

WARRANTY (Developer)

QUANTUM PARTNERS, LLC, a Wyoming limited liability company, hereinafter the DEVELOPER, does expressly affirm, promise and guarantee all project improvements including materials, equipment and workmanship on the **area shown in the attached Exhibit A** FOR A PERIOD OF **Five Years** FROM THE DATE THE PROJECT IMPROVEMENTS ARE ACCEPTED BY FORMAL ACTION OF THE GILLETTE CITY COUNCIL. In the event that a particular item of equipment or major element of the total project improvements was placed into continuous service prior to Substantial Completion of the total project, an Attachment A may be attached to this Warranty to designate the separate warranty periods. Attachment A shall only be used when the requirements of General Condition 13.07 have been met.

DEVELOPER further agrees in the event that any or all of the Project improvements fail to conform to the Contract Documents or require any rebuilding, construction or reconstruction to keep Project improvements in conformity with the Contract Documents or to bring Project improvements up to the Contract Document Specifications that DEVELOPER will pay all necessary, reasonable and normal costs whatsoever, incurred by the City of Gillette in repairing, construction, reconstruction, or rebuilding any of the Project improvements which at any time within the above mentioned period of **FIVE YEARS** is not in conformity with the Contract Documents.

Provided, however: That the City of Gillette shall give written notice to DEVELOPER that the City of Gillette intends to perform work on the Project improvements and that said notice shall specify the improvement, its location and the cause or kind of non-conformity with reference to the relevant Contract Documents. Said notice shall be sent to DEVELOPER by registered mail before the City begins any work or incurs any cost unless an emergency situation occurs. The occurrence of an emergency shall be determined in the reasonable discretion of the City Engineer of the City of Gillette, and is declared to be an event which renders advance notice contrary to the health, safety or welfare of the residents of the City of Gillette. In case the City Engineer finds the existence of an emergency requiring immediate action he shall serve notice to DEVELOPER in the form above mentioned as soon as practical and shall include an explanation of the state of affairs requiring emergency action.

Provided, further: That the obligation of DEVELOPER shall be to compensate the City of Gillette for bringing any improvements up to the Contract Documents Specifications and this obligation shall cover all work necessary to bring the improvement into conformity, even if the work occurs after the expiration of the five year period specified above if the City sent notice as provided above within the five year period or, in the case of any emergency as provided above if the City actually began work on the improvement within the five year period.

DEVELOPER and the City of Gillette agree and acknowledge that this Agreement is the consideration for acceptance by the City of Gillette of the Project improvements for maintenance

by the City of Gillette including, but not limited to the release of any performance or penal bonds, letters of credit, cash escrows, promissory notes or other securities posted and approved to secure the installation of required Project improvements for Legacy Ridge Subdivision, Phase II.

DATED this 17th day of December, 2013

QUANTUM PARTNERS, LLC
DEVELOPER

ON ADDITIONAL PAGE

SIGNATURE (TITLE)

STATE OF WYOMING }
COUNTY OF CAMPBELL } SS

The foregoing instrument was acknowledged before me by _____,
this _____ day of _____, 20__

Witness my hand and official seal

Notary Public

My commission Expires:

APPROVED BY CITY OF GILLETTE

MAYOR, CITY OF GILLETTE

ATTEST:

GILLETTE CITY CLERK

WARRANTY (Developer)
Legacy Ridge Subdivision, Phase II
Five Year Warranty

DEVELOPER

Quantum Partners, LLC

By: Mark A. Christensen
Mark A. Christensen, Member of The MC Family of
Companies, LLC, Member of MC Legacy Gillette, LLC

By: Edward E. Rust
Edward E. Rust, Member of E & H Investments, LLC

By: John C. Alt
John C. Alt, Member of Alt Development and
Management Resources, LLC

By: Mark G. Murphy
Mark G. Murphy, Member

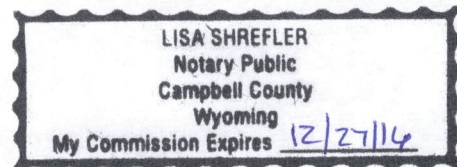
STATE OF WYOMING)
: ss.
County of Campbell)

The foregoing instrument was acknowledged before me by Mark A. Christensen this 17 day of
December, 2013.

WITNESS my hand and official seal.

Lisa Shrefler
Notary Public

My Commission expires: 12/27/16



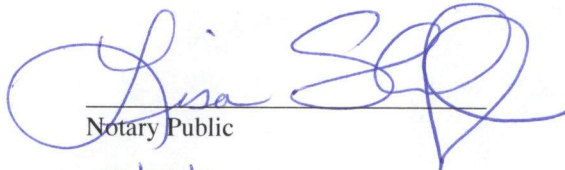
(Notaries continued on following page)

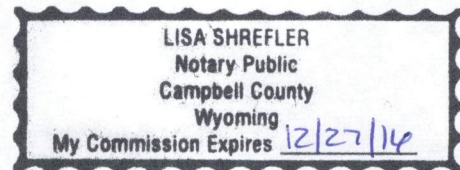
WARRANTY (Developer)
Legacy Ridge Subdivision, Phase II
Five Year Warranty

STATE OF WYOMING)
: ss.
County of Campbell)

The foregoing instrument was acknowledged before me by Edward E. Rust this 26 day of December, 2013.

WITNESS my hand and official seal.


