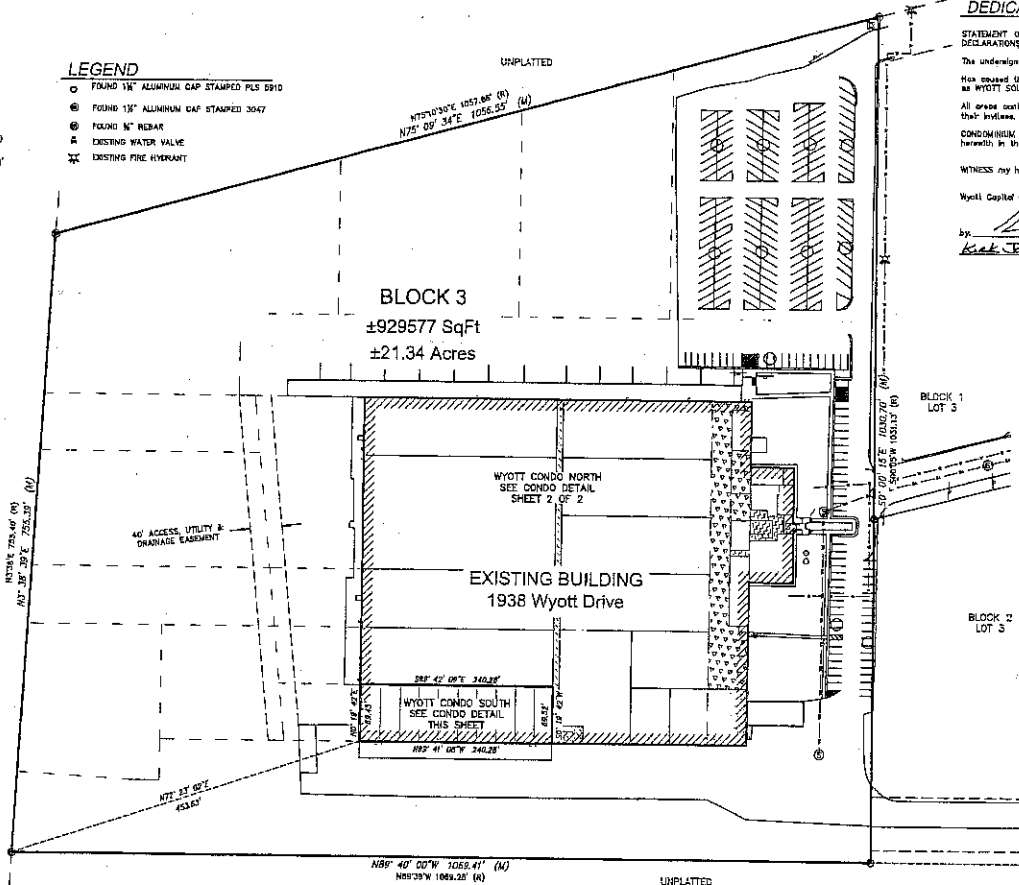


- LEGEND**
- FOUND 1/4" ALUMINUM CAP STAMPED PLS 0910
 - FOUND 1/2" ALUMINUM CAP STAMPED 3047
 - ⊙ FOUND 1" NIPER
 - ⊕ EXISTING WATER VALVE
 - ⊗ EXISTING FIRE HYDRANT

