

DISCLOSURE STATEMENT

In consideration of the Park County Board of County Commissioners' approval of the Ramirez Minor Subdivision as a "subdivision" and "subdivided land" as noted on the plat thereof, we the undersigned hereby state the following:

1. Name – The name of the subdivision is Ramirez Minor Subdivision.
2. Location – The subdivision is a portion of Lot 75-F, Lot 75 (SENW, Original Section 10), T55N, R99W, 6th PM, Park County, Wyoming.
3. Owner – The present parcel owner is Partridge 1994 Trust, dated February 15, 1994, with Jay Robertson Partridge Trustee.
4. Domestic Water - The owner(s) of Lots 1 and Lot 2 or their successor(s) will be responsible to construct and maintain individual water well(s). These well(s) must be properly registered by said Lot owner(s) with the Wyoming State Engineer's Office, as applicable.
5. Wastewater - Individual septic systems are proposed for each subdivision lot. The individual lot owner(s) or their successor(s) will be responsible for permitting, construction, and maintenance of their individual septic disposal systems.
6. Irrigation District - Irrigation water is available through the Shoshone Irrigation District at 337 East First Street, Powell, Wyoming with Bryant Startin District Manager. Irrigation water may not be used by individual lot owner(s) or their successor(s) out of any ditch or stream without an authorized water right. Each individual lot owner(s) or their successor(s) will be responsible for water usage expenses, arranging for irrigation water delivery and disposal of surface water until it is returned to a district drain, ditch, communal waste water return or waters of the State of Wyoming.

Water rights attached to the subdivision lots are as shown on the Water Right Distribution Plan filed with the Wyoming State Engineer's Office (SEO). An Authorization for Detachment of Water Rights (ADWR) Petition has been submitted to the SEO to detach all the water rights from Lot 1. Upon approval of said petition by the Board of Control, Lot 1 will not have any water rights attached to it. Lot 2 will continue to have water rights attached to it until additional action via a petition is approved by the Wyoming SEO - Board of Control.

7. Utilities – The following utility services are available to the subdivision lot owners.
 - a. Solid Waste – Keele Sanitation, Chuck Keele, PO Box 1660, Cody WY, 82414, P(307) 587-6116.
 - b. Solid Waste – City of Powell upon approved connection to other City utility services. City of Powell, Darrell Rood, 270 North Clark Street (PO Box 1008), Powell, WY 82435 P(307) 754-5106.
 - c. Electrical – Garland Light & Power Co., Mary Ann Keeler, 755 Highway 14, Powell, WY 82435 P(307) 754-2881.



- d. Cable/Internet/Phone - Century Link, Terry Ferruzza, 614 14th Street, Cody, WY 82414 P(307) 587-7159.
- e. Gas – Montana-Dakota Utilities Co., Carson Steinhorst, 2324 Dry Ranch Road, Sheridan, WY 82801 P(307) 673-3160.

None of the above-referenced utilities have been extended to any of the proposed subdivision lots.

8. Fire Protection - Fire protection is available through the Park County Fire District #1 off of Park County Road 9 ½. Individual lot access roads must be constructed and maintained to accommodate said district's equipment.
9. Postal Service delivery - U. S. Postal Service is available based upon mail boxes being placed along the east side of Park County Road 9 ½. Individual lot owner(s) or their successor(s) will be responsible for construction and maintenance of the said mail boxes in accordance with said postal service regulations or requirements.
10. Roads - The individual lot owner(s) or their successor(s) will be responsible for construction and maintenance of access roads off of Park County Road 9 ½ and for drainage facilities and snow removal on to their individual lots.
11. Easements – The easements are as shown on the Ramirez Minor Subdivision Plat and will be in effective as of date that said Plat is recorded at the Park County Clerk and Recorder's Office in Cody, Wyoming. Garland Light & Power Co. requested an easement be granted over and across the north 20 feet of Lot 75-F to serve Lot 2 of the Ramirez Minor Subdivision. Garland Light and Power has an existing power pole along the North line of Lot 75-F that is located approximately 174 feet west of the Northeast corner of said Lot 2. Power service can be extended to serve Lot 2 from that power Pole location. Consequently, an additional easement was not necessary at this time.
12. School District/Bus Stop – Park County School District #1 has a bus stop location near the Northeast corner of Lot 2 of the Ramirez Minor Subdivision on the west side of Park County Road 9 ½.
13. Zoning – The subdivision parcel is in the Park County Zone R-H (Residential 1/2 Acre).
14. Covenants/Deed Restriction - Private subdivision covenants or special codes are not proposed for this subdivision. If covenants or codes become applicable to this subdivision in the future, it shall be understood that Park County is not responsible for enforcement of such covenants or codes.
15. Homeowners Association - A homeowners association is not proposed for this subdivision. If a homeowners association becomes applicable in the future, the association shall establish maintenance responsibilities and association funding by agreement of association members.
16. Hazards - The approximate flood boundary based upon the FHBM Flood Hazard Boundary Map No. 560085 0011B is South and East of the Ramirez Subdivision



Boundary. The subdivision is unaffected by the referenced flood hazard boundary. The area of both lots has historically been used for agriculture production and is subject to flood irrigation out of a concrete head ditch located along the west side of said Lot 2. The anticipated water level is approximately 8 feet below the existing ground surface. A pressurized natural gas and electrical power line runs along the east side of Park County Road 9 1/2. An overhead electrical service line extends across a portion of said Lot 1 and Lot 2. The existing surface is relatively flat and not subject to landslides, steep slopes, or rock falls. No information is known regarding fire or explosion danger on the property of the proposed subdivision.

- 17. Weeds – The subdivision lots will be subject to a noxious weed control plan as required for Park County Subdivision approval. The individual lot owners or their successor(s) will be responsible for compliance with the week control plan.

In witness whereof, the said owners, Partridge 1994 Trust, dated February 15, 1994 with Jay Robertson Partridge as Trustee or his successor(s) in trust, have caused his names to hereon be subscribed this 22 day of may, 2015.

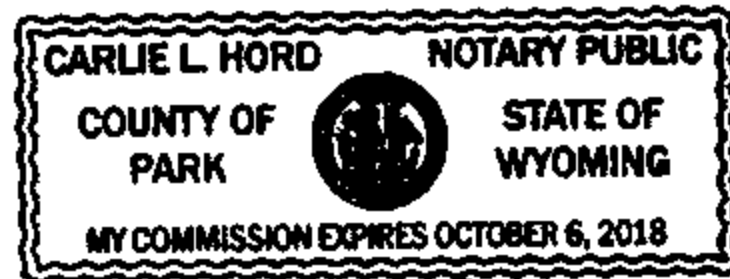
Jay Robertson Partridge
Jay Robertson Partridge, Trustee

Acknowledgment:

State of Wyoming, County of Park

The foregoing owner's certificate was acknowledged before me this 22 day of may, 2015, by Partridge 1994 Trust, with Jay Robertson Partridge and Phyllis May Partridge as Trustees or their successors in trust.

Witness my hand and official seal:



[Signature]
Signature

Carlie L Hord
Notary (printed name)

My commission expires: October 6, 2018