

I, Edgar Frederick Benner, a professional land surveyor in the State of Colorado, certify that this Condominium Map and the survey of Golf Villas at Skyland Filing No. 2, 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 1st day of November, 1993.

Edgar Frederick Benner
Edgar Frederick Benner
Colorado Professional LS No. 9476



CONDOMINIUM MAP
OF
GOLF VILLAS AT SKYLAND
FILING NO. 2

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. 2, Gunnison County, Colorado:

1. DESCRIPTION. The legal description of the real property laid out and platted as Golf Villas at Skyland is:

A tract of land located within Multifamily Tract 4, Skyland - Initial Filing, described by metes and bounds as follows:

Beginning at Corner No. 1 from whence the southernmost corner of said Multifamily Tract 4 bears S54°28'02"E a distance of 68.48 feet;

THENCE N52°42'09"W a distance of 80.00 feet;

THENCE N37°17'51"E a distance of 118.64 feet;

THENCE S52°42'09"E a distance of 80.00 feet;

THENCE S37°17'51"W a distance of 118.64 feet to the place of beginning,

County of Gunnison,
State of Colorado.

2. CONDOMINIUM DECLARATION. The real property laid out and platted under this Condominium Map of Golf Villas at Skyland Filing No. 2 is dedicated pursuant to the terms and conditions of the First Supplement to Condominium Declaration for Golf Villas at Skyland in Book 736 at page 534 of the records of Gunnison County, Colorado.

3. STREET DEDICATION. The streets shown hereon and described as follows:

A tract of land located within Multifamily Tract 4, Skyland - Initial Filing, described by metes and bounds as follows,

Beginning at a point on the southerly boundary of St. Andrews Circle from whence the southernmost corner of said Multifamily Tract 4 bears S14°34'17"E a distance of 188.72 feet;

THENCE S37°17'51"W a distance of 126.00 feet;

THENCE N67°59'19"W a distance of 41.47 feet;

THENCE N37°17'51"E a distance of 73.69 feet;

THENCE 78.95 feet along the arc of a curve to the left whose radius is 70.00 feet and whose chord bears N69°36'33"E a distance of 74.83 feet to the place of beginning,

County of Gunnison,
State of Colorado,

are hereby conveyed to Golf Villas Homeowners Association, a Colorado nonprofit corporation, reserving, however, the right of use thereof for the installation of public and private utilities.

IN WITNESS WHEREOF, Multi-Four, Inc. a Colorado corporation, has executed this Dedication this ___ day of ___, 1993.

MULTI-FOUR, INC.,
a Colorado corporation

By: Jack D. Blanton
Jack D. Blanton, President

ATTEST:
Nancy Y. Blanton
Nancy Y. Blanton, Secretary

STATE OF COLORADO)
) ss.
County of Gunnison)

The foregoing was acknowledged before me this 3rd day of December, 1993, by Jack D. Blanton as President and Nancy Y. Blanton as Secretary of Multi-Four, Inc., a Colorado corporation.

Witness my hand and official seal.
My commission expires: _____

John A. [Signature]
Notary Public

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. 436337.

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 1993 payable in 1994.

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 3rd day of December, 1993.

Russell N. Mullins
Russell N. Mullins, Reg. No. 20561

BOARD OF COUNTY COMMISSIONERS APPROVAL

The within Condominium Map of Golf Villas at Skyland Filing No. 2 is approved this 7 day of Dec., 1993.

