

DISCLOSURE STATEMENT – MORRISON SIMPLE SUBDIVISION

SS-60

1. There are no roads proposed as a part of this subdivision.
2. Domestic water for Lot 1 is provided by an existing private water well. The lot owner will be responsible for the maintenance of their own water well. Water wells are required to be registered with the State Engineer.
3. An existing private septic system serves the existing house on Lot 1 and will be maintained by the lot owner.
4. No covenants have been established for this tract. Covenants will not be enforced by Park County.
5. No homeowners association exists.
6. The property owner is responsible for garbage disposal.
7. Park County Fire District No. 1 is available to this property for fire protection.
8. The property has not flooded to the knowledge of the present owners.
9. No codes, covenants or declaration of protective covenants exist regarding this property.
10. The United States Postal Service can provide mail delivery service and pickup service to this property by giving service at County Lane 13½.
Powell Post Office Rural Routes
270 N. Bent
Powell, WY 82435
(307) 754-2952
11. Irrigation water rights exist for a portion of this property. The property owner will be responsible for distribution of all irrigation water. Subdivision purchasers are not allowed to use water out of any ditch or stream without a water right from the State of Wyoming.
12. Wastewater is the responsibility of the property owner. Wastewater flows northerly across Lot 1. A wastewater ditch gathers the wastewater and flows easterly to exit near the northeast corner of Lot 1.
13. Cable television service is not presently available. Electrical, gas and telephone service exist to the existing house located on Lot 1.

The addresses and telephone numbers of the utility providers are as follows:

Electrical Service:

Garland Light and Power
755 Highway 14-A
Powell, WY 82435
307-754-2881

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Telephone Service: Qwest
P. O. Box 173754
Denver, CO 80217-3754
(800) 244-1111

Natural Gas Service: Energy West Wyoming
P. O. Box 970
Cody, WY 82414
307-587-4281

Sanitation Services: A-1 Sanitation
1775 Lane 15
Powell, WY 82435
307-754-3221

Keele Sanitation
31 Pearson Ave.
Cody, WY 82414
307-587-6616

Lynn Morrison
Lynn Morrison, President
Common Ground Farms L.L.C.

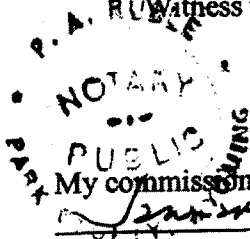
8 August 2005
Date

ACKNOWLEDGEMENT

STATE OF WYOMING
COUNTY OF PARK

The foregoing instrument was acknowledged before me by Lynn Morrison, President this 8th day of August, 2005.

Witness my hand and official seal



P.A. R. U.
Notary Public

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KAREN CARTER, COUNTY CLERK

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