

**ATTORNEY'S OPINION**

I, Russell N. Mullins, an attorney at law duly licensed to practice in the State of Colorado, hereby certify that I have examined the title to all lands herein dedicated and subdivided. Such title is held in the name of Multi-Four, Inc., a Colorado corporation and is free and clear of all liens, defects, encumbrances, restrictions, and reservations except as follows:

1. The terms, conditions, and reservations contained in the Patent of Record from the United States of America.
2. Any taxes, fees, assessments, or charges by reason of inclusion of the subject property within the Skyland Metropolitan District, a Colorado special district, and the East River Regional Sanitation District, a Colorado special district, including a Development Agreement in Book 652 at page 861, an Infrastructure Capital Improvement Fee Resolution in Book 652 at page 890, and a Water Use Agreement in Book 667 at page 952.
3. Declaration of Protective Covenants in Book 574 at page 141, Certification in Book 576 at page 164, and Supplemental Certification in Book 595 at page 76.
4. All matters set forth on the plat of Skyland - Initial Filing, bearing Reception no. 363852.
5. All matters set forth on the plat of Golf Villas at Skyland, Phase I, a partial replat of Multifamily Tract 4, bearing Reception no. 436397.
6. Easements and rights of way in place and of record, including those contained in the instruments in Book 610 at page 600, Book 652 at page 838, Book 652 at page 849, Book 652 at page 854, Book 652 at page 885, and Book 670 at page 453.
7. Real property taxes for 1992 payable in 1993.

This opinion does not address mortgages, deeds of trust, or similar instruments wherein the subject property is utilized as security for a promissory note or other written instrument of debt, nor does it address instruments affecting title but not recorded as of the date of this opinion.

Dated this 21st day of August, 1992.

*Russell N. Mullins*  
 \_\_\_\_\_  
 Russell N. Mullins, Reg. No. 20561

**GUNNISON COUNTY PLANNING COMMISSION APPROVAL**

The Planning Commission of Gunnison County, Colorado, hereby recommends approval of this Condominium Map of GOLF VILLAS AT SKYLAND, FILING NO. 1. Such recommendation being made at a meeting of said Commission held on this 28 day of August, 1992.

*Don R. Carley*  
 \_\_\_\_\_  
 Chairman

**BOARD OF COUNTY COMMISSIONERS APPROVAL**

The within Condominium Map of GOLF VILLAS AT SKYLAND, FILING NO. 1 is approved this 25 day of Aug, 1992.

*Frank R. Field*  
 \_\_\_\_\_  
 Chairman

ATTEST:

*Janice Piloni, Deputy*  
 \_\_\_\_\_  
 County Clerk



**CONDOMINIUM MAP OF GOLF VILLAS AT SKYLAND FILING NO. 1**

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, that Multi-Four, Inc., a Colorado corporation, being the owner of the following described real property, hereby declares and executes this Condominium Map of GOLF VILLAS AT SKYLAND, FILING NO. 1, Gunnison County, Colorado:

1. **DESCRIPTION.** The legal description of the real property laid out and platted as GOLF VILLAS AT SKYLAND is:

Beginning at a point on St. Andrews Circle from whence the Southwesterly Corner of MULTIFAMILY TRACT 4 of SKYLAND - Initial Filing bears S47°20'41"W a distance of 373.93 feet;

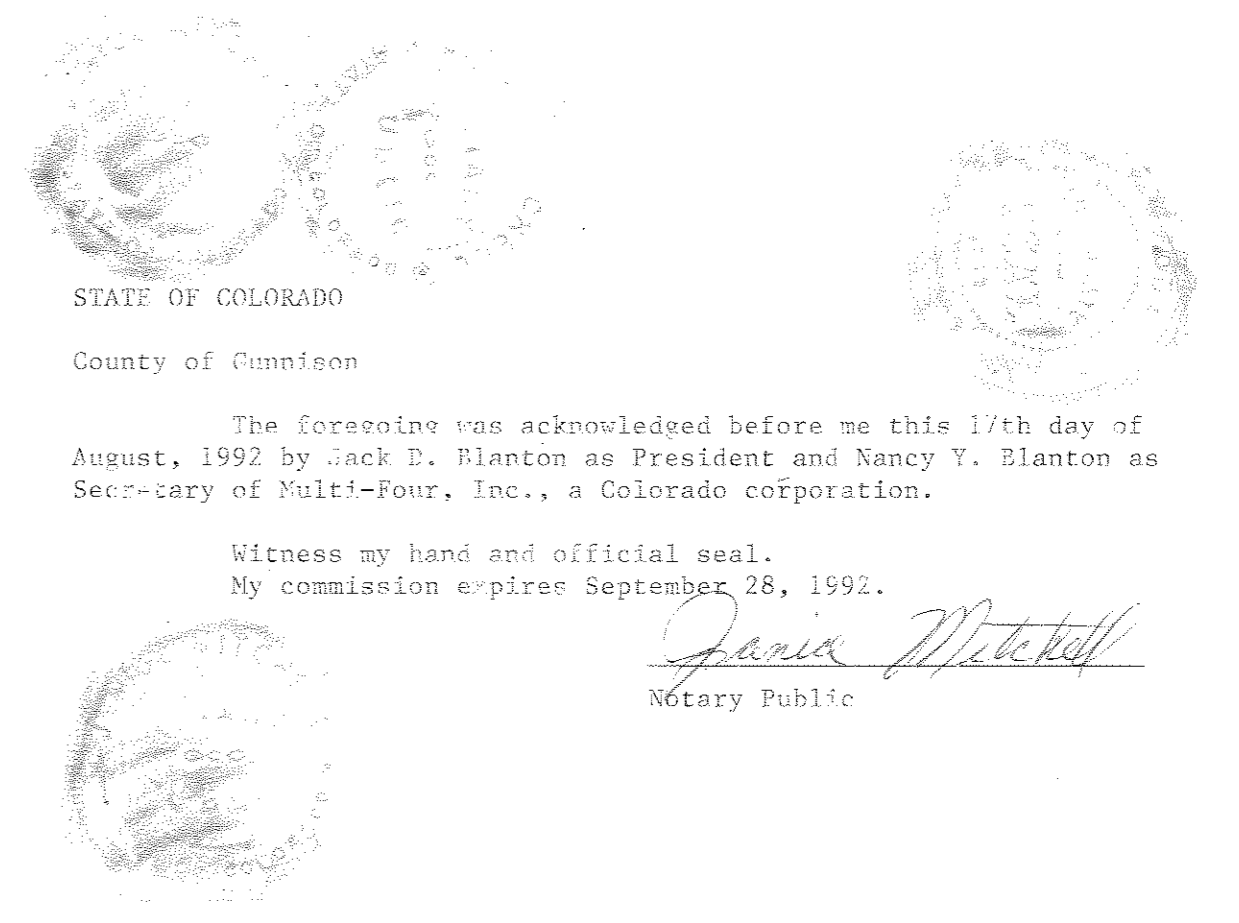
THENCE along St. Andrews Circle, N22°00'41"E a distance of 147.08 feet;  
 THENCE S62°01'16"E a distance of 95.03 feet;  
 THENCE along the boundary of a general common element, S62°01'16"E a distance of 148.00 feet;  
 THENCE continuing along the boundary of the general common element S34°48'00"W a distance of 94.44 feet;  
 THENCE continuing along the boundary of the general common element N82°03'33"W a distance of 130.20 feet;  
 THENCE N82°03'33"W a distance of 71.8 feet to a curve;  
 THENCE 36.33 feet along the arc of a curve having a radius of 20 feet and a central angle of 104°04'14" to the place of beginning.

