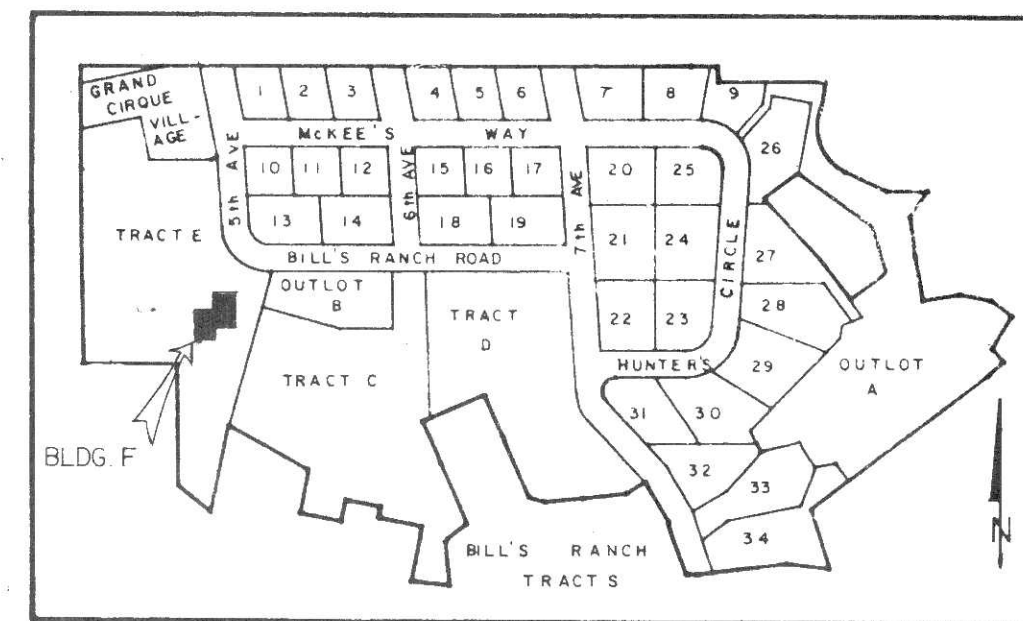


SHEET 1 OF 4



VICINITY MAP

Edrie L. Brown.
NOTARY PUBLIC
ADDRESS: 918 17th St.
Denver CO 80202

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.'S SEA LEVEL DATUM OF 1929 AND SPECIFICALLY BENCHMARK 113 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 ONLY.
8. ATTICS WHICH ARE ACCESSED FROM ONE UNIT ONLY ARE PART OF THAT UNIT.
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 HEREON.
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.

Jamie K Zweit
NOTARY PUBLIC
ADDRESS: P.O. 807
FRISCO, CO 80443

AGENT: J. J. [Signature] DATE: 10/20/85

Chairman

THE BOARD OF TRUSTEES OF THE TOWN OF FRISCO, COLORADO, DOES HEREBY APPROVE
THIS CONDOMINIUM MAP AT A MEETING OF SAID BOARD ON THIS 22nd DAY
OF October, 1985.

ATTEST: Curran Sams
TOWN CLERK

THIS CONDOMINIUM MAP HAS BEEN ACCEPTED FOR FILING IN THE OFFICE OF THE
SUMMIT COUNTY CLERK AND RECORDER ON THIS 14th DAY OF October,
1985, AT 3:55 PM AND DULY FILED UNDER RECEPTION NO. 305716.

