

LUCKINBILL

NORTH

SS-53

Disclosure Statement for Simple Subdivision

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

Owner / purchaser of lot will be solely responsible for road construction and maintenance of roads outside of Easement Boundary.

2. Description of the domestic water supply including identification of entities responsible for maintenance of any water supply systems; statement that wells are required to be required to be registered with the State Engineer.

Owner/ Purchaser will have and maintain a well that is recorded with the State Engineer.

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

Lot 2 on Parcel 1 has an existing septic system that was installed and permitted with the county. Any other septic systems installed on either lot will be the sole responsibility of the owner to comply with all applicable county standards and obtain necessary county permits.

4. Statement concerning the existence of subdivision covenants including where copies of the covenants may be obtained; Statement that Park County 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 at this time.

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

At this time, homeowner association does not exist.

6. Garbage disposal availability.

PARK COUNTY, CODY, WY
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REC \$14.00

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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 Sunlite-Crandall Fire Protection District.

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 or covenants relating to construction in the Subdivision.

Any construction will be subject to local and state codes.

10. Postal service availability and mail delivery points.

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

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

Subdivision purchasers are not allowed to use water out of any ditch or stream without a water right.

12. Statement concerning plans for disposal of irrigation water.

Wastewater disposal is the responsibility of the landowner.

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

The following services are available:

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Cable TV: Does not exist

Telephone: Qwest Communications (800) 244-1111; PO Box 31851,
Salt Lake City, UT 84131

Gas: Does not exist

Electricity: Pacific Power & Light Co. (888) 221-7070; PO Box 400,
Portland, OR 97232

Larry Lee Luckinbill, Trustee

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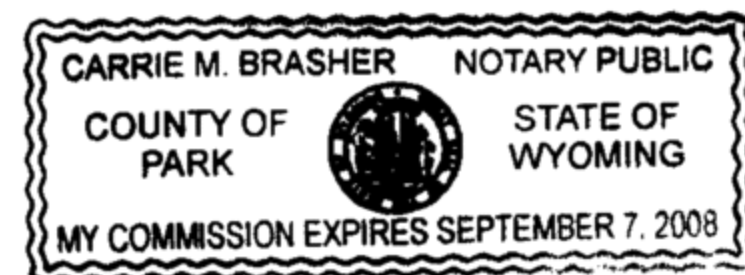
The foregoing was acknowledged before me by Larry Lee Luckinbill, Trustee

This 23 day of September, 2005

Carrie M. Brasher

Notary Public

My commission expires: 9-7-08



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REC \$14.00

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