BOARD OF COUNTY COMMISSIONERS - LANDMARK INDUSTRIAL PARK

SUBDIVISION AGREEMENT

THIS AGREEMENT, made and entered into the 29th day of
January, 1980, by and between the Board of County Commissioners,
Natrona County, Wyoming, hereinafter referred to as "Board", and Arthur
Trepnier and Robert Ingram, hereinafter designated as "Owner".

Witnesseth:

WHEREAS, owner is the legal owner of all lands which comprise
Landmark Industrial Park Subdivision, a subdivision of Natrona County,
Wyoming, a copy of a plat which is attached hereto as Exhibit "A", and
made a part hereof; and

WHEREAS, the owner has requested that the Board of County Com-
missioners approve said plat under the terms and conditions of the Wyo-
ing State Statutes; and

WHEREAS, the owner, by this agreement, seeks to assure the
Board that he will complete various steps required by the Board to
perfect the subdivision and further covenants to the Board that all work
done will be in accordance with this agreement; and

WHEREAS, it is the mutual desire of the parties hereto to
establish a written record of this agreement with respect to said sub-
division and the development thereof, whereupon the Board will approve
the subdivision plans under the provisions of the Wyoming State Stat-
utes.

NOW, THEREFORE, the parties hereto agree as follows:

I.

OBLIGATIONS OF OWNER

The owner, within 60 days after receiving written direction
from the Board, shall, at his sole cost and expense, do or cause to be
done the following:

1.1 Surveying:

A. Set all subdivision corners and 1/16th corners with
2" diameter brass caps, in concrete, showing the
number of the corner, identifying initials of the
surveyor or company making the survey. If the
original outside boundary marker is in a location likely to be obliterated or destroyed, i.e., roadway, alley, etc., it shall be adequately witnessed with at least two monuments of equal quality to those required above.

B. Block and lot corners, points of tangency (PT's) and points of curve (PC's) of all curves shall be marked by No. 5 rebar with metal caps identifying the corners and driven flush with the ground surface. Points of intersection (PT's) and points of return (POR's) of all blocks and the PT's and PC's of all curves shall be marked after initial dirt moving work has been completed to avoid the necessity of marking block and lot corners twice, all of which shall be in place at the time the final inspection is made by the County Engineer and upon completion of the roadway and drainage construction.

1.2 Roadway Classification:

A. Industrial Way, from the intersection of Park Way and Industrial Way to the south boundary of the subdivision; Landmark Lane, from Wyoming Highway 20-26 to the intersection of Landmark Lane and Industrial Way; and Park Way, from Wyoming Highway 20-26 to the intersection of Park Way and Industrial Way, shall be classified as rural collector roadways with 60' rights-of-way and two 20' roadway and drainage easements.

B. All other roadways within said subdivision will be classified as rural local roadways with 60' rights-of-way and 10' roadway and drainage easements.

C. All roadways will be constructed to the minimum following standards:

Earthgrade - 30'0" earthgrade width, two 12'0" travelways, two 3'0" shoulders at 6:1 slope and two 15'0" borrow pits. Earthgrade to be compacted to 95 percent A.A.S.T.O. T-99 with moisture content at 42 or -4 points from optimum moisture.

Surfacing - a minimum 6" thickness of crusade base course to the gradation requirements of Section 703.06 of the 1974 Edition, Wyoming Highway Department Specification, Grading "W" to be well compacted and constructed to near line and grade.

D. The County Engineer, County Road and Bridge Superintendent or Planning Director, based upon a soils test prepared and certified by a soils engineer, may alter the above construction standards.

1.3 Construction of Roadways:

A. All work done on roadways within the subdivision shall conform to the specifications set forth herein and shall cover the preparation and placing of crushed aggregate base surfacing on roads within the County. Prior to the construction of aggregate base surfacing, soils tests shall be submitted to the County Engineer, County Road and Bridge Superintendent and county Planner for review and written approval.
B. Crushed Base Aggregate:

Gravel used for crushed base surfacing shall be composed of clean, hard, durable, natural stone or aggregate having the following gradations after crushing is completed.

<table>
<thead>
<tr>
<th>Sieve Size</th>
<th>% Passing by Weight Minimum</th>
<th>Maximum</th>
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<tr>
<td>1&quot;</td>
<td>70</td>
<td>95</td>
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<tr>
<td>3/4&quot;</td>
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<td>60</td>
</tr>
<tr>
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The crushed stone shall have a percentage of wear not more than 50% when tested in accordance with A.A.S.H.O. T-96 (Los Angeles Abrasion Test).

The fraction passing the No. 4 sieve shall have a plasticity index of not greater than 6, as determined by A.A.S.H.O. T-89, T-90 and T-91.

The fraction passing the No. 4 sieve shall be composed of at least 35%, by weight, of particles having at least one fractured face.

There shall be no soft lumps, clay balls, or thin elongated stones, in excess of 3% of the total sample.

C. Placement of Crushed Base:

A crushed base must be applied in accordance with the Natrona County Standards and subject to the written approval of the County Engineer and the Road and Bridge Superintendent.

1.4 Construction Sequence:

All roadways within the subdivision shall be constructed in an orderly sequence as the addition is developed and built upon, weather conditions permitting, so that there will be no gaps left in surfacing or other off-site improvements.

