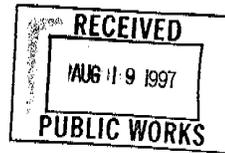


Book 1442 of Photos, Page 253



722926

Disclosure Statement

For

The WCW Subdivision

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 kept at the County Clerk's office and shall be available upon request to the Public.

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

1. ROADS

Lots 2,4,5, tracts A & B which border Southern Drive shall not be permitted to take access from Southern Drive. Access to these lots shall be from Swanson Court, Winland Court, and Lundock Court. Southern Drive, Swanson Road, Swanson Court and Lundock Court will be maintained by Campbell County.

2. WATER SUPPLY

Water service will be extended to Tract B from the Winland Water and Sewer System. Tract B cannot connect until they have contracted with the Winland Water & Sewer System. All other lots will have access to a public water system through the Winland Water & Sewer System..

3. SEWAGE DISPOSAL

Sewer service will be extended to Tract B from the Winland Water and Sewer System. Tract B cannot connect until they have contracted with the Winland Water & Sewer System. Until then they shall have an individual septic system, installed and maintained in accordance with the Campbell County Engineers Office regulations. All other lots will have access to a public sewer system through the Winland Water & Sewer System..

4. RESTRICTIVE COVENANTS

All lots will be under the Declaration of Covenants and Restrictions of Winland Industrial Park, Book of Photos 801, page 145 with the exception of Tract B.

Book 1442 of Photos, Page 254

5. IMPROVEMENT AND SERVICE DISTRICT FEES

All lots will be subject to the terms and conditions of the Winland Industrial Park Landowners Association. Book 801 of photos, page 149, with the exception of Tract B. Fees and assessments may be charged by the Winland Industrial Park Landowners Association, pursuant to the terms of said Association.

6. GARBAGE DISPOSAL

Garbage disposal will be the responsibility of the property owner and shall be removed not less than twice per month.

7. TELEPHONE SERVICE

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

Cable television service will be the responsibility of each property owner. Prospective property owners should check with the local cable company on the actual construction charges prior to purchases within this subdivision.

9. ROAD AND TRAFFIC CONTROL SIGNS

The County will install roads and streets signs and be responsible for maintenance of the same.

10. STREET LIGHTING

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

11. CULVERTS AND DRAINAGE

The individual property owners will be responsible to provide and install culverts for drainage at their respective lot approaches to the roadway. The maintenance of the culverts at the lot approaches will be the responsibility of the respective property owner. Culverts must be installed as per Campbell County Specifications.

12. ZONING

The subdivision is zoned I-1, light industrial, except Tract B which is zoned C-S.

Book 1442 of Photos, Page 255

13. FIRE PROTECTION

Fire protection is provided by the Campbell County Fire Department. The fire department recommends 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 subdivisions estimated to be 5 (five) minutes.

14. BUILDING CODES

Builders are required to meet the Plumbing, Electrical, Septic and Fire Codes set by the County. Permits are available at the County Engineer's Office.

15. ELECTRICITY

Electricity is already served by Tri-County Electric Association. Prospective property owners should check Tri-County Electric on actual construction charges prior to purchase within this subdivision. Electricity will be furnished to each lot by the developer.

16. POSTAL SERVICE

Postal Service is available upon petition to the Post Office by the individual property owner.

17. MINERAL RIGHTS

Fee Interest in mineral ownership is not held as part of the surface ownership. Mineral exploration of subsurface minerals may occur.

18. SCHOOL

The Campbell County School District provides school facilities and transportation for all students living in this subdivision. Currently students attend the following schools

<u>Grades</u>	<u>School Names</u>
K through 6	Sunflower Elementary
7 through 9	Sage Valley Jr. High School
10 through 12	Campbell County High School

The Campbell County School Board reserves the Authority to revise school attendance as school populations fluctuate. Transportation to and from class is provided to all students by the school district. Bus stop locations and schedules are designated each school year by the School Board.

Book 1442 of Photos, Page 257

Executed this 4th day of August, A.D., 1997, by:

Patricia Jo Anne Deegan
Patricia Jo Anne Deegan

STATE OF WYOMING)
)SS
COUNTY OF CAMPBELL)

The foregoing instrument was acknowledged before me this 4th day of August, 1997, by Patricia Jo Anne Deegan as a free voluntary act and deed.

Witness my hand and official seal:



Caroline Kay Bryson
Notary Public

My commission expires 10/9/2000

Executed this _____ day of _____, A.D., 1997, by:

_____ Secretary

Approval by the Campbell County Planning Commission

The foregoing disclosure statement is hereby approved for filing by the undersigned Planning Commission Board in and for the County of Campbell, State of Wyoming, this 15th day of May, 1997.

Eric D. Ross
Chairman

Caroline K. Bryson
Secretary

Book 1442 of Photos, Page 258

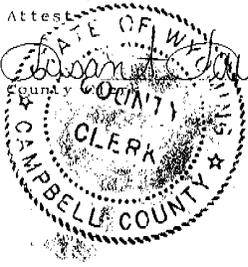
Approval by the Board of County Commissioners
The foregoing disclosure statement is hereby approved for
filing by the undersigned Board of County Commissioners in
and for the County of Campbell, State of Wyoming, this 19th
day of August, 1997.

[Signature]
Chairman

[Signature]
Member

[Signature]
Member

Attest
[Signature]



STATE OF WYOMING } ss.
Campbell County }
Filed for record this 25th day of August A.D., 19 97 at 11:32 o'clock A.M. and recorded in Book 1442
of Photos on page 253-258 Fees \$ XXXXX 722926
[Signature] By [Signature]
County Clerk and Ex-Officio Register of Deeds Deputy

