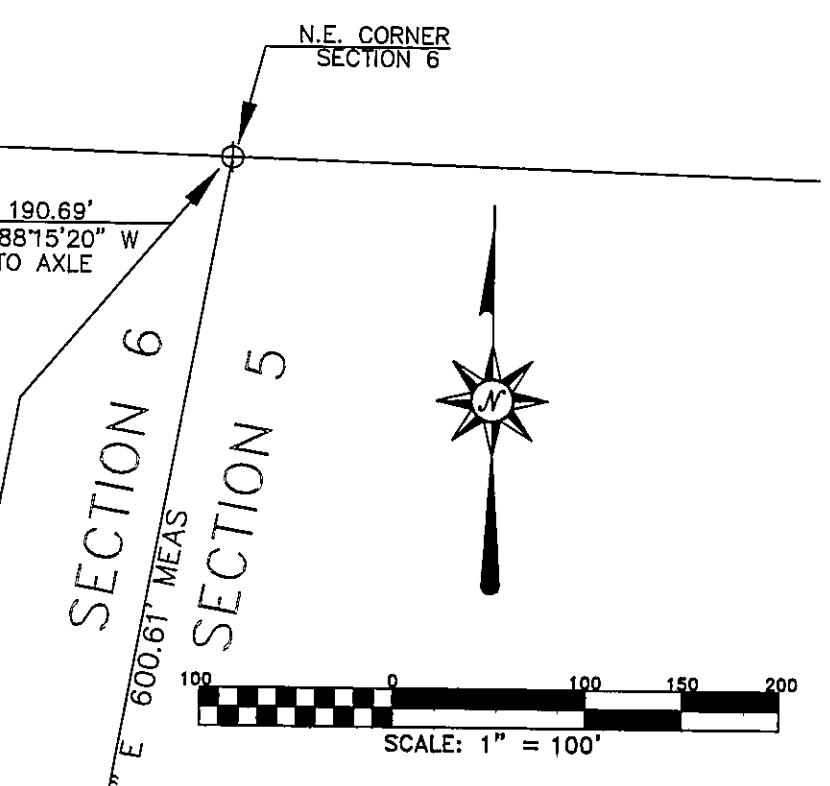


IMPROVEMENT SURVEY PLAT
PARCELS A, B, AND C,
DESCRIBED AT RECEPTION # 99012250,
GRAND COUNTY, COLORADO
SITUATED IN PORTIONS OF SECTIONS 5 AND 6,
TOWNSHIP 1 NORTH, RANGE 76 WEST, 6TH PRIME MERIDIAN

S 88°28'25" E 2765.90' FROM N.E. COR. SEC. 6 TO N1/4 COR. SEC. 6
 N 88°31' W 5469.42' PLAT
 N 88°28'25" W 5470.25' MEAS

TOWNSHIP 2 NORTH, RANGE 76 WEST
 TOWNSHIP 1 NORTH, RANGE 76 WEST

GOVERNMENT LOT 2 GOVERNMENT LOT 1



200' RAILROAD R.O.W.
 MAIN TRACK
 ICC #9

PARCEL B
 36.86 +/- ACRES

FRASER RIVER

PARCEL A
 3.93 +/- ACRES
 SEE NOTE 6

SW1/4, NW1/4

SW1/4, NE1/4 SE1/4, NE1/4

LEGAL DESCRIPTION

Considering the east line of Section 6, Township 1 North, Range 76 West of the 6th Prime Meridian as bearing N 10°23'00" E from the south east corner of Government Lot 1, being an aluminum cap, PLS # 26950, to the north east corner of Section 6, being a BLM brass cap set in 1979, with all bearings contained herein relative thereto;

