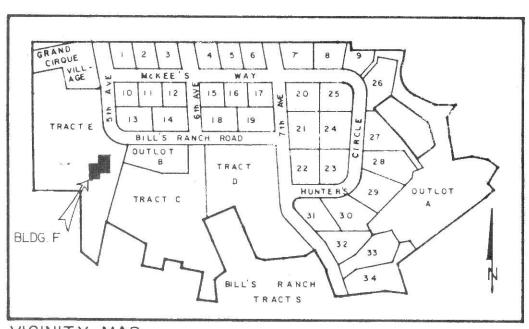
MOUNTAIN SIDE CONDOMINIUMS

BUILDING F

ALSO KNOWN AS 895 SOUTH FIFTH AVENUE

LOCATED ON A PORTION OF TRACT "E", THIRD AMENDMENT TO MOUNTAIN SIDE P.U.D. TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

SHEET 1 OF 4



VICINITY MAP

BILL'S RANCH

OUTLOT

TRACT

CURVE TABLE

DELTA RADIUS LENGTH 6*56'36" 135.00' 16:36'

NO. BEARING DISTANCE T1 S89°54'25"E 6.69'

ROAD

CIRQUE VILLAGE

MOUNTAIN

CONDOMINIUM

BUILDING

MOUNTAIN SIDE CONDOMINIUM

BUILDING G

¥ S89°38'38"W 204.00'

UNPLATTED

DETAIL A

S89°38'38"W

N89°38'38"E

S89°38'38" W

N89°38'38"E

S89°38'38"W

204.00

200.00

200.00

200.00

206.01

\$89° 38' 38" W 206.01

CHORD BEARING N 59° 17' 12" E

S89° 54'26"E 140.09'

EXISTING 25' WIDE WATER LINE EASEMENT

CHORD DISTANCE 16.35'-

SEWER CLEANOUT

BUILDING F 895 SOUTH FIFTH AVENUE

2 STORY FRAME WITH

BASEMENT

10' BICYCLE -PATH EASEMENT

OF TRACT "E" PER
PLAT OF BUILDING H

1 9 SPACES | |

25 WIDE SEWER LINE

OLD RAIL ROAD

MORTGAGE HOLDERS CERTIFICATE AND ACKNOWLEDGEMENT COLORADO NATIONAL BANK,

STATE OF COLORADO

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF OF COLORADO NATIONAL BANK, A NATIONAL

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: /2-23-87



ADDRESS: 918 1756 54. Design 10 8000

NOTES

1. G.C.E. DENOTES GENERAL COMMON ELEMENTS.

2. L.C.E. DENOTES LIMITED COMMON ELEMENTS. 3. INTERIOR WALLS WITHIN THE UNIT AIR SPACE WHICH ARE DEPICTED ON SHEETS 2 AND 3 ARE EITHER UTILITY CHASE WALLS OR STRUCTURAL

BEARING WALLS AND ARE G.C.E. 4. DATE OF MAP PREPARATION: SEPTEMBER, 1985.

5. ELEVATIONS ARE BASED ON LOCAL ROBILLARD & ASSOCIATES, INC. BENCHMARKS AS DERIVED FROM U.S.G.S. SEA LEVEL DATUM OF 1929 AND SPECIFICALLY BENCHMARK DISC DESIGNATED 9097 IN FACE OF LARGE ROCK ALONG RAILROAD GRADE NEAR THE SOUTHWEST CORNER OF THE TOWN OF FRISCO, COLORADO. BENCHMARK ELEVATION = 9095.47 FEET.

