

PROPERTY DESCRIPTION: Lot 55, Block 1, Brown Farm Third Filing, City of Fort Collins, County of Larimer, State of Colorado.

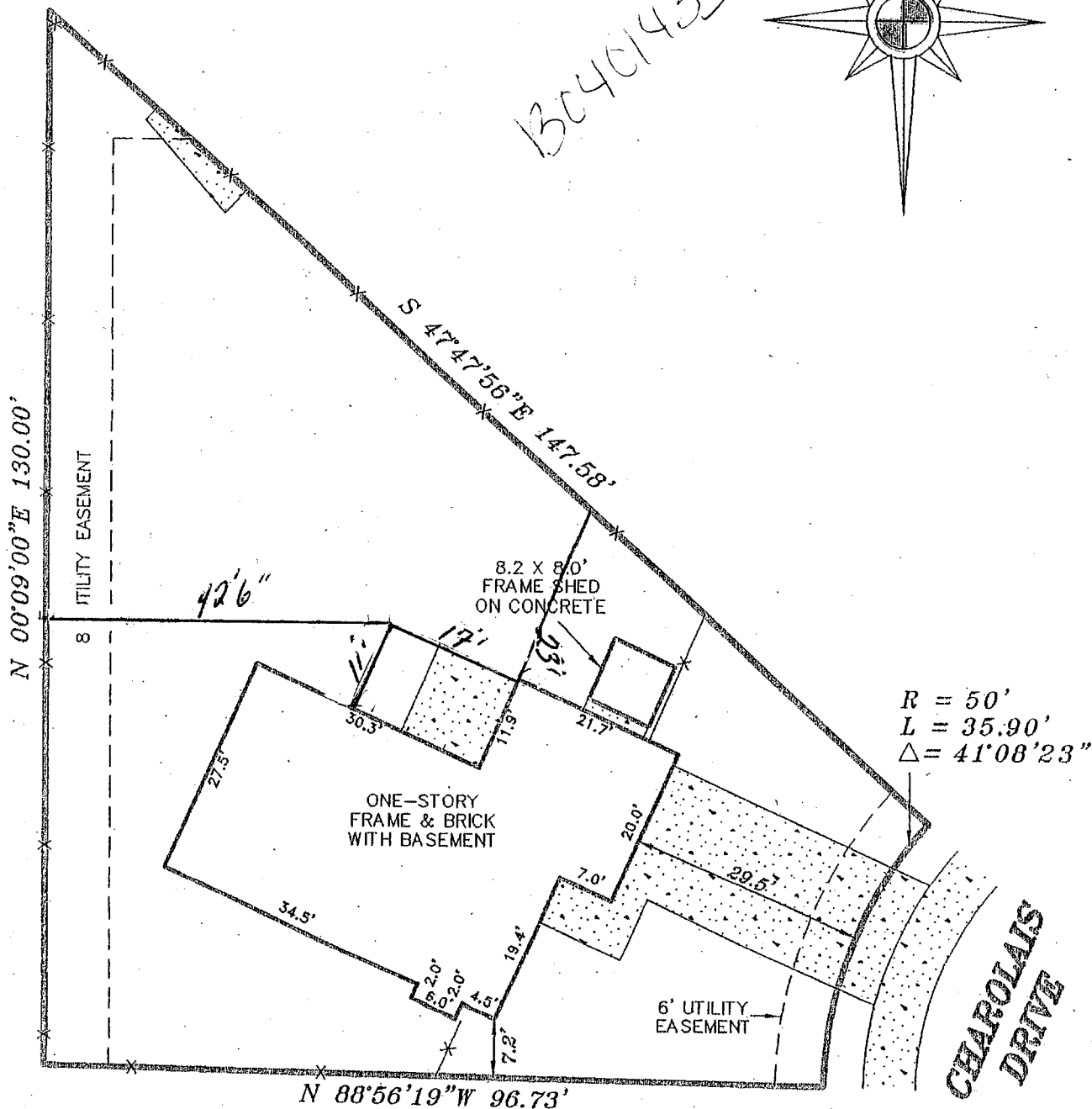
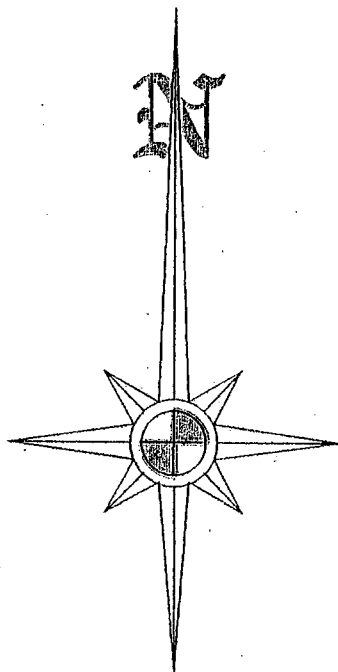
PROPERTY DESCRIPTION FROM: Champion Windows of Fort Collins.

OWNER: Doug Ragan.

Easement information from record plat.

Boundary note: No property monuments found during the field work; improvements shown are located from existing occupation lines and street improvements. A Boundary Survey is recommended.

~~BC304718~~
BC401435



Addition / Alteration
4-8-04

IMPROVEMENT LOCATION CERTIFICATE

I certify that this Improvement Location Certificate was prepared for Champion Windows of Fort Collins that if it is not a Land Survey Plat or Improvement Survey Plat, and this 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, 3-2-04, 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.

Be it known that this Improvement Location Certificate was prepared for the sole purpose of use by the mortgage lender and the title insurance company. It is not a Land Survey Plat in accordance with Colorado Revised Statutes 38-51-102(12) or an Improvement Survey Plat in accordance with Colorado Revised Statutes 38-51-102(9). It does not establish property corners. The true representation of improvements to the boundary lines can only be determined by an Improvement Survey. The improvements are generally situated as shown and only apparent improvements and encroachments are noted. Absolute Surveying, Inc. will not be liable for more than the cost of this Improvement Location Certificate and then only to the person, persons or company which the Improvement Location Certificate was prepared for as stated in the certificate hereon.



Absolute Surveying, Inc.
PROFESSIONAL LAND SURVEYORS

1135 N. LINCOLN AVE* LOVELAND, CO 80537 * (970)203-1552 FAX (970) 203-1443

SCALE	DATE DRAWN	DRAWN BY	ADDRESS	REVISED	FILE NUMBER
1" = 20'	4-5-04	LDO			MO4-4197