

COMMERCE CENTRE CONDOMINIUM MAP - REVISION NO. 1 - BUILDINGS "A", "B", "C", "D", "E" AND "F" A PARCEL LOCATED IN THE NE1/4 OF THE NW1/4 OF SECTION 3, T. 18 N., R.105 W., OF THE SIXTH PRINCIPAL MERIDIAN, ROCK SPRINGS, SWEETWATER COUNTY, WYOMING

C1 - (M) Included angle = 14°13'14" Radius = 2029.86' Tangent length = 253.20' Arc length = 503.80' Chord length = 502.51' C.H.B. = S86°05'26"E C.H.L. = 502.51'

C1 - (R) Included angle = 14°13'01" Radius = 2029.96' Tangent length = 253.15' Arc length = 503.70' Chord length = 502.41'

ACCEPTANCE AND APPROVAL - ROCK SPRINGS CITY COUNCIL

Approved by the City Council of the City of Rock Springs, Wyoming, this 15th day of December, 2009.

NOTE: This Condominium Map - (Revision No. 1) is the Revision of the Commerce Centre Condominium Map - Buildings "A", "B", "C", "D", "E" and "F" as recorded in the book of plats, No. 534, of the records of the Sweetwater County Clerk (Prep. date of 08-26-09). All earlier Condominium Maps or portions thereof encompassed by the boundaries of this Condominium Map, are hereby vacated.

Timothy A. Kaumo, Mayor; Lisa M. Taruffelli, City Clerk

STATEMENT OF SURVEYOR

I, David A. Fehringer do hereby certify that I am a registered land surveyor licensed under the laws of the State of Wyoming, and that this Condominium Map is a true, correct and complete Boundary of the metes and bounds deed descriptions as filed in the office of the County Clerk as constructed, and shown hereon, and that such Condominium Map was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the property, facilities, constructs, easements and streets of the Condominium Map as the same have been constructed or are staked out upon the ground.

DAVID A. FEHRINGER PROFESSIONAL ENGINEER (CIVIL) & LAND SURVEYOR WYOMING REGISTRATION NUMBER 10052

STATE OF WYOMING SS SWEETWATER COUNTY The foregoing instrument was acknowledged before me this 15th day of December, 2009, by:

DAVID A. FEHRINGER as a free and voluntary act and deed. Witness my hand and official seal. My commission expires: 5-10-2010

Notary Public seal for David A. Fehringer

CERTIFICATE OF DEVELOPER

The undersigned, being the owner, hereby agrees to be bound by the conditions and provisions of the Revised Condominium Map and the governing zoning regulations and to restrict and limit the location and development of all structures and the use of all land included within the Condominium Map to such conditions, provisions and regulations. It is further agreed that this Condominium Map shall be binding upon not only to the undersigned but their successors and assigns in interest as well. It is understood that the Condominium Map may be amended only in accordance with the amendment procedures established by the City of Rock Springs, Wyoming.

BEN DOUD COMMERCIE CENTRE, LLC 25528 GENESEE TRAIL ROAD GOLDEN, COLORADO 80401 PHONE: 1-303-462-3604

STATE OF WYOMING SS SWEETWATER COUNTY The foregoing instrument was acknowledged before me this 15th day of December, 2009, by:

BEN DOUD as a free and voluntary act and deed. Witness my hand and official seal. My commission expires: 5-10-2010

Notary Public seal for Ben Doud

CHOICE ENGINEERING SERVICES

404 "N" Street - Suite 201 | Rock Springs, WY 82901 Phone 307-362-6065 | Fax 307-362-6064

DATE OF PREPARATION: 11/06/09

CERTIFICATE OF DEDICATION

The Commerce Centre, LLC, a Wyoming Limited Liability Company, being the owner, proprietor, or party of interest in the land shown on this map, does hereby certify:

That the foregoing CONDOMINIUM MAP - (COMMERCE CENTRE CONDOMINIUM MAP - REVISION NO. 1), is located in the NE 1/4 of the NW 1/4 of Section 3, T. 18 N., R. 105 W. of the 6th P.M., Rock Springs, Sweetwater County, Wyoming, being more particularly described as follows:

Commencing at the Northeast corner of said parcel (Book 1073, Page 205), which is also the TRUE POINT OF BEGINNING;

Thence S 16° 46' 43" E along the easterly property boundary of said parcel, 502.34 feet to the Southeast corner of said parcel;

Thence along the southerly property boundary of said parcel, along a curve to the right, having a radius of 1,587.62 feet, through a central angle of 09° 06' 19", 252.30 feet, said curve having a chord bearing of S 68° 35' 31" W and a chord distance of 252.03 feet;