Containing 0.70 Acres, more or less. Basis for bearings is the same as SKYLAND - Initial Filing, that is, True North as determined by solar observation.

2. **CONDOMINIUM DECLARATION.** The real property laid out and platted under this Condominium Map of GOLF VILLAS AT SKYLAND, FILING NO. 1 is dedicated pursuant to the terms and conditions of the Condominium Declaration for GOLF VILLAS AT SKYLAND in Book 710 at page 710 of the records of Gunnison County, Colorado.

IN WITNESS WHEREOF, Multi-Four, Inc. a Colorado corporation, has executed this Dedication this 17 day of August, 1992.

ATTEST: MULTI-FOUR, INC., a Colorado corporation  
 By: *Jack D. Blanton*  
 \_\_\_\_\_  
 Jack D. Blanton, President  
*Nancy Y. Blanton*  
 \_\_\_\_\_  
 Nancy Y. Blanton, Secretary

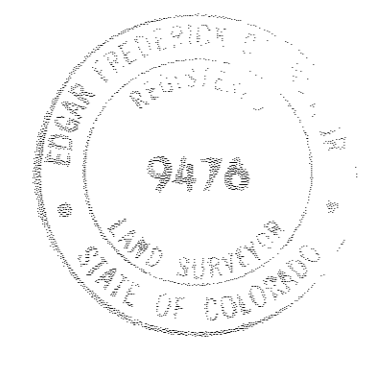


**SURVEYOR'S CERTIFICATE**

I, Edgar F. Benner, Jr., a registered land surveyor in the State of Colorado, certify that this Condominium Map and the survey of GOLF VILLAS AT SKYLAND, FILING NO. 1, were made by me and under my direct responsibility, supervision and checking and are accurate to the best of my knowledge; that the improvements as constructed conform substantially to this map; and that this map fully and accurately depicts the layout, measurements and location of all of the improvements on the real property, the condominium unit designations, and the dimensions of such units and the elevations of the unfinished floors and ceilings.

Dated this 17th day of August, 1992.

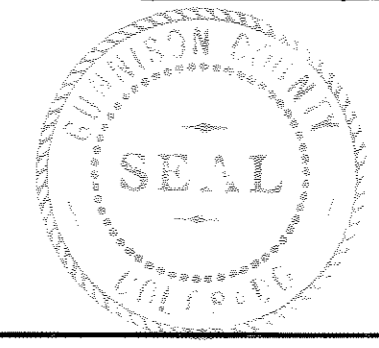
*Edgar F. Benner, Jr.*  
 \_\_\_\_\_  
 Edgar F. Benner, Jr.  
 Colorado Reg. PLS No. 9476