1.5 Improvement Services District:

An improvement services district shall be established for maintenance of roadway and solid waste disposal purposes. A petition for said improvement district is attached hereto an Exhibit "H" and is hereby made a part of this agreement.

1.6 Certification:

The owner shall certify, in writing, that the roadways within the subdivision have been constructed to the specifications set forth in this agreement. The owner shall maintain the same for a period of one year from the date of certification, at which time the County Engineer, County Road and Bridge Superintendent or other designated County official will inspect the construction thereof, for compliance with this agreement and the Natrona County
1.7 Grading and Erosion Control:

A. Top soils shall be removed, stock piled and replaced.

B. Fill areas shall be filled in 6' lifts and compacted to optimum moisture and density.

C. Moisture content shall be within ±4% of optimum.

D. Compaction shall be 95% of A.A.S.H.O. T-99.

E. An approved erosion control plan has been submitted to and approved by the County Engineer or County Planner and is attached hereto as Exhibit "C".

F. The owner shall reseed all construction easements and exposed slopes, and all exposed areas, including approaches, in accordance with acceptable standards established for Natrona County. Said method of reseeding must be approved, in writing, by the County Engineer or County Planner.

1.8 Street Signs and Other Traffic Control Devices:

Street signs and other traffic control devices shall be furnished and erected at all intersections, regardless of other route markings in accordance with the Manual of Uniform Traffic Control Devices for Streets and Highways. This shall include the following:

A. Stop signs shall be 30" by 30" with a mounting height of not less than 6'. Said signs shall be mounted on a 2" galvanized pipe set in concrete and located on the right side of the roadway when approaching the intersection.

B. Street signs shall have a green background with white numbers or lettering (letters minimum of 4" in height). The signs shall be mounted on a 2" galvanized pipe set in concrete and located on the left side of the intersection, 6' off of the shoulder. The mounting height shall be 7' from the bottom of the sign.

1.9 Storm Sewer Requirements:

A. Minimum 18" diameter culverts shall be installed at all crossings and approaches and other locations, as required by the County Engineer. Said culverts shall conform to the requirements of A.A.S.H.O. M-64 or A.S.T.M. A-142 for the specified diameter and strength class. Said culvert locations are shown on Exhibit "A".
off-site improvements in phases, under such terms and conditions as approved by the Board. If the owner is permitted to construct the off-site improvements in phases, the irrevocable letter of credit or performance bond may be reduced to the extent of the estimated cost of a specified phase of the off-site improvements, as certified by the owner's engineer, or the requirement of a performance bond or letter of credit may be waived. The owner agrees to complete the construction of all off-site improvements set forth in the first phase of development in accordance with this agreement, prior to the sale of lots in the second or any subsequent phase of the subdivision development. The owner, upon completion of construction of the off-site improvements for the specified phase of construction, shall notify the Board, in writing, of their completion. If the off-site improvements are not rejected by the Board or their designee in writing within 15 working days from the date of notification, the owner can assume that the specified phase of construction of said off-site improvements has been approved. The owner further agrees that if he deviates from the above without written approval from the Board, it shall be considered non-compliance with this agreement and the owner will be liable for any and all actions taken by the Board toward the enforcement of this agreement. In addition, the owner agrees to notify the Planning Director, in writing, seven (7) days prior to beginning said construction so that a proper inspection schedule can be established. If in the opinion of the Board of its designee the work is satisfactory and is progressing in a timely manner, the Board or its designee may issue an order to proceed to the next phase prior to completion of the previous phase.

1.15 Re-subdivision of Lots:

The owner agrees that there will be no further sub-division of lots unless replatted and submitted to the Board for their approval.

1.16 Final Plat, Deeds, etc.:

The final plat, deeds, conditional sales agreements and solicitations for sale shall state that there will be no public water, sewer or road maintenance.

1.17 Airport Clear Zone:

The .5 acre tract of land in the airport clear zone shall be dedicated to the County and shall then be leased by the improvement services district and maintained by same. Said clear zone shall be designated as a greenbelt area and no building will be permitted in this area.

1.18 Variances or Conditional Uses:

No variances or conditional uses will be granted within this subdivision for residential structures.

1.19 Compliance with Applicable State Laws:

The owner agrees to comply with all State laws and rules and regulations promulgated thereunder.
1.20 Hold Harmless Clause:

The owner further specifically agrees to hold the Board and any persons acting by and through the Board harmless from any claims or causes of action whatsoever brought against it as a result of the owner's negligence in complying with the terms of this agreement, and further to indemnify the Board and all persons acting by, through and under the Board from any claims or causes of action whatsoever arising out of the owner's negligence in complying with this agreement. Further, that this hold harmless clause and indemnification shall expire upon completion of the terms of this agreement by the owner.

II.

OBLIGATIONS OF BOARD

The Board shall rezone or cause to be rezoned Block 1, from O-D (Open District) to B-R (Rural Business); and Blocks 2-6, from O-D (Open District) to I-L (Light Industrial); all located in Landmark Industrial Park Subdivision, a subdivision of Natrona County, Wyoming.

THIS AGREEMENT shall be binding upon and shall inure to the benefit of all parties hereto, their successors and assigns.

IN WITNESS WHEREOF, the parties hereto have executed this agreement on the day and year first written above.

