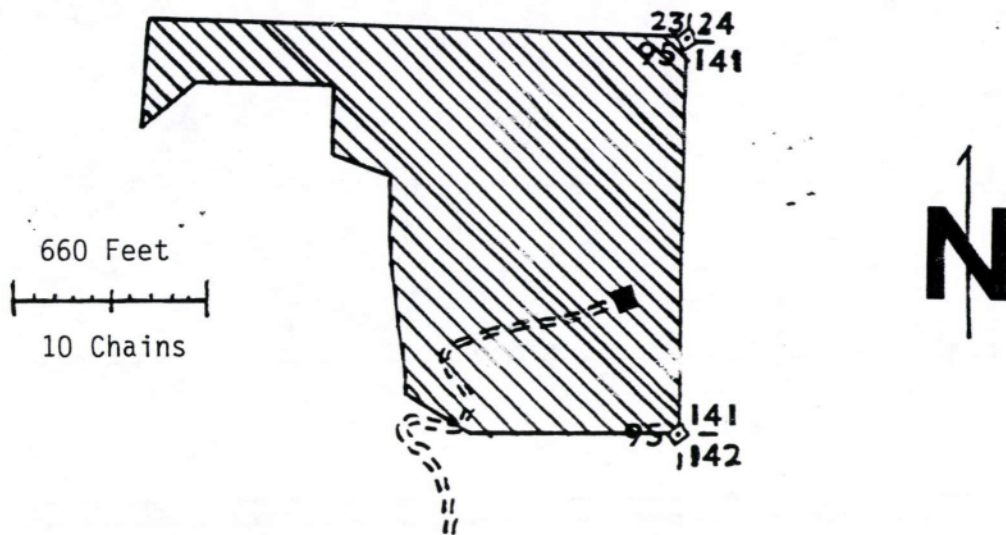


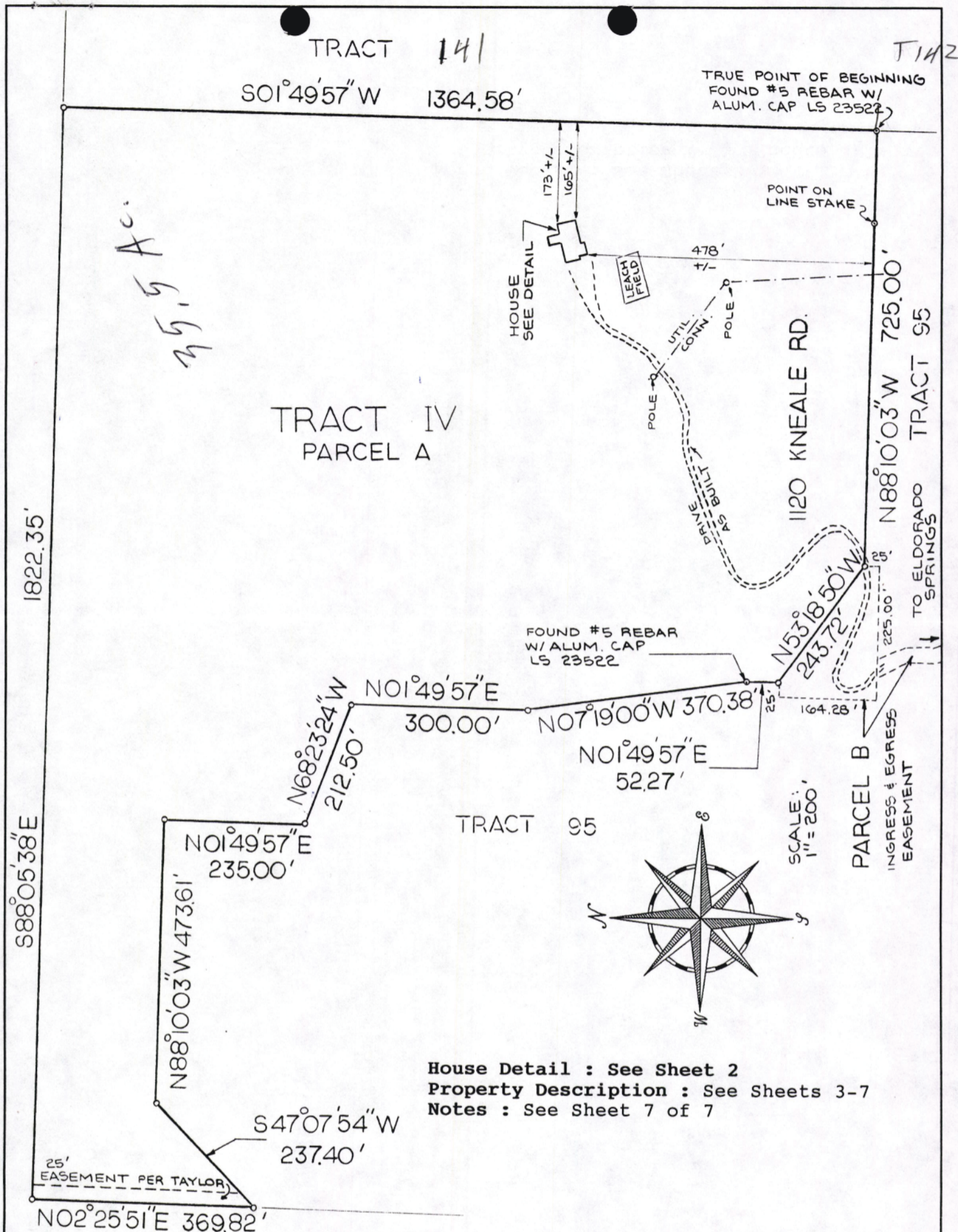
JOE COSTELLO & MARIE CECCHINI



N1/2, Tract 95, T1S, R71W, S.P.M.

- Property Line
- == Driveway
- House

September 24, 1995



IMPROVEMENT LOCATION CERTIFICATE

TO NORWEST BANK, BOULDER, N.A. AND TO COMMONWEALTH LAND TITLE

I hereby certify that the improvements on the above described parcel, 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. 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. K105631
Borrower Cecchini & Costello
Flagstaff No. 94-8918