Colleen Richmond by Lee J. Pennell
SUMMIT COUNTY CLERK AND RECORDER/DEPUTY

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

Robillard & Associates, Inc.
 Consulting Engineers / Land Surveyors
 Planners / Construction Managers

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

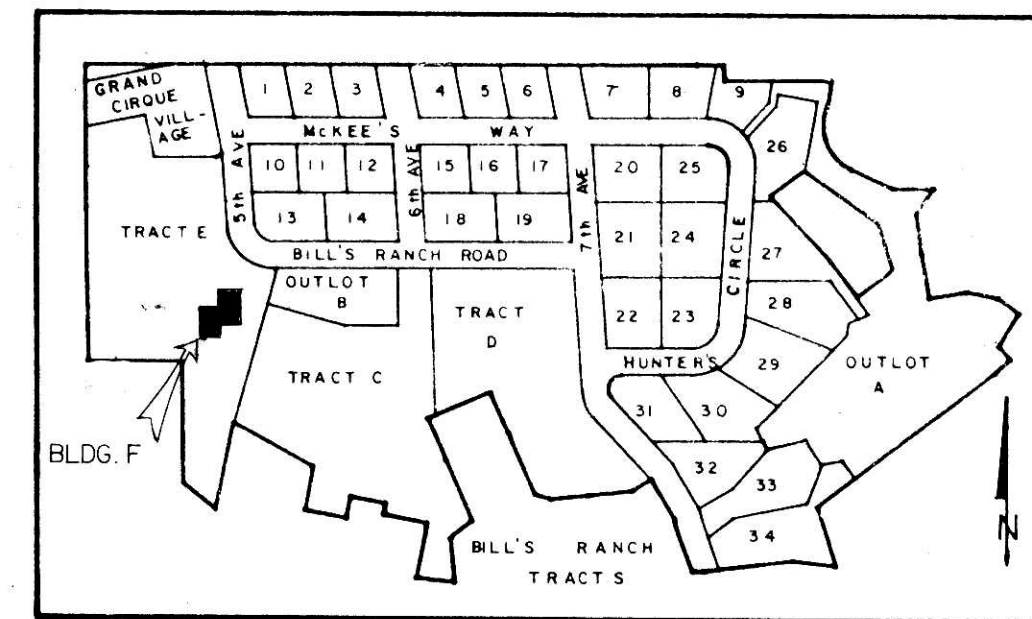
Robillard & Associates, Inc.
Consulting Engineers / Land Surveyors
Planners / Construction Managers
P.O. Box 2117 Dillon, Colorado 80435 303 468-6281

A CONDOMINIUM MAP OF MOUNTAIN SIDE CONDOMINIUMS 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

MORTGAGE HOLDERS CERTIFICATE AND ACKNOWLEDGEMENT

COLORADO NATIONAL BANK,
A NATIONAL BANKING ASSOCIATION

BY: _____

STATE OF COLORADO)
COUNTY OF DENVER) SS.

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF
198____, BY _____ OF COLORADO NATIONAL BANK, A NATIONAL
BANKING ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

ADDRESS: _____

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 ROBILARD & 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 ONLY.
8. ATTICS WHICH ARE ACCESSED FROM ONE UNIT ONLY ARE PART OF THAT UNIT.
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 HEREON.
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 ENCRANCH.

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 REAL PROPERTY DESCRIBED AS FOLLOWS:

TRACT "E"
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 _____ AND FILED FOR RECORD UNDER RECEPTION NO. _____ IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER.

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

LAWRENCE FELDMAN, GENERAL PARTNER OF
FELDMAN AND SIMPSON INVESTMENTS,
A COLORADO GENERAL PARTNERSHIP

ACKNOWLEDGEMENT

STATE OF COLORADO)
COUNTY OF SUMMIT) SS.

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS
DAY OF _____ 198____ FOR MINERS CREEK ASSOCIATES, LTD., A
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: _____

NOTARY PUBLIC

ADDRESS: _____

SURVEYOR'S CERTIFICATE

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 ON THIS MAP.

DATED THIS _____ OF _____, 198____.

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:

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 _____, 198____.

CHAIRMAN

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 _____ DAY OF _____, 198____.