Paul R. Fial
Chairman

ATTEST:
Joanne M. Reiteringer
by Tracie J. Shipley, Deputy

GUNNISON COUNTY PLANNING COMMISSION APPROVAL

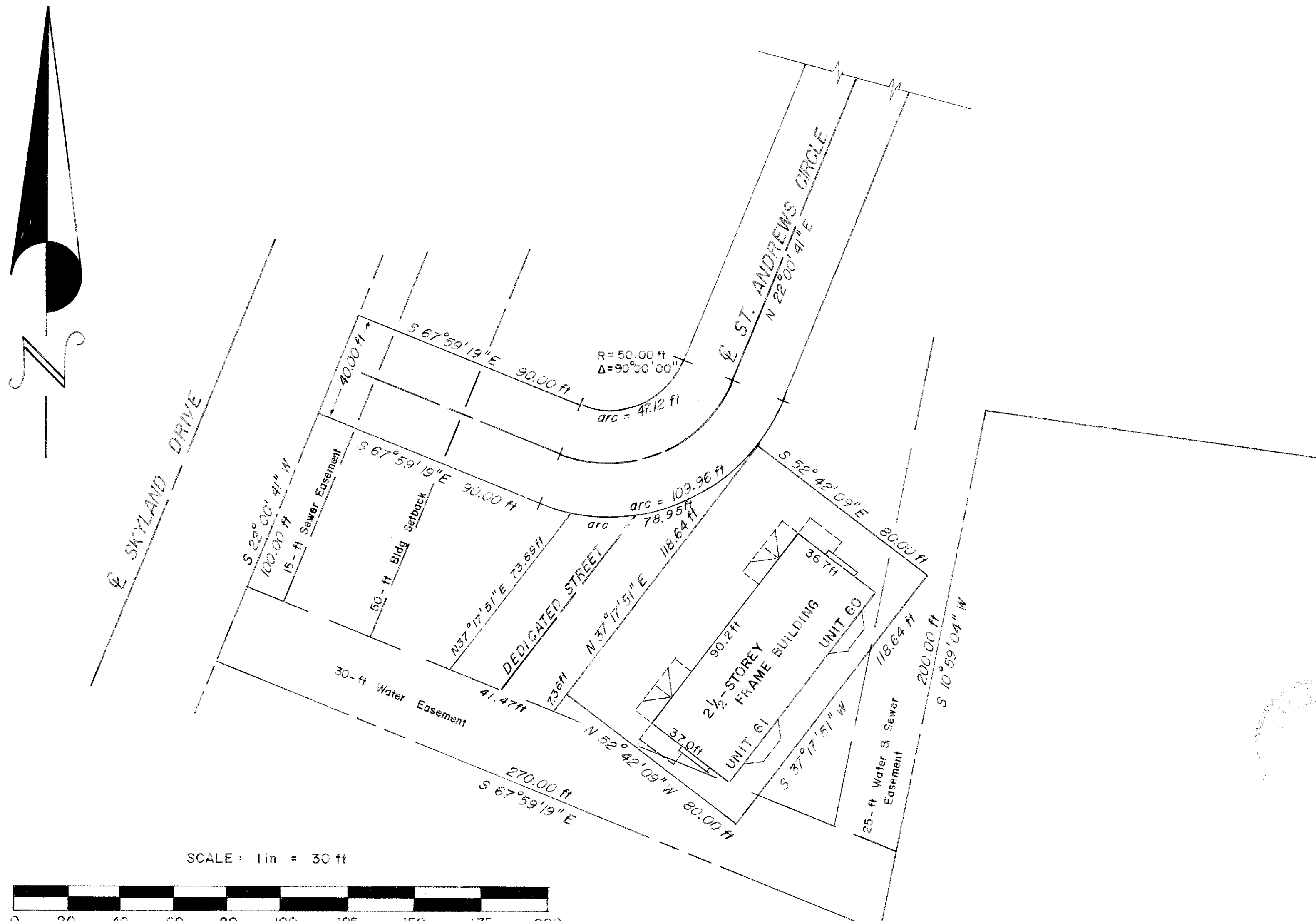
The Planning Commission of Gunnison County, Colorado, hereby recommends approval of this Condominium Map of Golf Villas at Skyland Filing No. 2, such recommendation being made at a meeting of said Commission held on this 3 day of December, 1993.