6. BEARINGS ARE REFERENCED TO THE SECOND AMENDMENT TO MOUNTAIN SIDE P.U.D., THE NORTH LINE BEARING N89°54'25"W.

- 7. DRIVEWAYS AND PARKING AREAS WERE NOT COMPLETE AT THE TIME OF SURVEY AND REFLECT PLANNED LOCATIONS PER THE APPROVED SITE PLANS
- 8. ATTICS WHICH ARE ACCESSED FROM ONE UNIT ONLY ARE PART OF THAT
- 9. INDIVIDUAL FIREPLACE FLUES ARE L.C.E. TO THE UNIT FROM WHICH THEY ORIGINATE. THE FIREPLACE AREA (FIREBOX) IS PART OF THE UNIT. FLUE CHASES ARE G.C.E.
- 10. REFERENCES SHOULD BE MADE TO THE RECORDED PLATS OF THE THIRD AMENDMENT TO MOUNTAIN SIDE P.U.D., A RESUBDIVISION OF LOTS 35 THROUGH 38 AND TRACT E, SECOND AMENDMENT TO MOUNTAIN SIDE P.U.D., AND THE MOUNTAIN SIDE P.U.D. AMENDED FOR COMPLETE DIMENSIONS (BEARINGS AND DISTANCES) OF THE EASEMENTS AS SHOWN
- 11. BUILDING TIES AS SHOWN ARE AT 90° TO THE PROPERTY LINE AND ARE TO THE FIRST LEVEL FOUNDATION WALL OF THE BUILDING. THE NORTHWEST CORNER OF BUILDING F LIES ON THE SOUTHEAST LINE OF THE THIRTY-FOOT UTILITY EASEMENT AND DOES NOT ENCROACH.

OWNER'S CERTIFICATE

THE DECLARANT, MINERS CREEK ASSOCIATES, LTD., A COLORADO LIMITED

STADSON THRESTMENTS A COLORADO GENERAL PARTNERSHIP, BY FELDMAN AND SIMPSON INVESTMENTS, A COLORADO GENERAL PARTNERSHIP, BY LAWRENCE FELDMAN, GENERAL PARTNER, BEING THE OWNER OF THE REAL PROPERTY DESCRIBED AS FOLLOWS:

> THIRD AMENDMENT TO MOUNTAIN SIDE P.U.D., TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

DOES HEREBY CERTIFY THAT THIS CONDOMINIUM MAP FOR MOUNTAIN SIDE CONDOMINIUM, BUILDING F, ALSO KNOWN AS 895 SOUTH FIFTH AVENUE, HAS BEEN PREPARED PURSUANT TO THE PURPOSES STATED IN THE CONDOMINIUM DECLARATION FOR MOUNTAIN SIDE CONDOMINIUM DATED STATED TO THE SUMMIT COUNTY CLERK AND RECORDER.

MINERS CREEK ASSOCIATES, LTD., A COLORADO LIMITED PARTNERSHIP BY FELDMAN AND SIMPSON INVESTMENTS, A COLORADO GENERAL PARTNERSHIP.

A COLORADO GENERAL PARTNERSHIE

ACKNOWLEDGEMENT STATE OF COLORADO

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 2/5/ DAY OF OCTOBER, 19885, FOR MINERS CREEK ASSOCIATES, LTD., COLORADO LIMITED PARTNERSHIP, BY FELDMAN AND SIMPSON INVESTMENTS, A COLORADO GENERAL PARTNERSHIP, BY LAWRENCE FELDMAN, GENERAL PARTNER.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: FEBRUARY 26, 1989

FRISCO, CO 80443

SURVEYOR'S CERTIFICATE

TERRY C. BARNES, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS CONDOMINIUM MAP FOR MOUNTAIN SIDE ONDOMINIUM, BUILDING F, ALSO KNOWN AS 895 SOUTH FIFTH AVENUE. SHOWING THE SURVEY WITH BUILDING LOCATION AND IMPROVEMENTS, UNIT DESIGNATIONS IMENSIONS AND ELEVATIONS, ALL OBTAINED AFTER SUBSTANTIAL COMPLETION ACCURATELY DEPICTS THE LAYOUT, MEASUREMENTS AND LOCATIONS OF ALL MPROVEMENTS KNOWN AS MOUNTAIN SIDE CONDOMINIUM, BUILDING F. ALSO KNOWN AS 895 SOUTH FIFTH AVENUE, LOCATED ON A PORTION OF TRACT "E", THIRD AMENDMENT TO MOUNTAIN SIDE P.U.D., TOWN OF FRISCO, SUMMIT COUNTY, COLORADO. THIS MAP ALSO REFLECTS ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR KNOWN TO ME AND THERE EXIST NO ENCROACHMENTS BY OR ON TRACT "E", EXCEPT AS SET FORTH

DATED THIS 17th OF OCTOBER, 1985.

