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CERTIFICATE OF SURVEYOR

State of Wyoming, } ss.
County of Cheyenne, } ss.
I, R. L. HURSON, Surveyor, do hereby certify that the above described plat is a true and correct copy of the original plat on file in my office, and that the same was duly recorded in the office of the County Clerk of Cheyenne County, Wyoming, on the 15th day of January, 1977.

ABSTRACT OF RECORD

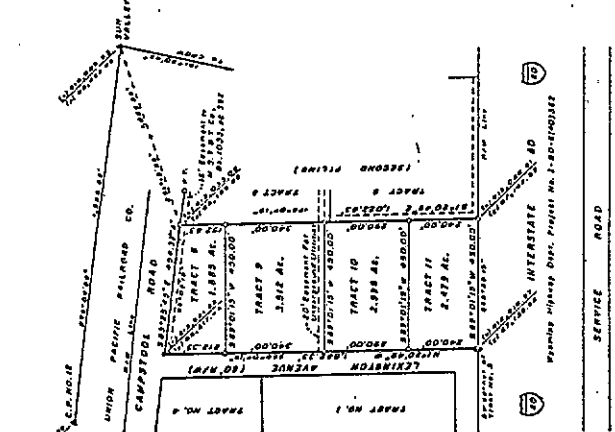
FILE	DATE	DESCRIPTION	PLUMS (ACRES)
1	1976
2	1976
3	1976
4	1976
5	1976
6	1976
7	1976
8	1976
9	1976
10	1976

DECLARATION
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DECLARATION AND OATH
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REPLAT OF
The West 450 Feet Of
Tract No. 3,
ROCKY MOUNTAIN
INDUSTRIAL PARK
ADDITION

A SUBDIVISION SITUATE IN THE E1/2 OF SEC. 3,
T. 13 N., R. 66 W., 82 E. 4M.
CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING



R. L. HURSON, LAND SURVEYOR
No. 1727
Cheyenne, Wyoming 82001
JAN 17 1977

FILING RECORD
472850
This plat was filed for recording in the office of the County Clerk of Cheyenne County, Wyoming, on the 15th day of January, 1977.

METRIC CONVERSIONS
One foot = 0.3048 meters
One acre = 0.0027 acres
One square foot = 0.0929 square meters
One square mile = 2.59 square kilometers

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RECORDED MAY 5 1978 AT 2:29 O'CLOCK P.M.

482251

Reception No. JANET C. WHITEHEAD, Recorder

INDUSTRIAL PARK PROTECTIVE
COVENANTS FOR
ROCKY MOUNTAIN INDUSTRIAL PARK ADDITION, Third Filing



KNOW ALL MEN BY THESE PRESENTS:

These conditions, covenants and easements apply to the industrial park known as "ROCKY MOUNTAIN INDUSTRIAL PARK ADDITION, Third Filing."

THIS DECLARATION, made this 31 day of January, 1977, by Nielson Enterprises Inc., a Delaware corporation, hereinafter called the "GRANTOR;"

WITNESSETH:

WHEREAS, Grantor is the owner of the real property described in Clause I of this declaration, and is desirous of subjecting the real property described in Clause I to the conditions, covenants and easements hereinafter set forth, all of which are for the benefit of said property and for the owner thereof, and shall inure to the benefit of and pass with said property, and each parcel thereof, and shall apply to and bind the successors in interest, and any owner thereof;

NOW, THEREFORE, the Grantor hereby declares that the real property described in Clause I hereof is, and shall be, held, transferred, or sold, subject to the conditions, covenants, and easements hereinafter set forth:

Clause I

DEFINITION OF TERMS

1.1 "Building site" shall mean any lot, or lots, or portions thereof, or a parcel of land upon which a building and appurtenant structures may be erected in conformance with the requirements of these covenants.

1.2 "Grantor" shall mean Nielson Enterprises Inc., a Delaware corporation; its successors and assigns, unless the context indicates otherwise.

1.3 "Improvements" shall mean and include the building or buildings, outbuildings appurtenant thereto, parking areas, loading areas, fences, masonry walls, hedges, lawns, mass plantings and any structures of any kind or type located thereon.

1.4 "Setback" shall mean the minimum distance which a building and outbuildings or any structures located above ground shall be set back from the property lines (front, rear and side) of the building sites.

1.5 "Front Lot Line" shall mean the property line dividing a lot from a street. On a corner lot only one street line shall be considered a front line and that shall be the line of the street facing the main building entrance.