MAYOR _____ TOWN CLERK _____

RECORDER'S ACCEPTANCE

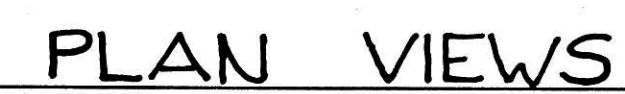
THIS CONDOMINIUM MAP HAS BEEN ACCEPTED FOR FILING IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER ON THIS _____ DAY OF _____, 198____, AT _____ AND DULY FILED UNDER RECEPTION NO. _____.

SUMMIT COUNTY CLERK AND RECORDER/DEPUTY

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

Robillard & Associates, Inc.
Consulting Engineers / Land Surveyors
Planners / Construction Managers
P.O. Box 2117 Dillon, Colorado 80435 303 468-6281

SHEET 2 OF 4

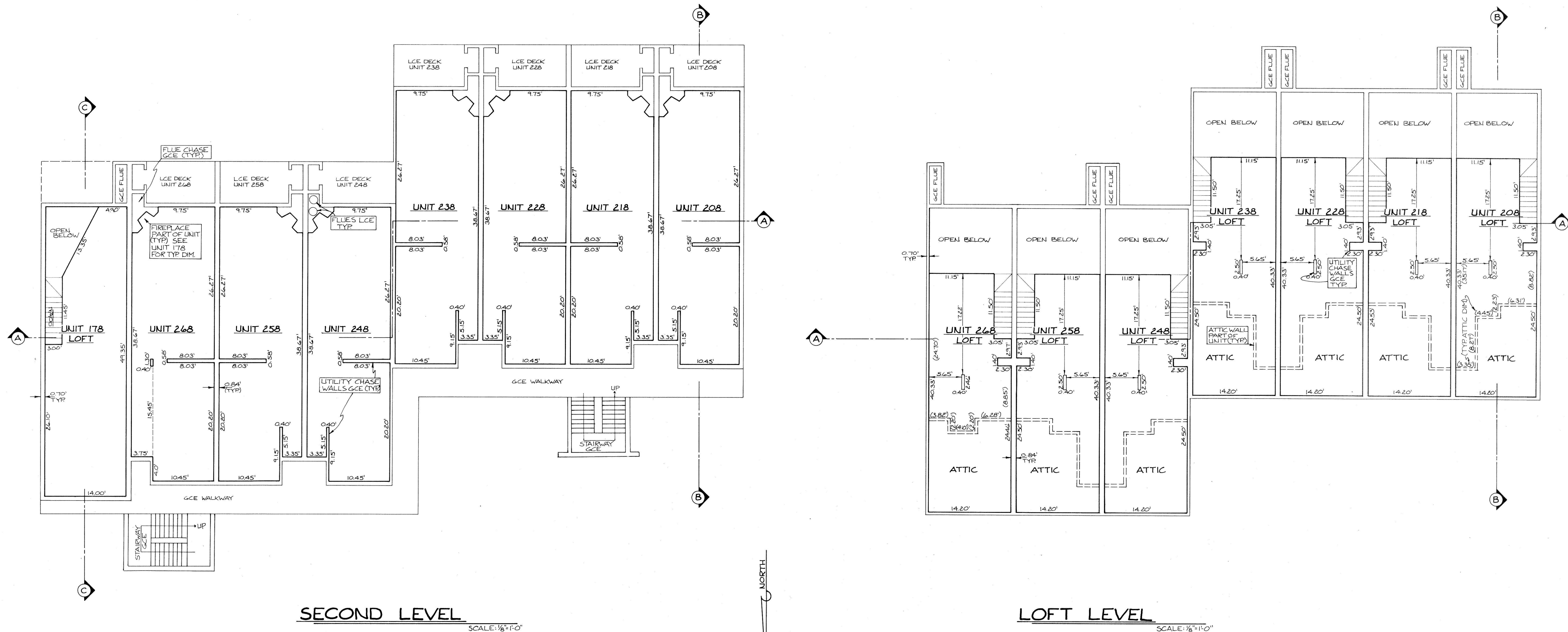


NOV 12 1985

No.	Date	By	Revision Description		
Drawn	PER			Project	10934
Checked		Date	9-26-85	Sheet	2 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
 BUILDING F
 ALSO KNOWN AS 895 SOUTH FIFTH AVENUE