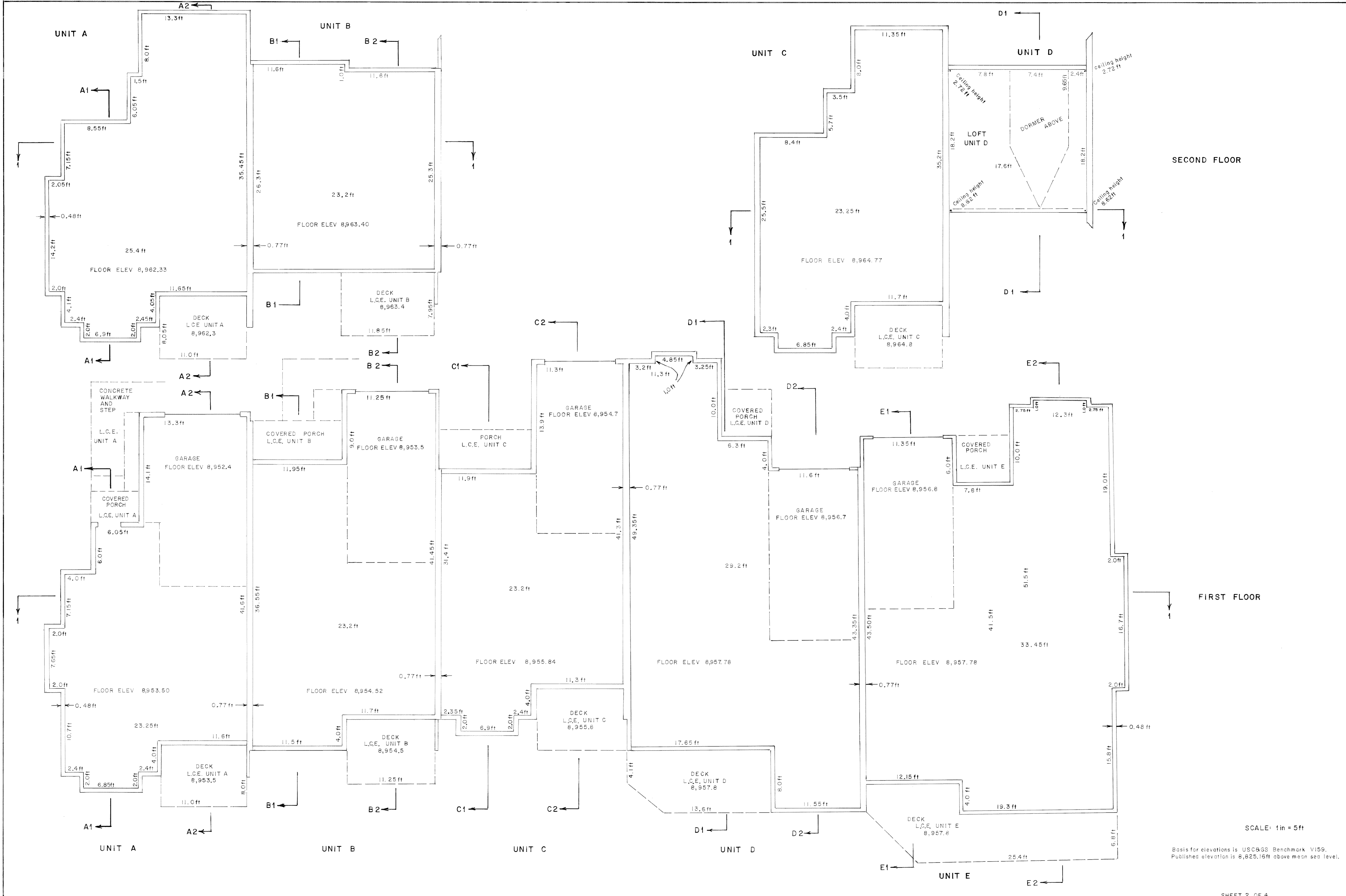


**GUNNISON COUNTY CLERK AND RECORDER'S ACCEPTANCE**

This Condominium Map was accepted for filing in the office of the Clerk and Recorder of Gunnison County, Colorado on this 26th day of August, 1992, Reception No. 496338, time 4:25 o'clock P.m.