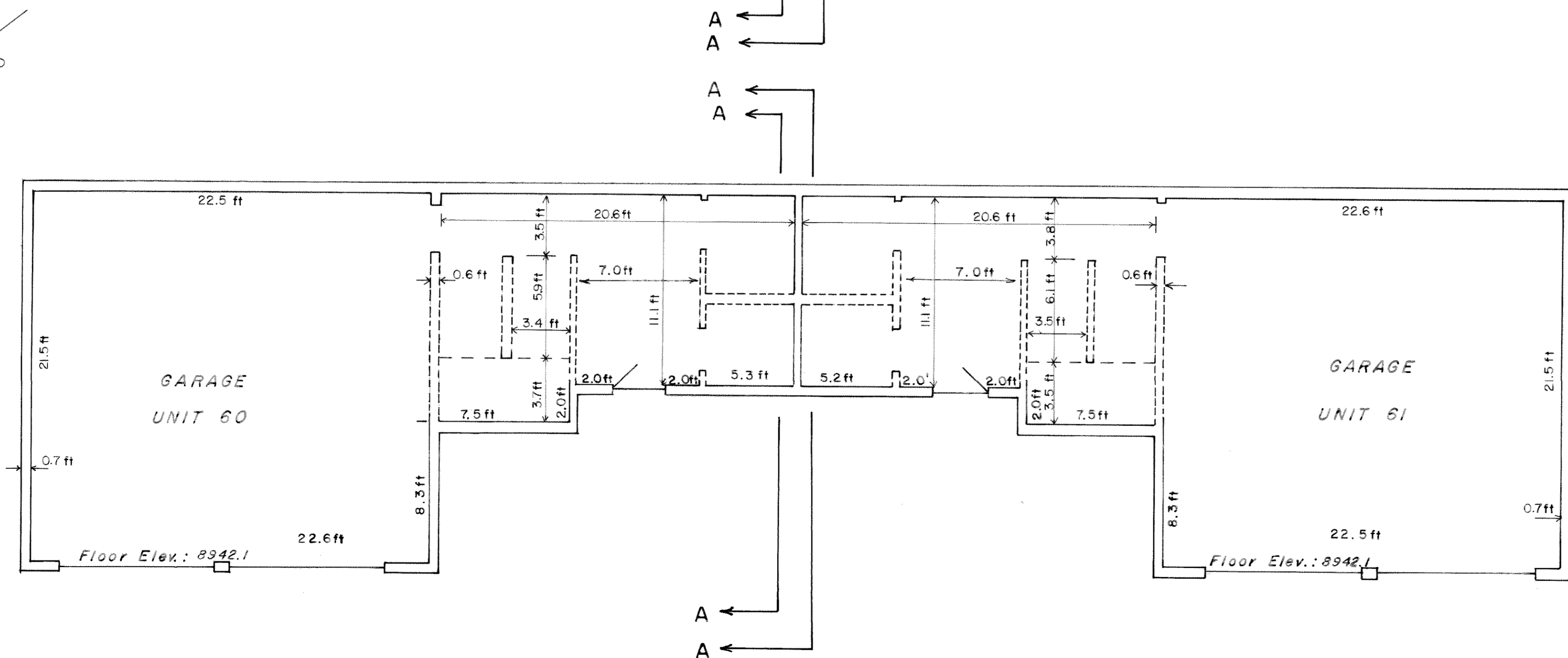