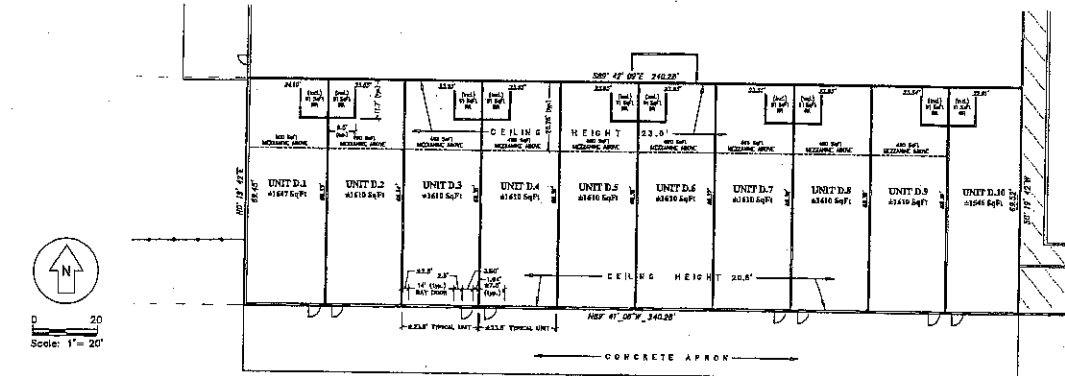
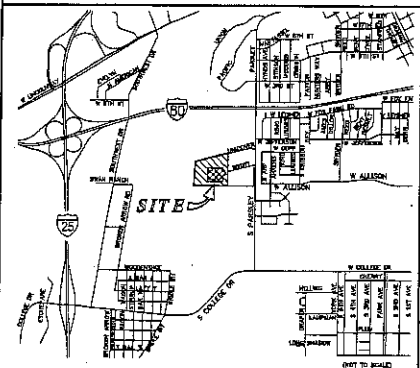


LOT MAP

NOTES

- 1) TOTAL PLATTED LOT AREAS FOR BLOCK 3, CHEYENNE PROGRESS CENTER ARE BASED ON MEASURED SURVEY DATA.
- 2) CONDOMINIUM UNIT/SUITE AREAS PERCENTAGE OF TOTAL (G) OF TOTAL) BASED ON SURVEYED TOTAL GROSS AREA (ENCOMPASSED BY EXTERIOR WALLS) AND CONSIDERING G) WALLS SHOWN WITH ADJACENT BUILDING SPACES NOT INCLUDED IN THIS CONDOMINIUM DEFINITION ESTABLISHED AND DESCRIBED HEREON.
- 3) SMALL MATHEMATICAL DISCREPANCIES BETWEEN INDIVIDUAL CONDO UNIT/SUITE SQUARE FOOTAGE AS DISCUSSED ABOVE AND GROSS CONDO AREA AREA ARE A RESULT OF ROUNDING AND GROSS CONDO AREA SHALL PREVAIL.

VICINITY MAP



CONDO DETAIL SOUTH

FILING RECORD

RECORDED 4/10/2020 AT 10:55 AM, BOOK 15 PAGE 177
 COUNTY OF LARAMIE, WYOMING

DEDICATION

STATEMENT OF OWNERSHIP, DEDICATION, AND DECLARATION OF PROTECTIVE COVENANTS, HEREBY KNOWN AS CONDOMINIUM DECLARATION, KNOW ALL PERSONS BY THESE PRESENTS THAT:
 The undersigned being the owner of all of Block 3, Cheyenne Progress Center, City of Cheyenne, 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 WYOTT SOUTH CONDOMINIUMS.
 All areas enclosed within the condominium boundary are private, for the private use and benefit of the owner of the units, that in-lieu, legal easements and/or easings.
 CONDOMINIUM DECLARATION OF THE WYOTT INDUSTRIAL PARK CONDOMINIUM ASSOCIATION, INC. is filed contemporaneously herewith in the Real Estate Office of the Clerk and Recorder of Laramie County, Wyoming in Book _____ Page _____.
 WITNESS my hand this 9th day of June 2020.
 Wyatt Capital Group, Ltd. Liability Co., LLC, a Wyoming Limited Liability Company
 by *[Signature]*
[Signature] as *[Title]*

ACKNOWLEDGEMENT

STATE OF WYOMING)
) SS
 COUNTY OF LARAMIE)
 Before me, a Notary Public in and for the state and county aforesaid, personally appeared *[Signature]*, who upon oath, acknowledged that she is the owner of the aforesaid property, and executed the foregoing instrument for the purposes therein contained, by signing the same as such officer.
 My Commission Expires: APR 20, 2027
 Notary Public, Laramie County, Wyoming