*Janice Piloni, Deputy*  
 \_\_\_\_\_  
 Gunnison County Clerk



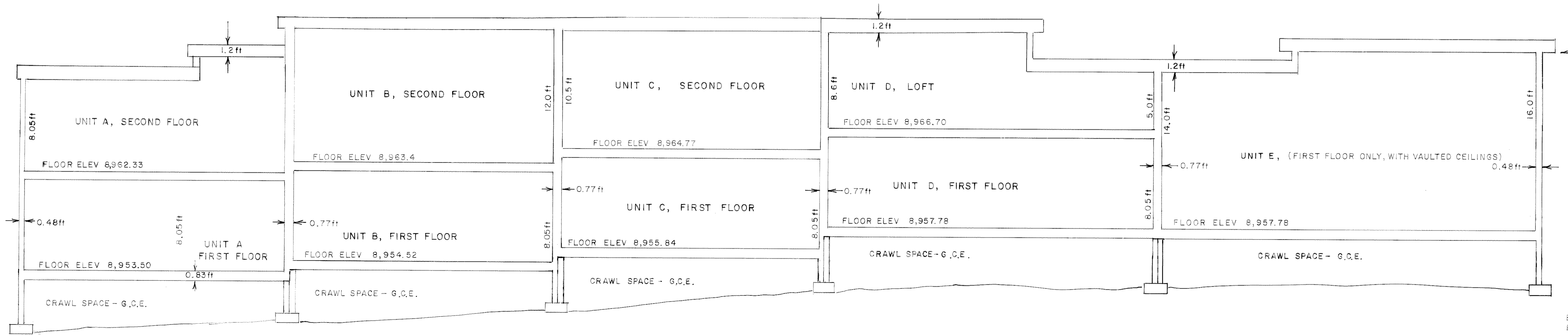
