

CORRECTION AND ADDENDUM TO CONSERVATION EASEMENT

This Correction and Addendum to Conservation Easement is entered into by and between Haruko T. Kobayashi, of 151 Harrison, Denver, Colorado, and John M. Kobayashi, of 455 Forest St., Denver, Colorado, individually and as surviving joint tenants of Thomas Kobayashi's joint tenancy interest in the following described property, and Joyce Seiko Kobayashi, 711 Dexter St., Denver, Colorado (hereinafter referred to individually and collectively as "Grantors") and the Institute of the Rockies, a Montana non-profit association, of Missoula, Montana, (hereinafter referred to as "Institute" or "Grantee").

RECITALS

WHEREAS, a deed of conservation easement was executed by Thomas K. Kobayashi, Haruko T. Kobayashi and John M. Kobayashi as grantors of said Deed of Conservation Easement in favor of the Institute;

WHEREAS, said Deed of Conservation Easement was recorded at Volume 159, of micro records at page 1998, Missoula County, Montana;

WHEREAS, Exhibit A to said Deed of Conservation Easement contained an error as to the legal description of the conservation easement.

WHEREAS, Joyce Seiko Kobayashi is named as a party to this Addendum as she received, from Thomas K. Kobayashi, Haruko T. Kobayashi and John M. Kobayashi, by warranty deed, certain real property over which the conservation easement was granted by erroneous legal description;

WHEREAS, the parties hereto desire to correct said legal description of the conservation easement by substituting the legal description contained within Exhibit "1", attached hereto, in the place and stead of the incorrect legal description found on Exhibit "A" to the Deed of Conservation Easement.

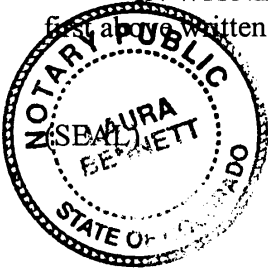
NOW THEREFORE, the parties hereto hereby clarify and correct the Deed of Conservation Easement by replacing the legal description currently contained in Exhibit "A" to the Deed of Conservation Easement recorded at Volume 159, page 2006 of the micro records of Missoula County, Montana with the legal description and map attached hereto as Exhibit "1".

Throughout the Deed of Conservation Easement, any reference to the "Grantors' Land" shall describe the property attached hereto as Exhibit "1" pursuant to this Correction and Addendum to Conservation Easement. The Institute hereby relinquishes all of its right title and interest in and to the property described on Exhibit "A" to the Deed of Conservation Easement. The Institute has executed, contemporaneously with this Correction and Addendum to Conservation Easement, a quit claim deed transferring its right, title and interest in and to the

STATE OF Colorado)
 : ss.
County of Denver)

On this 10th day of November, 1998, before me, a Notary Public in and for said State, personally appeared John M. Kobayashi known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto affixed my hand and seal the day and year first above written.



Laura Bennett
Notary Public for the State of Colorado
My commission expires: 3/31/01

