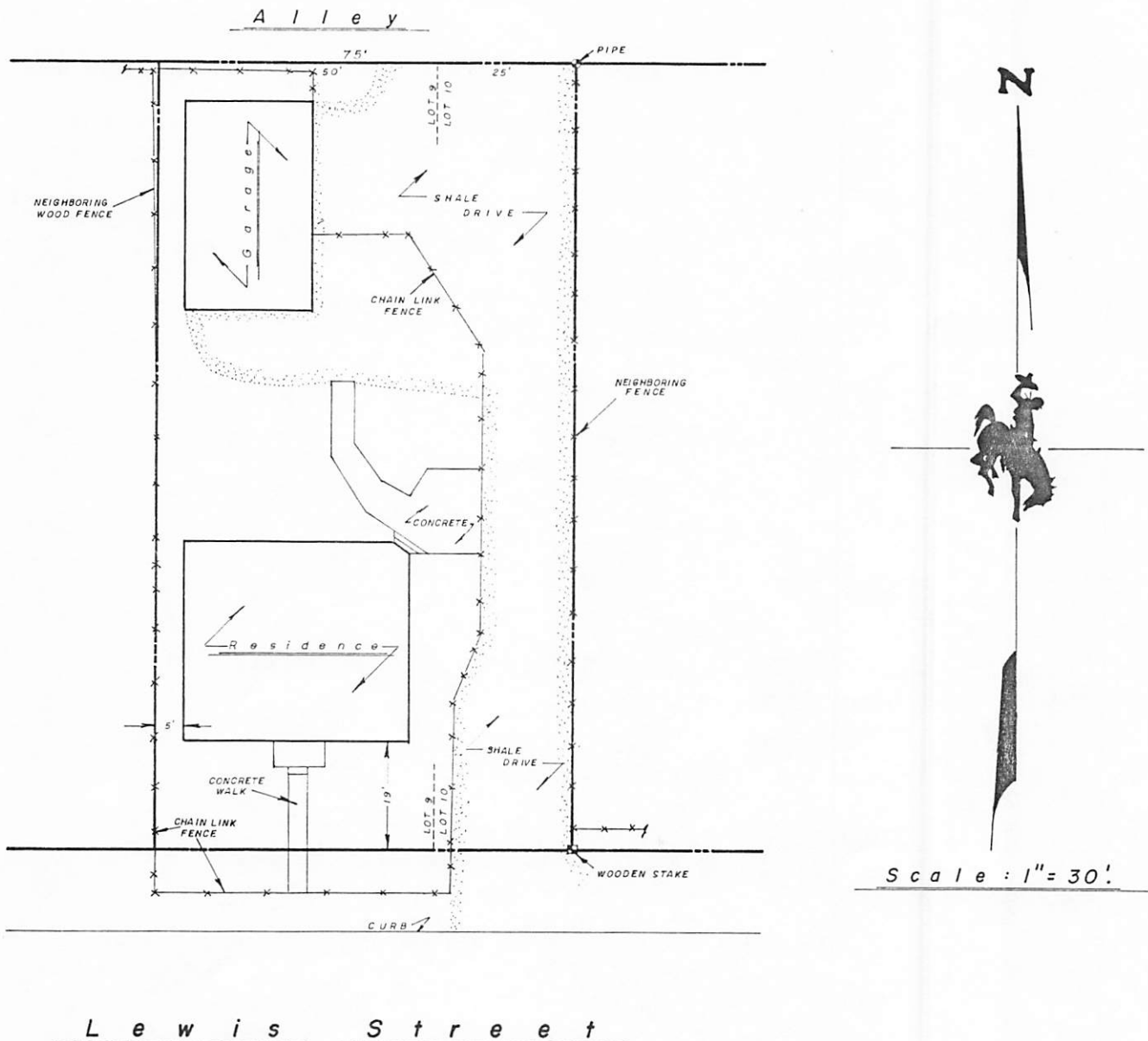


Surveyor's Certificate

I, David L. Randall, a registered professional engineer and land surveyor in the State of Wyoming, hereby certify that this Surveyor's Certificate was made from surveys made by me, or under my direction, or from surveys by others duly recorded as public record, or from existing monuments of surveys made by others of the parcel of land in the City of Sheridan, State of Wyoming, and described as follows: Lot 9 and the West 1/2 of Lot 10, Block 6, Highland Park 2nd Addition.



Street Number 1255 Lewis Street, this property being situated on the North side of said street.

I further certify as follows:

1. The residence and garage situated upon the above-described property are wholly within the boundary lines of the above-described property.
2. The driveway lies within the said boundary lines.
3. No side line of the residence is less than 5 feet from any of the said boundary lines.
4. There are no encroachments upon the lot from any buildings located upon the adjoining lots.
5. The building line restrictions have ~~not~~ been violated. *Residence built in 1949, Zoned R-1, 25' Front Yard Required. (Three residences to the East are in line with this residence.)*
6. The front wall of the residence is 19 feet from the front lot line.
7. (a) This residence is not in the Flood Plain as designated by H.U.D.
OR
(b) This residence does not appear to be within the Flood Plain as designated by H.U.D. for the unincorporated areas of Sheridan County, Wyoming. However, no exact elevations for the Flood Plain in unincorporated areas are known and I disclaim the accuracy of the locations with reference to the Flood Plain in unincorporated areas of Sheridan County, Wyoming.
8. This certificate correctly represents all the data shown hereon.