BOARD OF COUNTY COMMISSIONERS
Natrona County, Wyoming

[Signatures]

Nat E. Fowler, Chairman

John R. Buck
Commissioner

[Signatures]

Commissioner

OWNERS

[Signatures]

Arthur Traphair

Robert Traphair
ACKNOWLEDGMENT

STATE OF WYOMING) ) ss.
COUNTY OF NATRONA)

The foregoing instrument was acknowledged before me by Mr. E. Fowler, Chairman; and Frank Schulte, Commissioner; and John Sibley, Commissioner; Board of County Commissioners, Natrona County, Wyoming, this 29th day of August, 1980.

Witness My Hand and Official Seal.

Notary Public

My Commission Expires:

April 4, 1983

STATE OF WYOMING ) ) ss.
COUNTY OF NATRONA)

The foregoing instrument was acknowledged before me by Arthur Trepanier and Robert Ingram, owners of Landmark Industrial Park Subdivision, this 29th day of August, 1980.

Witness My Hand and Official Seal.

Notary Public

My Commission Expires:

STELLA TERRY - Notary Public
County of Natrona
State of Wyoming
STATE OF WYOMING
COUNTY OF NATRONA

PETITION

TO: The County Commissioners in and for Natrona County,
State of Wyoming:

COME NOW The undersigned Petitioners, being all of
the land owners within the proposed Landmark Airport Industrial
Park, and petition the County Commissioners in and for Natrona
County, Wyoming, for the creation of said County Improvement
and service district granting taxing authority, bonding
authority and rule making authority as provided in Section
18-12-101 through 18-12-139 W.S. (1977).

1. The name of the proposed district is Landmark
Airport Industrial Park.

2. The land to be included in the district is
located within Natrona County, Wyoming, and is more particularly
described in Exhibit "A" which is attached hereto.

3. That your Petitioners hereby request that a
district be formed, including the above-described property,
under the provisions of Section 18-12-101 through 18-12-139

4. That the improvements proposed to be acquired
or constructed and operated and the services to be furnished
to inhabitants of the district by reason of the granting of
this Petition are as follows:

(a) To acquire, construct, operate and maintain
improvements of local necessity and convenience;

(b) Obtain improvements or services hereunder by
contracting for the same within any city, town, county of
other entity;

(c) Furnish or perform any special local service
which enhances the use of enjoyment of any improvement of facility;

(d) All roadbed maintenance;

(a) Provide services to promote and protect the health and welfare of residents in the district and the value of the property therein;

(f) Provide for the collection of storm water in the district;

(g) Provide for street lighting;

(h) Provide for the opening, widening, extending, straightening and surfacing in whole or part of any street, and snow removal or clearance for roads or streets;

(i) Provide the construction and improvements of culverts, gutters, drains and works incidental to any street improvements;

(j) Collection of garbage;

(k) Supply the inhabitants of the district with water for domestic and any other lawful use;

(l) Provide for the collection, treatment of disposal of sewage;

(m) Provide for public recreation by means of parks, including but not limited to playgrounds, golf courses, swimming pools or recreation buildings;

(n) To do any and all things necessary to carry out the purposes of Section 18-12-101 U.S. (1977).

5. The financing of the improvements of the district may be accomplished by taxation, borrowing and bonds.

6. That the Petition shall serve as the initial Board of Directors of the District.

WHEREFORE, your Petitions pray that the County Commissioners shall forthwith fix a time and place of
hearing the Petition which shall not be less than twenty (20) days after the filing of this Petition, nor more than forty (40) days after the filing of this Petition.

That the Commissioners cause the publishing of said Notice of Hearing at least once in a newspaper of general circulation in the County, (10) days or more prior to the date of the hearing in accordance with Section 18-12-101 through 18-12-139 W.S. (1977).

That the Commissioners permit the creation of a County Improvement service district to be known as Landmark Airport Industrial Park, granting unto that district authority for taxing, bonding authority and rule making authority.

DATED this 14th day of August, 1980.

[Signature]

STATE OF WYOMING
COUNTY OF NATRONA

The foregoing instrument was subscribed and sworn to before me by ARTHUR TREPANOCE this 14th day of August, 1980.

WITNESS my hand and official seal.