Thence S 73° 08' 43" W, and continuing along the southerly property boundary of said parcel, 447.30 feet to the Southwest corner of said parcel;

Thence N 00° 30' 26" E, along the West property boundary of said parcel, 739.07 feet to the Northwest corner of said parcel;

Thence S 77° 42' 42" E, along the Northerly property boundary of said parcel, 10.06 feet to the beginning of a curve to the left, having a radius of 2,029.86 feet;

Thence continuing along the Northerly property boundary along said curve through a central angle of 14° 13' 14", 503.80 feet, said curve having a chord bearing of S 86° 05' 26" E and a chord distance of 502.51 feet to the TRUE POINT OF BEGINNING;

and contains a total area of 8.36 acres, more or less, and that this Condominium Map, as it is described and as it appears on this map, is made with the free consent and in accordance with desires of the undersigned owners and proprietors, and that this is a correct map of the area as it is divided into units, and that the undersigned owners of the land shown and described on this map do hereby dedicate for perpetual public use; all accesses, parking lots and easements for the purposes designated and other lands within the boundary lines of the map as indicated and not otherwise dedicated for public use.

Executed this 15th day of December, 2009, by:

COMMERCIE CENTRE, LLC BEN DOUD

STATE OF WYOMING SS SWEETWATER COUNTY The foregoing instrument was acknowledged before me this 15th day of December, 2009, by:

BEN DOUD as a free and voluntary act and deed. Witness my hand and official seal. My commission expires: 5-10-2010

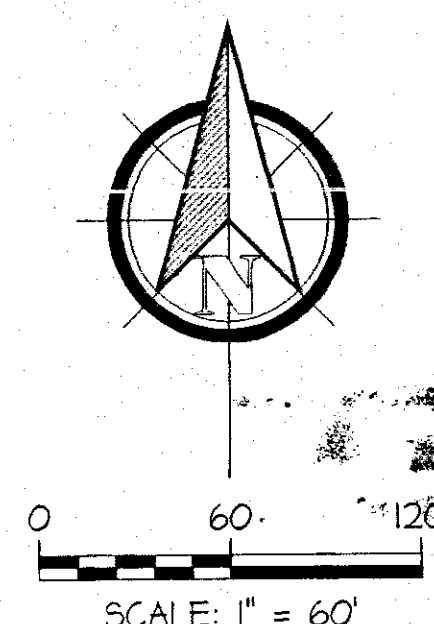
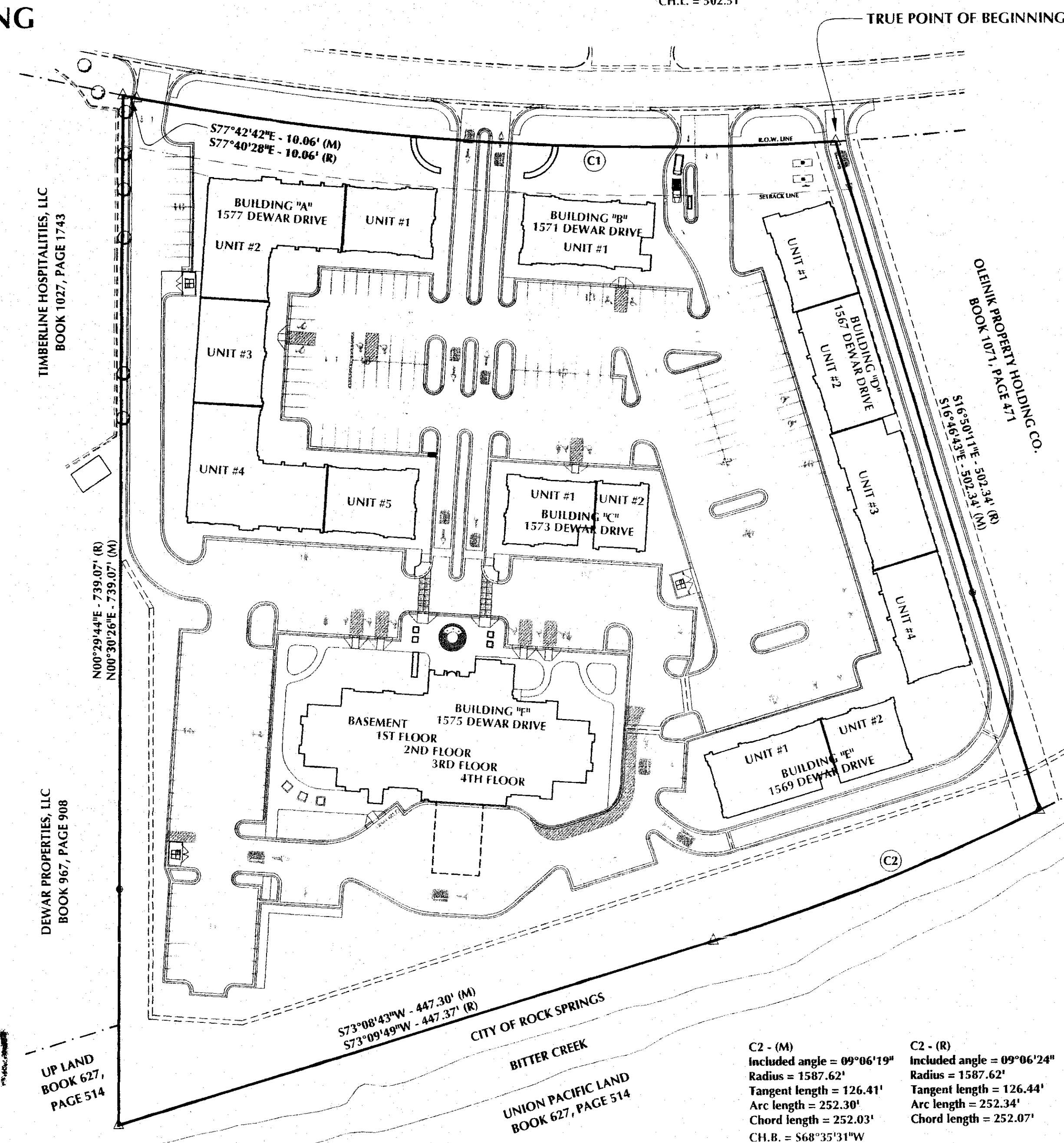
Notary Public seal for Ben Doud