1.6 "Rear Lot Line" shall mean the property line opposite the front lot line.

1.7 "Side Lot Line" shall mean any property lines other than front lot lines or rear lot lines.

1.8 "Person" shall mean any individual, partnership, association, corporation, or any legal entity which may by law own real estate.

PROPERTY SUBJECT TO THIS DECLARATION

The real property which is, and shall be, conveyed, transferred, occupied and sold subject to the conditions, covenants, restrictions, reservations, and easements set forth herein is located in the County of Laramie, State of Wyoming, and is more particularly described as set forth in Exhibit "A," attached hereto and by reference made a part hereof.



Clause II

GENERAL PURPOSES OF CONDITIONS

2.1 The real property described in Clause I hereby is subjected to the conditions, covenants, and easements hereby declared to insure proper use, development and improvement of each building site; to protect the owners of building sites against such improper use of surrounding building sites as well as against depreciation of the value of their property; to develop the "Rocky Mountain Industrial Park Addition, Third Filing," in a way which will insure its being a continuing asset to the City of Cheyenne and the State of Wyoming; to guard against erection thereon of structures built of improper or unsuitable materials; to insure reasonable development of said property; to encourage erection of attractive improvements thereon, with appropriate locations thereof on building sites; and in general to provide for a high quality of improvement of said property.

Clause III

ENVIRONMENTAL CONTROL COMMITTEE

3.1 All plans and specifications for any building, fence, wall or other structures whatsoever to be erected on or moved upon or to any lot, and the proposed location thereof on any lot or lots, the roofs and exterior color schemes thereof, any later changes or additions thereto after initial approval thereof, and any remodeling, reconstruction, alterations, or additions to any building or other structures on any lot shall be subject to and shall require the approval, in writing, of the Environmental Control Committee, as the same is from time to time composed, before any such excavation, construction, remodeling, or addition work is begun.

3.2 The Environmental Control Committee shall approve or disapprove plans, specifications and details within thirty (30) days from the receipt thereof. Two (2) sets of said plans and specifications and details with the approval, or disapproval, endorsed thereon, shall be returned to the person submitting them, and the other copy thereof shall be retained by the Environmental Control Committee.

3.3 The Environmental Control Committee shall have the right to disapprove any plans, specifications or details submitted to it as aforesaid in the event such plans, specifications and details are not in accordance with all of the provisions of this declaration, if the design or color schemes of the proposed building or other structure is not in harmony with the general surroundings of such lot or with the adjacent buildings or structures, if the plans and specifications or details, or any part thereof, are contrary to the interests, welfare, or rights of all or any part of the real property subject hereto, or the owners thereof, all in the sole discretion of the Environmental Control Committee. The decisions of the Environmental Control Committee shall be final.

3.4 Neither the Grantor, the Environmental Control Committee nor any architect or agent thereof or of Grantor shall be responsible in any way for any defects in any plans or specifications submitted, revised or approved in accordance with the foregoing, nor for any structural or other defects in any work done according to such plans and specifications.

3.5 The Environmental Control Committee is composed of three members who have been appointed by the Grantors on the date of recording these covenants.

The President of Nielson Enterprises Inc. shall have the permanent right to appoint one member of the Environmental Control Committee. This appointment will be made annually for a term of one year.

At the appropriate times as hereinafter specified, the other two members of the committee shall be appointed as follows:



When 75% of all of the lots covered herein have been sold by Grantor, the owners of all of said lots, each lot being entitled to one vote, shall vote for the election, by a majority of those casting votes, of the filling of any vacancy on the Environmental Control Committee, except as stated above.

Prior to the sale of 75% of the lots covered herein by the Grantor, any vacancy shall be filled by the remaining member or members of the said Environmental Control Committee, or, if no members remain, by Grantor. The Environmental Control Committee may appoint advisory committees from time to time to advise it on matters pertaining to the subdivision. There shall be submitted to the Environmental Control Committee three (3) complete sets of plans and specifications of any and all improvements, the erection or alteration of which is desired, and no structures or improvements of any kind shall be erected, altered, placed or maintained upon any lot unless and until the final plans, elevations and specifications therefor have received such written approval as herein provided. Such plans shall include plot plans showing the locations on the lot of the building, wall, fence, or other structure proposed to be constructed, altered, placed or maintained, together with the proposed color scheme for roofs and exteriors thereof

Clause IV

GENERAL RESTRICTIONS

4.1 No noxious or offensive trade or activity shall be carried on, nor shall anything be done thereon which may be or become an annoyance or nuisance to the said "Rocky Mountain Industrial Park Addition, Third Filing," by reason of unsightliness or excessive emission of odors, dust, fumes, smoke, glare, vibration, radiation or noise.

