

863268

DISCLOSURE STATEMENT
for
Hannum Road Industrial 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 recorded at the County Clerk's Office and shall be available upon request to the Public.

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

1. ROADS

Access is from Hannum Road. Garman Road, Business Circle, and Garman Court are constructed within the Industrial Park. Garman Road, Business Circle, and Garman Court maintenance and snow removal responsibility will be provided by the Landowner's Association.

2. WATER SUPPLY

Supplied by Means Water and Sewer District.

3. SEWAGE DISPOSAL

Private Septic installed under DEQ Requirements.

4. RESTRICTIVE COVENANTS

There are no Restrictive Covenants.

5. LANDOWNERS ASSOCIATION FEES OR IMPROVEMENT AND SERVICE DISTRICT

A Landowners Association is being formed. Prospective property owners should check with the Landowners Association and Means Water and Sewer District on actual fees prior to purchase within this Industrial Park.

6. GARBAGE DISPOSAL

Garbage disposal will be the responsibility of the property owner.

7. TELEPHONE SERVICES

Telephone service will be the responsibility of each 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 SERVICES

Cable service will be the responsibility of each 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 signs will be the responsibility of the individual landowners.

10. STREET LIGHTING

Any outside lighting/street lighting will be the responsibility of individual landowners.

11. CULVERTS AND DRAINAGE

Culverts to be used in the County Road right-of-way should have approval of County Engineer. Per Campbell County Subdivision Regulations, Section 10, (a) (XI), culverts shall be a minimum of 18 inches in diameter. Individual property owners will be responsible for installation and maintenance of access improvements.



12. ZONING

Prior to purchase, prospective buyers should contact the Campbell County Building and Planning Office to verify permitted use of the lot they intend to purchase and the permitted uses of lots and land surrounding their proposed lot.

13. FIRE PROTECTION

Fire protection is provided by the Campbell County Fire Department. The fire department requires 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 is estimated to be 10 (ten) minutes.

14. BUILDING CODES

Builders are required to meet the Plumbing, Electrical, Septic, Building and Fire Codes adopted by the County. Permits are available at the Office of the Building and Planning Department.

15. ELECTRICITY

Electricity for this subdivision area is served by Powder River Energy Corporation. Electrical service shall be installed to each lot line. Prospective lot owners should check with Powder River Energy Corporation on construction charges within the lot line prior to purchase within this subdivision.

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. New surface owners should be aware that upon purchase of any land there are existing surface use agreements which may result in the drilling and production of oil and gas upon said land.

18. SOILS

General soils information for this subdivision is available through the local soils conservation district. No detailed soils investigation has been performed. It is recommended individual soils investigations be done at each location of any proposed structures.

19. WILDLIFE

The immediate area of the proposed subdivision is Mule Deer yearling 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. Wyoming Game and Fish does not pay for damages for ornamental shrubs and trees.

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

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

North Gillette Business Park, LLC

[Signature]
Gary W. Garland

STATE OF WYOMING)
)ss.
COUNTY OF CAMPBELL)

Subscribed and sworn before me on this 20th day of December, 2005 by Gary W. Garland for North Gillette Business Park, LLC as a free and voluntary act and deed.

WITNESS my hand and official seal.

[Signature]
Notary Public

My commission expires: 12-30-08



Approved for filing by the Campbell County Planning Commission this 20th day of December, A.D., 2005.

[Signature]
Chairperson

Attest:
[Signature]
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 20 day of December, A.D., 2005.

[Signature]
Member

[Signature]
Member

[Signature]
Member

[Signature]
Member

[Signature]
Chairperson



STATE OF WYOMING)
Campbell County)ss.
Filed for record this 27th day of December A.D. 2005 at 9:52 o'clock A M. and recorded in Book 2117
of Photos on page 483-485 Fees \$ 14.00 863268
[Signature] RECORDED
County Clerk and Ex-Officio Register of Deeds ABSTRACTED
By Deputy *[Signature]* INDEXED
CHECKED