GENERAL NOTES AND DEFINITIONS

Ownership of a "Condominium Unit" means the owner of record to any unit which is subject to the Condominium Declaration. Each Owner shall be deemed for all purposes to own as a lessee under the Ground Lease.
 Unless otherwise provided in the declaration or by written consent of the condominium owners:

- "Common Element" means all of the Condominium Project, as hereinafter defined, except (a) the Land described on the attached Exhibit A, which the Lessor retains in its interest, and (b) the portions thereof which constitute Condominium Units, and also means all parts of the Building or any facilities, improvements and fixtures which may be within a Condominium Unit which are or may be necessary or convenient to the support, existence, use, occupation, operation, maintenance, repair or safety of the Building or any part thereof or any other Condominium Unit therein and includes those Common Elements which are assigned to the exclusive use of one (1) or more, but not all of the Condominium Unit Owners.
 Without limiting the generality of the foregoing, the following shall constitute Common Elements:
 (a) all of the landscaping, driveway, certain parking spaces and easements as designated on the Map;
 (b) all of the foundations, columns, girders, beams and supports of the Building;
 (c) the exterior walls of the Building, the main bearing or utility walls within the Building, the main or bearing sub-flooring and the roofs of the Building; and
 (d) in general, all other parts of the Condominium Project necessary for common use or convenient to its existence and maintenance except the Land and (a) through (c).
 The reasonable interest in the Land subject to the terms and provisions contained in the Ground Lease.
 Notwithstanding the foregoing, the Common Elements shall specifically exclude the garage doors, front doors, hangers, surface mounted electric, and fans.

CONDOMINIUM AREAS (SOUTH) BY UNIT - "D" UNITS

UNIT #	TOTAL LEASE AREA	UNIT FLOOR AREA	MEZZANINE	% OF (SOUTH)	% OF TOTAL
D.1	2,100 SqFt	1,847 SqFt	250 SqFt	10.7	1.9
D.2	2,100 SqFt	1,847 SqFt	250 SqFt	10.2	1.9
D.3	2,100 SqFt	1,847 SqFt	250 SqFt	10.2	1.9
D.4	2,100 SqFt	1,847 SqFt	250 SqFt	10.2	1.9
D.5	2,100 SqFt	1,847 SqFt	250 SqFt	10.2	1.9
D.6	2,100 SqFt	1,847 SqFt	250 SqFt	10.2	1.9
D.7	2,100 SqFt	1,847 SqFt	250 SqFt	10.2	1.9
D.8	2,100 SqFt	1,847 SqFt	250 SqFt	10.2	1.9
D.9	2,100 SqFt	1,847 SqFt	250 SqFt	10.2	1.9
D.10	1,544 SqFt	1,544 SqFt	0	7.7	0.8
SUBTOTAL	20,493 SqFt	18,073 SqFt	4,420 SqFt	100	10.8
TOTAL (G)	20,493 SqFt	20,176 SqFt	0	-	-