SHEET 3 OF 4



PRINT DATE

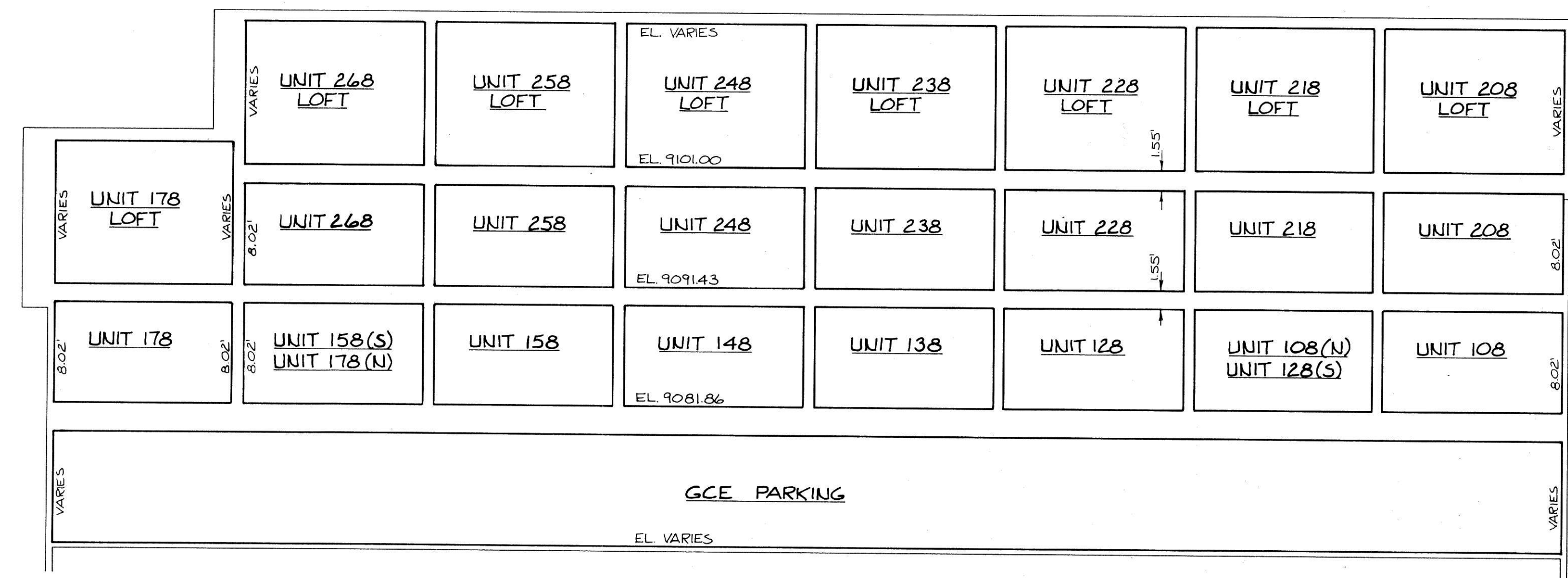
NOV 18 1985

No.	Date	By	Revision Description
Drawn	PER		Project 10936
Checked	Date 9-26-85		Sheet 3 of 4