[Signature]
Notary Public

My commission expires: 3-3-1981

300044
EXHIBIT "A"

Legal Description

The following description represents a retracement of certain lines to delinate a tract boundary, shown on a plat of survey by Donald L. Bell, Wyoming Reg. Land Surveyor No. 388 during April and May, 1979. The tract is more particularly described by metes and bounds as follows: The point of beginning is the cor. of sec's. 19, 24, 25 & 30, Township 34N., Range 4E, 80 & 81 W., 6th Principal meridian, Natrona County, Wyoming, marked by a G.L.O. brass cap. Thence, N00°17'14"W., on a line between sec's. 19 & 24, 1115.57 feet to a point; thence N89°59'50"E., at 3300 feet intersect a rebar with Aluminum Cap marked by Bell, at 1548.90 feet intersect a rebar with Aluminum Cap marked by Bell, thence N00°57'36"W., 1134 feet dist. to a rebar with Aluminum cap marked by Bell; thence N00°58'43"W., 639.43 feet to point of intersection with the southeasterly R.O.W. of US. Highways No.'s. 20 & 26, marked by an iron pipe, 2½" diam. with brass cap; thence on Highway R.O.W. line and on a curve to the right, having a radius of 3723.53 feet, a central angle of 27°27'05.7", a long chord bearing S42°07'44"E., 1767.06 feet, 1748.08 feet arc dist. to a point marked with an iron post 2½" diam. with brass cap; thence on the Highway R.O.W. line, S28°24'25"E., 423.43 feet to a point marked with an iron post, 2½" diam. with brass cap; thence the Highway R.O.W. on a line of curve to the left, having a radius of 3915.72 feet, a central angle of 22°14'31.2", a long chord bearing S39°32'03"E., 1512.08 feet, 1521.62 feet arc dist. to a point marked with an iron post, 2½" diam. with cap; thence S89°00'01"W., 1229.32 feet dist. to an intersection with the cor. of sec's. 19 & 30 marked with a G.L.O. brass cap; thence S88°59'29"W., 1071.18 feet dist. to a rebar with an aluminum cap marked by Bell; thence S88°59'29"W., 259.56 ft. dist. to the W.1/16 sec. cor. of sec's. 19 & 30 marked with a large spike from which its witness cor. bears North 33.0 ft. dist., a G.L.O. brass cap; thence S89°01'49"W., 1314.29 feet dist., to the point of beginning. Area encompassed contains 119.487 acres more or less.
Name of Applicant: A and B Development

Business Address: 1040 Bell Casper, Wyoming 82601 Ph. 235-1525

Home Address: 2781 Cherokee Casper, Wyoming 82601 Ph. 265-4429

Subdivision: Landmark Industrial Park

I, Robert Ingram __________, hereby submit to the Board of County Commissioners, Natrona County, Wyoming, a plan to remove the natural top soil, trees, and other vegetation and alter the existing contours through grading for the construction of roadways, utility installations, building sites or development in the Landmark Industrial Park Subdivision, which is located 7.8 miles west of the City of Casper and is more specifically identified on the attached plat or drawing.

If approved by the Board, this soils erosion plan shall:

A. Become a part of the written agreement between the owner and the Board; and A and B Development

B. Become a part of the covenants established by the owner.

The soils erosion plan shall consist of the following information:

1. Total acres of land in the subdivision: 119.49

2. Total acres of land in the subdivision to be exposed through grading for the construction of roadways, utility installations, building sites or development: 24 acres

3. The soil classification(s), in accordance with the Unified Soils Classification System.

   If more than one soil classification is involved, a map showing the soil classifications shall be attached.

4. A map showing the existing and proposed contours.

5. The type of vegetation to be removed from the exposed areas (major types and common names only): Sagebrush and common native grasses

6. Maximum slope of the exposed areas (cut slope, fill slope, etc.): 31°

7. The proposed method of stripping, storing and replacing of top soil. With heavy dirt moving equipment for both removal and replacement of top soil. Top soil will be stored in various stock piles within the subdivision.

If special erosion problems exist, check the appropriate: (a) Active sand dunes; (b) Alkali areas; (c) Bentonite areas; (d) Other.

The following procedure is required: When stripping top soil from the designated area; brush, grass, agricultural crops or other suitable material shall be retained as mulch and incorporated into the top soil. Unless the top soil can be placed directly on the prepared slopes or exposed areas, the top soil shall be stockpiled for future use to cover embankments, cut slopes and other exposed areas. The top soil shall be placed in a uniform manner to a depth commensurate with the quality of top soil available and the area to be covered. Top soil shall be keyed to the underlying material by scarifying along contours to a
depth of approximately six inches. In urban type developments, which have a density of 3 units per acre or more, the owner, during the time the exposed area is being re-vegetated or built upon, shall control blowing dust by either watering or installing snow fence in accordance with Section 10.

8. The proposed method of reseeding or re-vegetation of the exposed areas. Hydro-mulching or normal planting procedures.

The following procedure is required: Prior to seeding the slopes, the slopes shall be graded along contours to the designated grade and, where necessary, top soil shall be uniformly spread along contours in accordance with acceptable conservation practices. After the top soil has been uniformly spread, the area shall be scarified along the contours to a depth of approximately six inches leaving furrows. The surface shall be left in an uncompact, workable condition ready for mulching and re-vegetation. Areas not suitable for scarifying shall be left in a condition satisfactory to the Board or the Board’s designee. After the slope or exposed areas have been prepared, the owner shall broadcast commercial fertilizer at a recommended rate based upon a soils analysis, or 40 pounds of available nitrogen and 20 pounds of available phosphorus per acre. Grain straw or grass hay shall then be used at a minimum rate of two tons per acre and anchored to the surface with a disk or coulter mulching machine. The area shall then be seeded using a grain drill with a grass seed attachment or special grass drill. The seeding requirements shall be in accordance with Exhibit "A". Planting depth shall be 1/2 inch to 1/4 inches. Seeding shall be applied between the time the frost leaves the ground in the Spring and before the frost enters the ground in the Fall. The preferable period of seeding is early Spring or late Fall. Should the owner seed the area through the hot months, he would be required to water. Seeded areas must be protected until the new grass seedlings are thoroughly established. Hydraulic mulching will be acceptable after the grass seed has been drilled. Excelsior mats will be acceptable in lieu of mulching.

9. The proposed method of maintaining slopes or exposed areas after mulching and seeding. Placement of water as needed.

The following procedure is required: Once an area is mulched and seeded, all surface exposure (grazing and vehicular traffic) shall be prohibited. Re-seeding, if necessary, shall follow the procedures outlined in Section 8.

