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:10-19-98 : 1:52PM : FRANCHISE FINANCE -

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440005

AFFIDAVIT FOR CORPORATION

State of Nebraska
County of Douglas

Joseph Mandolfo, being duly sworn, on oath say(s) that: he/she is the President ("MI") and Mandolfo Investments, Incorporated a Nebraska corporation, the corporation named as MI in the document dated _____, and filed for record as document No. _____ in the office of the _____ of _____ County, _____.

That said corporation is a duly organized and validly existing corporation in good standing under the laws of the State of Nebraska and has full power and legal authority to do business in the State of Nebraska;

That there are no bankruptcy proceedings and that there are no unsatisfied judgments of record, nor any actions pending in any court, State or Federal, nor any tax liens filed against the above named corporation except as herein stated;

That any judgments, bankruptcies, probate proceedings, State or Federal tax liens, of record against parties with the same or similar names are not against the above named corporation;

That there has been no labor or material furnished for an improvement to the premises described in the above mentioned document during the last 120 days for which payment has not been made;

That there are no unrecorded contracts, leases, easements, or other agreements or interests, relating to the said premises, of which affiant(s) has knowledge except as stated herein;

That there are no persons in possession of any portion of the Premises other than pursuant to a recorded document except as stated herein;

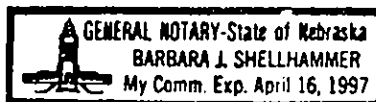
The affiant(s) has(have) not received notice or know of any recent or future planned improvements (such as street paving, sidewalks, street lighting, etc.) that would result in a special assessment against the property and are not now involved or participating in assessment liability against said property;

That affiant(s) know(s) the matters herein stated are true and make(s) this affidavit for the purpose of inducing the passing of the title to the premises referred to in said document, free and clear of all judgments, State or Federal tax liens, bankruptcy and unrecorded interests.

Your affiant(s) hereby specifically and affirmatively state(s) that he/she/they are principals in the MI Corporation and that they are properly authorized to act on behalf of said corporation in all dealings concerning this transaction, that said corporation is desirous of effecting the conveyance of the herein described real property, and that said corporation has specifically and affirmatively authorized your affiant(S) to execute any and all documents necessary to effect such conveyance.

Joseph Mandolfo
Joseph Mandolfo

Subscribed and sworn to before me this 26 day of October, 1998
Barbara J. Shellhammer
Notary Public



FILED NO. 2727
BOOK 43 PAGE 50
95 APR 24 PM 2: 27
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA
REC \$ 10.00
AUD \$ _____
R.M.F. \$ 1.00
SEARCHED
RECORDED
COMPARED

EXHIBIT A

Lot Seven (7) of Helen McCall Huntoon Addition, Plat No. 1, to the City of Winterset, Madison
County, Iowa

01/115725.1
Winterset, IA