Teny C. Barnes TERRY C. BARNES, COLORADO P.L.S. NO. 15242



TITLE COMPANY CERTIFICATE

LAND TITLE GUARANTEE COMPANY DOES HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO ALL LANDS AS SHOWN ON THIS CONDOMINIUM MAP, AND TITLE TO SUCH LANDS IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS FOLLOWS: 283 899, 283 903, 292 904 248672 9 305447

PLANNING COMMISSION APPROVAL

THIS CONDOMINIUM MAP HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FRISCO ON THIS 17 DAY OF OCTOBER.

TOWN BOARD APPROVAL

THE BOARD OF TRUSTEES OF THE TOWN OF FRISCO, COLORADO, DOES HEREBY APPROVE THIS CONDOMINIUM MAP AT A MEETING OF SAID BOARD ON THIS 2212 DAY OF COLORADO, 1985.

RECORDER'S ACCEPTANCE

THIS CONDOMINIUM MAP HAS BEEN ACCEPTED FOR FILING IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER ON THIS 24 DD DAY OF OTOLOGY.

AND DULY FILED UNDER RECEPTION NO. 305716

No.	Date	By	Revision Description			
Drawn 1	PER			Project 10936		
Checked	d		Date 9-26-85	Sheet of 4		

Robillard & Associates, Inc. Consulting Engineers / Land Surveyors

Planners / Construction Managers P.O. Box 2117 Dillon, Colorado 80435 303 468-6281

A CONDOMINIUM MAP OF MOUNTAIN SIDE CONDOMINIUMS REAL PROPERTY DESCRIBED AS FOLLOWS: BUILDING F ALSO KNOWN AS 895 SOUTH FIFTH AVENUE GRAND GIRQUE VILLAGE FOR MOUNTAIN SIDE CONDOMINIUM DATED RECORD UNDER RECEPTION NO. LOCATED ON A PORTION OF TRACT "E", THIRD AMENDMENT TO MOUNTAIN SIDE P.U.D. LAWRENCE FELDMAN, GENERAL PARTNER OF CHORD BEARING FELDMAN AND SIMPSON INVESTMENTS, N 59° 17′ 12″ E TOWN OF FRISCO, SUMMIT COUNTY, COLORADO A COLORADO GENERAL PARTNERSHIP CHORD DISTANCE 16.35'-ACKNOWLEDGEMENT S89°54'26"E 140.09' SHEET 1 OF 4 WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: PATH EASEMENT ORIGINAL NORTH LINE OF TRACT "E" PER PLAT OF BUILDING H MOUNTAIN SURVEYOR'S CERTIFICATE VICINITY MAP BILL'S RANCH CONDOMINIUM ROAD MORTGAGE HOLDERS CERTIFICATE AND ACKNOWLEDGEMENT 9 SPACES BUILDING COLORADO NATIONAL BANK, A NATIONAL BANKING ASSOCIATION OUTLOT ON THIS MAP. DATED THIS _______, 198__. STATE OF COLORADO) TERRY C. BARNES, COLORADO P.L.S. NO. 15242 THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS DAY OF BUILDING OF COLORADO NATIONAL BANK, A NATIONAL 895 SOUTH FIFTH AVENUE MOUNTAIN SIDE CONDOMINIUM 2 STORY FRAME WITH BASEMENT TITLE COMPANY CERTIFICATE WITNESS MY HAND AND OFFICIAL SEAL. BUILDING G MY COMMISSION EXPIRES: EXCEPT AS FOLLOWS: TRACT ¥ S89°38'38"W 204.00' \$89° 38' 38" W 206.01 UNPLATTED NOTES 1. G.C.E. DENOTES GENERAL COMMON ELEMENTS. 2. L.C.E. DENOTES LIMITED COMMON ELEMENTS. 3. INTERIOR WALLS WITHIN THE UNIT AIR SPACE WHICH ARE DEPICTED ON SHEETS 2 AND 3 ARE EITHER UTILITY CHASE WALLS OR STRUCTURAL BEARING WALLS AND ARE G.C.E. 4. DATE OF MAP PREPARATION: SEPTEMBER, 1985. 5. ELEVATIONS ARE BASED ON LOCAL ROBILLARD & ASSOCIATES, INC. BENCHMARKS AS DERIVED FROM U.S.G.S. SEA LEVEL DATUM OF 1929 AND DETAIL A SPECIFICALLY BENCHMARK DISC DESIGNATED 9097 IN FACE OF LARGE TOWN BOARD APPROVAL ROCK ALONG RAILROAD GRADE NEAR THE SOUTHWEST CORNER OF THE TOWN OF FRISCO, COLORADO. BENCHMARK ELEVATION = 9095.47 FEET. 6. BEARINGS ARE REFERENCED TO THE SECOND AMENDMENT TO MOUNTAIN SIDE 204.00 S89°38'38"W P.U.D., THE NORTH LINE BEARING N89°54'25"W. OF ______, 198__. 7. DRIVEWAYS AND PARKING AREAS WERE NOT COMPLETE AT THE TIME OF SCALE 1" = 50' SURVEY AND REFLECT PLANNED LOCATIONS PER THE APPROVED SITE PLANS N89°38'38"E 200.00 8. ATTICS WHICH ARE ACCESSED FROM ONE UNIT ONLY ARE PART OF THAT S89°38'38" W 200.00 N89°38'38"E 200.00 9. INDIVIDUAL FIREPLACE FLUES ARE L.C.E. TO THE UNIT FROM WHICH THEY ORIGINATE. THE FIREPLACE AREA (FIREBOX) IS PART OF THE 206.01 UNIT. FLUE CHASES ARE G.C.E. RECORDER'S ACCEPTANCE 10. REFERENCES SHOULD BE MADE TO THE RECORDED PLATS OF THE THIRD NO. DELTA RADIUS LENGTH C1 6'56'36" 135.00' 16.36' AMENDMENT TO MOUNTAIN SIDE P.U.D., A RESUBDIVISION OF LOTS 35 THROUGH 38 AND TRACT E, SECOND AMENDMENT TO MOUNTAIN SIDE 198 , AT AND DULY FILED UNDER RECEPTION NO. P.U.D., AND THE MOUNTAIN SIDE P.U.D. AMENDED FOR COMPLETE DIMENSIONS (BEARINGS AND DISTANCES) OF THE EASEMENTS AS SHOWN LINE TABLE NO. BEARING DISTANCE 11. BUILDING TIES AS SHOWN ARE AT 90° TO THE PROPERTY LINE AND ARE T1 S89*54' 25" E 6. 69' SUMMIT COUNTY CLERK AND RECORDER/DEPUTY TO THE FIRST LEVEL FOUNDATION WALL OF THE BUILDING. THE NORTHWEST CORNER OF BUILDING F LIES ON THE SOUTHEAST LINE OF THE THIRTY-FOOT UTILITY EASEMENT AND DOES NOT ENCROACH.

