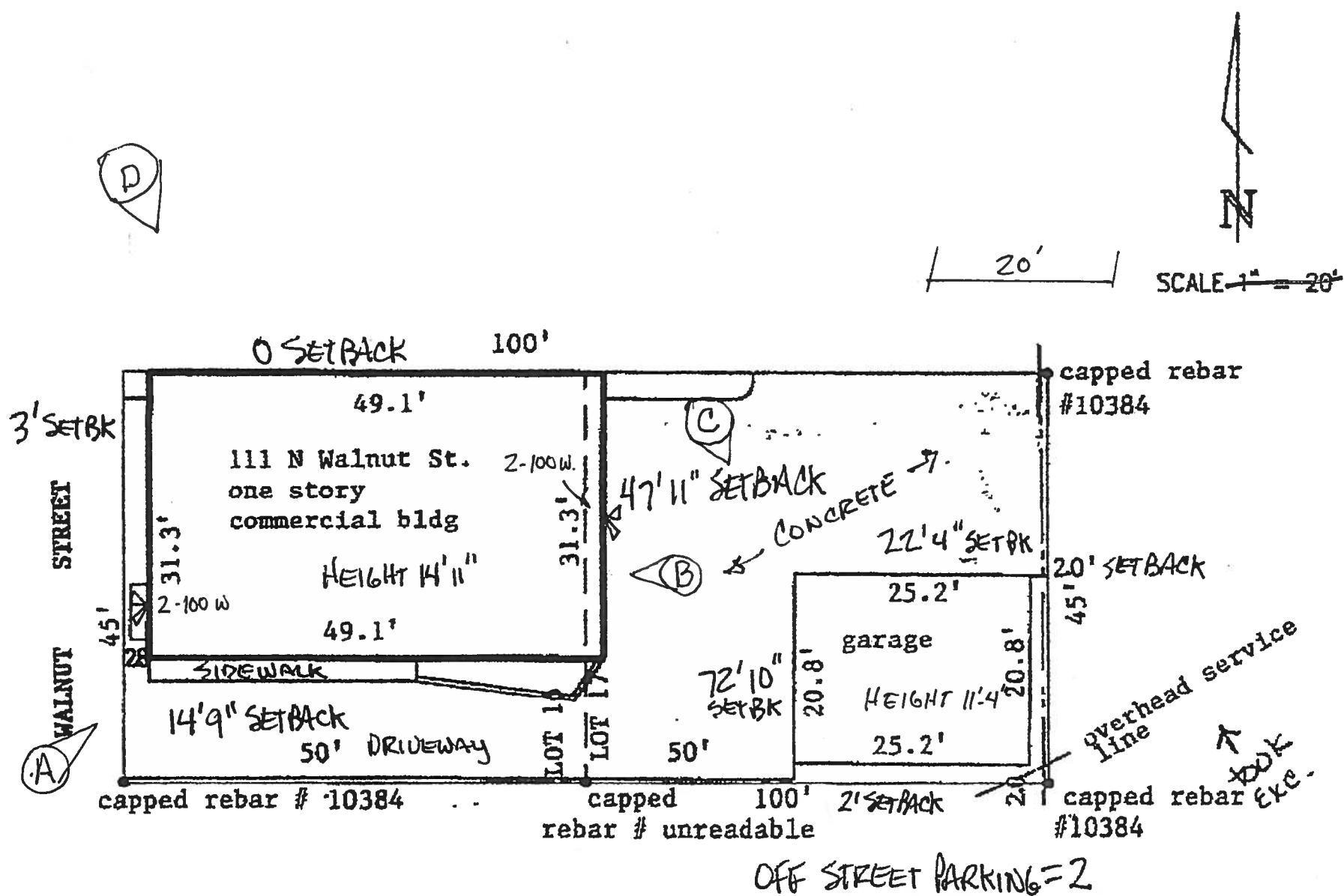


IMPROVEMENT LOCATION CERTIFICATE



LEGAL DESCRIPTION

The South 45 feet of the North 90 feet of Lots 15 and 16 in Block 13 in Parrish's Addition to the City of Colorado Springs, El Paso County, Colorado.

I hereby certify that this improvement location certificate was prepared for the mortgage lender and the title insurance company, that it is not a Land Survey Plat or Improvement Survey Plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines. I further certify that the improvements on the above described parcel on this date, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

Easements per filing plat unless otherwise noted.
Legal description per title commitment.

*Lawyers Title Insurance 120855

111 N Walnut Street

JN 97014-09

**Date: January 17, 1997



G & L Surveying Inc.

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(719) 572-1098 (fax)

David L. Goertzen PLS 22096