PARCEL A

A tract of land situated in that part of Government Lot 4, Section 5, Township 1 North, Range 76 West of the 6th Prime Meridian lying south of the Union Pacific Railroad Right of Way, more particularly described as follows:
 Beginning at a point on the west line of Section 5, this point being where the said section line crosses the south Right of Way of the Union Pacific Railroad and from whence the north west corner of Section 5 bears N 10°23'00" E for a distance of 600.61';
 Thence S 81°56'36" E, along the south Right of Way of the Union Pacific Railroad, a distance of 129.62' to a 1" diameter pipe;
 Thence S 81°56'36" E, along the south Right of Way of the Union Pacific Railroad, a distance of 174.03' to an aluminum cap, PLS # 31942;
 Thence S 10°23'00" W, parallel to the west line of Section 5, a distance of 543.82', to an aluminum cap, PLS # 31942;
 situated on the south line of Government Lot 4, Section 5;
 Thence N 89°42'12" W, along the south line of Government Lot 4, Section 5, a distance of 308.16' to an aluminum cap, PLS # 26950, said point being the south west corner of Government Lot 4, Section 5;
 Thence N 10°23'00" E, along the west line of Section 5, a distance of 585.46' to the point of beginning;
 Containing 3.93 acres more or less.

PARCEL B

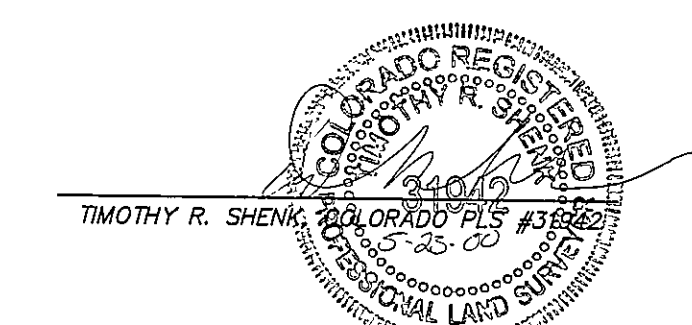
All of the North 1/2 of the North East 1/4, (Government Lots 1 and 2), situated in Section 6, Township 1 North, Range 76 West of the 6th Prime Meridian lying south of the Union Pacific Railroad Right of Way and east of the U.S. Highway # 40 Right of Way more particularly described as follows:
 Beginning at the south east corner of Government Lot 1, Section 6, said point being an aluminum cap, PLS # 26950, from whence the north east corner of Section 6 bears N 10°23'00" E, a distance of 1186.08';
 Thence N 14°19'47" W, along the east Right of Way of U.S. Highway # 40, a distance of 2142.81' to an aluminum cap, PLS # 31942, situated on the east Right of Way of U.S. Highway # 40;
 Thence N 87°30'31" W, along the south line of Government Lots 1 and 2, a distance of 2142.81' to an aluminum cap, PLS # 31942, situated at the intersection of the Right of Way of U.S. Highway # 40 and the south Right of Way of the Union Pacific Railroad;
 Thence S 81°56'36" E, along the south Right of Way of the Union Pacific Railroad, a distance of 2483.03', to an aluminum cap, PLS # 31942, situated at the intersection of the south Right of Way of the Union Pacific Railroad and the east line of Section 6;
 Thence S 10°23'00" W, along the east line of Section 6, a distance of 585.46' to the point of beginning;
 Containing 36.86 acres more or less.

PARCEL C

A right of way for a ditch for fish pond purposes over a strip of land 25' wide, starting at the north west corner of the South West 1/4 of the North West 1/4 of Section 5, and extending in a southeasterly direction, a distance of about 300' to the Fraser River, across a portion of the said South West 1/4 of the North West 1/4 of Section 5.

SURVEYORS STATEMENT

This Improvement Survey Plat was prepared for Robert and Joyce Kattenberg and shows the results of a field survey performed under my supervision and responsibility.