SIGNED AND DATED at 11:30 A.M. this 14th day of September, 1988.



Randall Engineering Surveys

David L. Randall
Wyoming Registration No. 3159 P.E. and L.S.

A G R E E M E N T

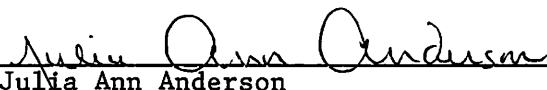
This Agreement made and entered into this 16th day of September, 1988
by and between Ken L. Anderson and Julia Ann Anderson, husband and wife.

Ken L. Anderson and Julia Ann Anderson, husband and wife, on September 16, 1988 did purchase Lot 9 and the West Half of Lot 10, Block 6, Highland Park Second Addition to the Town, now City of Sheridan, Sheridan County, Wyoming and did examine a Surveyor's Certificate prepared by David L. Randall, Randall Engineering Surveys, P.E. and L.S. #3159 on the subject property, located at 1255 Lewis Street, Sheridan, Wyoming, said Certificate showing that the fence situated on the South side of the property is in fact encroaching over the building line.

In consideration of Wilcox Abstract and Title Guaranty Agency, Inc. issuing a policy of Title Insurance without exception as to the fence, Ken L. Anderson and Julia Ann Anderson, husband and wife, their successors, heirs and assigns hereby agree that in the event demand is made upon them by either the City of Sheridan or by Wilcox Abstract and Title Guaranty Agency, Inc. that the said fence be removed from its existing position, Ken L. Anderson and Julia Ann Anderson, husband and wife, their successors, heirs and assigns will remove or cause to be removed said fence and agree hereby to hold Wilcox Abstract and Title Guaranty Agency, Inc., its agents, assigns and the First American Title Guaranty of Wyoming, harmless for any loss, expense or action which may be required owing to said encroachment.

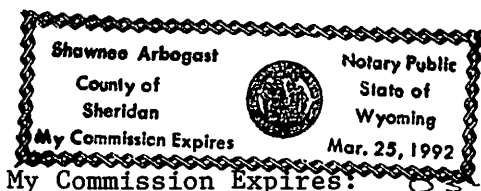
A copy of the Surveyor's Certificate is attached.

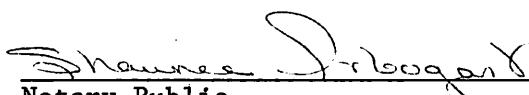

Ken L. Anderson


Julia Ann Anderson

State of Wyoming)
) ss
County of Sheridan)

The foregoing instrument was acknowledged before me by Ken L. Anderson and Julia Ann Anderson this 16th day of September, 1988.




Notary Public

My Commission Expires: 09-25-92

A G R E E M E N T

This Agreement made and entered into this 16th day of September, 1988
by and between Ken L. Anderson and Julia Ann Anderson, husband and wife.

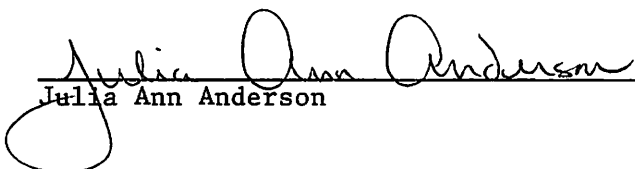
WHEREAS, Ken L. Anderson and Julia Ann Anderson, husband and wife on
September 16, 1988 did purchase Lot 9 and the West Half of Lot 10, Block
6, Highland Park Second Addition to the Town, now City of Sheridan,
Sheridan County, Wyoming.

WHEREAS on said date they did examine a Surveyor's Certificate prepared
by David L. Randall, Randall Engineering Surveys, P.E. and L.S. #3159 on the
subject property, located at 1255 Lewis Street, Sheridan, Wyoming, said
Certificate showing that the residence in fact violates the City of
Sheridan building set-back ordinance.

NOW, THEREFORE, in consideration of Wilcox Abstract and Title Guaranty
Agency, Inc. issuing a policy of Title Insurance without exception as to
the violation, Ken L. Anderson and Julia Ann Anderson, husband and wife,
their successors, heirs and assigns hereby agree that in the event demand
is made upon them by either the City of Sheridan, First Interstate Bank of
Sheridan or by Wilcox Abstract and Title Guaranty Agency, Inc. that the
said violation be resolved, Ken L. Anderson and Julia Ann Anderson, husband
and wife, their successors, heirs and assigns will forthwith rectify said
violation.

A copy of the Surveyor's Certificate is attached hereto.


Ken L. Anderson


Julia Ann Anderson

State of Wyoming)
)
County of Sheridan)

The foregoing instrument was acknowledged before me by Ken L. Anderson
and Julia Ann Anderson this 16th day of September, 1988.




Notary Public

My Commission Expires: March 25, 1992