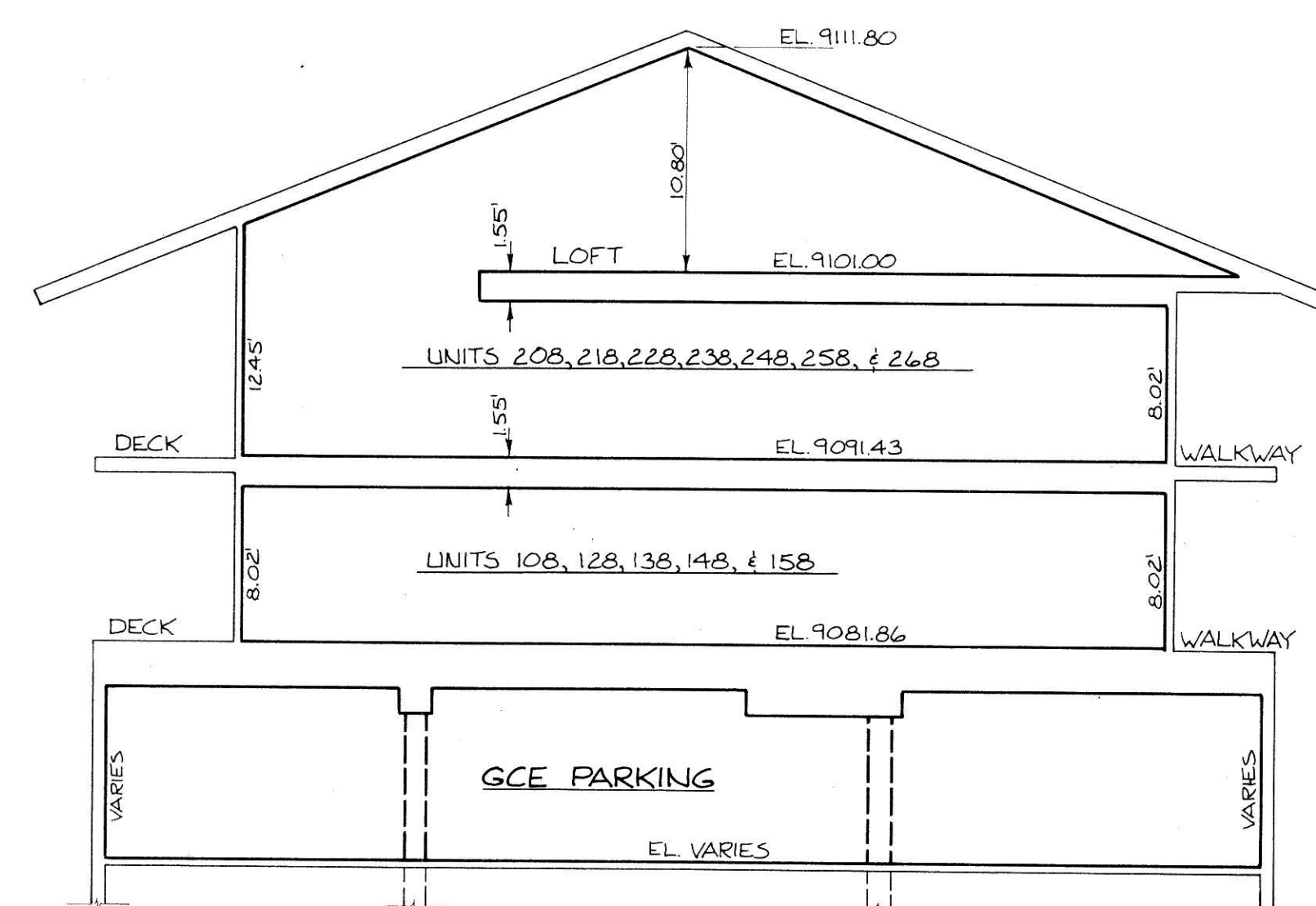
Robillard & Associates, Inc.
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A CONDOMINIUM MAP OF
MOUNTAIN SIDE CONDOMINIUMS
 BUILDING F
 ALSO KNOWN AS 895 SOUTH FIFTH AVENUE