CONDOMINIUM UNIT AREAS BY SUITE

SUITE	TOTAL LEASE AREA	TOTAL AREA	% OF TOTAL
100	848 SqFt	848 SqFt	4.1%
101	1,177 SqFt	1,177 SqFt	5.7%
102	2,388 SqFt	2,388 SqFt	11.7%
103	2,388 SqFt	2,388 SqFt	11.7%
104	2,388 SqFt	2,388 SqFt	11.7%
105	2,388 SqFt	2,388 SqFt	11.7%
106	2,388 SqFt	2,388 SqFt	11.7%
107	2,388 SqFt	2,388 SqFt	11.7%
108	2,388 SqFt	2,388 SqFt	11.7%
109	2,388 SqFt	2,388 SqFt	11.7%
110	2,388 SqFt	2,388 SqFt	11.7%
111	2,388 SqFt	2,388 SqFt	11.7%
112	2,388 SqFt	2,388 SqFt	11.7%
113	2,388 SqFt	2,388 SqFt	11.7%
114	2,388 SqFt	2,388 SqFt	11.7%
115	2,388 SqFt	2,388 SqFt	11.7%
116	2,388 SqFt	2,388 SqFt	11.7%
117	2,388 SqFt	2,388 SqFt	11.7%
118	2,388 SqFt	2,388 SqFt	11.7%
119	2,388 SqFt	2,388 SqFt	11.7%
120	2,388 SqFt	2,388 SqFt	11.7%
121	2,388 SqFt	2,388 SqFt	11.7%
122	2,388 SqFt	2,388 SqFt	11.7%
123	2,388 SqFt	2,388 SqFt	11.7%
124	2,388 SqFt	2,388 SqFt	11.7%
125	2,388 SqFt	2,388 SqFt	11.7%
126	2,388 SqFt	2,388 SqFt	11.7%
127	2,388 SqFt	2,388 SqFt	11.7%
128	2,388 SqFt	2,388 SqFt	11.7%
129	2,388 SqFt	2,388 SqFt	11.7%
130	2,388 SqFt	2,388 SqFt	11.7%
131	2,388 SqFt	2,388 SqFt	11.7%
132	2,388 SqFt	2,388 SqFt	11.7%
133	2,388 SqFt	2,388 SqFt	11.7%
134	2,388 SqFt	2,388 SqFt	11.7%
135	2,388 SqFt	2,388 SqFt	11.7%
136	2,388 SqFt	2,388 SqFt	11.7%
137	2,388 SqFt	2,388 SqFt	11.7%
138	2,388 SqFt	2,388 SqFt	11.7%
139	2,388 SqFt	2,388 SqFt	11.7%
140	2,388 SqFt	2,388 SqFt	11.7%
141	2,388 SqFt	2,388 SqFt	11.7%
142	2,388 SqFt	2,388 SqFt	11.7%
143	2,388 SqFt	2,388 SqFt	11.7%
144	2,388 SqFt	2,388 SqFt	11.7%
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146	2,388 SqFt	2,388 SqFt	11.7%
147	2,388 SqFt	2,388 SqFt	11.7%
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149	2,388 SqFt	2,388 SqFt	11.7%
