CONDOMINIUM AREAS BY BUILDING

BUILDING ONE

UNIT #				Lease SqFt	Total SqFt	% of Bldg Lease	% of Total Lease
110	19.5	x	44.	886	886	10.0%	4.27%
109	19.5	x	44.	886	886	10.0%	4.27%
108	19.6	x	44.	885	885	10.0%	4.27%
107	19.5	x	44.	885	885	10.0%	4.27%
106	19.5	x	44.	886	885	10.0%	4.27%
105	19.5	x	44.	886	886	10.0%	4.27%
104	19.5	x	44.	885	885	10.0%	4.27%
103	19.5	x	44.	885	885	10.0%	4.27%
102	19.6	x	44.	886	885	10.0%	4.27%
101	18.58	x	44.	828	828	9.8%	4.07%
LEASE SUBTOTAL				8,811	8,811	100%	42.49%
Bldg. One Common				-	438	-	-
BLDG. ONE TOTAL				-	8,850	-	-

BUILDING TWO

UNIT #				Lease SqFt	Total SqFt	% of Bldg	% of Total
207	19.5	x	43.65	862	862	14.3%	4.25%
208	19.5	x	43.85	862	862	14.3%	4.25%
206	19.5	x	43.65	862	862	14.3%	4.25%
204	19.8	x	43.65	862	862	14.3%	4.25%
203	19.5	x	43.86	862	862	14.3%	4.26%
202	19.5	x	43.86	862	862	14.3%	4.25%
201	19.	x	43.65	840	840	14.0%	4.10%
LEASE SUBTOTAL				6,012	6,012	100%	29.66%
Bldg. Two Common				-	330	-	-
BLDG. TWO TOTAL				-	6,342	-	-

BUILDING THREE

UNIT #				Lease SqFt	Total SqFt	% of Bldg	% of Total
305	13.5	x	48.	676	676	25.1%	3.34%
304	13.5	x	48.	676	676	25.1%	3.34%
303	13.1	x	48.	656	655	24.4%	3.24%
302	14.	x	23.8	343	343	12.7%	1.69%
301	14.	x	23.8	343	343	12.7%	1.69%
LEASE SUBTOTAL				2,683	2,683	100%	13.29%
Bldg. Three Common				-	178	-	-
CH	12.62	x	17.9	-	226	8.4%	1.11%
BLDG. THREE TOTAL				-	3,083	-	-