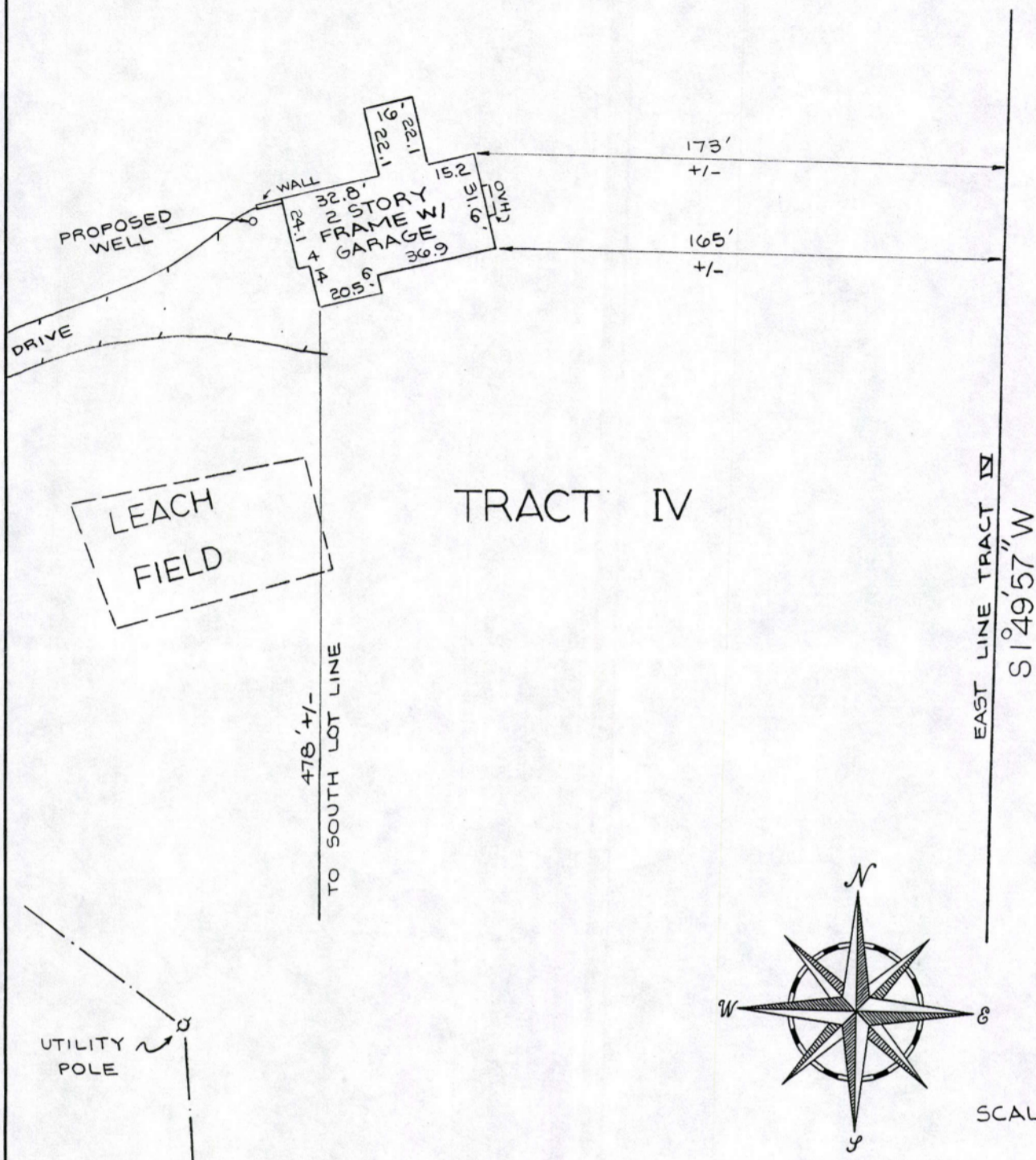
Flagstaff Surveying, Inc.
637C South Broadway
Boulder, Colorado 80303
(303) 499-9737
FAX 499-9770

29 November 1994
Date of Certificate
Sheet 1 of 7

Colorado L.S. # 26300
Lee W. Stadele

Cost: \$300.00

HOUSE DETAIL



IMPROVEMENT LOCATION CERTIFICATE

TO NORWEST BANK, BOULDER, N.A. AND TO COMMONWEALTH LAND TITLE

I hereby certify that the improvements on the above described parcel, 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. 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. K105631
Borrower Cecchini
Flagstaff No. 94-8918

Flagstaff Surveying, Inc.
637C South Broadway
Boulder, Colorado 80303
(303) 499-9737
FAX 499-9770

29 November 1994
Date of Certificate
Sheet 2 of 7

Colorado L.S. # 26300
Lee W. Stadele

Flagstaff Surveying, Inc.

Flagstaff Surveying Job No. 94-8918

Sheet 3 of 7

Property Description (provided by Commonwealth Land Title Ins. Co.)

PARCEL A:

TRACT "IV"

ALL THAT PORTION OF UNITED STATES GOVERNMENT TRACT 95, TOWNSHIP 1 SOUTH, RANGE 71 WEST OF THE 6TH P.M., BOULDER COUNTY, COLORADO DESCRIBED AS FOLLOWS:

COMMENCING AT CORNER NO. 1 OF SAID TRACT 95, THENCE SOUTH 01 DEG. 37' WEST ALONG THE EAST LINE OF SAID TRACT 95, 1335.15 FEET MORE OR LESS TO CORNER NO. 3 OF TRACT 141 TOWNSHIP 1 SOUTH, RANGE 71 WEST OF THE 6TH P.M.; THENCE SOUTH 01 DEG. 49'57" WEST ALONG THE EAST LINE OF SAID TRACT 95, 1347.08 FEET MORE OR LESS TO CORNER NO. 4 OF SAID TRACT 95; THENCE NORTH 30 DEG. 07'10" WEST, 1554.16 FEET TO THE TRUE POINT OF BEGINNING.