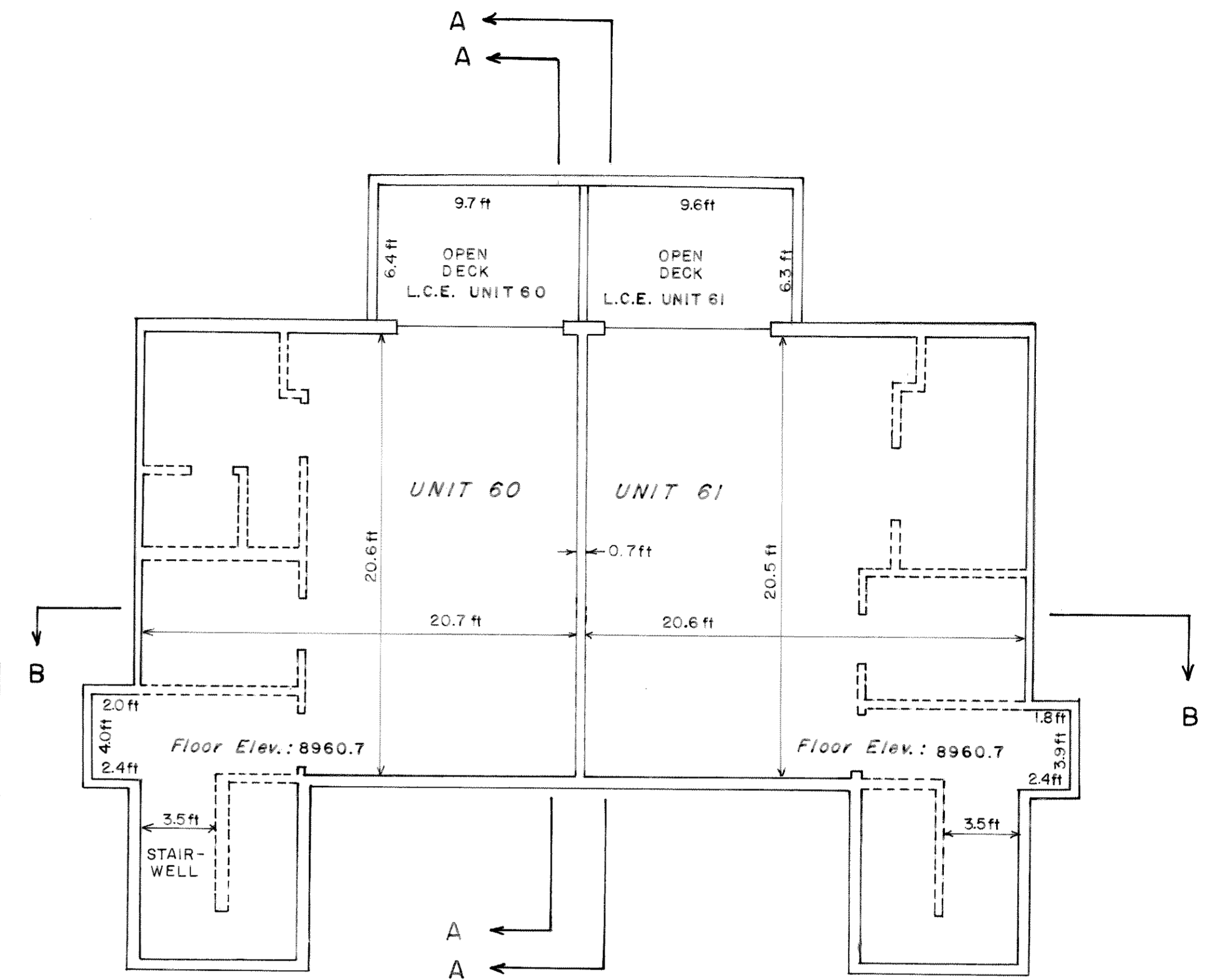