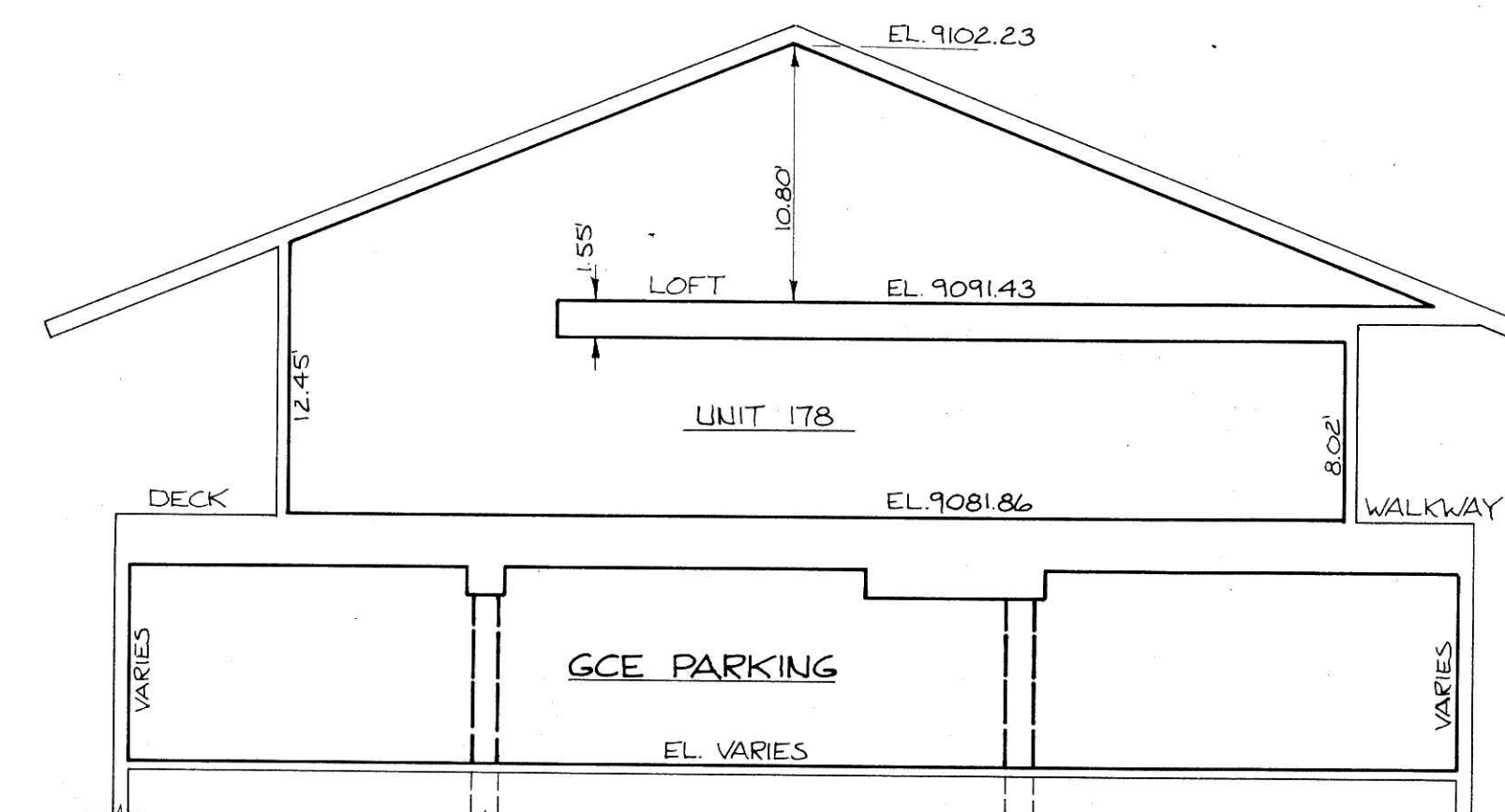
SHEET 4 OF 4



SECTION A-A
 NORTH SCALE: 1/8"=1'-0"



SECTION B-B
 EAST SCALE: 1/8"=1'-0"



SECTION C-C
 EAST SCALE: 1/8"=1'-0"

VERTICAL SECTIONS

PRINT DATE
 NOV 18 1985