THENCE NORTH 88 DEG. 10'03" WEST, 725.00 FEET; THENCE NORTH 53 DEG. 18'50" WEST, 243.72 FEET;
THENCE NORTH 01 DEG. 49'57" EAST, 52.27 FEET; THENCE NORTH 07 DEG. 19'00" WEST, 370.38 FEET;
THENCE NORTH 01 DEG. 49'57" EAST, 300.00 FEET; THENCE NORTH 68 DEG. 23'24" WEST, 212.50 FEET;
THENCE NORTH 01 DEG. 49'57" EAST, 235.00 FEET; THENCE NORTH 88 DEG. 10'03" WEST, 473.61 FEET;
THENCE SOUTH 47 DEG. 07'54" WEST, 237.40 FEET TO THE WEST LINE OF SAID TRACT 95;
THENCE NORTH 02 DEG. 25'51" EAST, 369.82 FEET TO THE NORTHWEST CORNER (#2) OF SAID TRACT 95; THENCE SOUTH 88 DEG. 05'38" EAST, 1822.35 FEET;
THENCE SOUTH 01 DEG. 49'57" WEST, 1364.58 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

A 50 FOOT WIDE INGRESS AND EGRESS EASEMENT LOCATED WITHIN A PARCEL OF LAND LOCATED IN UNITED STATES GOVERNMENT TRACT 94, ALSO DESCRIBED AS THE EAST 1/2 OF THE SOUTHEAST 1/4; AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, BEING WITHIN THAT CERTAIN DENVER BOARD OF WATER COMMISSIONERS EASEMENT AS RECORDED IN BOOK 722, PAGE 516 AND BOOK 755, PAGE 123, EXISTING WESTERN GAS SUPPLY COMPANY EASEMENT AS RECORDED ON FILM 1444 AS RECEPTION NO. 00807951 AND EXISTING ROAD, 25 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT CORNER NO. 4 OF SAID TRACT 94,

THENCE SOUTH 87 DEG. 46'44" EAST ALONG LINE 3-4 OF SAID TRACT 94, A

Property Description (cont.)

DISTANCE OF 47.45 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 38 DEG. 30'00" EAST, A DISTANCE OF 126.08 FEET;
THENCE SOUTH 56 DEG. 26'00" EAST, A DISTANCE OF 318.80 FEET;
THENCE SOUTH 48 DEG. 08'00" EAST, A DISTANCE OF 213.50 FEET;
THENCE SOUTH 31 DEG. 49'30" EAST, A DISTANCE OF 221.36 FEET;
THENCE SOUTH 09 DEG. 13'00" WEST, A DISTANCE OF 93.65 FEET;
THENCE SOUTH 06 DEG. 16'00" EAST, A DISTANCE OF 111.00 FEET;
THENCE SOUTH 44 DEG. 54'00" EAST, A DISTANCE OF 280.50 FEET;
THENCE SOUTH 58 DEG. 04'00" EAST, A DISTANCE OF 105.50 FEET;
THENCE SOUTH 30 DEG. 12'00" EAST, A DISTANCE OF 214.60 FEET;
THENCE SOUTH 22 DEG. 14'00" EAST, A DISTANCE OF 116.90 FEET TO THE POINT
OF TERMINUS ON LINE 5-6 OF SAID TRACT 94 FROM WHENCE CORNER NO. 6 BEARS
SOUTH 83 DEG. 06'44" EAST, A DISTANCE OF 233.86 FEET;

AND

A 50 FOOT WIDE INGRESS AND EGRESS EASEMENT LOCATED WITHIN A PARCEL OF
LAND LOCATED IN UNITED STATES GOVERNMENT TRACT 94, ALSO DESCRIBED AS THE
EAST 1/2 OF THE SOUTHEAST 1/4; AND THE NORTHWEST 1/4 OF THE SOUTHEAST
1/4; AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 1
SOUTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER,
STATE OF COLORADO, BEING WITHIN THAT CERTAIN DENVER BOARD OF WATER
COMMISSIONERS EASEMENT RECORDED IN BOOK 722, PAGE 516 AND BOOK 755, PAGE
123, THE EXISTING WESTERN GAS SUPPLY COMPANY EASEMENT AS RECORDED ON FILM
1444 AS RECEPTION NO. 00807951 AND THE EXISTING ROAD, 25 FEET ON EACH
SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT CORNER NO. 6 OF SAID TRACT 94,