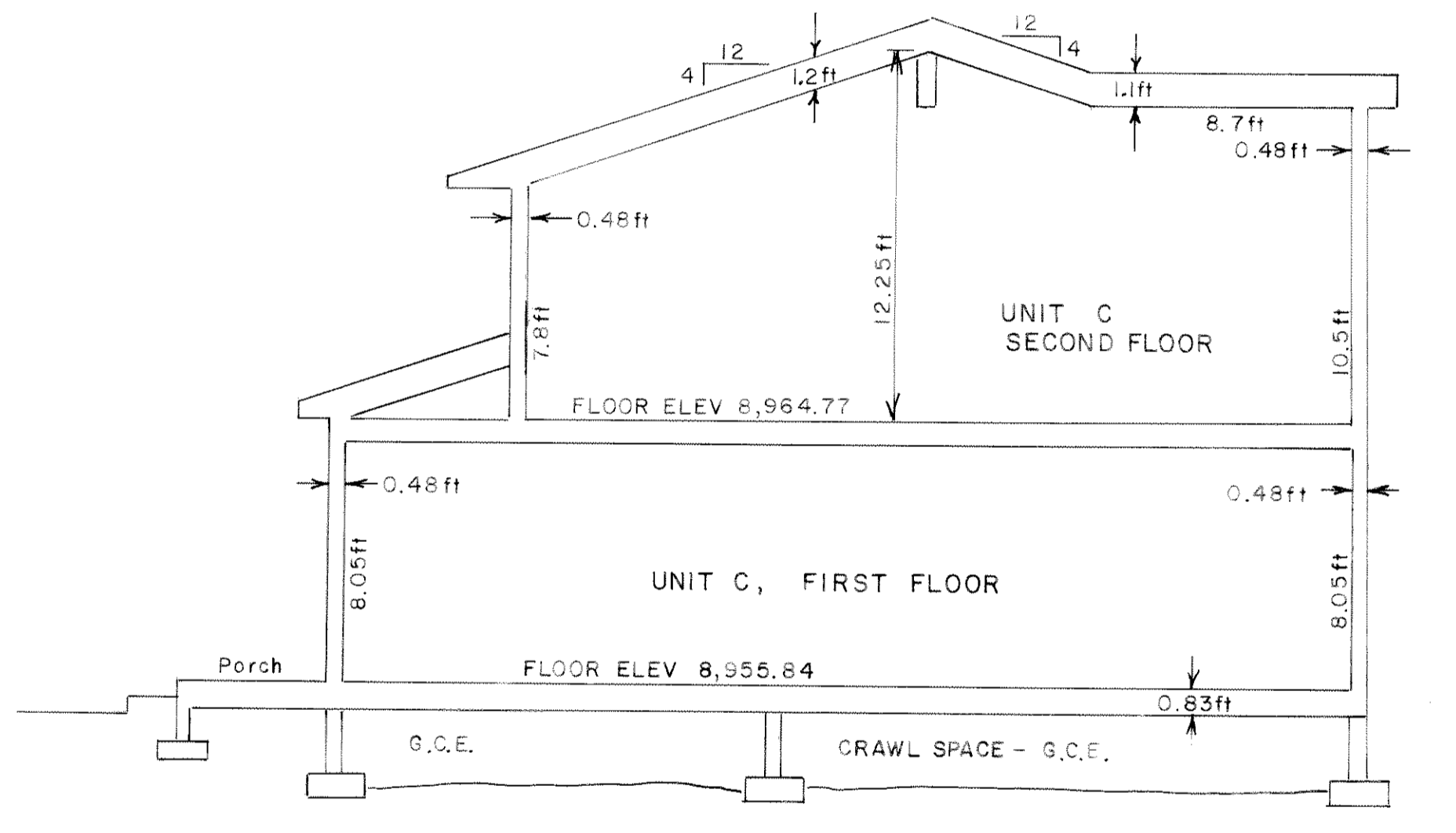
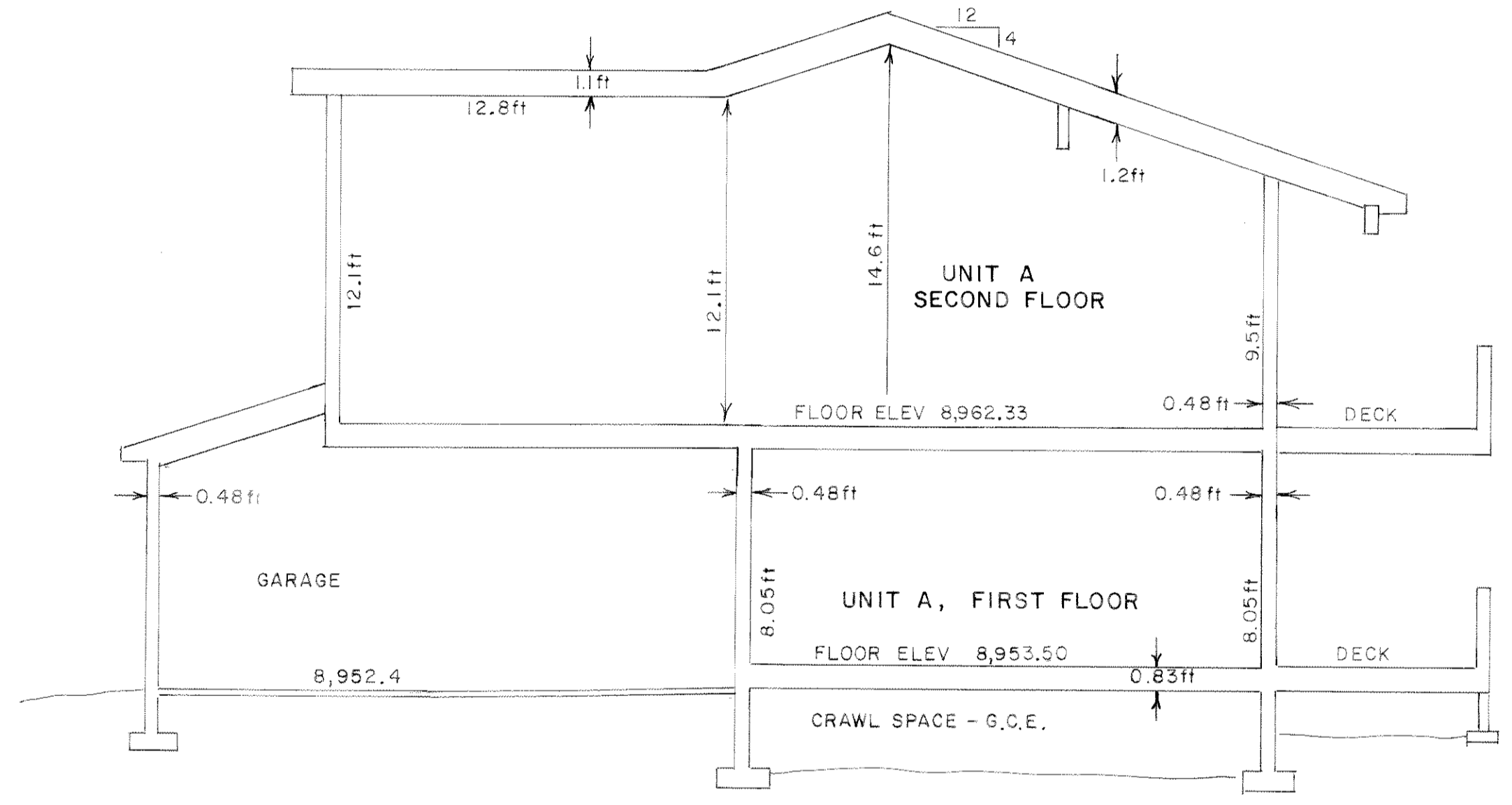
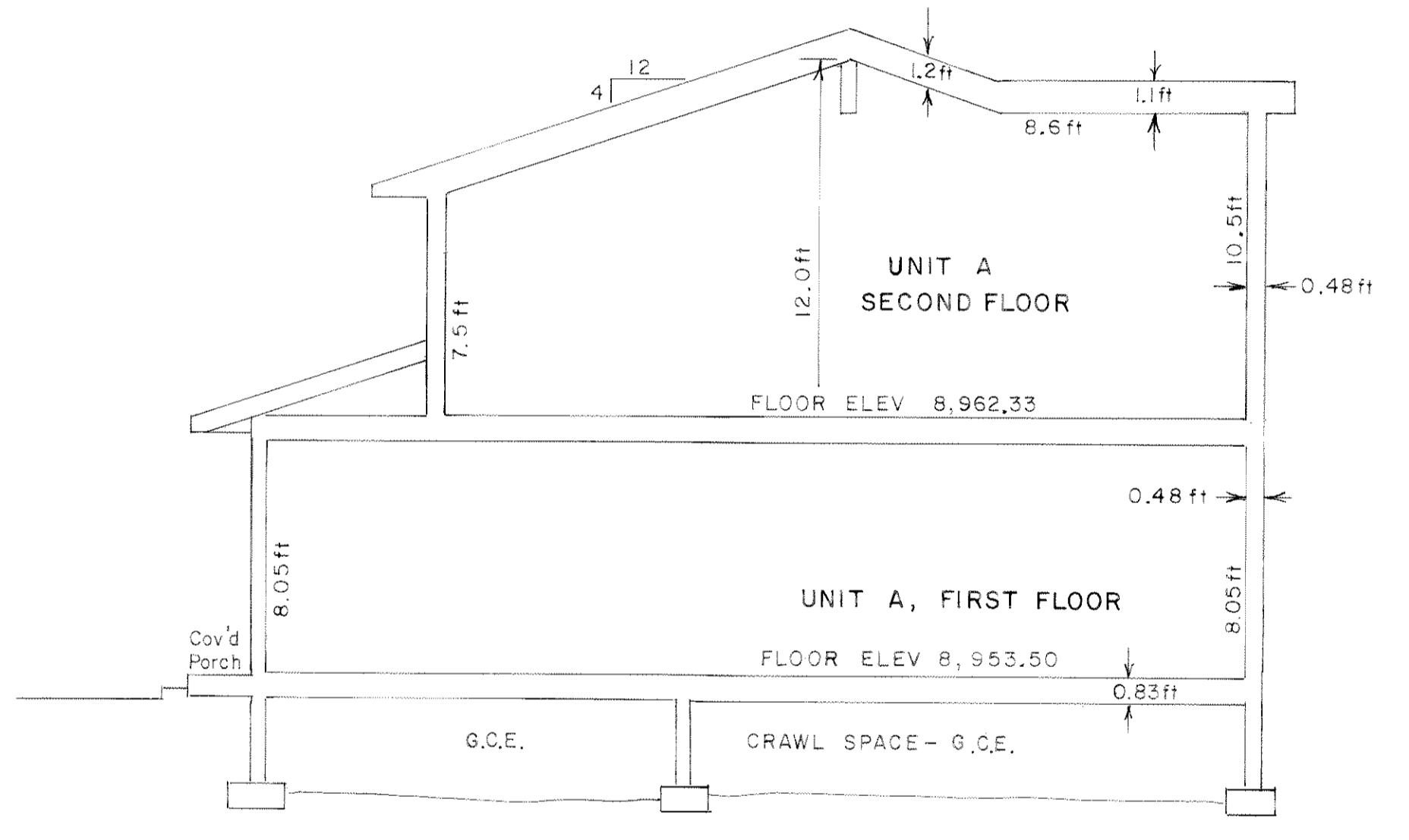