CERTIFICATE OF RECORDING - SWEETWATER COUNTY CLERK

This Condominium Map - Revision No. 1 was filed for record in the Office of the clerk and Recorder at 11:30 o'clock, AM, December 31, 2009, and is duly recorded in Book of Plats, No. 537

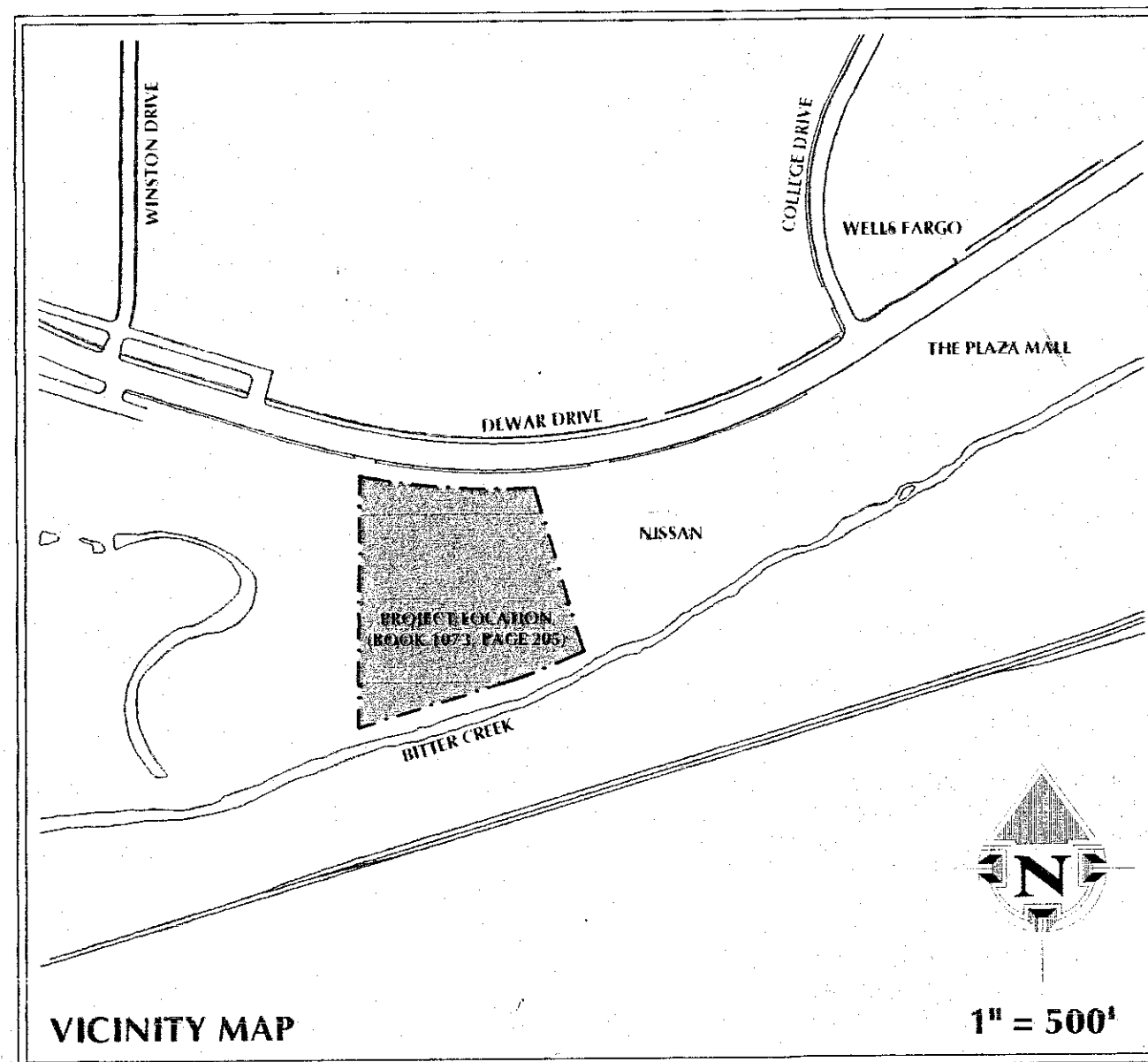
Stuart Davis, County Clerk; Donna Wardell, Deputy

