INC

  
\_\_\_\_\_

STATE OF WYOMING )  
 )ss.  
COUNTY OF CAMPBELL)

The foregoing instrument was acknowledged before me this 4 day of March, 1998 by Ben R. Doud for B.T.S LLW, as a free and voluntary act and deed.

Witness my hand and official seal.



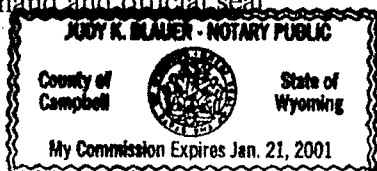
[Signature]  
Notary Public

My commission expires: 9-21-01

STATE OF WYOMING )  
 )ss.  
COUNTY OF CAMPBELL)

The foregoing instrument was acknowledged before me this 5th day of March, 1998 by Jimmie D. Rodgers for Jim's Water Service, Inc., as a free and voluntary act and deed.

Witness my hand and official seal.



Judy K. Blauer  
Notary Public

My commission expires: 1-21-2001

Approved for filing by the Campbell County Planning Commission this 12th day of March, A.D., 1998.

[Signature]  
Chairperson

Attest:

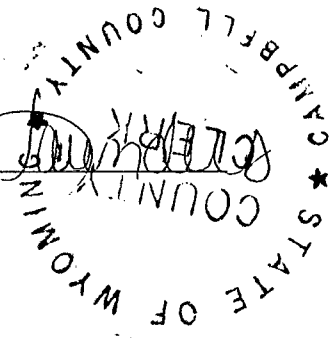
Caroline K. Bryson  
Clerk of the Board

Approved for filing by the undersigned Board of County Commissioners in and for the County of Campbell, State of Wyoming, this 1<sup>st</sup> day of April, A.D., 1998.

[Signature]  
Chairman of the Board  
Member

[Signature] Attest:  
Member

[Signature]  
Clerk of the Board



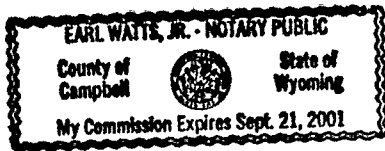
STATE OF WYOMING )  
                                  )ss.  
COUNTY OF CAMPBELL)

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of April, 1998 by Les Desavedo, Fred Oedekoven, and XXXXXXXXXX as Commissioners for Campbell County, as a free and voluntary act and deed.

Witness my hand and official seal.

[Signature]  
Notary Public

My commission expires: 9-21-01



STATE OF WYOMING }  
Campbell County }ss.

Filed for record this 1<sup>st</sup> day of April, A.D., 19 98 at 3:58 o'clock P M. and recorded in Book 1472 of Photos on page 597-602 Fees \$ 16.00 **730172**  
[Signature] By [Signature]  
County Clerk and Ex-Officio Register of Deeds Deputy

RECORDED  
ABSTRACTED  
INDEXED  
CHECKED