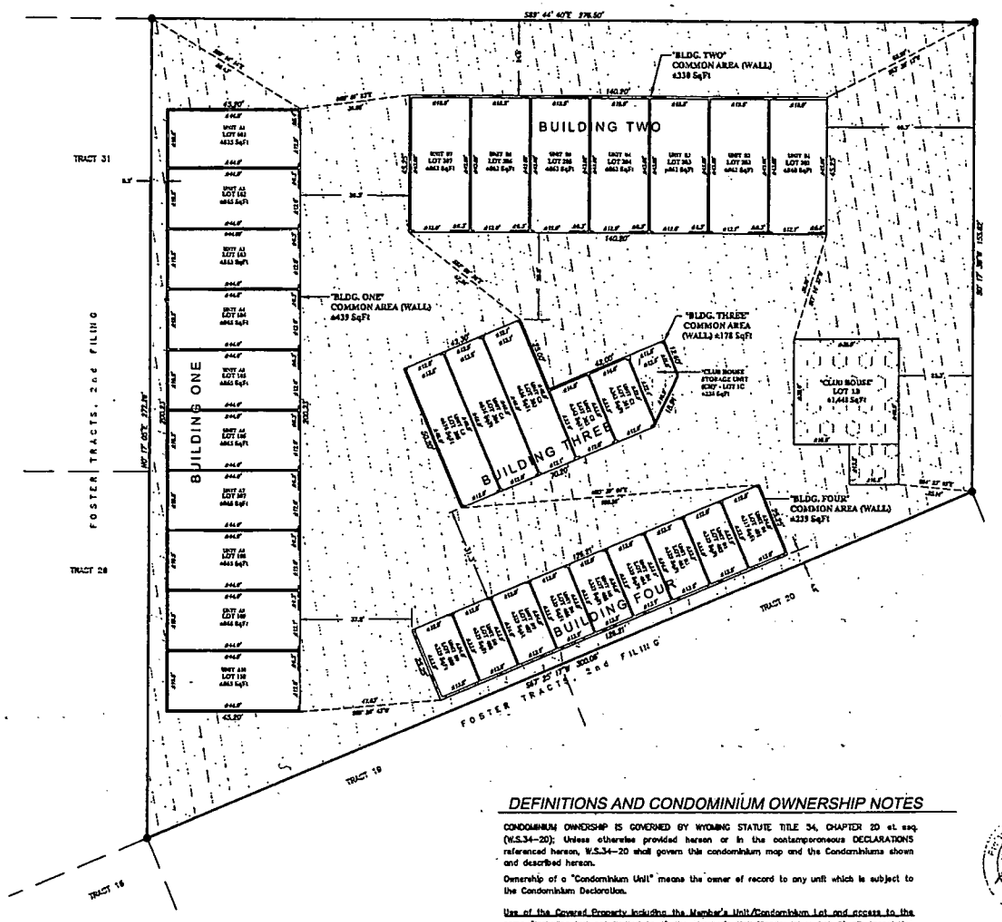
BUILDING FOUR

UNIT #				Lease SqFt	Total SqFt	% of Bldg	% of Total
409	13.48	x	23.85	328	329	11.1%	1.62%
408	13.48	x	23.86	329	329	11.1%	1.62%
407	13.48	x	23.86	329	329	11.1%	1.62%
406	13.48	x	23.86	329	329	11.1%	1.62%
405	13.48	x	23.85	388	388	13.1%	1.90%
404	13.48	x	23.86	329	329	11.1%	1.62%
403	13.48	x	23.85	329	329	11.1%	1.62%
402	13.48	x	23.86	329	329	11.1%	1.62%
401	12.86	x	23.85	317	317	10.7%	1.56%
LEASE SUBTOTAL				2,843	2,843	101.57%	14.63%
Bldg. Four Common				-	238	-	-
BLDG. FOUR TOTAL				-	3,188	-	-

AREA TOTALS

BLDG #	Lease Area	Total Area	% of Total
ONE	8,811	9,050	15.3%
TWO	6,012	6,342	10.7%
THREE (LESS "CH")	2,683	2,857	4.8%
FOUR	2,843	3,188	5.4%
LEASE TOTAL	20,268	21,448	36.24%
COMMON PARCEL (LOT 1A)		36,058	60.9%
CLUBHOUSE (LOT 1B)		1,448	2.4%
CLUBHOUSE STORAGE UNIT "CH" (LOT 1C)		226	0.4%
TOTAL	-	59,180	100%

DELL RANGE BOULEVARD (100' R/W)



DEDICATION

STATEMENT OF OWNERSHIP, DEDICATION, AND DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS, HEREIN KNOWN AS "DECLARATIONS": KNOW ALL PERSONS BY THESE PRESENTS THAT:

The undersigned being the owner of All of Tract 27, Foster Tracts, 2nd Filing, Laramie County, Wyoming;

Has caused this condominium map and the divisions shown hereon to be applied to the land and to be known and described as CUBBYHOLE CONDOMINIUMS.

All areas contained within the condominium boundary are private, for the private use and benefit of the owner of the units, their invitees, legal successors and/or assigns

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR THE CUBBYHOLE CONDOMINIUMS SUBDIVISION OF THE CUBBYHOLE CONDOMINIUMS OWNERS' ASSOCIATION, A WYOMING NONPROFIT CORPORATION, is filed contemporaneously herewith in the Real Estate Office of the Clerk and Recorder of Laramie County, Wyoming in Book 2116, Page 692.

WITNESS my hands this 22nd day of JANUARY 2021.

The Cubbyhole, LLC, a Wyoming Limited Liability Company

by Guy Wilson
Guy Wilson as Manager

ACKNOWLEDGEMENT

STATE OF WYOMING } SS
COUNTY OF LARAMIE }

Before me, a Notary Public in and for the state and county aforesaid, personally appeared Guy Wilson as Manager for The Cubbyhole, LLC, a Wyoming Limited Liability Company, who, upon oath, acknowledged their official authority in the aforesaid company, and executed the foregoing instrument for the purposes therein contained, by signing his name as such officer.

Witness my hand and official seal at office in the state and county aforesaid, this 22nd day of January 2021.