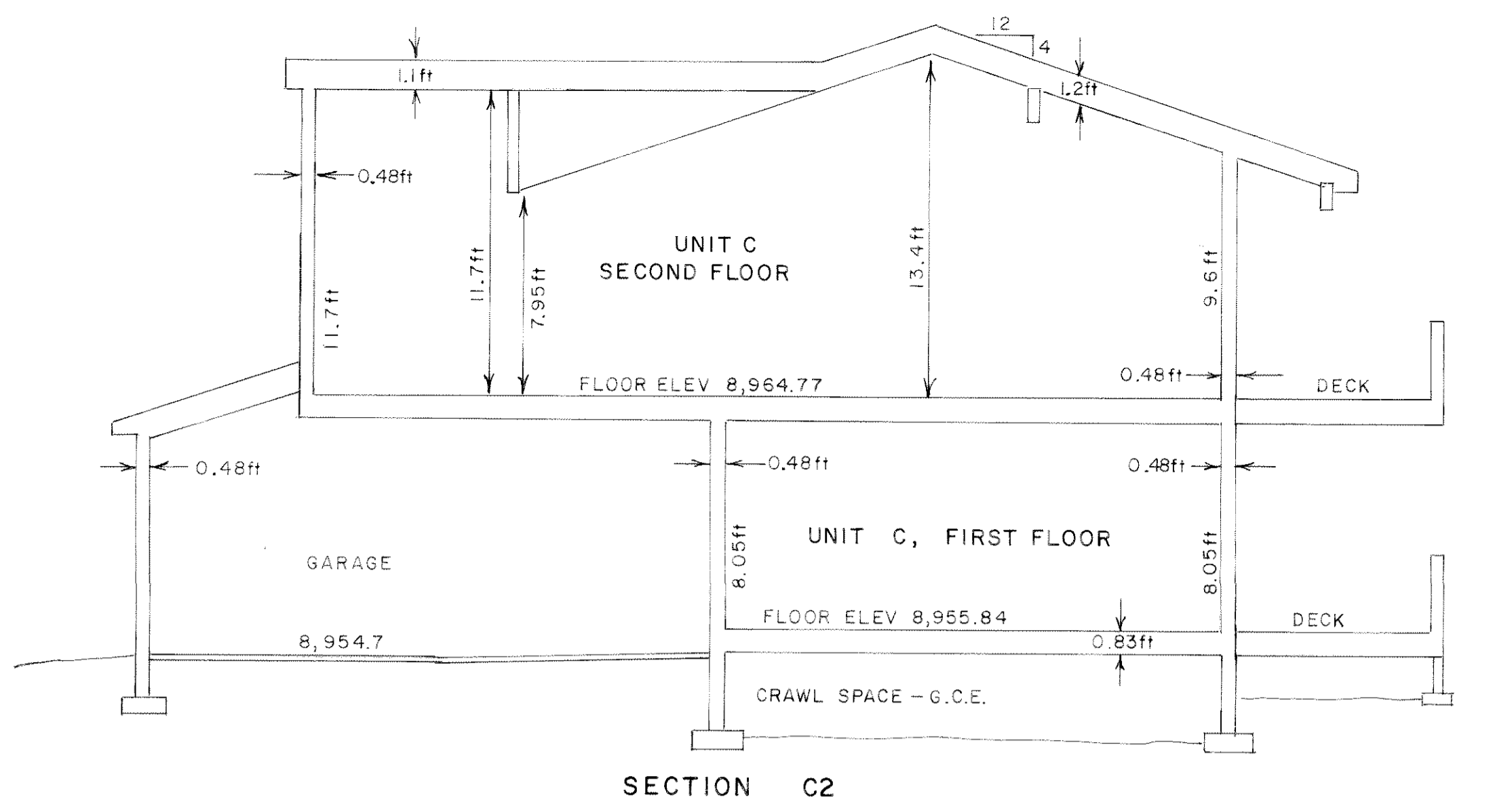
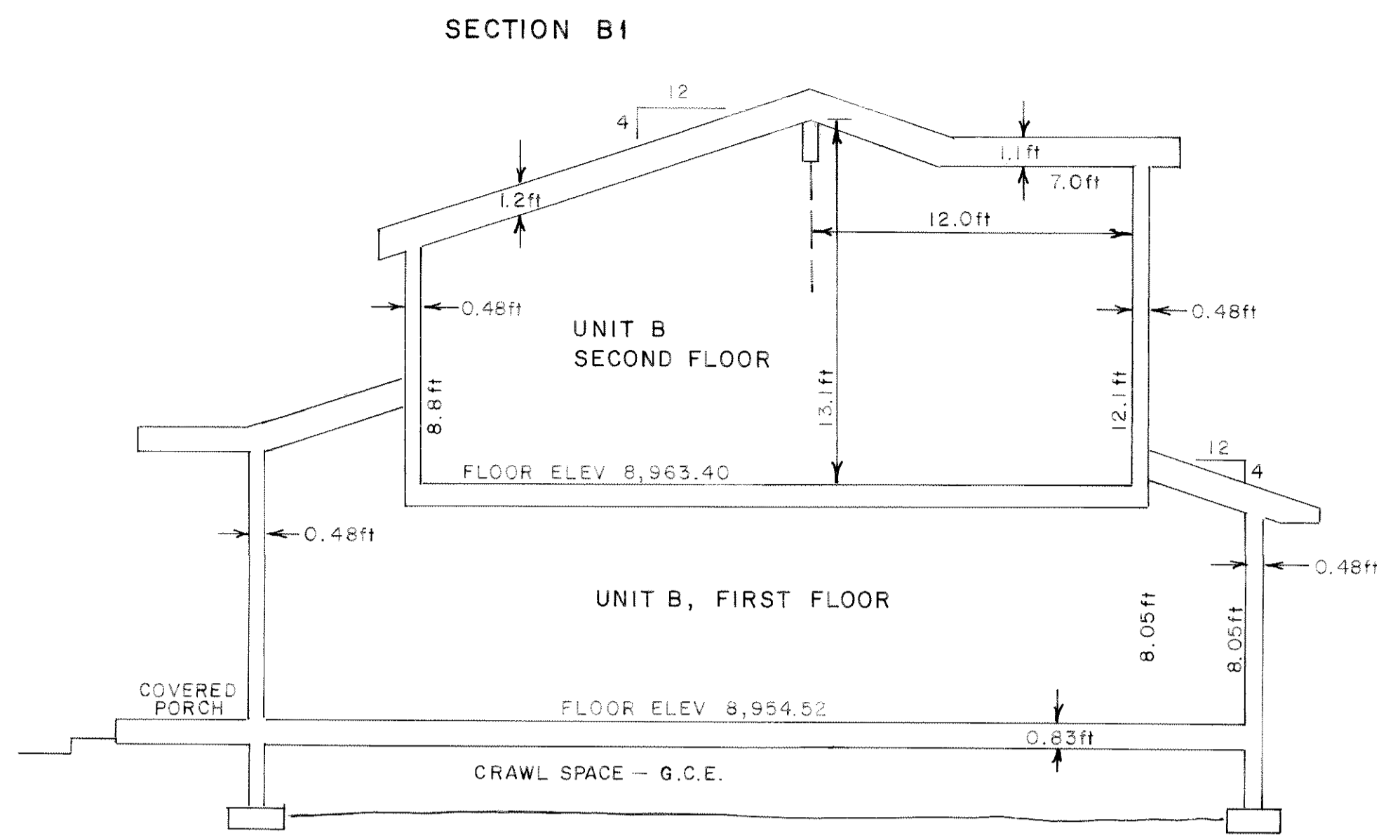
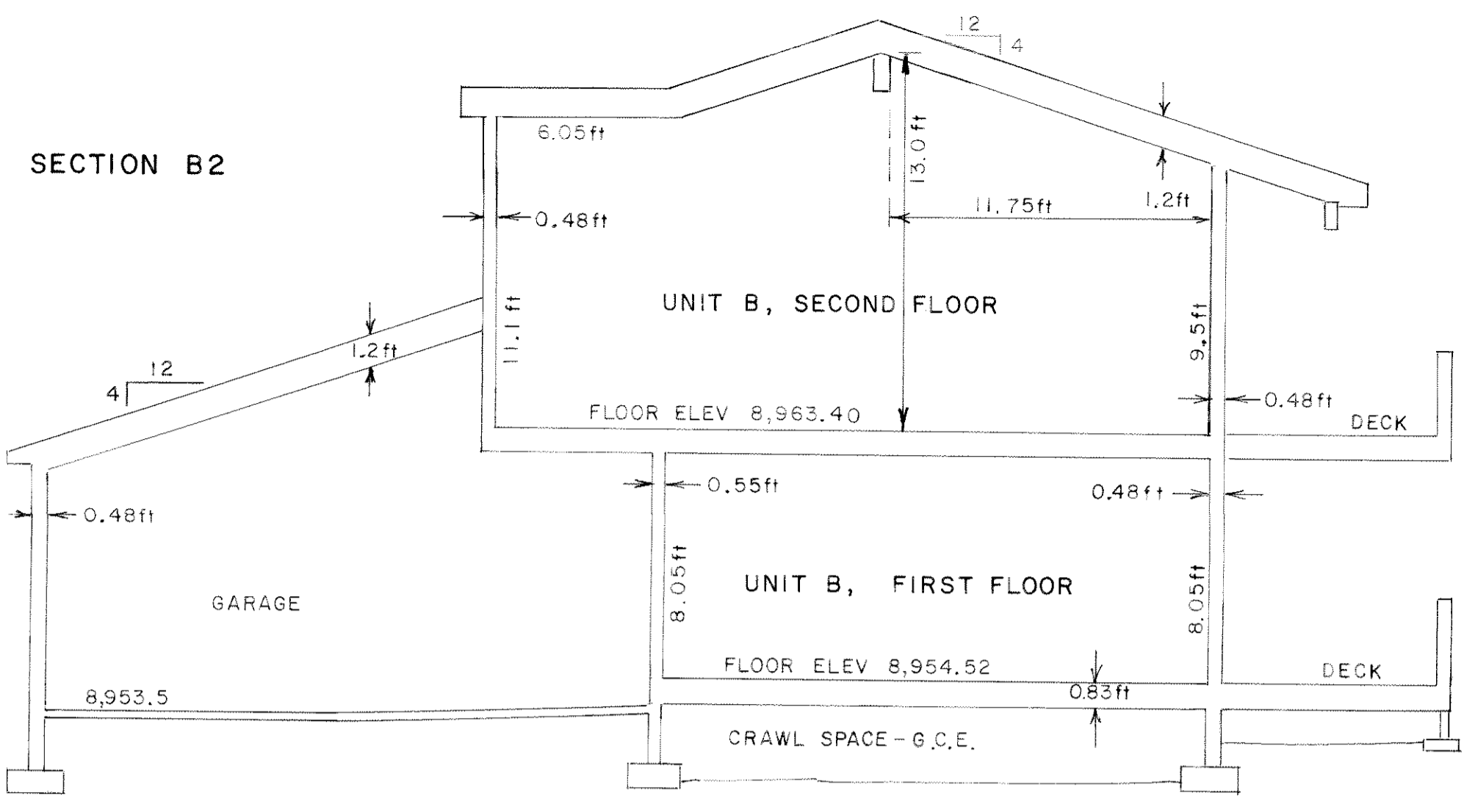