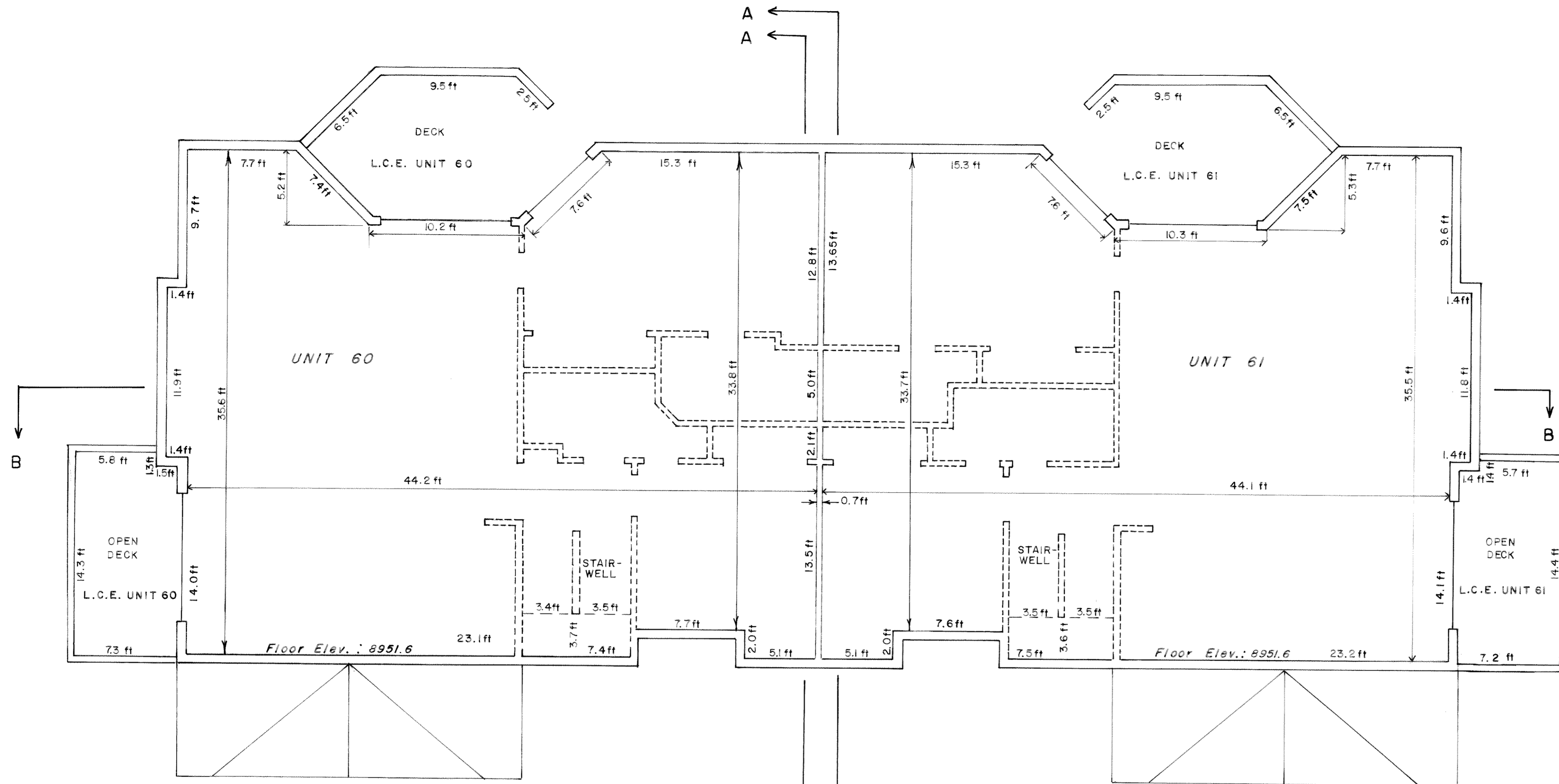
Don R. Coody
Chairman