- NOTES:**
- The following documents were utilized in the preparation of this survey:
 A. Title Policy# A75-058086, Lawyers Title Insurance Company, issued by Grand County Title and Escrow.
 B. Grand County Records, Reception #11229, Resurvey of Lots 1-3 Section 6, T1N, R76W.
 C. Grand County Records, Reception #202229, Broderick Investment Company
 D. Grand County Records, Reception #23214, Silver Creek West, First Addition to the Town of Granby.
 E. Grand County Records, LSP# 893, Lots 1-4, Section 5, T1N, R76W.
 F. Division of Highways, State of Colorado, Project # BR7 040-3(11), map.
 G. Colorado Department of Highways, Project # F 003-3(21) map.
 H. Union Pacific Railroad Right of Way map, sections 5 and 6, T1N, R76W.
 I. Survey Plat of T1N, R76W, 6th PM, G.L.O. approved in 1881.
 J. Dependent Resurvey and Survey of T1N, R76W, 6th PM, G.L.M. approved in 1979.
 K. Field Notes of 1881 and 1979 surveys.
 - These premises are subject to any and all easements, rights of ways, covenants, variances, and/or agreements as of record may appear.
 - This survey does not constitute a Title Search by Tim Shenk Land Surveying.
 - Underground utilities are not shown.
 - The south west corner of Government Lot 2 was recovered as an unverified monument having an aluminum cap, PLS# 11415. The correctness of this monument was verified through a breakdown of section 6, utilizing the brass caps established in the 1979 dependent resurvey. The south west corner of Government Lot 2 is proportionally positioned based on acreage contained on the G.L.O. plat of 1881.
 - The legal description of Parcel-A contains bearings derived from the 1881 G.L.O. plat. The intent of this legal has been upheld by placement of monuments along the south line of Government lot 4, section 5, and along the south line of the Railroad R.O.W., situated to provide the intended acreage.
 - Parcel C is an easement, 25' in width, the specific location of which is not defined.
 - An easement and right of way is granted to Grand County Light, Heat and Power Company recorded at Book 88, Page 288. The centerline is described as being a 25' right of way along and parallel to U.S. Highway 40 and along and parallel to the Railroad Right of Way. It is not specific on which sides of the railroad or highway it applies.
 - An easement is granted at Book 144, Page 370, to the Town of Granby, for purposes of a water line and two water wells. The alignment depicted is based on Exhibit A and an approximation from field evidence.

- LEGEND**
- - SET ALUMINUM CAP PLS# 31942
 - - FOUND PIN AND CAP PLS# 26950
 - - FOUND 1" DIAMETER PIPE
 - ▲ - FOUND ALUMINUM CAP PLS# 25971
 - ◇ - FOUND ALUMINUM CAP PLS# 11415
 - ⊕ - FOUND STANDARD BLM BRASS CAP
 - ⊗ - FOUND 2" DIAMETER STEEL BAR
 - ⊘ - FOUND AXLE
 - - FOUND ALUMINUM CAP PLS# 11415
 - ⊙ - FOUND PIN AND CAP PLS# 9329
 - - FENCE LINE
 - E - OVERHEAD ELECTRIC
 - ⊗ - DELINEATED WETLANDS LINE
 - ⊕ - POWER POLE
 - ⊙ - WELL HEAD
 - ⊙ - PHONE PEDESTAL
 - ⊙ - APPROXIMATE WETLANDS
 - ⊗ - 4" DIAMETER PIPE

NOTICE: According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect, in no event, may any legal action based upon any defect in this survey be commenced more than ten years from the date of certification shown herein.

LS 1078

IMPROVEMENT SURVEY PLAT

PARCELS A, B, AND C,
 DESCRIBED AT
 RECEPTION # 99012250

SITUATED IN PORTIONS OF
 S. 5 AND 6, T1N, R76W, 6TH P.M.
 GRAND COUNTY, COLORADO

STATE OF COLORADO }
 County of GRAND }
 Filed for record this 30th day of May 2000
 at 3:24 o'clock P.M.
 Recorded in Book _____ Page _____
 SARA L. ROSENE
 Recorder
 Sharon Brogan Deputy
 Fees \$ 20.-

JOB: KLINE3 SCALE: 1" = 100' DRAWN BY: TRS
 DATE: 3-15-00 REVISED:

DEPOSIT NO. LS 1078
 FILED THIS 30 day of May 2000
 Pursuant to 38-50-101, C.R.S.
 WARREN D. WARD, COUNTY SURVEYOR

TIM SHENK LAND SURVEYING
 P.O. BOX 604
 FRASER, COLORADO 80442
 (970) 726-2031