SECOND FLOOR

FIRST FLOOR

SCALE: 1 in = 5 ft

Basis for elevations is USCBGS Benchmark V159. Published elevation is 8,825.16ft above mean sea level.



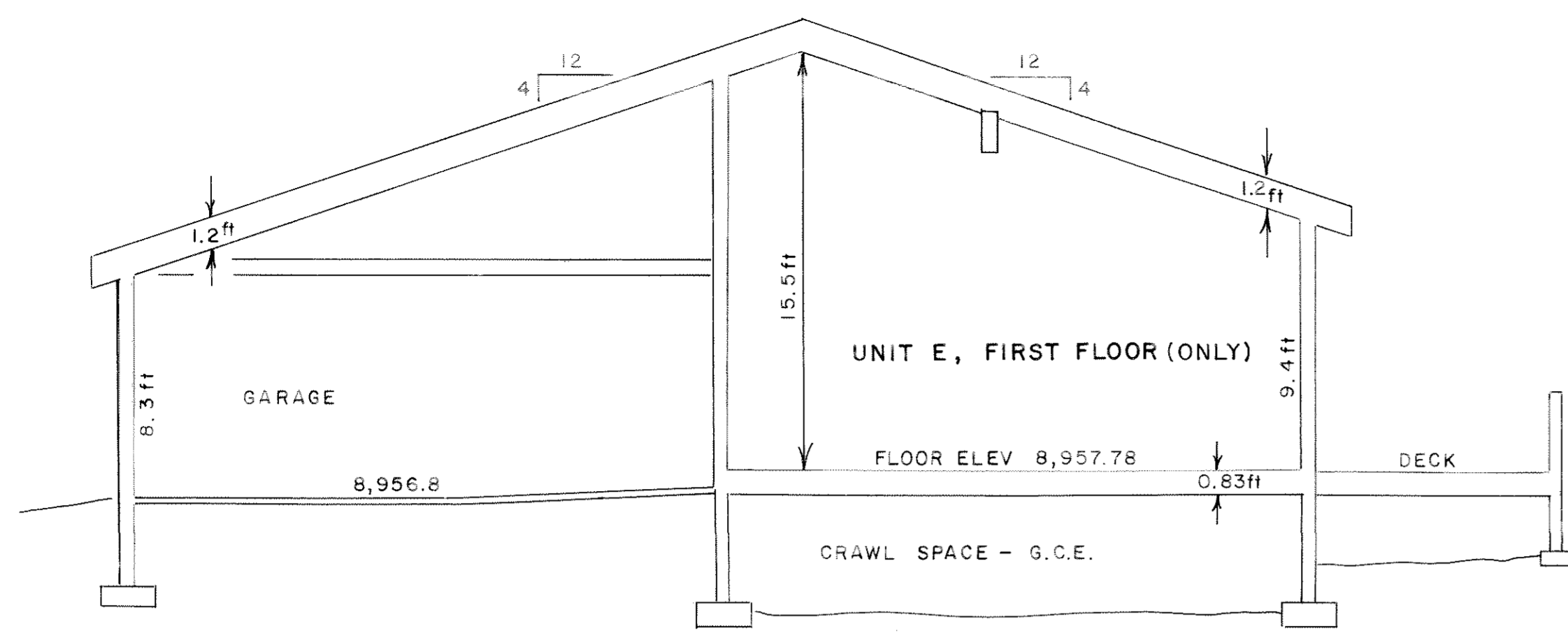
NOTE: The top line does not represent the roof line, but rather the height of various rooms through SECTION 1. This is because units are staggered on the longitudinal line.

Basis for elevations is USCGS Benchmark V159. Published elevation is 8,825.16 ft above mean sea level.

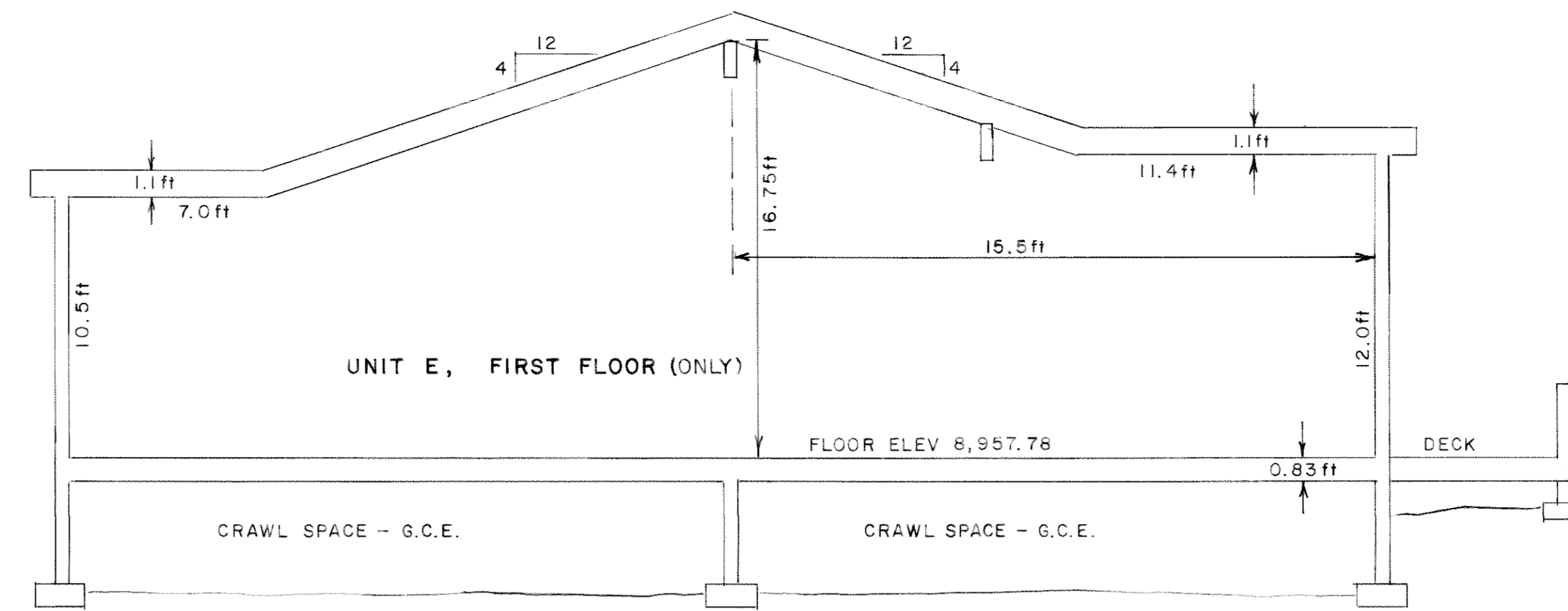
SECTION 1

SCALE: 1 in = 5 ft

L.C.E. MEANS LIMITED COMMON ELEMENT  
 G.C.E. MEANS GENERAL COMMON ELEMENT  
 Basis for elevations is USCGGS Benchmark V159.  
 Published elevation is 8,825.16 ft above mean sea level.