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 7th day of December, 1993, Reception No. 447559, time 4:35 o'clock P.M.

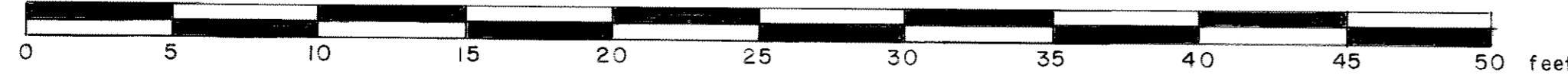
Tracie J. Shipley, Deputy
Gunnison County Clerk & Recorder



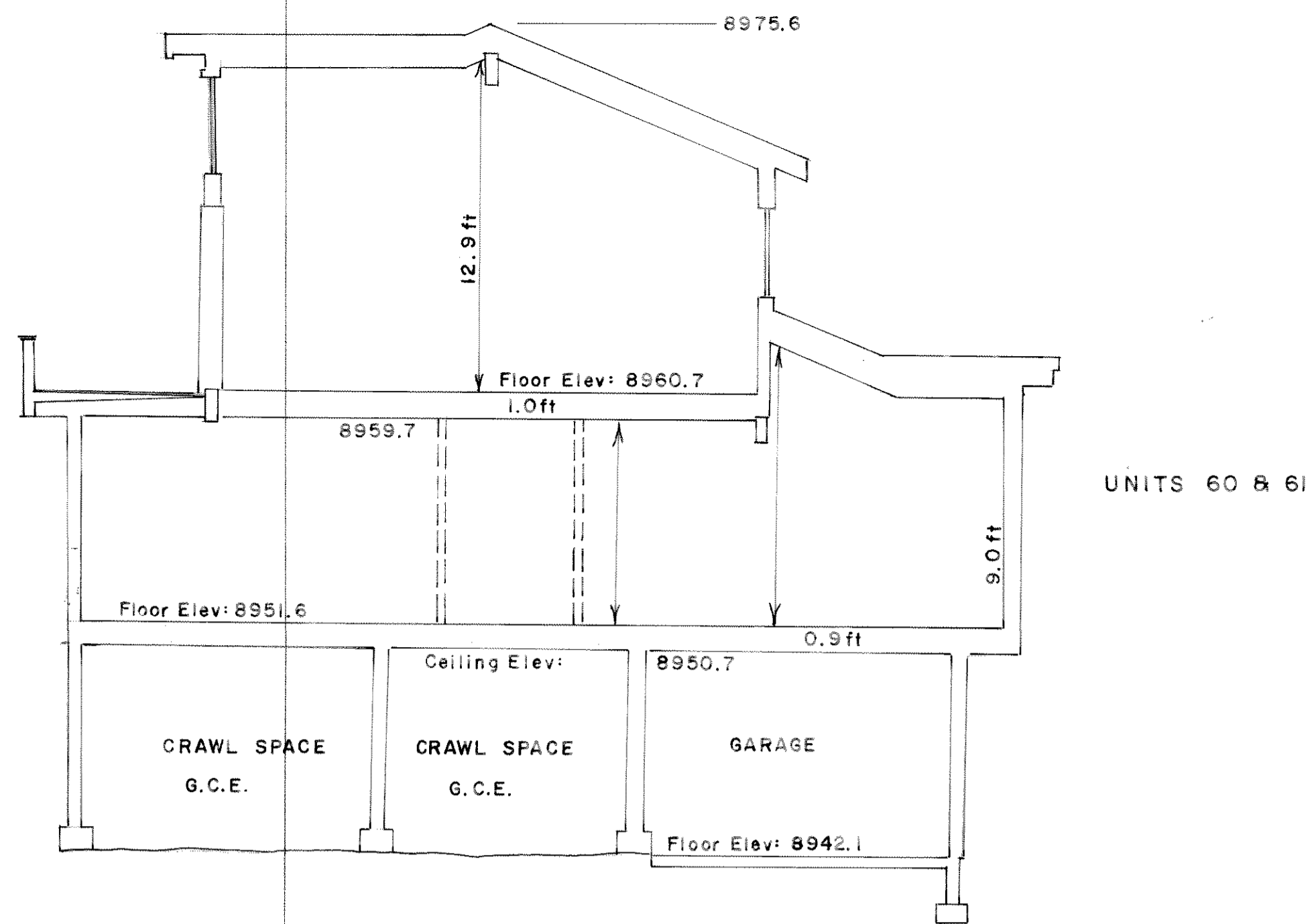


ARCHITECT'S RENDERING — "FRONT ELEVATION" APPROXIMATELY 1 in = 10 ft