Notary Public, Laramie County, Wyoming

My Commission Expires: APR. 20, 2022

LEGEND

- FOUND 1/2" ALUMINUM CAP STAMPED "L.S. 3047"
- GENERAL COMMON AREA(S) (LOT 1A, 1B, 1C)
- COMMON CLUBHOUSE (LOT 1B) AND CLUBHOUSE STORAGE UNIT (LOT 1C)

Scale: 1" = 20'

GENERAL NOTES

1) TOTAL PLATTED LOT AREA FOR TRACT 27, FOSTER TRACTS, 2nd FILING, AND RESULTING CONDOMINIUM AND COMMON LOT AREAS BASED ON MEASURED SURVEY DATA NOVEMBER/DECEMBER 2020.

2) CONDOMINIUM UNIT/SUITE AREAS PERCENTAGE OF TOTAL (% OF TOTAL) BASED ON SURVEYED TOTAL GROSS AREA ENCOMPASSED BY EXTERIOR WALLS.

3) MINOR MATHEMATICAL DISCREPANCIES MAY EXIST BETWEEN INDIVIDUAL CONDO UNIT/SUITE SQUARE FOOTAGE(S) AS DESCRIBED HEREON AND GROSS CONDO AREA(S) AND PERCENTAGES. THESE DISCREPANCIES ARE A RESULT OF ROUNDING AND GROSS CONDO AREA SHALL PREVAIL.

DEFINITIONS AND CONDOMINIUM OWNERSHIP NOTES

CONDOMINIUM OWNERSHIP IS GOVERNED BY WYOMING STATUTE TITLE 34, CHAPTER 20 et. seq. (W.S.34-20); Unless otherwise provided herein or in the contemporaneous DECLARATIONS referenced herein, W.S.34-20 shall govern this condominium map and the Condominiums shown and described hereon.

Ownership of a "Condominium Unit" means the owner of record to any unit which is subject to the Condominium Declaration.

Use of the Covered Property including the Member's Unit/Condominium Lot and access to the same (including but not limited to 1) the Member's Unit/Condominium Lot 2) all Association Property, 3) Common Parcel(s), 4) Improvements, and 5) Clubhouse) is subject to certain easements, restrictions, and covenants as defined in the DECLARATIONS and includes the authority of the Association and/or Declarant to establish rules and regulations governing the use of all circulation, parking, utility(ies), and maintenance areas and to limit and enforce the rules, regulations, and limitations.

Definitions, Terms, Headings and Labels shown hereon are intended to provide a reasonable description or representation of the condominium areas in a graphic format correlating to the underlying land/parcel. In addition, such Definitions, Terms, Headings and Labels are provided for convenience and shall be interpreted to correlate to their respective equivalent in the most current version of the DECLARATIONS as recorded in the Office of the County Clerk of Laramie County, Wyoming.

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, Professional Land Surveyor in the State of Wyoming, for and on behalf of Steil Surveying Services, LLC, hereby state, to the best of my knowledge, information and belief, that this map was prepared from field notes taken during an actual survey made by me or under my direct supervision; and that this map correctly shows the results of said survey and that the monuments found or set are as shown.

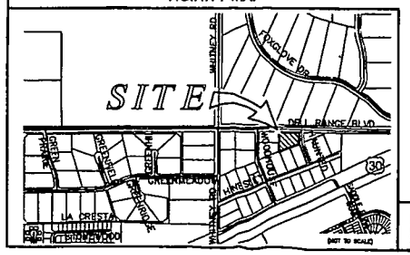
CUBBYHOLE CONDOMINIUMS

ENCOMPASSING ALL OF
TRACT 27, FOSTER TRACTS, 2nd FILING
AKA 4500 HAUNTED ROAD

SITUATED IN THE NW¼ OF SECTION 25,
T.14 N., R.66W OF THE 6th P.M.
LARAMIE COUNTY, WYOMING

PREPARED NOVEMBER/DECEMBER 2020

VICINITY MAP



FILING RECORD

Reception #: 800321
RECORDED 1/22/2021 AT 4:07 PM, BK 0 12 PG# 10
Debra S. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

Reception 800321
The State of Wyoming } SS
County of Laramie }
This instrument was filed for record at 4:07 o'clock P M. on the 22nd day of January A.D. 2021 and duly recorded in book on page PAC 12 slot 10
County Clerk By

REVISED: 01/20/2021
\2020346 CUBBY HOLE CONDO MAP\2020346 CONDO MAP.dwg

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