SECTION E1

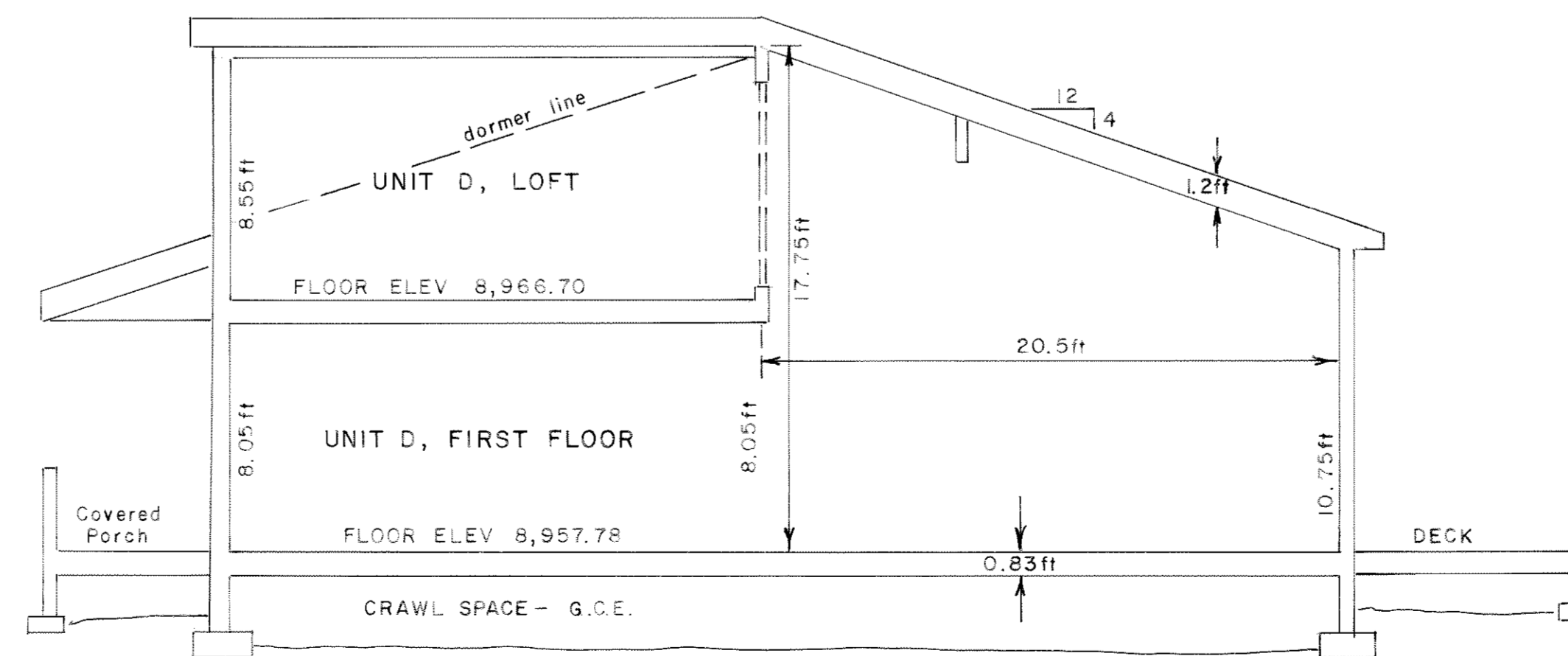


SECTION E2

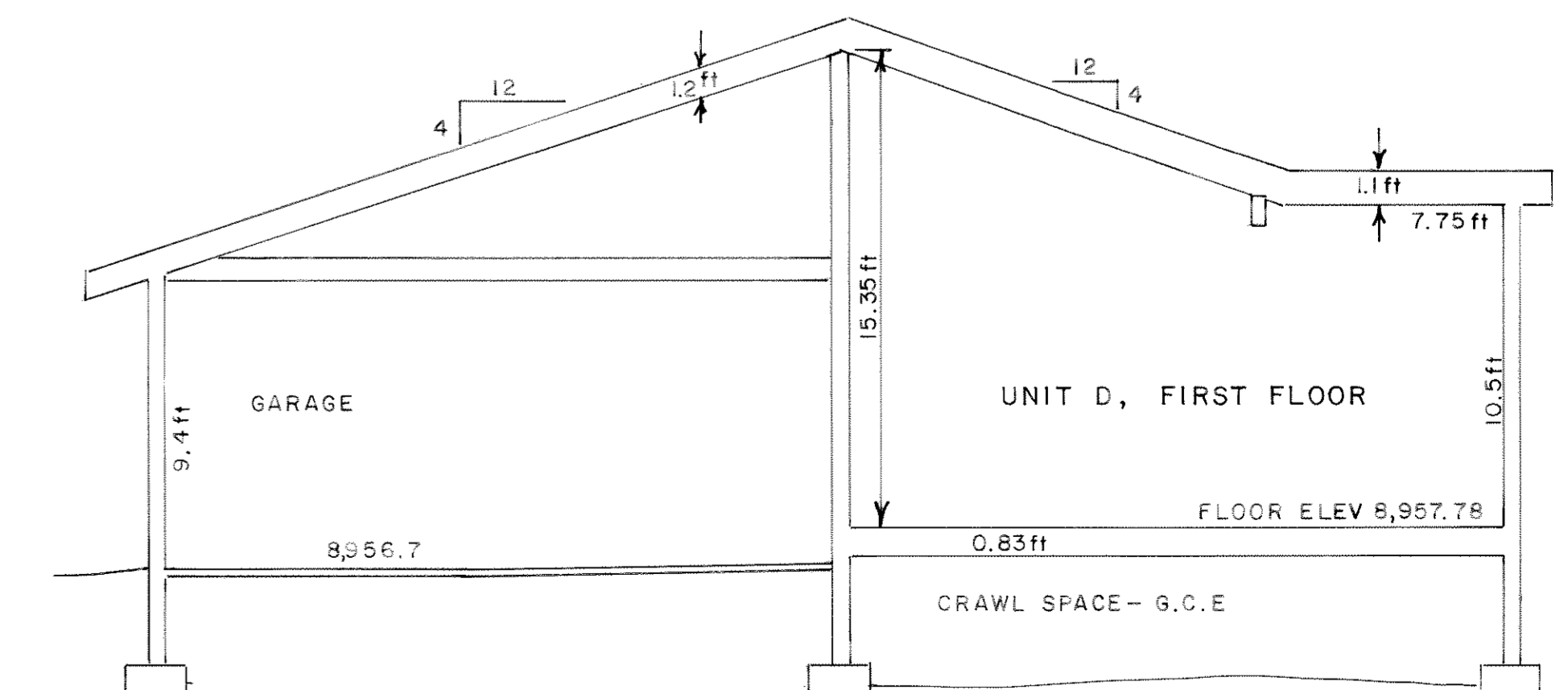
SCALE: 1 in = 5 ft



ARCHITECT'S RENDERING - SCALE: APPROX 1" = 8 ft



SECTION D1



SECTION D2

SCALE: 1 in = 5 ft