10. The proposed method of controlling wind erosion on those areas that are developed at a time when grass seeding is not practical or the exposed areas will lie fallow for a short period of time (less than 6 months) Placement of water as needed and the use of snow fencing.

The following procedure is required: Snow fences shall be located at right angles to the prevailing winds and spaced at intervals of approximately 50 feet. The first fence must be located at the windward edge of the exposed area and continue across the entire site.
11. The proposed method of controlling water erosion on steep slopes or other applicable areas. **Divert water flow away from all slopes.**

The following procedure is required: Matting strips (jute matting) or excelsior blankets shall be placed on the prepared slope or other exposed areas parallel to the flow of water. Each strip or blanket shall be laid flat without stretching. When jute matting strips or excelsior blankets are used to prevent erosion, the surface shall be prepared, seeded and fertilized as specified above.

When more than one strip or blanket is required to cover an area, matting shall be overlapped four inches along the edges and ends. The matting shall be held in place by means of staples driven vertically into the soil. Staples shall be spaced not more than three feet apart in two rows for each strip or blanket, with one row along each side and one row alternately spaced in the middle. All ends of the matting or blanket shall be stapled. Matting shall be spread evenly and smoothly and in contact with the soil at all points. The matting shall be pressed into the soil with a light lawn roller or similar method.

12. The owner may submit to the Board for their review and approval an alternate method of erosion control other than that required in paragraphs 7 through 11, inclusive. The alternate method shall be denied within 45 days after officially being submitted to the Board, or the owner can assume that the alternate method has been approved by the Board.

13. If the owner fails to initiate or complete the above Erosion Control Conservation Plan, and if the County, at its sole discretion, completes any erosion control conservation program that is acceptable and approved by the Board, the owner agrees to pay to the County all costs incurred in initiating and completing the erosion control conservation plan that is acceptable and approved by the Board.

14. This Erosion Control Conservation Plan shall be binding upon and shall inure to the benefit of all parties hereto, their successors and assigns.

15. The Conservation District is available for consultation on erosion control projects on a voluntary basis.

16. Review and recommendations by the Board or authorized designee:

[Signatures and dates]

OWNER OR AGENT

BOARD OF COUNTY COMMISSIONERS
Natrona County, Wyoming

Date 8-27-80

Date Approved 12-14-80
### EXHIBIT "A"

#### SEEDING TABLE FOR CRITICAL AREA PLANTING

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<th>Sod Forming</th>
<th>Sandy Soils</th>
<th>Loam Soils</th>
<th>Clay Soils</th>
<th>Wet Soils</th>
<th>Saline Soils</th>
<th>Drilled Seedings</th>
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<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
<td>12</td>
<td>24</td>
</tr>
<tr>
<td>Slender Wheatgrass</td>
<td>3</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
<td>8</td>
<td>16</td>
</tr>
<tr>
<td>Streambank Wheatgrass</td>
<td>3</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
<td>10</td>
<td>20</td>
</tr>
<tr>
<td>Thickspike Wheatgrass</td>
<td>3</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
<td>12</td>
<td>24</td>
</tr>
<tr>
<td>Western Wheatgrass</td>
<td>3</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
<td>12</td>
<td>24</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Legumes:</th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Alfalfa</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
<td>10</td>
<td>20</td>
</tr>
<tr>
<td>Sweet Clover</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
<td>7</td>
<td>14</td>
</tr>
<tr>
<td>White Clover</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>3</td>
<td>6</td>
</tr>
</tbody>
</table>

---

1/ When broadcast seeder is used, the seeding rate will be doubled.

2/ All legumes will be inoculated with appropriate culture.

P.L.S. = Purity of seed (X) germination

USDA-SCS-WY January 1979
PERCOLATION TEST RESULTS:

Date: July 21, 1980  
W.O.# 5/22/80

Name: Art Trapanier, A & B Development Co.

Legal Description: Landmark Industrial Park

Observation Hole Finding: Block 1, Lot 1; 10' moist sandy clay, no ground water.

<table>
<thead>
<tr>
<th>Hole</th>
<th>Stabilized Rate</th>
<th>Soil Finding &amp; Depth</th>
<th>Time Soaked</th>
<th>Ground Elevation</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-1</td>
<td>4½ min/l&quot;</td>
<td>36&quot; very sandy clay</td>
<td>18 hours</td>
<td>5305'</td>
</tr>
<tr>
<td>1-2</td>
<td>5 min/l&quot;</td>
<td>36&quot; very sandy clay</td>
<td>18 hrs</td>
<td>5303'</td>
</tr>
<tr>
<td>1-3</td>
<td>4½ min/l&quot;</td>
<td>36&quot; very sandy clay</td>
<td>18 hrs</td>
<td>5303'</td>
</tr>
<tr>
<td>2-1</td>
<td>4 min/l&quot;</td>
<td>36&quot; very sandy clay</td>
<td>18 hrs</td>
<td>5300'</td>
</tr>
<tr>
<td>2-2</td>
<td>7 min/l&quot;</td>
<td>36&quot; sandy clay</td>
<td>18 hrs</td>
<td>5298'</td>
</tr>
<tr>
<td>2-3</td>
<td>28 min/l&quot;</td>
<td>36&quot; dry clay</td>
<td>18 hrs</td>
<td>5303'</td>
</tr>
<tr>
<td>2-4</td>
<td>29 min/l&quot;</td>
<td>36&quot; dry clay</td>
<td>18 hrs</td>
<td>5305'</td>
</tr>
<tr>
<td>2-5</td>
<td>6 min/l&quot;</td>
<td>18&quot; heavy clay</td>
<td>18 hrs</td>
<td>5307'</td>
</tr>
<tr>
<td>2-6</td>
<td>5 min/l&quot;</td>
<td>36&quot; very sandy clay</td>
<td>18 hrs</td>
<td>5308'</td>
</tr>
<tr>
<td>2-7</td>
<td>7½ min/l&quot;</td>
<td>36&quot; very sandy clay</td>
<td>18 hrs</td>
<td>5311'</td>
</tr>
</tbody>
</table>

