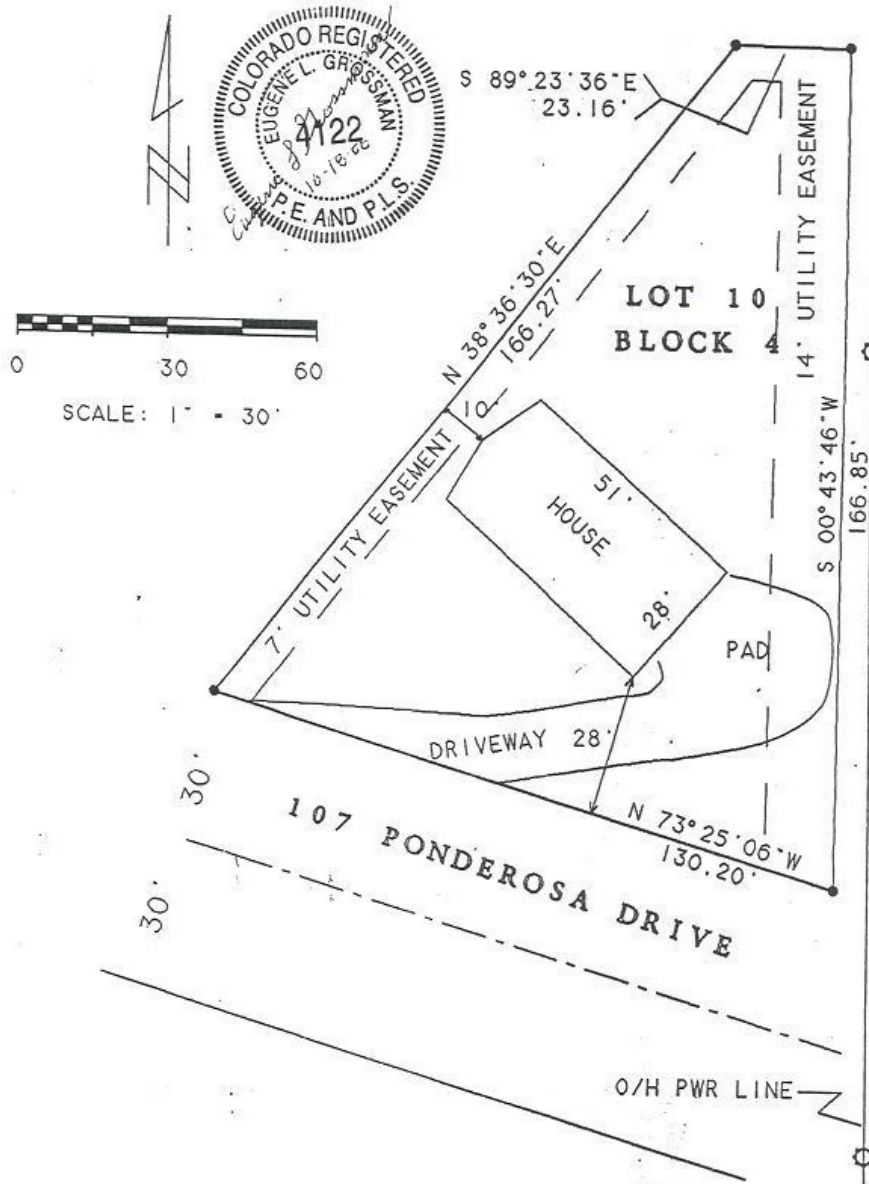


MILTON ASSOCIATES, INC
7176 So. Willow St.
Englewood, Colorado 80112



**BIG SPRINGS PARK MEADOWS
NEDERLAND, BOULDER COUNTY
COLORADO**

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared for

Peak National Bank and Sheri McGregor

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 the improvements on the above described parcel on this date, Oct. 17, 2000, 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.

By

Eugene L. Grossman

Eugene L. Grossman, P.E. & P.L.S.

AKW