THENCE SOUTH 01 DEG. 20'34" WEST ALONG LINE 6-7 OF SAID TRACT 94, A
DISTANCE OF 181.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 78 DEG. 36'00" EAST, A DISTANCE OF 384.44 FEET;
THENCE SOUTH 89 DEG. 24'00" EAST, A DISTANCE OF 95.80 FEET;
THENCE NORTH 63 DEG. 50'00" EAST, A DISTANCE OF 143.30 FEET;
THENCE NORTH 42 DEG. 31'00" EAST, A DISTANCE OF 218.50 FEET;
THENCE NORTH 60 DEG. 09'00" EAST, A DISTANCE OF 80.00 FEET;
THENCE NORTH 73 DEG. 26'00" EAST, A DISTANCE OF 118.00 FEET;
THENCE SOUTH 80 DEG. 39'00" EAST, A DISTANCE OF 121.00 FEET;
THENCE SOUTH 49 DEG. 55'00" EAST, A DISTANCE OF 142.00 FEET;
THENCE SOUTH 38 DEG. 08'00" EAST, A DISTANCE OF 95.00 FEET;
THENCE SOUTH 49 DEG. 31'00" EAST, A DISTANCE OF 139.00 FEET;
THENCE SOUTH 68 DEG. 22'00" EAST, A DISTANCE OF 40.00 FEET TO THE POINT
OF TERMINUS ON THE EAST LINE OF SAID TRACT 94 FROM WHENCE CORNER NO. 8
BEARS SOUTH 00 DEG. 14'29" WEST, A DISTANCE OF 1,142.00 FEET;

AND

Flagstaff Surveying, Inc.

Flagstaff Surveying Job No. 94-8918

Sheet 5 of 7

Property Description (cont.)

A 50 FOOT WIDE INGRESS AND EGRESS EASEMENT OVER THE EXISTING DENVER BOARD OF WATER COMMISSIONERS EASEMENT, WESTERN GAS SUPPLY COMPANY EASEMENT AND EXISTING ROAD LOCATED WITHIN TRACT 95 OF TOWNSHIP 1 SOUTH, RANGE 71 WEST OF THE 6TH P.M., 25 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE EAST LINE OF SAID TRACT 95 FROM WHICH CORNER NO. 4 OF SAID TRACT 95 BEARS SOUTH 01 DEG. 49'57" WEST, 65.00 FEET;

THENCE NORTH 39 DEG. 37'30" WEST, 92.55 FEET;
THENCE NORTH 07 DEG. 38'00" WEST, 70.00 FEET;
THENCE NORTH 26 DEG. 30'00" WEST, 391.10 FEET;
THENCE NORTH 54 DEG. 53'21" WEST, 162.79 FEET;
THENCE NORTH 68 DEG. 14'24" WEST, 145.10 FEET;
THENCE SOUTH 87 DEG. 42'59" WEST, 1.32 FEET TO THE POINT OF TERMINATION;

AND

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER ALL THAT PORTION OF UNITED STATES GOVERNMENT TRACT 95 TOWNSHIP 1 SOUTH, RANGE 71 WEST OF THE 6TH P.M., BOULDER COUNTY, COLORADO DESCRIBED AS FOLLOWS:

COMMENCING AT CORNER #1 OF SAID TRACT 95, THENCE SOUTH 01 DEG. 37' WEST ALONG THE EAST LINE SAID TRACT 95, 1335.15 FEET MORE OR LESS TO CORNER #3 OF TRACT 141 TOWNSHIP 1 SOUTH, RANGE 71 WEST OF THE 6TH P.M.; THENCE SOUTH 01 DEG. 49'57" WEST ALONG THE EAST LINE OF SAID TRACT 95, 1347.08 FEET MORE OR LESS TO CORNER #4 OF SAID TRACT 95; THENCE NORTH 38 DEG. 08'51" WEST, 825.66 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 84 DEG. 00'00" WEST, 38.60 FEET;
THENCE SOUTH 30 DEG. 53'00" WEST, 21.72 FEET;
THENCE NORTH 59 DEG. 07'00" WEST, 100.00 FEET;
THENCE NORTH 71 DEG. 30'00" WEST, 56.69 FEET;
THENCE NORTH 67 DEG. 16'31" WEST, 97.69 FEET;
THENCE SOUTH 12 DEG. 21'46" WEST, 97.00 FEET;
THENCE DUE NORTH, 171.05 FEET;
THENCE SOUTH 63 DEG. 14'18" EAST, 159.82 FEET;
THENCE SOUTH 71 DEG. 30'00" EAST, 50.84 FEET;
THENCE NORTH 30 DEG. 53'00" EAST, 20.51 FEET;
THENCE NORTH 84 DEG. 00'00" EAST, 99.10 FEET;
THENCE DUE SOUTH, 100.55 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING;

AND

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER ALL THAT PORTION OF UNITED STATES GOVERNMENT TRACT 95 TOWNSHIP 1 SOUTH, RANGE 71 WEST OF THE

Property Description (cont.)

6TH P.M., BOULDER COUNTY, COLORADO, 25 FEET WIDE, 12.50 FEET EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT CORNER #1 OF SAID TRACT 95, THENCE SOUTH 01 DEG. 37' WEST ALONG THE EAST LINE SAID TRACT 95, 1334.15 FEET MORE OR LESS TO CORNER #3 OF TRACT 141 TOWNSHIP 1 SOUTH, RANGE 71 WEST OF THE 6TH P.M.; THENCE SOUTH 01 DEG. 49'57" WEST ALONG THE EAST LINE OF SAID TRACT 95, 1347.08 FEET MORE OR LESS TO CORNER #4 OF SAID TRACT 95; THENCE NORTH 30 DEG. 07'10" WEST, 1554.16 FEET TO THE SOUTH EAST CORNER OF TRACT IV OF SAID TRACT 95; THENCE SOUTH 48 DEG. 05'38" WEST, 542.79 FEET TO THE TRUE POINT OF BEGINNING.

THENCE NORTH 88 DEG. 10'03" WEST, 25.00 FEET;
 THENCE SOUTH 66 DEG. 31'50" WEST, 60.18 FEET;
 THENCE SOUTH 74 DEG. 09'59" WEST, 29.59 FEET;
 THENCE SOUTH 57 DEG. 33'20" WEST, 103.41 FEET;
 THENCE NORTH 46 DEG. 07'44" WEST, 190.13 FEET;
 THENCE NORTH 71 DEG. 07'44" WEST, 57.62 FEET;
 THENCE NORTH 30 DEG. 49'31" WEST, 27.91 FEET;
 THENCE NORTH 32 DEG. 36'43" WEST, 109.24 FEET;
 THENCE NORTH 36 DEG. 53'21" WEST, 35.20 FEET;
 THENCE NORTH 22 DEG. 47'04" WEST, 50.57 FEET;
 THENCE NORTH 0 DEG. 23'04" EAST, 50.82 FEET;
 THENCE NORTH 22 DEG. 39'56" WEST, 41.95 FEET;
 THENCE NORTH 29 DEG. 33'24" WEST, 16.44 FEET TO THE POINT OF TERMINUS;

AND

A NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER ALL THAT PORTION OF UNITED STATES GOVERNMENT TRACT 95 TOWNSHIP 1 SOUTH, RANGE 71 WEST OF THE 6TH P.M., BOULDER COUNTY, COLORADO DESCRIBED AS FOLLOWS:

COMMENCING AT CORNER #1 OF SAID TRACT 95, THENCE SOUTH 01 DEG. 37' WEST ALONG THE EAST LINE SAID TRACT 95, 1335.15 FEET MORE OR LESS TO CORNER #3 OF TRACT 141 TOWNSHIP 1 SOUTH, RANGE 71 WEST OF THE 6TH P.M., THENCE SOUTH 01 DEG. 49'57" WEST ALONG THE EAST LINE OF SAID TRACT 95, 1347.08 FEET MORE OR LESS TO CORNER #4 OF SAID TRACT 95; THENCE NORTH 30 DEG. 07'10" WEST, 1554.16 FEET TO THE SOUTHEAST CORNER OF TRACT IV OF SAID TRACT 95; THENCE NORTH 88 DEG. 10'03" WEST, 925.00 TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 01 DEG. 49'57" WEST, 25.00 FEET;
 THENCE NORTH 88 DEG. 10'03" WEST, 225.00 FEET;
 THENCE NORTH 01 DEG. 49'57" EAST, 164.28 FEET;
 THENCE SOUTH 88 DEG. 10'03" EAST, 25.00 FEET;
 THENCE SOUTH 53 DEG. 18'50" EAST, 243.72 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING;

Property Description (cont.)

AND

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UNDERGROUND UTILITIES ON, OVER AND ACROSS THAT PORTION OF A TRACT OF LAND LOCATED IN GOVERNMENT TRACT NO. 95 BEING A PART OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 71 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT CORNER NO. 4 OF SAID GOVERNMENT TRACT NO. 95, FROM WHICH CORNER NO. 3 OF GOVERNMENT TRACT NO. 141 BEING A PART OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 71 WEST OF THE 6TH P.M. BEARS NORTH 01 DEG. 49'57" EAST, THENCE NORTH 45 DEG. 00'00" WEST, 721.25 FEET; THENCE NORTH 00 DEG. 00'00" EAST, 300.00 FEET; THENCE NORTH 90 DEG. 00'00" WEST, 213.14 FEET; THENCE SOUTH 37 DEG. 48'33" EAST, 91.09 FEET; THENCE NORTH 63 DEG. 14'18" WEST, 159.82 FEET; THENCE SOUTH 00 DEG. 00'00" WEST, 45.85 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 58 21'56" WEST, 49.47 FEET;
 THENCE NORTH 28 50'14" WEST, 58.64 FEET;
 THENCE NORTH 04 54'31" EAST, 216.95 FEET;
 THENCE NORTH 64 35'50" EAST, 110.22 FEET;
 THENCE NORTH 03 27'57" EAST, 55.83 FEET;
 THENCE NORTH 73 29'27" WEST, 35.47 FEET;
 THENCE SOUTH 82 46'06" WEST, 106.91 FEET;
 THENCE NORTH 54 40'09" WEST, 133.09 FEET;
 THENCE SOUTH 83 46'23" WEST, 178.38 FEET;
 THENCE SOUTH 36 56'08" WEST, 26.20 FEET;
 THENCE SOUTH 01 25'05" EAST, 25.85 FEET;
 THENCE SOUTH 62 17'51" EAST, 135.08 FEET;
 THENCE SOUTH 24 31'44" WEST, 111.79 FEET;
 THENCE SOUTH 56 06'15" WEST, 64.31 FEET;
 THENCE SOUTH 87 49'43" WEST, 68.96 FEET TO THE POINT OF TERMINUS.

Notes:

1-This Certificate is based upon the following :

- a. Boundary Survey done by Thomas Taylor (Colorado PLS 23522) of Tracts IV and I dated 12-3-92.
- b. Engineering Plan for the Costello Residence prepared by Scott Cox and Assoc. dated 9/23/92.
- c. Map of Tract 94 prepared by Accurate Surveys Inc. dated 7/29/88.
- d. Map showing Exception parcels in Kneales Subdivision & Canon Addition by protraction prepared by Accurate Surveys, Inc. dated 2/3/89.

In addition to the monuments shown on sheet 1 of 7, this Certificate is based upon a Taylor monument found at the SW corner of Tract I and several other Point on Line Stakes.

2-The house is under construction. The well is proposed just west of the house on the north side of the drive.

3-Commonwealth Land Title Commitment No. K105631 was entirely relied upon for easements of record. The easement shown over the west 25' was taken from the Taylor Boundary Survey.