Test taken by: Burton W. Hull  
Signature: Burton W. Hull

These tests were taken in accordance with Natrona County Design Standards and attested to by me on the 21st day of July, 1980.

Gray C. Wangelin, Wyoming Reg. 
# 1945, Professional Engineer

300014
PERCOLATION TEST RESULTS:

Date: July 21, 1980

W.O. # 5/22/80

Name: Art Terpiner, A&B Development Co.

Legal Description: Landmark Industrial Park

Observation Hole Finding: Block 2, Lot 1; 10' moist sandy clay,

no ground water.

<table>
<thead>
<tr>
<th>Hole #</th>
<th>Stabilized Rate</th>
<th>Soil Finding &amp; Depth</th>
<th>Time Soaked</th>
<th>Ground Elevation</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-8</td>
<td>12 min/1&quot;</td>
<td>36&quot; very sandy clay</td>
<td>16 hrs</td>
<td>5310'</td>
</tr>
<tr>
<td>2-9</td>
<td>10 min/1&quot;</td>
<td>36&quot; very sandy clay</td>
<td>16 hrs</td>
<td>5310'</td>
</tr>
<tr>
<td>2-10</td>
<td>12 min/1&quot;</td>
<td>36&quot; very sandy clay</td>
<td>16 hrs</td>
<td>5310'</td>
</tr>
<tr>
<td>3-1</td>
<td>16 min/1&quot;</td>
<td>36&quot; light sandy clay</td>
<td>16 hrs</td>
<td>5300'</td>
</tr>
<tr>
<td>3-2</td>
<td>Done by Northern Testing Lab</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3-3</td>
<td>Done by Northern Testing Lab</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3-4</td>
<td>12 min/1&quot;</td>
<td>36&quot; light sandy clay</td>
<td>16 hrs</td>
<td>5310'</td>
</tr>
<tr>
<td>3-5</td>
<td>20 min/1&quot;</td>
<td>36&quot; sandy clay</td>
<td>16 hrs</td>
<td>5310'</td>
</tr>
<tr>
<td>4-1</td>
<td>5 min/1&quot;</td>
<td>36&quot; very sandy clay</td>
<td>16 hrs</td>
<td>5305'</td>
</tr>
<tr>
<td>4-2</td>
<td>3/4 min/1&quot;</td>
<td>36&quot; blow sand</td>
<td>16 hrs</td>
<td>5311'</td>
</tr>
</tbody>
</table>

Test taken by: Burton W. Hull
Signature: Burton W. Hull

These tests were taken in accordance with Natrona County Design Standards and attested to by me on the 21st day of July, 1980.

Gray G. Wengelin, Wyoming Reg.
# 1945, Professional Engineer.
PERCOLATION TEST RESULTS:

Date: July 21, 1980

Name: Art Trepanier, A&B Development Co.

Legal Description: Landmark Industrial Park

Observation Hole Finding: Block 2, Lot 5; k'1' heavy clay, 5k1' very sandy clay, 3' moist heavy clay, no ground water.

<table>
<thead>
<tr>
<th>Hole #</th>
<th>Stabilized Rate</th>
<th>Soil Finding &amp; Depth</th>
<th>Time Soaked</th>
<th>Ground Elevation</th>
</tr>
</thead>
<tbody>
<tr>
<td>4-3</td>
<td>6 min/1&quot;</td>
<td>36&quot; moist sandy clay</td>
<td>18 hrs</td>
<td>5310'</td>
</tr>
<tr>
<td>4-4</td>
<td>30 min/1&quot;</td>
<td>12&quot; moist sandy clay</td>
<td>18 hrs</td>
<td>5305'</td>
</tr>
<tr>
<td>4-5</td>
<td>8 min/1&quot;</td>
<td>24&quot; moist heavy clay</td>
<td>18 hrs</td>
<td>5295'</td>
</tr>
<tr>
<td>5-4</td>
<td>30 min/1&quot;</td>
<td>12&quot; light sandy clay</td>
<td>18 hrs</td>
<td>5300'</td>
</tr>
<tr>
<td>5-6</td>
<td>40 min/1&quot;</td>
<td>12&quot; light sandy clay</td>
<td>18 hrs</td>
<td>5295'</td>
</tr>
<tr>
<td>6-1</td>
<td>15 min/1&quot;</td>
<td>12&quot; light clay</td>
<td>18 hrs</td>
<td>5285'</td>
</tr>
<tr>
<td>6-2</td>
<td>20 min/1&quot;</td>
<td>12&quot; light clay</td>
<td>18 hrs</td>
<td>5298'</td>
</tr>
<tr>
<td>7-1</td>
<td>12 min/1&quot;</td>
<td>12&quot; light heavy clay</td>
<td>18 hrs</td>
<td>5293'</td>
</tr>
<tr>
<td>7-2</td>
<td>12 min/1&quot;</td>
<td>12&quot; light heavy clay</td>
<td>18 hrs</td>
<td>5293'</td>
</tr>
<tr>
<td>7-3</td>
<td>12 min/1&quot;</td>
<td>12&quot; light clay</td>
<td>18 hrs</td>
<td>5295'</td>
</tr>
<tr>
<td>7-4</td>
<td>12 min/1&quot;</td>
<td>12&quot; light heavy clay</td>
<td>18 hrs</td>
<td>5294'</td>
</tr>
</tbody>
</table>

