

## DISCLOSURE STATEMENT – RODRIGUEZ SS-64

1. There are no roads proposed as a part of this subdivision. There is an existing access easement to the subdivision from Park County Lane 11. See Document No. 2005-408.
2. There is an existing registered water well on Lot 1. Domestic water for Lot 2 will be provided by a private water well. Each lot owner will be responsible for the drilling and maintenance of their own water well. Water wells are required to be registered with the State Engineer.
3. There is an existing private septic system for the mobile homes on Lot 1. A private septic system will be required for Lot 2, and each private septic system will be constructed and maintained by each 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. Alkali Creek, Lateral A and a diversion from Alkali Creek to Lateral A flow through a portion of the subdivision. None have 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 11. Post office boxes would also be available at the Ralston Post Office.

Powell Post Office Rural Routes	Ralston Post Office
270 N. Bent	P. O. Box 9998
Powell, WY 82435	Ralston, WY 82440
(307) 754-2952	(307) 754-3712
11. There are no water rights for this property. Subdivision purchasers are not allowed to use water out of any ditch or stream without a water right from the State of Wyoming.
12. The land in Lot 1 lying north of the diversion into Lateral A drains southerly into the diversion. The land in Lot 1 located between the diversion and Alkali Creek drains southerly into Alkali Creek. The land in Lot 2 lying north of Lateral A drains southerly and easterly into Lateral A. The land in Lot 2 lying between Lateral A and Alkali Creek drains southerly into Alkali Creek.
13. Cable television service is not presently available. Electrical service exists to the mobile homes on Lot 1 and would be available to Lot 2. Telephone and natural gas service are available.

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

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

Paul Rodriguez  
Paul Rodriguez, Jr., trustee  
Elizabeth Ann Rodriguez  
Elizabeth Ann Rodriguez, trustee

1/23/07  
Date  
1/23/07  
Date

**ACKNOWLEDGEMENT**

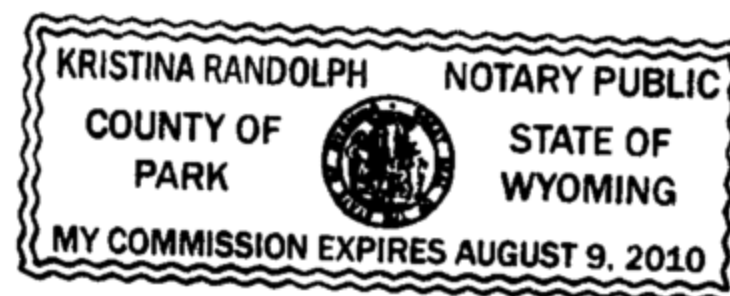
STATE OF WYOMING  
COUNTY OF PARK

The following instrument was acknowledged before me by Paul Rodriguez, Jr., trustee and Elizabeth Ann Rodriguez, trustee this 23rd day of January, 2007.

Witness my hand and official seal

Kristina Randolph  
Notary Public

My commission expires:  
8/9/2010



PARK COUNTY, CODY, WY  
KELLY JENSEN, COUNTY CLERK

REC \$11.00

02/02/2007  
03:11:00PM

#2007-721  
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