150	2,388 SqFt	2,388 SqFt	11.7%
151	2,388 SqFt	2,388 SqFt	11.7%
152	2,388 SqFt	2,388 SqFt	11.7%
153	2,388 SqFt	2,388 SqFt	11.7%
154	2,388 SqFt	2,388 SqFt	11.7%
155	2,388 SqFt	2,388 SqFt	11.7%
156	2,388 SqFt	2,388 SqFt	11.7%
157	2,388 SqFt	2,388 SqFt	11.7%
158	2,388 SqFt	2,388 SqFt	11.7%
159	2,388 SqFt	2,388 SqFt	11.7%
160	2,388 SqFt	2,388 SqFt	11.7%
161	2,388 SqFt	2,388 SqFt	11.7%
162	2,388 SqFt	2,388 SqFt	11.7%
163	2,388 SqFt	2,388 SqFt	11.7%
164	2,388 SqFt	2,388 SqFt	11.7%
165	2,388 SqFt	2,388 SqFt	11.7%
166	2,388 SqFt	2,388 SqFt	11.7%
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168	2,388 SqFt	2,388 SqFt	11.7%
169	2,388 SqFt	2,388 SqFt	11.7%
170	2,388 SqFt	2,388 SqFt	11.7%
171	2,388 SqFt	2,388 SqFt	11.7%
172	2,388 SqFt	2,388 SqFt	11.7%
173	2,388 SqFt	2,388 SqFt	11.7%
174	2,388 SqFt	2,388 SqFt	11.7%
175	2,388 SqFt	2,388 SqFt	11.7%
176	2,388 SqFt	2,388 SqFt	11.7%
177	2,388 SqFt	2,388 SqFt	11.7%
178	2,388 SqFt	2,388 SqFt	11.7%
179	2,388 SqFt	2,388 SqFt	11.7%
180	2,388 SqFt	2,388 SqFt	11.7%
181	2,388 SqFt	2,388 SqFt	11.7%
182	2,388 SqFt	2,388 SqFt	11.7%
183	2,388 SqFt	2,388 SqFt	11.7%
184	2,388 SqFt	2,388 SqFt	11.7%
185	2,388 SqFt	2,388 SqFt	11.7%
186	2,388 SqFt	2,388 SqFt	11.7%
187	2,388 SqFt	2,388 SqFt	11.7%
188	2,388 SqFt	2,388 SqFt	11.7%
189	2,388 SqFt	2,388 SqFt	11.7%
190	2,388 SqFt	2,388 SqFt	11.7%
191	2,388 SqFt	2,388 SqFt	11.7%
192	2,388 SqFt	2,388 SqFt	11.7%
193	2,388 SqFt	2,388 SqFt	11.7%
194	2,388 SqFt	2,388 SqFt	11.7%
195	2,388 SqFt	2,388 SqFt	11.7%
196	2,388 SqFt	2,388 SqFt	11.7%
197	2,388 SqFt	2,388 SqFt	11.7%
198	2,388 SqFt	2,388 SqFt	11.7%
199	2,388 SqFt	2,388 SqFt	11.7%
200	2,388 SqFt	2,388 SqFt	11.7%

