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AFFIDAVIT

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

STATE OF IOWA)
) SS
MADISON COUNTY)

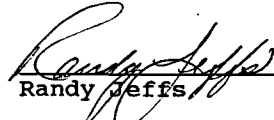
I, Randy Jeffs, upon being duly sworn, do hereby depose and state as follows:

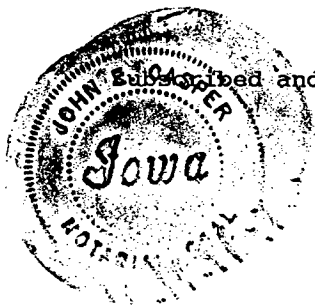
The affiant is the Assistant City Administrator for the City of Winterset, Iowa, whose duties include being the Zoning Administrator and Building Official for the City of Winterset.

At the specific instance and request of Richard A. McCormick and Carolyn S. McCormick, the affiant as the City Zoning Administrator did inspect on June 9, 1994 the premises locally known as 803 West Jefferson Street, Winterset, Iowa.

The affiant's inspection disclosed that the premises had erected a house, detached garage and a large metal building on the premises. The interior of the large metal building contained fire walls constructed to city building code specifications dividing the structure into separate areas not exceeding 1,000 square feet. Further, the affiant's inspection failed to disclose any licensed, unlicensed, operable or inoperable vehicles, motor vehicles, machinery, equipment or other items except as specifically permitted by the Winterset Zoning Ordinance in the building or elsewhere on or about the premises. The affiant's inspection of the premises did not reveal any use of the premises not specifically permitted by the terms of the Winterset Zoning Ordinance. Finally, since January 12, 1988, the City of Winterset has received no citizen complaints of zoning violations occurring upon or about these premises nor has the City of Winterset any pending litigation or administrative proceedings alleging a violation of the City Zoning Code on these premises.

Further the affiant sayeth not.


Randy Jeffs



Subscribed and sworn to before me this 13th day of June, 1994.


John E. Casper Notary Public