Dear Bidder,

It has been brought to our attention that part of the driveway that is used for accessing 2181 Siouan Road is not on the property being auctioned and through our due diligence, along with a local real estate attorney and licensed surveyor, we have determined that there are no documents to support an easement as such.

**The one guarantee we make in all our real estate sales is a clear title.** To assure that we achieve this goal, the Seller at their expense will be installing a private drive off of Siouan Road within the boundaries as shown on the panhandle of the .77 acres. I am attaching a GIS photo showing the existing driveway and also a copy of the plat for you to review. I wanted to send this to you in advance so that you can review. You will be receiving a call from me to make sure you understand what we plan to do.

Also, you are welcome to drive out to the property anytime between now and Wednesday afternoon to view for yourself how we plan to resolve this issue.