Table with 3 columns: Building Name, Area, Units. Includes Building A (0.515 acres, 5 units), Building B (0.098 acres, 1 unit), Building C (0.105 acres, 2 units), Building D (0.148 acres, 4 units), Building E (0.372 acres, 2 units), Building F - Basement (0.201 acres, 3 units), Building F - 1st Floor (0.291 acres, 1 unit), Building F - 2nd Floor (0.246 acres, 3 units), Building F - 3rd Floor (0.236 acres, 2 units), Building F - 4th Floor (0.173 acres, 3 units), and Common Area (6.831 acres).



- BASIS OF BEARING: THE BASIS OF BEARING IS SOUTH 16°46'43" EAST ALONG THE EASTERLY PROPERTY BOUNDARY. TOPOGRAPHIC LEGEND: PARCEL BOUNDARY, UNITS LINES, EASEMENT LINES. SURVEY CORNER LEGEND: PROPERTY CORNER FOUND.

- NOTES: 1. WHEN INTERPRETING DEEDS AND OTHER DOCUMENTS RELATED TO THIS PLAT, ALL AS-BUILT PHYSICAL BOUNDARIES OF A UNIT OR OF A UNIT SUBSEQUENTLY RE-CONSTRUCTED IN SUBSTANTIAL ACCORDANCE WITH THE ORIGINAL PLANS SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES, RATHER THAN THE BOUNDARIES EXPRESSED AND DELINEATED ON THE CONDOMINIUM MAP... 2. THE CITY OF ROCK SPRINGS, WYOMING IS NOT RESPONSIBLE FOR, AND WILL NOT ACCEPT MAINTENANCE OF PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE LANDSCAPE AREAS, OR OTHER PRIVATE FACILITIES WITHIN THE PROPERTY.