OWNER'S CERTIFICATE

THE DECLARANT, MINERS CREEK ASSOCIATES, LTD., A COLORADO LIMITED PARTNERSHIP, BY FELDMAN AND SIMPSON INVESTMENTS, A COLORADO GENERAL PARTNERSHIP, BY LAWRENCE FELDMAN, GENERAL PARTNER, BEING THE OWNER OF THE

THIRD AMENDMENT TO MOUNTAIN SIDE P.U.D., TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

DOES HEREBY CERTIFY THAT THIS CONDOMINIUM MAP FOR MOUNTAIN SIDE CONDOMINIUM, BUILDING F, ALSO KNOWN AS 895 SOUTH FIFTH AVENUE, HAS BEEN PREPARED PURSUANT TO THE PURPOSES STATED IN THE CONDOMINIUM DECLARATION

MINERS CREEK ASSOCIATES, LTD., A COLORADO LIMITED PARTNERSHIP BY FELDMAN AND SIMPSON INVESTMENTS, A COLORADO GENERAL PARTNERSHIP.

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS , 198 , FOR MINERS CREEK ASSOCIATES, LTD., A COLORADO LIMITED PARTNERSHIP, BY FELDMAN AND SIMPSON INVESTMENTS, A COLORADO GENERAL PARTNERSHIP, BY LAWRENCE FELDMAN, GENERAL PARTNER.