4.2 Without otherwise limiting the provisions of preceding paragraphs of this Clause IV, or any of the other terms and conditions of these restrictions, the buildings or premises, except as otherwise provided in these Protective Covenants, may be used for any use permitted under zoning for Industrial Districts, under the zoning ordinance of the City of Cheyenne, Wyoming, as of the date of execution of these Protective Covenants, except that the following types of uses shall not be permitted; said non-permitted uses are given as illustration and not by way of limitations:

- a. Auto wrecking, salvage yards or businesses whose principal occupation is storage of scrap metals;
- b. Alfalfa dehydrating mills;
- c. Slaughter houses and rendering works.

4.3 Construction or alteration of any buildings in the "Rocky Mountain Industrial Park Addition, Third Filing," shall meet the standards provided in these covenants. The main entrances of any office building facing the street shall have an exterior facing of brick, painted block, stone, flagstone, moss rock, pre-cast concrete products, or architectural concrete or other material approved by the Environmental Control Committee.

4.4 These covenants shall and do hereby provide that no improvements (other than improvements which the Declarations specifically state do not require Grantor approval) shall be erected, placed, or a major alteration of any exterior of an improvement (where the improvement itself requires approval) be made, on any building site in said development until the building or other



improvement plans, specifications, and plot plan showing the location of such improvements on the particular building site have been submitted to and approved in writing by the Environmental Control Committee.

4.5 The Grantor and the Environmental Control Committee, their successors or assigns, shall not be liable in damages to anyone so submitting plans or to any owner of land covered by this instrument by reason of mistake in judgment, negligence or non-feasance of itself, its agents, or employees, arising in connection with the approval or disapproval, or failure to approve any such plans.

4.6 It is contemplated that maneuvering of trucks and trailers be confined insofar as possible to the premises of each establishment. To that end, it is hereby provided that no loading dock be located closer than forty (40) feet from the street; provided that no vehicle, or part thereof, shall park or be allowed to stand within the public right-of-way while loading or unloading.

4.7 Storage of bulk commodities, materials, supplies, products, and equipment on the exterior of the buildings shall be confined to areas which are screened in accordance with the provisions of this document, it being the intention of this provision that subject materials shall not be visible from the adjoining property or from streets and public areas.

4.8 No billboards or advertising signs other than those identifying the name of the business and products of the person or firm occupying the premises shall be permitted, except that a sign offering the premises for sale or lease may be permitted. Design and location of all signs are subject to the approval of the Environmental Control Committee.

4.9 Storage required to be screened from view, as heretofore mentioned, shall be screened from view from the streets by any of the following methods, or any approved combination of these methods:

- a. Fences or masonry walls of approved design and height.
- b. Located at rear of buildings where such location will conceal such areas from public view.
- c. Properly located and planned hedges, shrubs, or plantings of sufficient density and height to provide concealment.
- d. Terrain adjustment and/or retaining walls to provide concealment by virtue of sight lines from streets, public areas, or adjacent property.

4.10 All building lots must be engineered for proper drainage to drain water away from building, to avoid impounding water (except as a planned, approved pond as a landscaping feature), and to conform to overall drainage pattern of the entire area.

4.11 Concrete, flagstone, oil surface or other approved hard-surfaced walks must be provided for all major pedestrian visitor or employee foot traffic patterns.

4.12 No oil or gas drilling, oil development operations, refining, mining, or quarrying operations shall be permitted on any of the building sites subject to these covenants, nor shall oil wells, gas wells, tunnels, mineral excavations, or shafts be permitted in any of the building sites covered by these covenants.