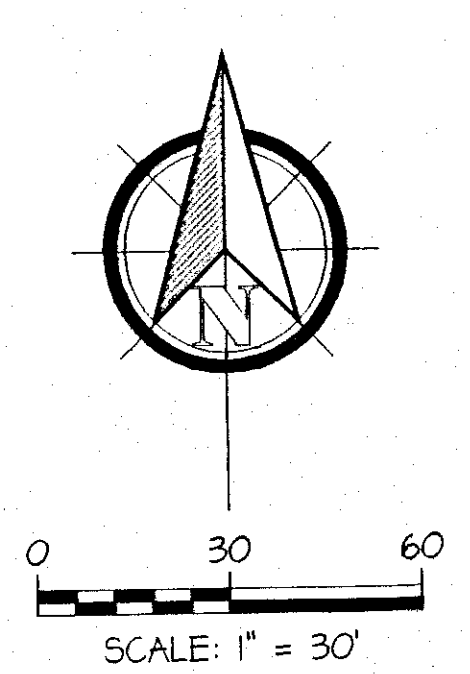
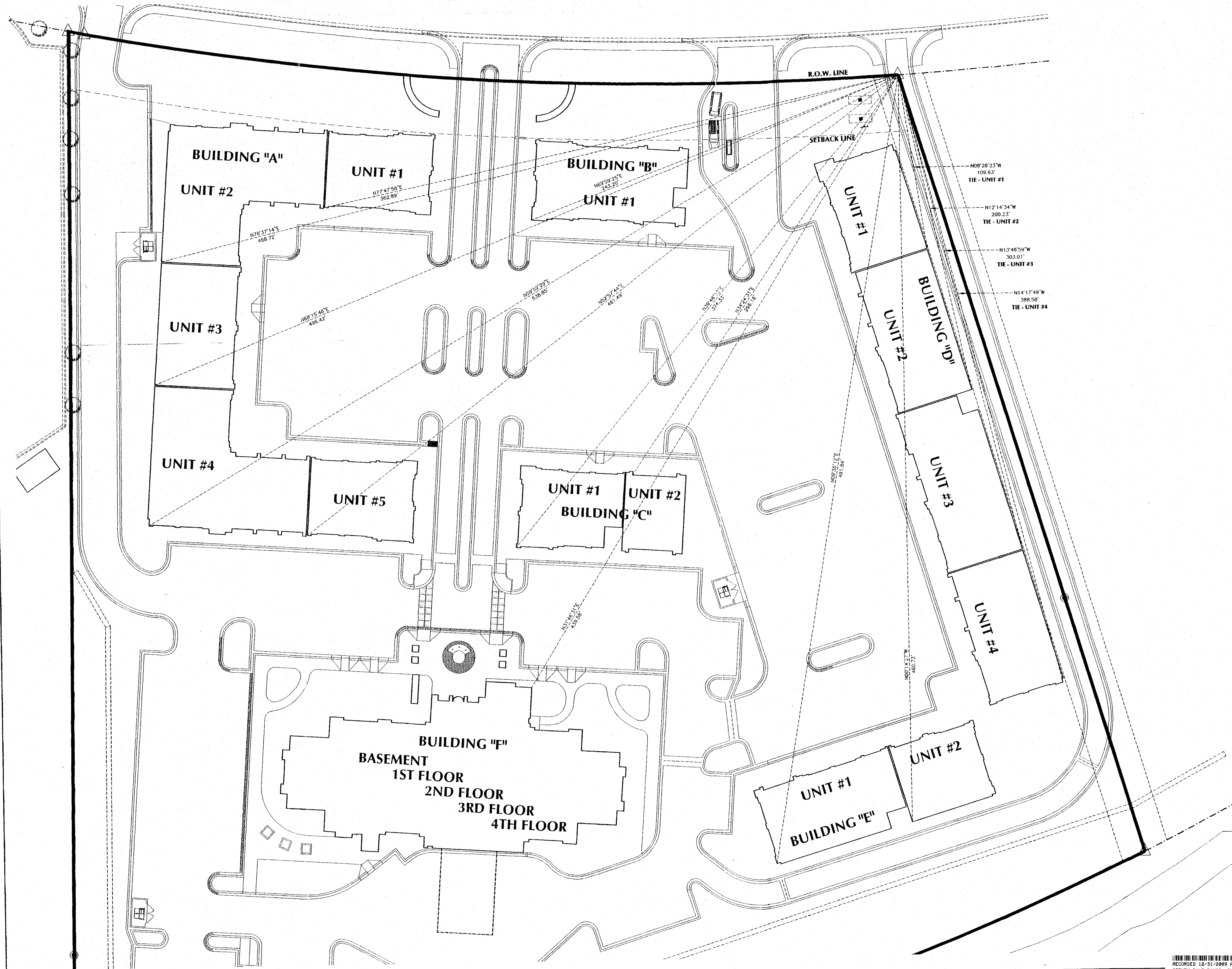


# COMMERCE CENTRE

## CONDOMINIUM MAP - REVISION NO. 1 - BUILDINGS "A", "B", "C", "D", "E" AND "F"

A PARCEL LOCATED IN THE NE1/4 OF THE NW1/4 OF SECTION 3,  
T. 18 N., R.105 W., OF THE SIXTH PRINCIPAL MERIDIAN,  
ROCK SPRINGS, SWEETWATER COUNTY, WYOMING

537  
Sheet 2 of 9



**CHOICE ENGINEERING SERVICES**  
 404 "N" Street - Suite 201 | Rock Springs, WY 82901  
 Phone 307-362-6065 | Fax 307-362-6064  
**DATE OF PREPARATION: 11/06/09**

RECORDED 12-21-2009 AT 11:38 AM RECD 1575818 SW 0008 P04 0009  
 STEVEN DALE DRUHS, CLERK OF SWEETWATER COUNTY, WY Page 2 of 9