UNIT BOUNDARIES

- The boundaries of each Unit are as follows:
 (a) Upper and Lower (horizontal) Boundaries: The upper and lower boundaries of the Unit shall be the following boundaries extended to an intersection with the vertical (perpendicular) boundaries:
 (1) Upper Boundary: The horizontal plane of the bottom surface of the roof structure.
 (2) Lower Boundary: The horizontal plane of the top surface of the concrete floor slab.
 (b) Vertical (perimeter) Boundaries: The vertical boundaries of the Unit shall be the vertical plane which includes the outermost surface of the masonry or other wall material of all walls bounding the Unit extended to intersection with each other and with the upper and lower boundaries.
 (c) Utilities Services and Shared Facilities: Any portion of a utility system serving more than one Unit (e.g., pipes, wires, conduits, ducts) which is partially within and partially without the Unit, is a part of the Common Elements or Limited Common Elements as identified in the Condominium Declaration of the Wyatt Industrial Park Condominium Association, Inc.

CERTIFICATE OF SURVEYOR



I, Jeffrey B. Jones, Professional Land Surveyor in the State of Wyoming, for and on behalf of Steel 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.

**SHEET 1 of 2
 CONDOMINIUM PLAT
 FOR
 WYOTT
 CONDOMINIUMS**

AT 1938 WYOTT DRIVE
 SITUATED ON BLOCK 3,
 CHEYENNE PROGRESS CENTER,
 LARAMIE COUNTY, WYOMING

PREPARED JANUARY/FEBRUARY 2019



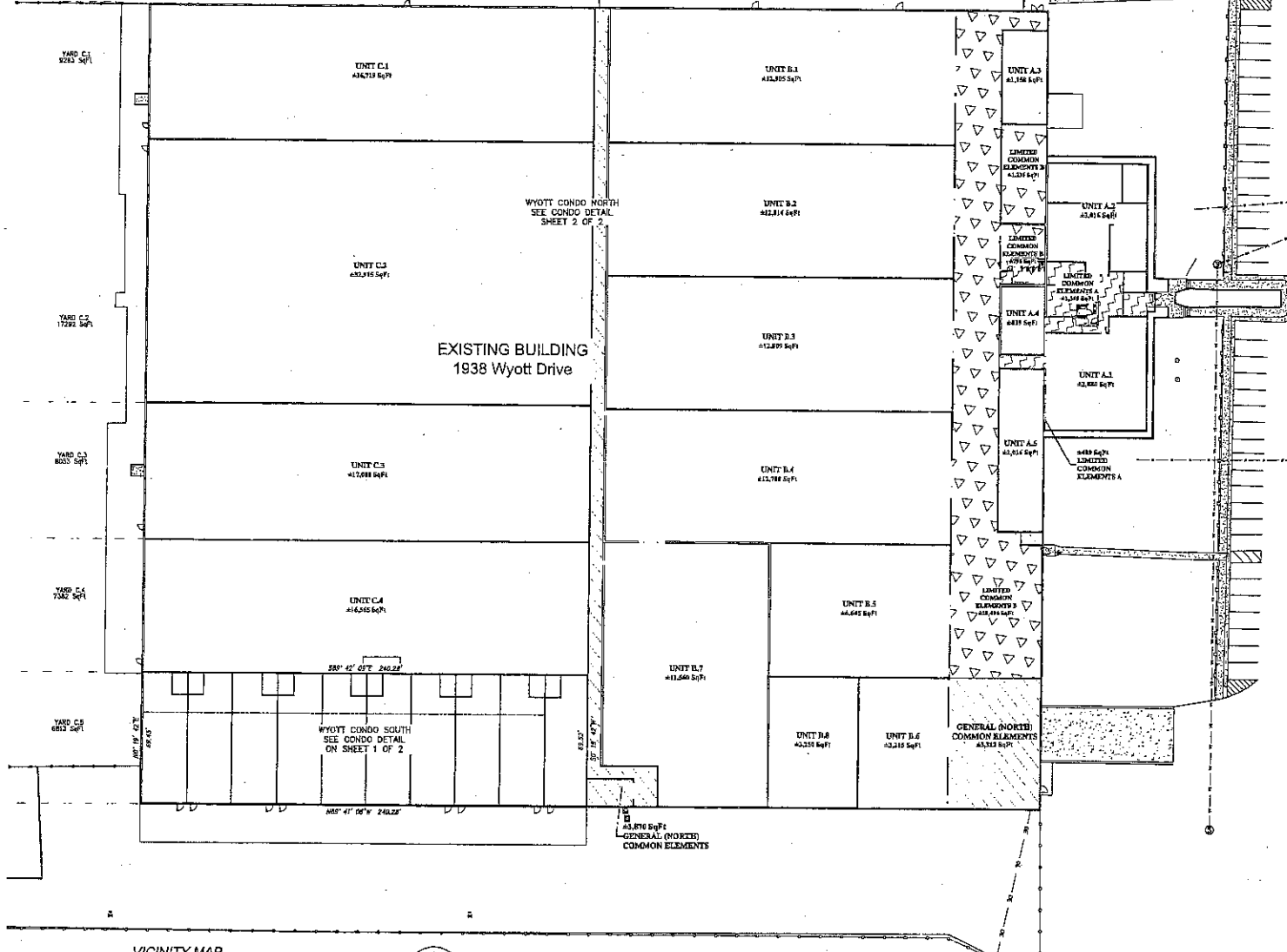
STEEL SURVEYING SERVICES, LLC
 PROFESSIONAL LAND SURVEYORS
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 756 GILCHRIST ST. WHEATLAND, WY. 82201 • (307) 222-9789
 www.SteelSurvey.com • info@SteelSurvey.com