4.13 Each of the conditions and covenants set forth above shall continue and be binding upon the Grantor and upon its successors and assigns, and upon each of them, and all parties and persons claiming under them for a period of twenty (20) years from the date of execution of this document, and automatically shall be continued thereafter for successive periods of twenty (20) years each. Provided, however, that the owners of 90% of the fee simple of the property subjected to these restrictive covenants (based on the number of square feet owned as compared to the total area), may release all or any part of the land so restricted from any one or more of said restrictions or may change or modify any one or more of said restrictions by executing and acknowledging an appropriate agreement in writing and filing the same in the Office of the County Clerk of Laramie County, Wyoming. A recordable certificate by an abstractor doing business in Laramie County, Wyoming, as to the record ownership of the property hereby restricted, and a recordable certificate by a registered land surveyor or engineer authorized to practice in Wyoming as to the square footage owned by the record owners as shown by said abstractor's certificate shall be deemed conclusive evidence of ownership and square footage thereof so owned and hereby restricted by the provisions of this section.

4.14 The covenants herein set forth shall run with the land and bind the present owner, its successors and assigns, and all parties claiming under them shall be taken to hold, agree and covenant with the owners of said building sites, their successors and assigns, and with each of them, to conform to said restrictions, but no restrictions herein set forth shall be personally binding on any corporation, person, or persons, except in respect to breaches committed during its, his, or their holding of any title to said land, and Grantor or the owner of any of the above land shall have the right to sue for and obtain an injunction to prevent the breach of or to enforce the observance of the restrictions above set forth, in addition to ordinary legal action for damages, and the failure of Grantor and the owner of any other lots or building sites hereby restricted to enforce any of the restrictions herein set forth at the time of its violation. The violation of these restrictions shall not defeat nor render invalid the lien on any mortgage (or deed of trust) made in good faith and for value.

4.15 Invalidation of any one of these covenants or any part thereof by judgments or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

EXECUTED THIS 14 day of December, 1977.



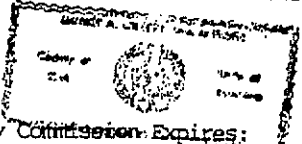
NIELSON ENTERPRISES INC.

Robert D. Snyder
Secretary

By Glenn W. Nielson
President

STATE OF WYOMING)
) ss
COUNTY OF PARK)

On this 14 day of December, 1977, before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Glenn W. Nielson, President of Nielson Enterprises Inc., to me known to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.



Notary Public
Notary Public

My Commission Expires:



EXHIBIT "A"


"ROCKY MOUNTAIN INDUSTRIAL PARK ADDITION, Third Filing," a proposed Subdivision situate in the S $\frac{1}{2}$ of Section 35, T. 14 N., R. 66 W. and the N $\frac{1}{2}$ of Sections 2 and 3, T. 13 N., R. 66 W., 6th P.M., and a Proposed Addition to the City of Cheyenne, Laramie County, Wyoming.

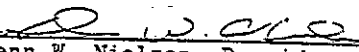


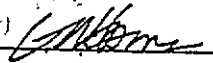
4.7 Rubbish and garbage facilities on the exterior of the buildings shall be confined to areas which are screened, it being the intention of this provision that visibility of subject materials shall be minimized from the adjoining property or from streets and public areas. The Environmental Control Committee shall approve proposed screening under this section according to its minimum visibility standards. All exterior inventory storage shall be made in a neat and orderly manner, as determined by the Environmental Control Committee, so as not to detract from the overall high quality of the Rocky Mountain Industrial Park; Third Filing.

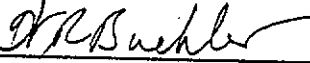
4.9 Screening of rubbish and garbage area may consist of a combination of earth mounding, landscaping, walls, and/or fences as approved by the Environmental Control Committee.

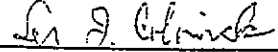
IN WITNESS WHEREOF, we have hereunto set our hands this 15th day of March, 1981.


ATTEST:

 Ken C. Wilgus, Asst. Sec.

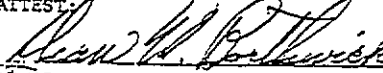
NIELSON ENTERPRISES INC.
 By: 
 Glenn W. Nielson, President


ATTEST:


THE COCA-COLA COMPANY
 By: 
 J.R. Buehler

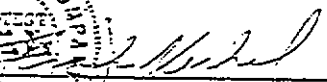
ATTEST:


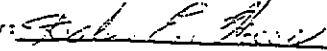
CROCKETT & KELLY, INC.
 By: 
 Daniel Robert


ATTEST:


QUANEX OIL COUNTRY DIVISION-CHEYENNE
 By: 
 Van Lawrence





GREAT PLAINS WELDING SUPPLY
 By: 
 Fred E. Harris


 Gary L. Tottenhoff


 Cheryl N. Tottenhoff