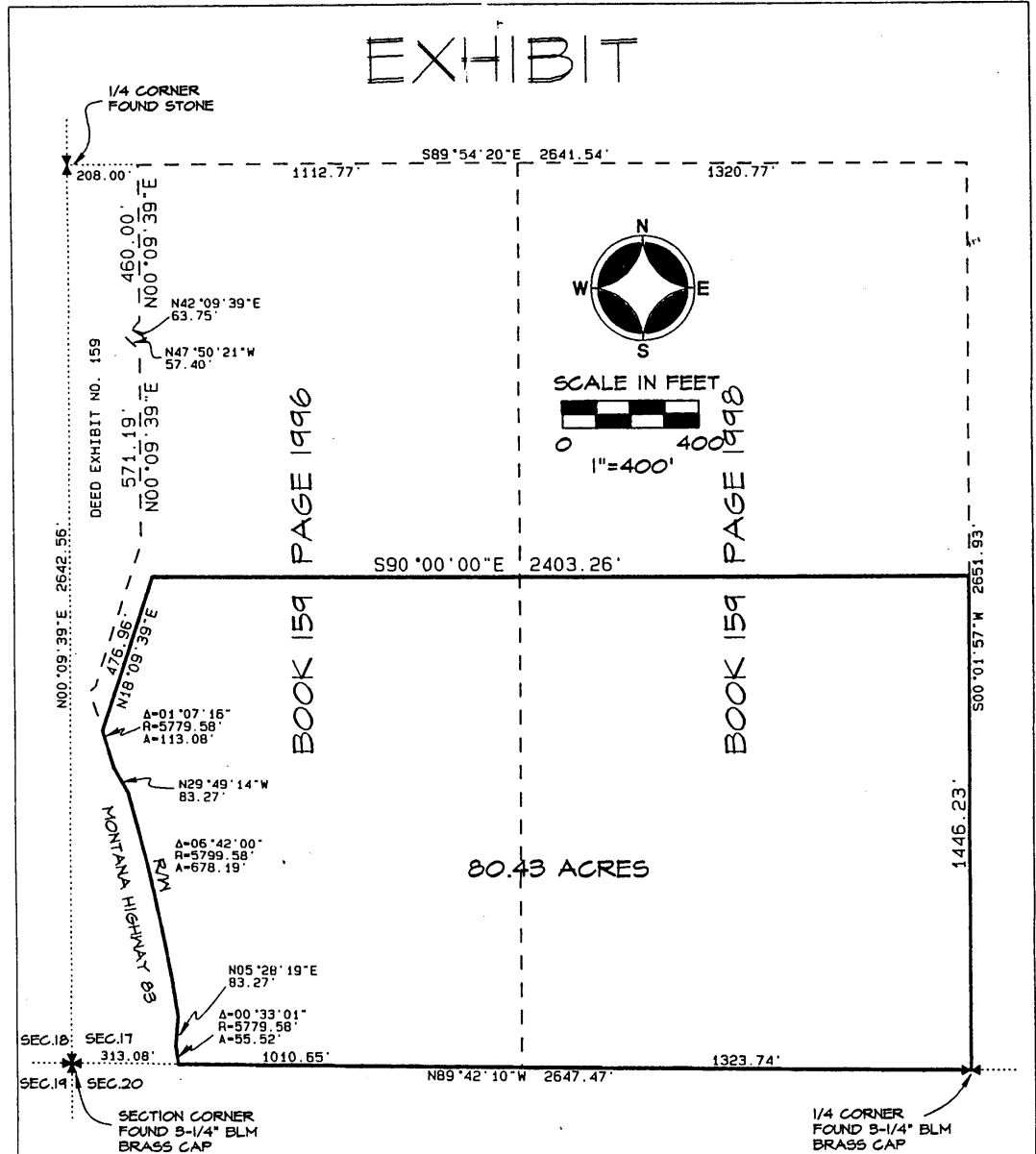
STATE OF _____)
 : ss.
County of _____)

On this ___ day of _____, 1998, before me, a Notary Public in and for said State, personally appeared _____ Of Institute of the Rockies, its _____, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto affixed my hand and seal the day and year first above written.

(SEAL) _____
Notary Public for the State of _____
My commission expires: _____

EXHIBIT



LEGAL DESCRIPTION

A Tract of land Located in and being a portion of the Southwest one-quarter (SW1/4) of Section 17, Township 20 North, Range 16 West, Principal Meridian, Montana, Missoula County, Montana, being more particularly described as follows:

Beginning at the one-quarter corner common to Sections 17 and 20, T.20 N., R. 16 W., P.M., M., said point being the TRUE POINT OF BEGINNING; thence along the section line common to said Sections 17 and 20, N.89°42'10"W., 2334.39 feet to a point on the easterly right-of-way of Montana Highway 83; thence the following five (5) courses along said right-of-way: thence an arc distance of 55.52 feet along a non-tangent curve having a radial bearing of S.82°31'34"W., being concave to the west, of radius 5779.58 feet and delta 00°33'01" to a point on a non-tangent line; thence along said non-tangent line, N.05°28'19"E., 83.27 feet to a non-tangent point of curvature, said point having a radial bearing of S.81°10'33"W.; thence an arc distance of 678.19 feet along said non-tangent curve, being concave to the west, of radius 5779.58 and delta 6°42'00" to a point on a non-tangent line; thence along said non-tangent line, N.29°49'14"W., 83.27 feet to a non-tangent point of curvature, said point having a radial bearing of S.73°40'33"W.; thence an arc distance of 113.08 feet along said non-tangent curve, being concave to the west, of radius 5779.58 feet and delta 01°07'16" to a point on a non-tangent line; thence departing said right-of-way, N.18°09'39"E., 476.96 feet; thence S.90°00'00"E., 2403.26 feet to a point on the east boundary of the Southwest one-quarter (SW1/4) of Section 17; thence along said east boundary, S.00°01'57"W., 1446.23 feet to the TRUE POINT OF BEGINNING. Containing 80.43 acres, more or less, being subject to any easements or rights-of-way as shown, existing, apparent or of record.

PREPARED AT THE REQUEST OF: KEVIN WHETHERELL
 PREPARED BY: PROFESSIONAL CONSULTANTS INC.
 PCI PROJECT NO. 5894-98
 SEPTEMBER, 1998

199830801

RECORDED AND FILED THIS INSTRUMENT FOR RECORD ON THE 18 DAY OF NOV 98 AT 1:34 O'CLOCK P.M. AND IT IS RECORDED IN BOOK 562 PAGE 1497 OF MISSOULA RECORDS OF THE COUNTY OF MISSOULA, STATE OF MONTANA, ON PAGE 1494 FEE \$21 PAID CR RETURN TO John M. Kobayashi WITNESS MY HAND AND SEAL OF THE COUNTY RECORDER