NOTARY PUBLIC	,		
	2		

I, TERRY C. BARNES, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS CONDOMINIUM MAP FOR MOUNTAIN SIDE CONDOMINIUM, BUILDING F, ALSO KNOWN AS 895 SOUTH FIFTH AVENUE, SHOWING THE SURVEY WITH BUILDING LOCATION AND IMPROVEMENTS, UNIT DESIGNATIONS, DIMENSIONS AND ELEVATIONS, ALL OBTAINED AFTER SUBSTANTIAL COMPLETION, ACCURATELY DEPICTS THE LAYOUT, MEASUREMENTS AND LOCATIONS OF ALL IMPROVEMENTS KNOWN AS MOUNTAIN SIDE CONDOMINIUM, BUILDING F, ALSO KNOWN AS 895 SOUTH FIFTH AVENUE, LOCATED ON A PORTION OF TRACT "E", THIRD AMENDMENT TO MOUNTAIN SIDE P.U.D., TOWN OF FRISCO, SUMMIT COUNTY, COLORADO. THIS MAP ALSO REFLECTS ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR KNOWN TO ME AND THERE EXIST NO ENCROACHMENTS BY OR ON TRACT "E", EXCEPT AS SET FORTH

LAND TITLE GUARANTEE COMPANY DOES HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO ALL LANDS AS SHOWN ON THIS CONDOMINIUM MAP, AND TITLE TO SUCH LANDS IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES,

AGENT:	DATE:

PLANNING COMMISSION APPROVAL

THIS CONDOMINIUM MAP HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FRISCO ON THIS ____ DAY OF ____,

THE BOARD OF TRUSTEES OF THE TOWN OF FRISCO, COLORADO, DOES HEREBY APPROVE THIS CONDOMINIUM MAP AT A MEETING OF SAID BOARD ON THIS _____ DAY

THIS CONDOMINIUM MAP HAS BEEN ACCEPTED FOR FILING IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER ON THIS DAY OF

No.	Date	Ву	Revision Description				
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Checke			Date 9-26-85	Sheet	ı	of	4

Robillard & Associates, Inc.

Consulting Engineers / Land Surveyors Planners / Construction Managers

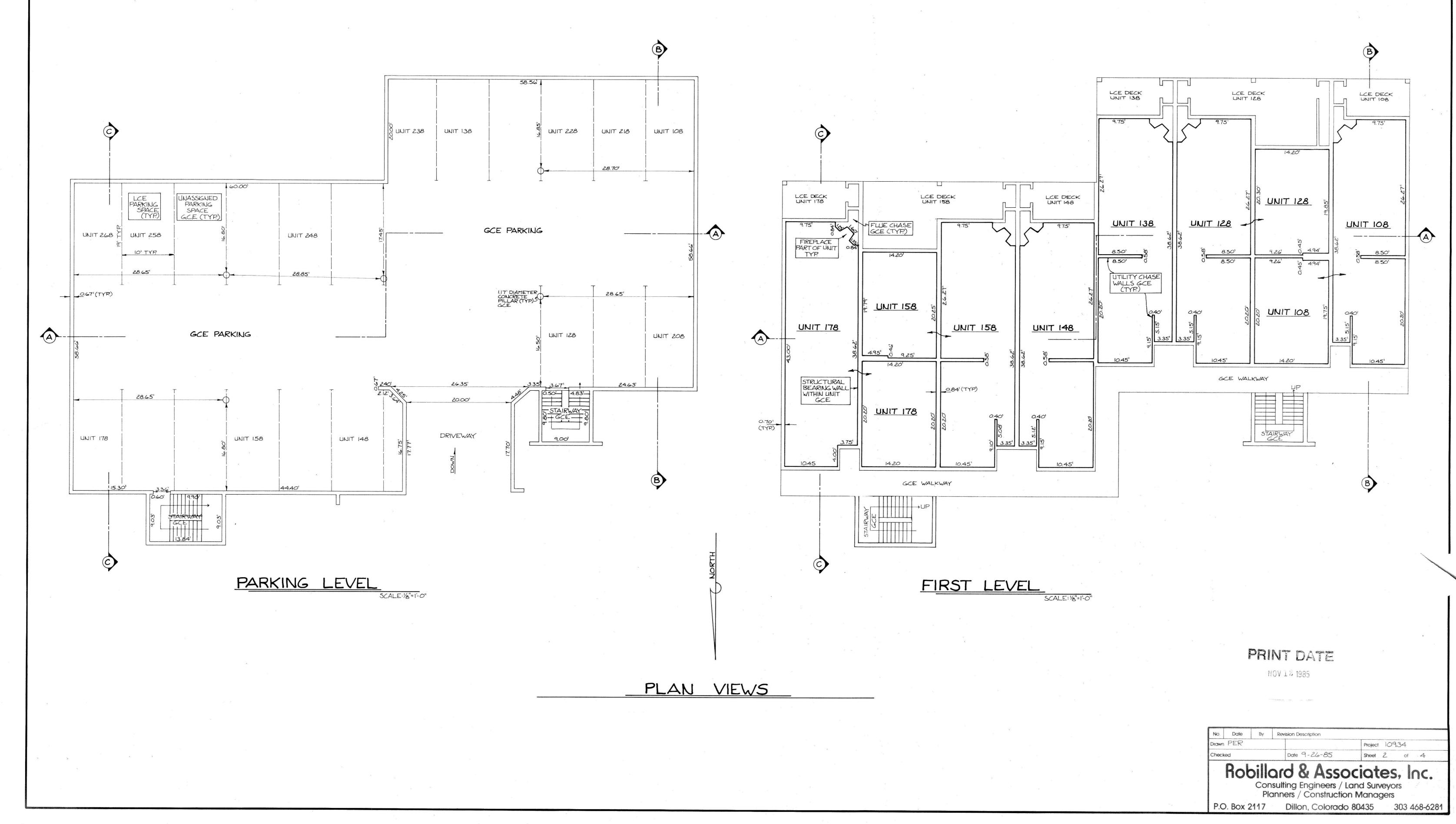
P.O. Box 2117 Dillon, Colorado 80435 303 468-6281

