

CLIFTON SS-59

Disclosure Statement for Simple Subdivision

1. Identification of entities responsible for road construction and maintenance including snow removal.

(LOTS 1 and 2) URW
Owner/purchaser of lot will be solely responsible for Road Construction and Maintenance of such Roads.

2. Description of the domestic water supply including identification of entities responsible for maintenance of any water supply system(s); Statement that wells are required to be registered with the State Engineer.

Domestic water supply will be by well for which the owner/purchaser is responsible for maintaining and registering with the State Engineer.

3. Description of sewage disposal methods and permits required; Identification of entities responsible for maintenance of the sewage disposal system(s).

Sewage disposal will be by septic system for which the owner/purchaser is responsible for maintaining and permitting through Park County.

4. Statement concerning the existence of subdivision covenants, including where copies of the covenants may be obtained; Statement that Park County, Wyoming does not enforce private subdivision covenants.

At this time subdivision covenants do not exist. Park County does not enforce private subdivision covenants and none are planned.

5. Information on the homeowners association, if applicable; This shall include identification of all of the association's maintenance responsibilities and how the association is funded.

At this time, Homeowners association does not exist.

6. Garbage disposal availability.

Garbage Disposal is the responsibility of the lot owner and may be obtained through private contractors. Owner may dispose of garbage at the county Landfill.

7. Fire protection availability.

Fire protection is provided by the Park county Protection District #1.

8. Statement if any of the land is subject to flooding.

None of the land is in a flood plain.

9. Identification of any codes of covenants relating to construction the subdivision.

Any construction will be subject to local codes.

10. Postal service availability and mail delivery points.

Postal services are available through rural delivery. Mailbox must conform to postal codes.

PARK COUNTY, CODY, WY
KAREN CARTER, COUNTY CLERK

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11. Statement of status of any water rights in the subdivision; Statement that subdivision purchasers are not allowed to use water out of a ditch or stream without a water right.

Lots 1 and 2 have partial water rights and are within the Willwood Irrigation District. Subdivision purchasers are not allowed to use water out of a ditch or stream without a water right.

12. Statement concerning the plans for disposal of irrigation wastewater.

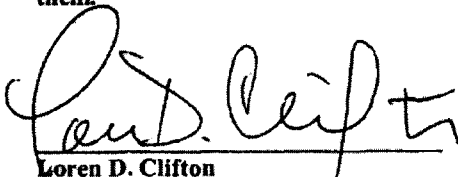
Wastewater disposal is the responsibility of the Landowner.

13. Identification of service providers for cable TV, telephone, gas and electricity with address and phone numbers: Statement indication which of these services have been extended to the lots in the subdivision.

The following services are available:

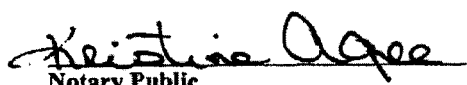
- A. Cable TV does not exist.
- B. Telephone: Qwest Communications, (800) 244-1111; P.O. Box 173754, Denver, CO 80217-3754
- C. Energy West Wyoming; 2320 Mountain View Dr., Cody, WY 82414; (307) 587-4281
- D. Electricity: Pacific Power & Light Co. (888) 221-7070; 1033 NE 6th Ave., Portland, OR 97256-0001

None of these services have been extended to the lots, however, an easement has been provided for them.

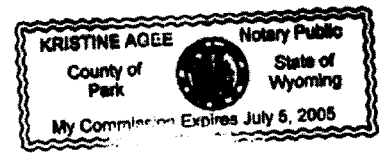

 Loren D. Clifton


 Anna M. Clifton

The forgoing was acknowledged before me by Loren D. Clifton and Anna M. Clifton this 9th Day of June, 2005.


 Notary Public

My Commission Expires 07/05/05



PARK COUNTY, CODY, WY REC \$11.00 08/02/2005 #2005-5469
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