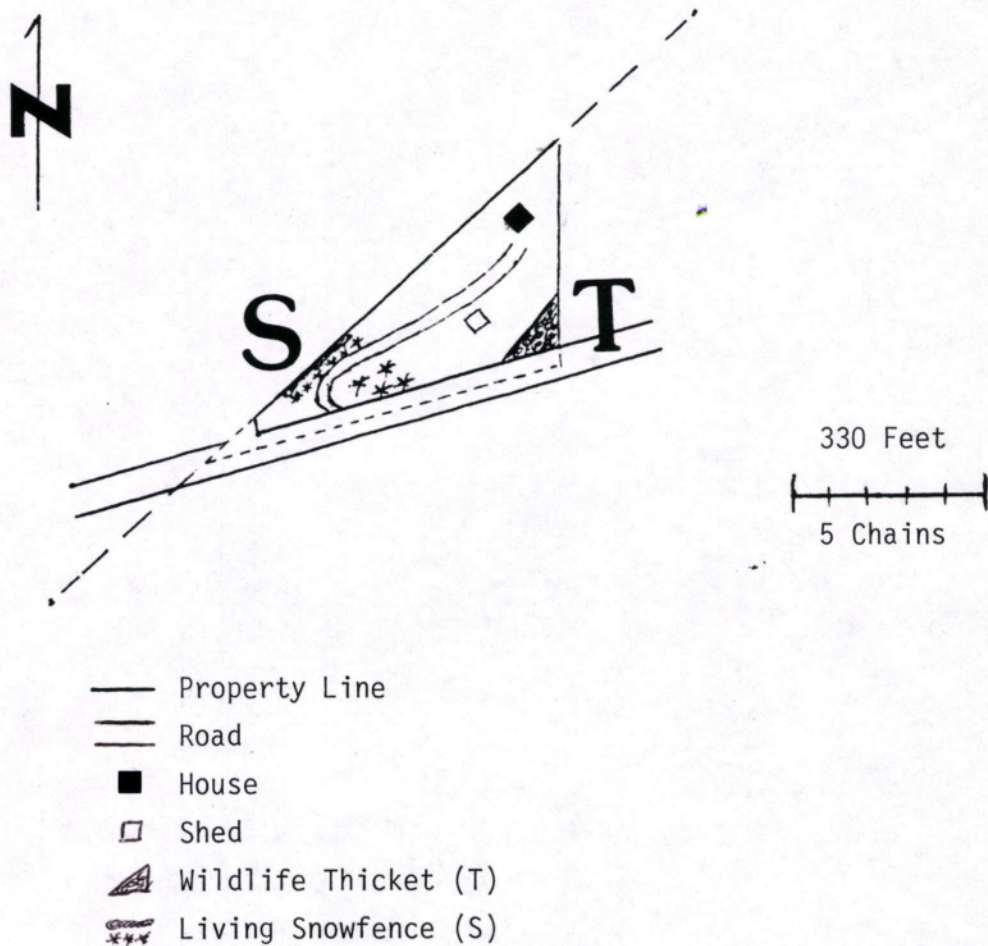


Gideon & Shirley Weisz



Drawn By:

Douglas Stevenson

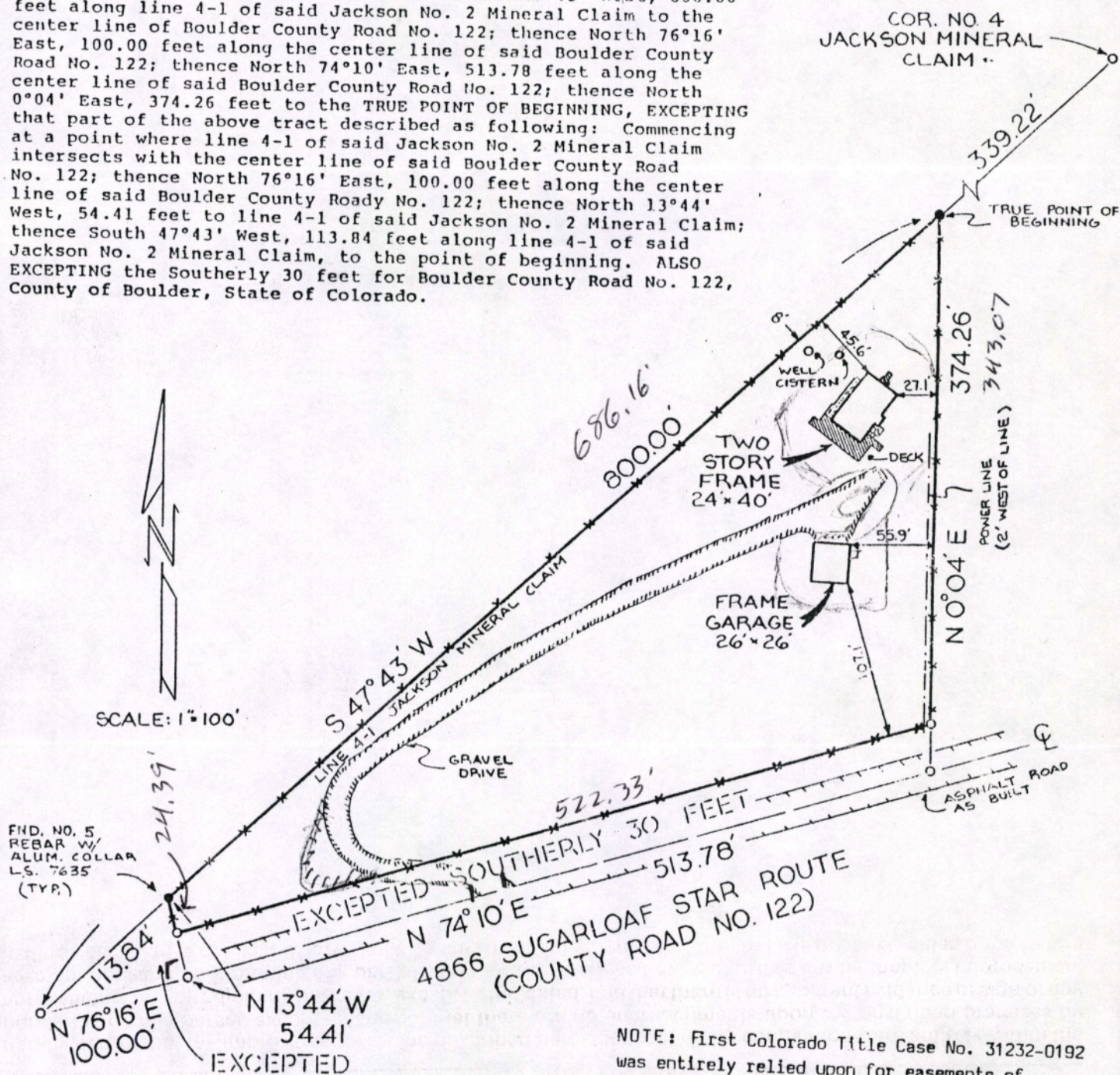
May 15, 1996



LEGAL DESCRIPTION

A portion of the Northwest Quarter of the Southeast Quarter of Section 26, Township 1 North, Range 72 West of the 6th P.M., more particularly described as follows:

Commencing at Corner No. 4 of the Jackson No. 2 Mineral Claim, U. S. Survey No. 19351 located in the Northwest Quarter of the Southeast Quarter of said Section 26; thence South 47°23' West, 339.22 feet along line 4-1 of said Jackson No. 2 Mineral Claim to the TRUE POINT OF BEGINNING; thence South 47°43' West, 800.00 feet along line 4-1 of said Jackson No. 2 Mineral Claim to the center line of Boulder County Road No. 122; thence North 76°16' East, 100.00 feet along the center line of said Boulder County Road No. 122; thence North 74°10' East, 513.78 feet along the center line of said Boulder County Road No. 122; thence North 0°04' East, 374.26 feet to the TRUE POINT OF BEGINNING, EXCEPTING that part of the above tract described as following: Commencing at a point where line 4-1 of said Jackson No. 2 Mineral Claim intersects with the center line of said Boulder County Road No. 122; thence North 76°16' East, 100.00 feet along the center line of said Boulder County Road No. 122; thence North 13°44' West, 54.41 feet to line 4-1 of said Jackson No. 2 Mineral Claim; thence South 47°43' West, 113.84 feet along line 4-1 of said Jackson No. 2 Mineral Claim, to the point of beginning. ALSO EXCEPTING the Southerly 30 feet for Boulder County Road No. 122, County of Boulder, State of Colorado.



NOTE: First Colorado Title Case No. 31232-0192 was entirely relied upon for easements of record.

FLOOD INFORMATION

The subject property is located in Zone C, the area of minimal flooding according to the FEMA Flood Insurance Rate Map; Community-Panel No. 080023-0115-B, dated July 15, 1988.

John B. Guyton

John B. Guyton, Colorado L.S. #16406

IMPROVEMENT LOCATION CERTIFICATE

TO FORT WORTH MORTGAGE

AND TO FIRST COLORADO TITLE CORP.

I hereby certify that the improvements on the described parcel, except utility connections, are entirely within the boundaries of said 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. I further certify that this improvement location certificate 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.

Title Co. No. 31232-0192

Flatirons No. 92-18,936

Cost \$95.00

Borrower Weisz

Date of Certificate 3 March 1992