BLOCK 3

±929577 SqFt

±21.34 Acres

GENERAL (NORTH) COMMON ELEMENTS



CONDOMINIUM UNIT AREAS BY TYPE				
AREA	TOTAL LEASED AREA	TOTAL AREA	% OF TOTAL	NO. OF UNITS
A (OFFICE)	5,880 SqFt	5,880 SqFt	0.6%	440
B (OFFICE)	1,200 SqFt	1,200 SqFt	0.1%	90
C (OFFICE)	2,800 SqFt	2,800 SqFt	0.3%	210
D (OFFICE)	1,200 SqFt	1,200 SqFt	0.1%	90
E (OFFICE)	1,200 SqFt	1,200 SqFt	0.1%	90
F (OFFICE)	1,200 SqFt	1,200 SqFt	0.1%	90
G (OFFICE)	1,200 SqFt	1,200 SqFt	0.1%	90
H (OFFICE)	1,200 SqFt	1,200 SqFt	0.1%	90
I (OFFICE)	1,200 SqFt	1,200 SqFt	0.1%	90
J (OFFICE)	1,200 SqFt	1,200 SqFt	0.1%	90
K (OFFICE)	1,200 SqFt	1,200 SqFt	0.1%	90
L (OFFICE)	1,200 SqFt	1,200 SqFt	0.1%	90
M (OFFICE)	1,200 SqFt	1,200 SqFt	0.1%	90
N (OFFICE)	1,200 SqFt	1,200 SqFt	0.1%	90
O (OFFICE)	1,200 SqFt	1,200 SqFt	0.1%	90
P (OFFICE)	1,200 SqFt	1,200 SqFt	0.1%	90
Q (OFFICE)	1,200 SqFt	1,200 SqFt	0.1%	90
R (OFFICE)	1,200 SqFt	1,200 SqFt	0.1%	90
S (OFFICE)	1,200 SqFt	1,200 SqFt	0.1%	90
T (OFFICE)	1,200 SqFt	1,200 SqFt	0.1%	90
U (OFFICE)	1,200 SqFt	1,200 SqFt	0.1%	90
V (OFFICE)	1,200 SqFt	1,200 SqFt	0.1%	90
W (OFFICE)	1,200 SqFt	1,200 SqFt	0.1%	90
X (OFFICE)	1,200 SqFt	1,200 SqFt	0.1%	90
Y (OFFICE)	1,200 SqFt	1,200 SqFt	0.1%	90
Z (OFFICE)	1,200 SqFt	1,200 SqFt	0.1%	90
TOTAL	10,000 SqFt	10,000 SqFt	1.0%	750

CONDOMINIUM AREAS (NORTH) BY UNIT				
UNIT #	LEASED SQFT	FLOOR AREA	% OF FLOOR	% OF TOTAL
A.1	2,800 SqFt	2,800 SqFt	30.4	1.3
A.2	3,000 SqFt	3,000 SqFt	30.4	1.4
A.3	1,150 SqFt	1,150 SqFt	11.7	0.5
A.4	810 SqFt	810 SqFt	8.3	0.4
A.5	2,070 SqFt	2,070 SqFt	20.4	1.1
LEASABLE SUBTOTAL	8,830 SqFt	8,830 SqFt	100	8.2
COMMON A (OFFICE)	1,200 SqFt	1,200 SqFt	-	-
COMMON B (OFFICE)	1,200 SqFt	1,200 SqFt	-	-
TOTAL COMMON A, B	2,400 SqFt	2,400 SqFt	-	-
TOTAL (OFFICE)	11,230 SqFt	11,230 SqFt	-	-
TRUCKS - "T" UNITS				
UNIT #	LEASED SQFT	FLOOR AREA	% OF FLOOR	% OF TOTAL
B.1	12,900 SqFt	12,900 SqFt	12.0	5.6
B.2	12,810 SqFt	12,810 SqFt	16.8	6.8
B.3	12,870 SqFt	12,870 SqFt	16.8	6.8
B.4	12,780 SqFt	12,780 SqFt	16.8	6.7
B.5	8,640 SqFt	8,640 SqFt	8.8	3.5
B.6	3,210 SqFt	3,210 SqFt	4.2	1.7
B.7	12,900 SqFt	12,900 SqFt	12.2	5.1
B.8	3,210 SqFt	3,210 SqFt	11.2	1.3
LEASABLE SUBTOTAL	70,830 SqFt	70,830 SqFt	100	40.1
COMMON B (OFFICE)	1,200 SqFt	1,200 SqFt	-	-
COMMON B (OFFICE)	1,200 SqFt	1,200 SqFt	-	-
TOTAL COMMON B	2,400 SqFt	2,400 SqFt	-	-
SUBTOTAL (TRUCKS)	73,230 SqFt	73,230 SqFt	-	40.1
LARGE - "C" UNITS				
UNIT #	LEASED SQFT	FLOOR AREA	% OF LARGE	% OF TOTAL
C.1	16,710 SqFt	16,710 SqFt	77.6	8.9
C.2	12,240 SqFt	12,240 SqFt	46.8	12.3
C.3	17,040 SqFt	17,040 SqFt	46.8	8.0
C.4	16,365 SqFt	16,365 SqFt	46.8	8.7
SUBTOTAL (LARGE)	62,355 SqFt	62,355 SqFt	100	33.9
COMMON (OFFICE)	1,200 SqFt	1,200 SqFt	-	-
COMMON (OFFICE)	1,200 SqFt	1,200 SqFt	-	-
COMMON (OFFICE)	1,200 SqFt	1,200 SqFt	-	-
TOTAL COMMON C	3,600 SqFt	3,600 SqFt	-	-
TOTAL (A, B, & C)	119,115 SqFt	119,115 SqFt	-	-

