



WEST KING COMMERCIAL PARK LP

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November 16, 2015

Eggart Enterprises, LLC
Quentin Eggart, Sole Member
720 Lohwest Lane
Billings, MT 59106

RE: Lots 2 and 3, Block 3, West King Commercial Park Sub/Condominium Request

Dear Quentin:

This confirms your request to West King Commercial Park LP ("Developer") to seek approval from Developer, and thereafter the County and other regulatory bodies, to condominiumize both Lots 2 and 3, described above. We acknowledge our oral approval for this filing as to Lot 3 and confirm it in writing here. We are also inclined to grant the same conditional approval for Lot 2, subject to the contents of this written approval and all definitive documents for the development.

The current Covenants, Conditions and Restrictions for West King ("West King CCRs") do not allow condominium space unless the Developer approves it in advance. We appreciate your asking prior to the filing and the pending hearing on 11/24/15. Nothing herein, or in our approval(s) will alter, amend, modify or waive any provision of the West King CCRs, those remain fully in effect and will control all development on Lots 2 and 3. We are not granting any condo owner any rights not granted to you, as buyer, their rights are derivative of your rights only. Specifically, there is no grant of an undivided interest in any common areas, grounds or other property outside Lots 2 and 3.

We grant or deny condo requests on a case by case basis. Granting authority for one lot or land buyer does not bind us to grant such a request for another lot, whether or not it is the same buyer. The Developer retains sole and absolute control over the development pursuant to the West King CCRs and other development documents. If this is acceptable to you as buyer, please acknowledge by signing below and returning a signed copy to me, as Managing Member. Additionally, please provide a copy of this conditional approval to the hearings board. Developer shall have the right, if it elects to do so, to provide said board with a copy, as well.


Thank you, Quentin, we wish the best of luck with your properties in West King Commercial Park.

West King Commercial Park LP

Lonney H. White, Jr., Managing Member

Agreed to and accepted this _____ day of November, 2015

BUYER: Eggart Enterprises, LLC

BY: 
Quentin Eggart, Sole Member