Notary Public

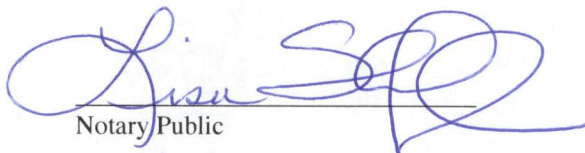


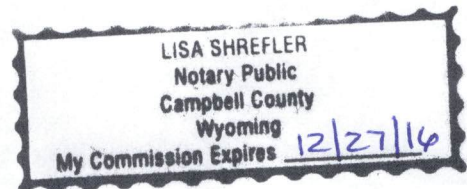
My Commission expires: 12/27/14

STATE OF WYOMING)
: ss.
County of Campbell)

The foregoing instrument was acknowledged before me by John C. Alt this 18 day of December, 2013.

WITNESS my hand and official seal.


Notary Public



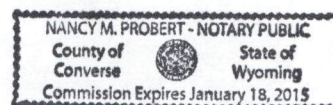
My Commission expires: 12/27/14

STATE OF WYOMING)
: ss.
County of Campbell)

The foregoing instrument was acknowledged before me by Mark G. Murphy this 20th day of December, 2013.

WITNESS my hand and official seal.


Notary Public



My Commission expires: 1/18/15

Carol Engman
4300 Lexington Avenue
Gillette, WY 82718
(307) 680-1772
cc-pe@vsn.com



PREVISION DESCRIPTION

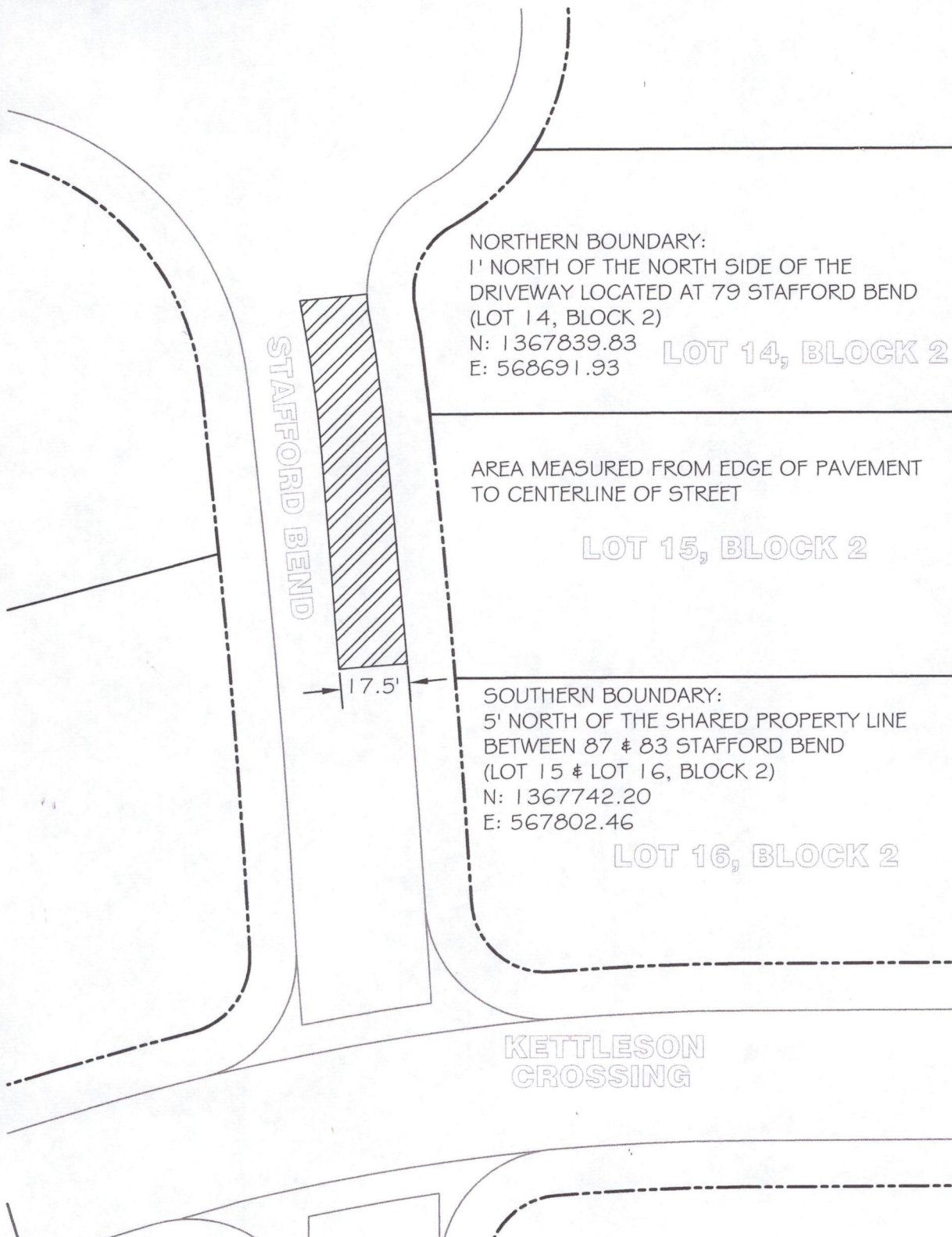
CATF

SURVEYOR
DOYLE LAND SURVEYING
801 E. 4TH STREET
GILLETTE, WY 82716
(307) 660-4584

PREPARED FOR
QUANTUM PARTNERS, LLC
PO BOX 1269
GILLETTE, WY 82716
(307) 685-1295

LEGACY RIDGE PHASE 2
EXHIBIT A

JOB NO.	1222
DATE	DEC. 13, 2013
REVISION DATE	
SHEET	SHEETS
1	OF 1



PAVEMENT WARRANTY AREA