Test taken by: Burton W. Hull
Signed: Burton W. Hull

These tests were taken in accordance with Natrona County Design Standards and attested to by me on the 21st day of July, 1980.

Gray C. Wangler, Wyoming Reg. # 1945, Professional Engineer
PERCOLATION TEST RESULTS:  

Date: July 21, 1980

Name: Art Trepanier, A&B Development Co.

Legal Description: Landmark Industrial Park

Observation Hole Finding: Block 3, Lot 4; 10' sandy clay, no ground water.

<table>
<thead>
<tr>
<th>Hole #</th>
<th>Stabilized Rate</th>
<th>Soil Finding &amp; Depth</th>
<th>Time Soaked</th>
<th>Ground Elevation</th>
</tr>
</thead>
<tbody>
<tr>
<td>5-5</td>
<td>8 min/l&quot;</td>
<td>12&quot; sand 24&quot; moist sandy clay</td>
<td>18 hrs</td>
<td>5292'</td>
</tr>
<tr>
<td>5-6</td>
<td>6 min/l&quot;</td>
<td>12&quot; sand 24&quot; moist sandy clay</td>
<td>18 hrs</td>
<td>5292'</td>
</tr>
<tr>
<td>5-7</td>
<td>Treated as one lot with 5-8</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5-8</td>
<td>28 min/l&quot;</td>
<td>12&quot; sand 24&quot; moist clay</td>
<td>18 hrs</td>
<td>5288'</td>
</tr>
<tr>
<td>5-9</td>
<td>Treated as one lot with 5-8</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6-1</td>
<td>7½ min/l&quot;</td>
<td>24&quot; sandy clay 12&quot; very sandy clay</td>
<td>18 hrs</td>
<td>5293'</td>
</tr>
<tr>
<td>6-2</td>
<td>40 min/l&quot;</td>
<td>4&quot; dry top soil 32&quot; wet heavy clay</td>
<td>18 hrs</td>
<td>5285'</td>
</tr>
<tr>
<td>6-3</td>
<td>28 min/l&quot;</td>
<td>36&quot; moist clay</td>
<td>18 hrs</td>
<td>5282'</td>
</tr>
<tr>
<td>6-4</td>
<td>28 min/l&quot;</td>
<td>36&quot; moist clay</td>
<td>18 hrs</td>
<td>5286'</td>
</tr>
<tr>
<td>6-5</td>
<td>30 min/l&quot;</td>
<td>12&quot; sand 24&quot; moist clay</td>
<td>18 hrs</td>
<td>5287'</td>
</tr>
</tbody>
</table>

Test taken by: Burton W. Hull  Signature: ________________________________

These tests were taken in accordance with Natrona County Design Standards and attested to by me on the 21st day of July, 1980.

Ray C. Wangelin, Wyoming Reg.  
# 1945, Professional Engineer
PERCOLATION TEST RESULTS:

Date: July 21, 1980
W.O. # 5/22/A80
Name: Art Trepanier, A&B Development Co.

Legal Description: Landmark Industrial Park

Observation Hole Finding: Block 4, Lot 4; 1' heavy clay, 9' very sandy clay, no ground water.

<table>
<thead>
<tr>
<th>Hole #</th>
<th>Stabilized Rate</th>
<th>Soil Finding &amp; Depth</th>
<th>Time Soaked</th>
<th>Ground Elevation</th>
</tr>
</thead>
<tbody>
<tr>
<td>6-6</td>
<td>28 min/l&quot;</td>
<td>18&quot; dry sandy clay</td>
<td>18 hrs</td>
<td>5290'</td>
</tr>
<tr>
<td></td>
<td></td>
<td>18&quot; moist sandy clay</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6-7</td>
<td>6 min/l&quot;</td>
<td>18&quot; moist sand</td>
<td>18 hrs</td>
<td>5293'</td>
</tr>
<tr>
<td></td>
<td></td>
<td>18&quot; moist sandy clay</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6-8</td>
<td>15 min/l&quot;</td>
<td>36&quot; moist sandy clay</td>
<td>18 hrs</td>
<td>5291'</td>
</tr>
</tbody>
</table>

Observation Holes

<table>
<thead>
<tr>
<th>Hole</th>
<th>Soil Finding &amp; Depth</th>
<th>Ground Water Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>5-5</td>
<td>10' sandy clay, ground water at 5'</td>
<td></td>
</tr>
<tr>
<td>6-1</td>
<td>2' moist sandy clay, 5' sandy clay, ground water at 8'</td>
<td></td>
</tr>
<tr>
<td>6-4</td>
<td>10' sandy clay, ground water at 4'</td>
<td></td>
</tr>
<tr>
<td>4-8</td>
<td>10' wet clay, ground water at 3'</td>
<td></td>
</tr>
<tr>
<td>5-1</td>
<td>10' wet clay, ground water at 5'</td>
<td></td>
</tr>
</tbody>
</table>

Test taken by: Burton W. Hull  
Signature: [Signature]

These tests were taken in accordance with Natrona County Design Standards and attested to by me on the 21st day of July, 1980.