MOUNTAIN SIDE CONDOMINIUMS

BUILDING F

ALSO KNOWN AS 895 SOUTH FIFTH AVENUE

SHEET 2 OF 4

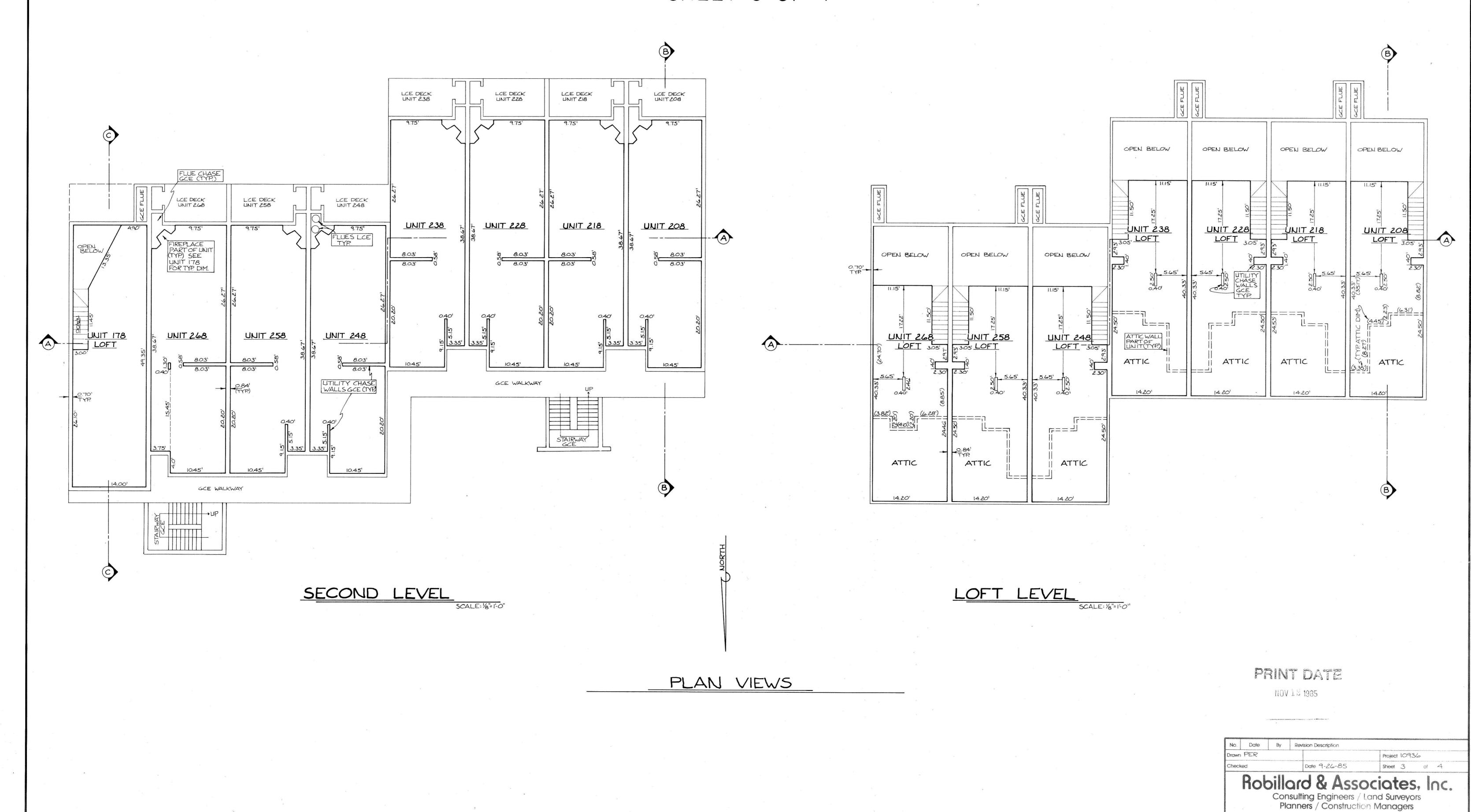


MOUNTAIN SIDE CONDOMINIUMS

BUILDING F

ALSO KNOWN AS 895 SOUTH FIFTH AVENUE

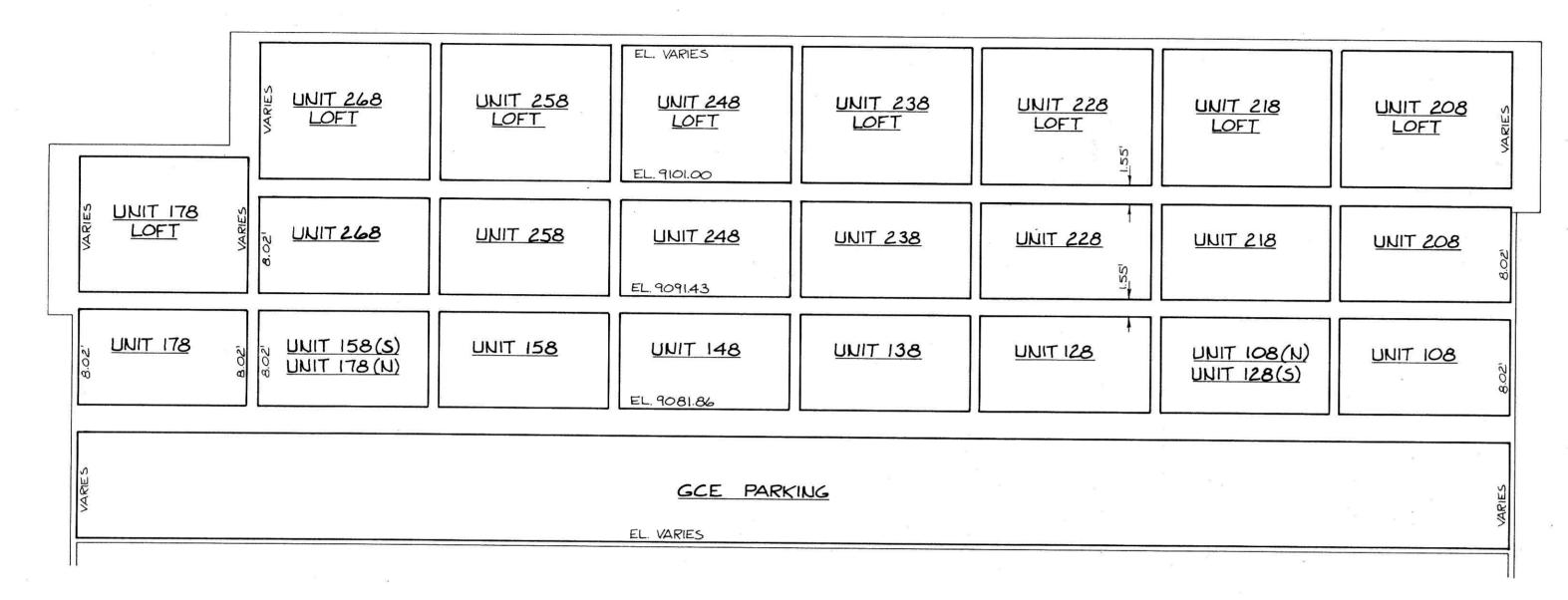