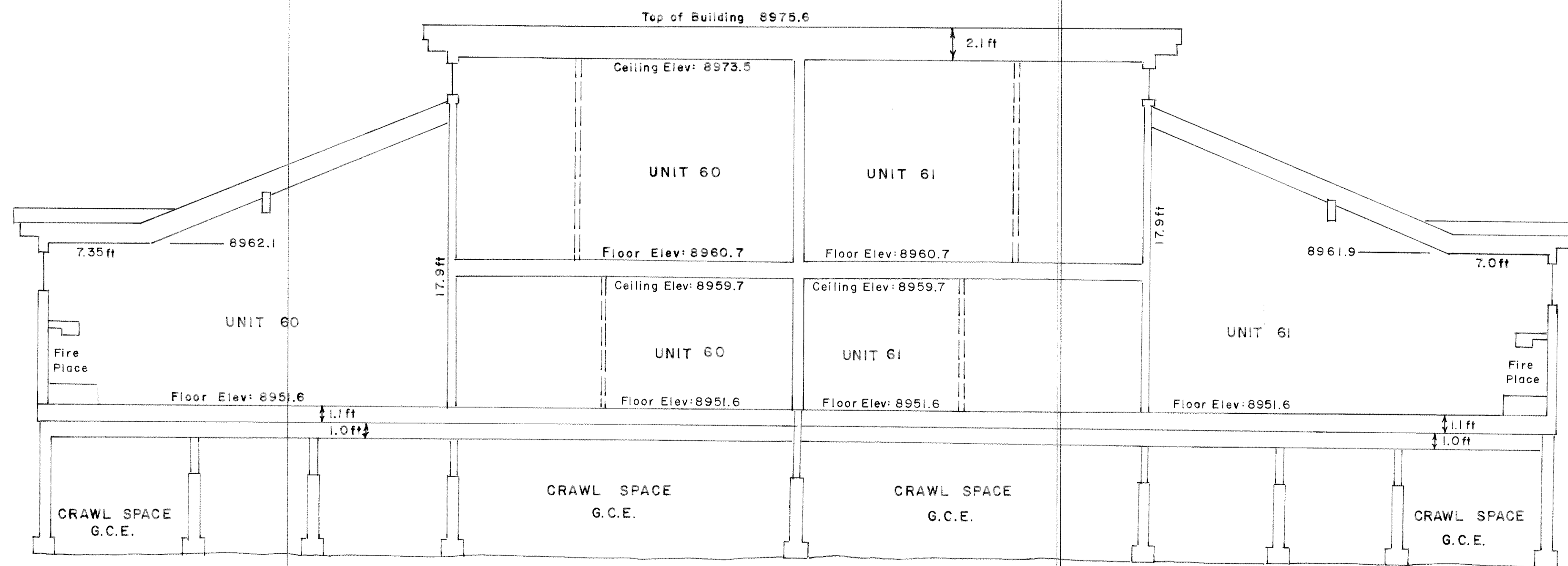
SCALE: 1 in = 5 ft



447559



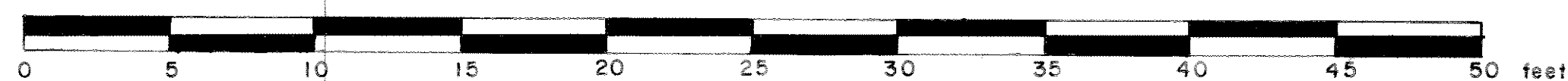
SECTION A



SECTION B

ELEVATION DATUM IS SEA LEVEL; U.S. COAST & GEODETIC SURVEY.
 BENCHMARK V159 (NE'ly of STATE HIGHWAY NO. 135 AT RIVER BEND SUBDIVISION).

SCALE 1 in. = 5 ft



447559