300044

Gray C. Wagner, Wyoming Reg. 
# 1945, Professional Engineer
BUILDING RESTRICTIONS AND COVENANTS

LANDMARK AIRPORT INDUSTRIAL PARK, A SUBDIVISION IN NATRONA COUNTY, WYOMING BEING A PORTION OF SECTION 19, TOWNSHIP 34 NORTH, RANGE 80 WEST, 6TH P.M. NATRONA COUNTY, WYOMING AS THE SAME APPEARS ON THE PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING.

WHEREAS, A & B DEVELOPMENT CORPORATION is the owner of all the lots and tracts being Lot 1, Tract A of Landmark Airport Industrial Park, a subdivision in Natrona County, Wyoming and desires to establish in said subdivision a light industrial and rural business district wherein the construction and use of building shall conform to certain minimum requirements and each lot owner in consideration of his compliance with such requirements shall be protected against violation thereof by any other lot owner, and said A & B Development Corp. desires to provide for Landmark Airport Industrial Park IMPROVEMENT AND SERVICE DISTRICT, a non-profit association or corporation, to assess, manage and provide for those items shown in the accompanying petition and other affairs in said subdivision.

NOW, THEREFORE, in consideration of the premises, the undersigned, A & B Development Corp. does hereby make, impose, and establish the following building restrictions, covenants and Improvement and Service District agreement on all of the lots in Landmark Airport Industrial Park, a subdivision in Natrona County, Wyoming which shall be covenants running with the land as follows:

Article I
Protective Covenants

1.1 No trailer, mobilehome, basement, tents, shack, garage, barn, or other out-building erected in the subdivision shall at any time be used as a residence or permanently placed except for temporary use during construction limited to ninety (90) days.

1.2 No oil drilling, quarrying, or mining operations of any kind shall be permitted on any lots, nor shall oil wells, tunnels, mineral excavations, or shafts be permitted on or in any lot.
1.3 Each lot shall contain a removale garbage container. Said garbage container will be maintained and concealed from sight by an enclosed structure.

1.4 Basements for installation and maintenance of utilities, storm water and ground water drainage facilities are reserved as shown on the recorded plat, and within each side yard building setback line. Within these easements, no structure, or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of the utilities, or which may change the direction or flow of storm or ground water drainage within the easements, or which may obstruct or retard the flow of storm or ground water drainage through the easements.

The easement area on each lot shall be continuously maintained by the lot owner. Any damage incurred to maintain any such utility in such easement shall be borne by the owner.

1.5 No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that guard dogs, or other household pets may be kept provided that they are not kept, bred, or maintained for commercial purposes and do not exceed two in number, except where conditional use is specified.

1.6 No structures shall be erected on any lot or tract in said subdivision, except that the same shall first be approved by an Architectural Committee established by the Improvement and Service District.

1.7 No water wells or septic tanks shall be drilled, constructed or permitted to remain on any lot except where allowed by Natrona County.

1.8 No weeds, brush, rubbish, junk, garbage, trash, junk cars or unlicensed cars shall be allowed or permitted to remain on any lot, nor shall any activity be carried on which shall be or become a nuisance or offensive to the owners within the subdivision.

1.9 All construction shall be new and comply with the uniform building, electrical, plumbing, and fire codes, excepting as allowed by review of the Architectural Committee outlined above.

1.10 All construction and/or use of any lot with the subdivision shall comply with the requirements of the Natrona County zoning regulations for the Light Industrial Zone.

1.11 The restrictions and covenants set forth in this Article may be altered, amended or variances allowed by A & B Development Corp., or by a vote of two-thirds of the Board of Directors of the Improvement and Assessment District Architectural Committee provided.

1.12 Definitions for the purposes of these building restrictions and covenants shall be the same as the definitions provided in the Natrona County Zoning Resolutions.

1.13 In addition to the above, all covenants, conditions and restrictions shown by sellers original purchase documents, but deleting restrictions, if any based on race, color, religion or natural origin.

1.14 All property owners must belong to Landmark Airport Industrial Park Assessment District.

---
These covenants are to run with the land and shall be
binding on all parties and all persons claiming under them
until the 15th day of September, 2005, at which time said
covenants shall be automatically extended for successive
periods of ten (10) years, unless altered, amended or varied
as herein provided.

If the parties hereto, or any of them, or their successors
or assigns shall violate or attempt to violate any of the
covenants herein, it shall be lawful for any other person or
persons owning any real property situated in said subdivision
to prosecute any proceeding at law, or in equity, against the
person or persons violating or attempting to violate any such
covenants, and either to prevent him, or them from so doing,
or to recover damages, any such person shall have such other
actions and remedies as law or equity may provide.

A & B DEVELOPMENT CORPORATION

By: Robert Ingram

Attested:

By: [Signature]

30001-4