SHEET 3 OF 4



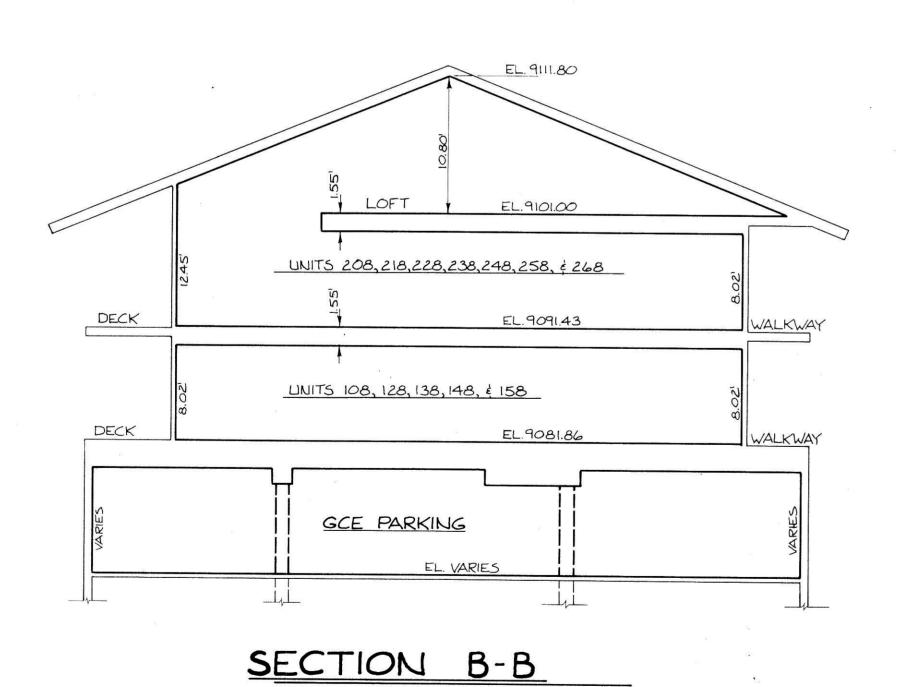
MOUNTAIN SIDE CONDOMINIUMS

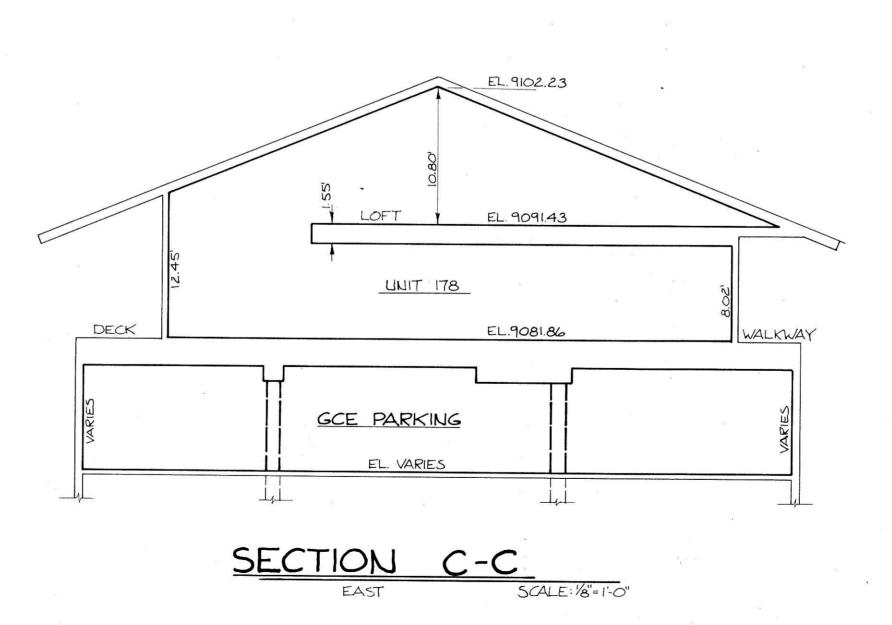
BUILDING F ALSO KNOWN AS 895 SOUTH FIFTH AVENUE

SHEET 4 OF 4









VERTICAL SECTIONS

PRINT DATE

MOV 12 1985

Tate By Revision Description

Project 10734

Date 9-26-85 Sheet 4 of

obillard & Associate
Consulting Engineers / Land Surve

Consulting Engineers / Land Surventeers / Construction Managers

Box 2117 Dillon, Colorado 80435