CONDOMINIUM AREAS (SOUTH) BY UNIT - "T" UNITS				
UNIT #	LEASED AREA	UNIT FLOOR AREA	% OF FLOOR	% OF TOTAL
B.1	2,145 SqFt	2,145 SqFt	208	1.3
B.2	2,100 SqFt	2,100 SqFt	490	1.3
B.3	2,100 SqFt	2,100 SqFt	490	1.3
B.4	2,100 SqFt	2,100 SqFt	490	1.3
B.5	2,100 SqFt	2,100 SqFt	490	1.3
B.6	2,100 SqFt	2,100 SqFt	490	1.3
B.7	2,100 SqFt	2,100 SqFt	490	1.3
B.8	2,100 SqFt	2,100 SqFt	490	1.3
B.9	2,100 SqFt	2,100 SqFt	490	1.3
B.10	2,145 SqFt	2,145 SqFt	-	0.8
SUBTOTAL	20,145 SqFt	20,145 SqFt	100	10.8
COMMON	620 SqFt	620 SqFt	-	-
TOTAL (B)	20,765 SqFt	20,765 SqFt	-	-

SEE SHEET 1 FOR GENERAL NOTES AND DEFINITIONS
 SEE SHEET 1 FOR UNIT BOUNDARIES DEFINITIONS
 SEE SHEET 1 FOR DEDICATION & ACKNOWLEDGEMENTS



CERTIFICATE OF SURVEYOR
 I, Jeffrey B. Jones, Professional Land Surveyor in the State of Wyoming, for and on behalf of Steel 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.

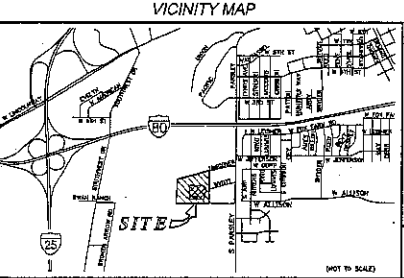
SHEET 2 of 2
CONDOMINIUM PLAN
 FOR
WYOTT
CONDOMINIUMS

AT 1938 WYOTT DRIVE
 SITUATED ON BLOCK 3,
 CHEYENNE PROGRESS CENTER,
 LARAMIE COUNTY, WYOMING

PREPARED, JANUARY/FEBRUARY 2019



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Scale: 1" = 30'

CONDOS DETAIL NORTH

NOTES

- TOTAL PLATTED LOT AREAS FOR BLOCK 3, CHEYENNE PROGRESS CENTER ARE BASED ON MEASURED SURVEY DATA.
- CONDOMINIUM UNIT/SUITE AREAS PERCENTAGE OF TOTAL (% OF TOTAL) BASED ON SURVEYED TOTAL GROSS AREA (EXCLUDING EXTERIOR WALLS AND COVERING OF WALLS SHARED WITH ADJACENT BUILDING SPACES NOT INCLUDED IN THIS CONDOMINIUM DEFINITION ESTABLISHED AND DESCRIBED HEREON).
- MINOR MATHEMATICAL DISCREPANCIES BETWEEN INDIVIDUAL CONDO UNIT/SUITE SQUARE FOOTAGE AS DESCRIBED ABOVE AND GROSS CONDO AREA AREA ARE A RESULT OF ROUNDING AND GROSS CONDO AREA SHALL PREVAIL.

FILING RECORD
 RECORD NO. 2019-01-01-0018 BY REF 13 PER 177
 DATA R. LAM, CLERK OF LARAMIE COUNTY, WY. PAGE 2 OF 2

REVISION: 5/1/2020
 110249 JOHANSON WYOTT CONDOS/1938 WYOTT CONDO ALL-REV-404
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