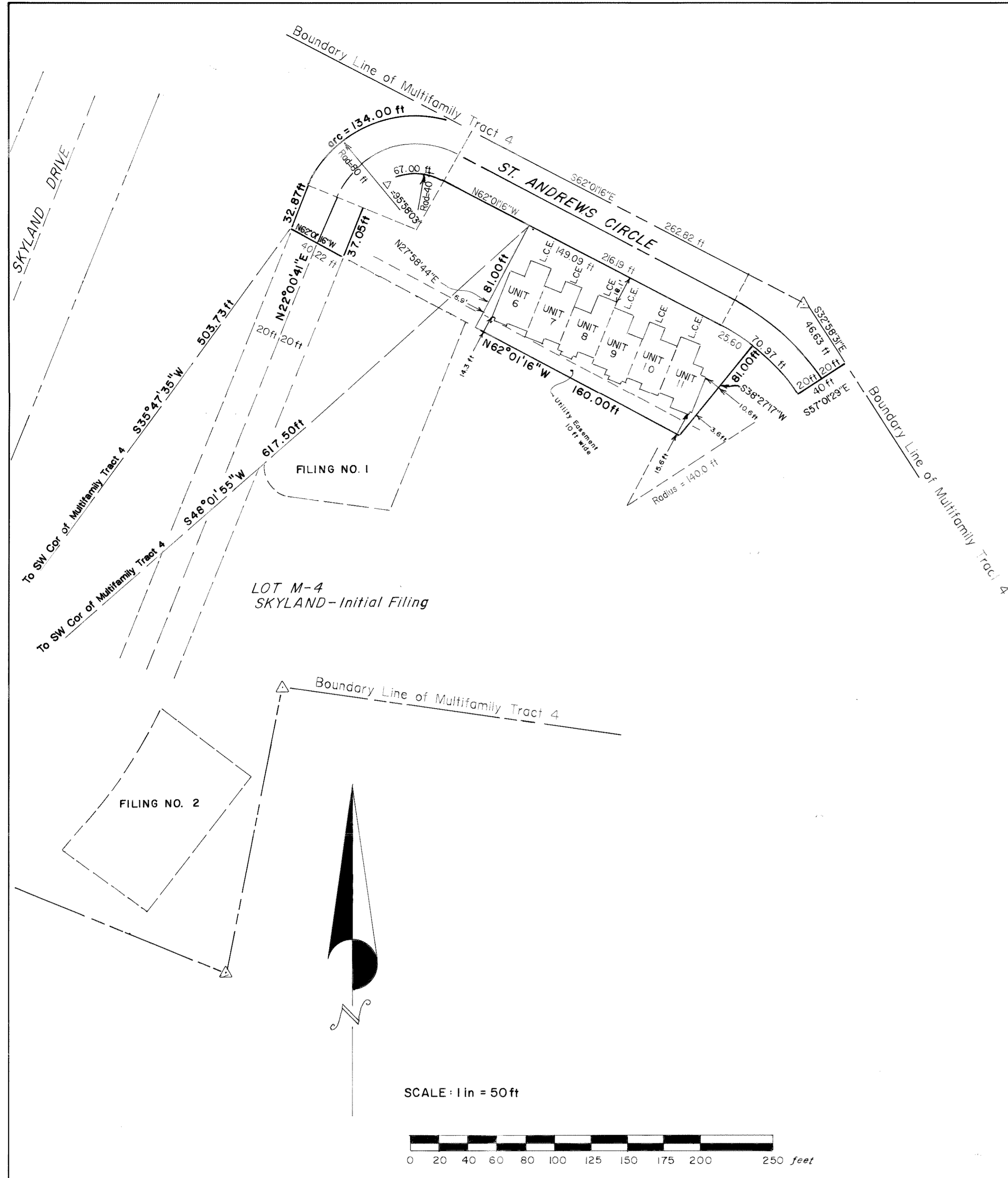


**CONDOMINIUM MAP OF
GOLF VILLAS AT SKYLAND
FILING NO. 3**



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. 3, 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 a point on the southerly right-of-way line of St. Andrews Circle from whence the Southwest Corner of Multifamily Tract 4, SKYLAND- Initial Filing bears S48°01'55\"W a distance of 617.50 feet:

THENCE along the southerly right-of-way of St. Andrews Circle S62°01'16\"E a distance of 149.09 feet to a point of curvature;

THENCE 25.60 feet along the arc of a curve to the right having a radius of 140.0 feet and a central angle of 10°28'33\" to a point on the curve;

THENCE leaving said curve, S38°27'17\"W a distance of 81.00 feet;

THENCE N62°01'16\"W a distance of 160.00 feet;

THENCE N27°58'44\"E a distance of 81.00 feet to the place of beginning; said parcel containing 0.311 Acres.

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. 3 is dedicated pursuant to the terms and conditions of the Second Supplement to Condominium Declaration for Golf Villas at Skyland in Book 155 at page 18 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 westerly right-of-way line of St. Andrews Circle (being the same point as the northernmost point on St. Andrews Circle of Golf Villas, Filing No. 1) from whence the Southwest Corner of Multifamily Tract 4, SKYLAND- Initial Filing bears S35°47'35\"W a distance of 503.73 feet:

THENCE N22°00'41\"E a distance of 32.87 feet to a point of curvature;

THENCE 134.00 feet along the arc of a curve to the right having a radius of 80.0 feet and a central angle of 95°58'03\" to a point on the northerly boundary line of said Multifamily Tract 4;

THENCE along said northerly boundary line S62°01'16\"E a distance of 262.82 feet;

THENCE along the northeasterly boundary line of said Multifamily Tract 4, S32°58'31\"E a distance of 46.63 feet;

THENCE S57°01'29\"W a distance of 40.00 feet;

THENCE 70.97 feet along the arc of a curve to the left having a radius of 140.00 feet and a central angle of 29°02'45\";

THENCE N62°01'16\"W a distance of 216.19 feet;

THENCE 67.00 feet along the arc of a curve to the left having a radius of 40.0 feet and a central angle of 95°58'03\";

THENCE S22°00'41\"W a distance of 37.05 feet;

THENCE N62°01'16\"W a distance of 40.22 feet to the place of beginning; said parcel containing 0.402 Acres.

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 27th day of October, 1994.

MULTI-FOUR, INC.,
a Colorado corporation
By: Jack D. Blanton
Jack D. Blanton, President

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

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:

- The terms, conditions, and reservations contained in the Patent of record from the United States of America.
- 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.
- 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.
- All matters set forth on the plat of Skyland - Initial Filing, bearing Reception No. 363852.
- 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.
- 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.
- Real property taxes for 1994 payable in 1995.

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 27th day of October, 1994.

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

LAND SURVEYOR'S CERTIFICATE

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. 3, 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 27th day of October, 1994.

Edgar Frederick Benner
Edgar Frederick Benner
Colorado Professional L.S. No. 9476
618 Fourth Street, Crested Butte, Colo. 81224

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. 3, such recommendation being made at a meeting of said Commission held on this 27 day of Oct, 1994.

Chairman
Chairman

BOARD OF COUNTY COMMISSIONERS APPROVAL

The within Condominium Map of Golf Villas at Skyland Filing No. 3 is approved this 1 day of Nov, 1994.

ATTEST:

Joanne M. Reitzel
Joanne M. Reitzel

Chairman
Chairman

 **MAROON SURVEYING COMPANY**
CRESTED BUTTE, COLORADO

STATE OF COLORADO)
) ss.
County of Gunnison)

The foregoing was acknowledged before me this 27th day of October, 1994, 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: August 29, 1998

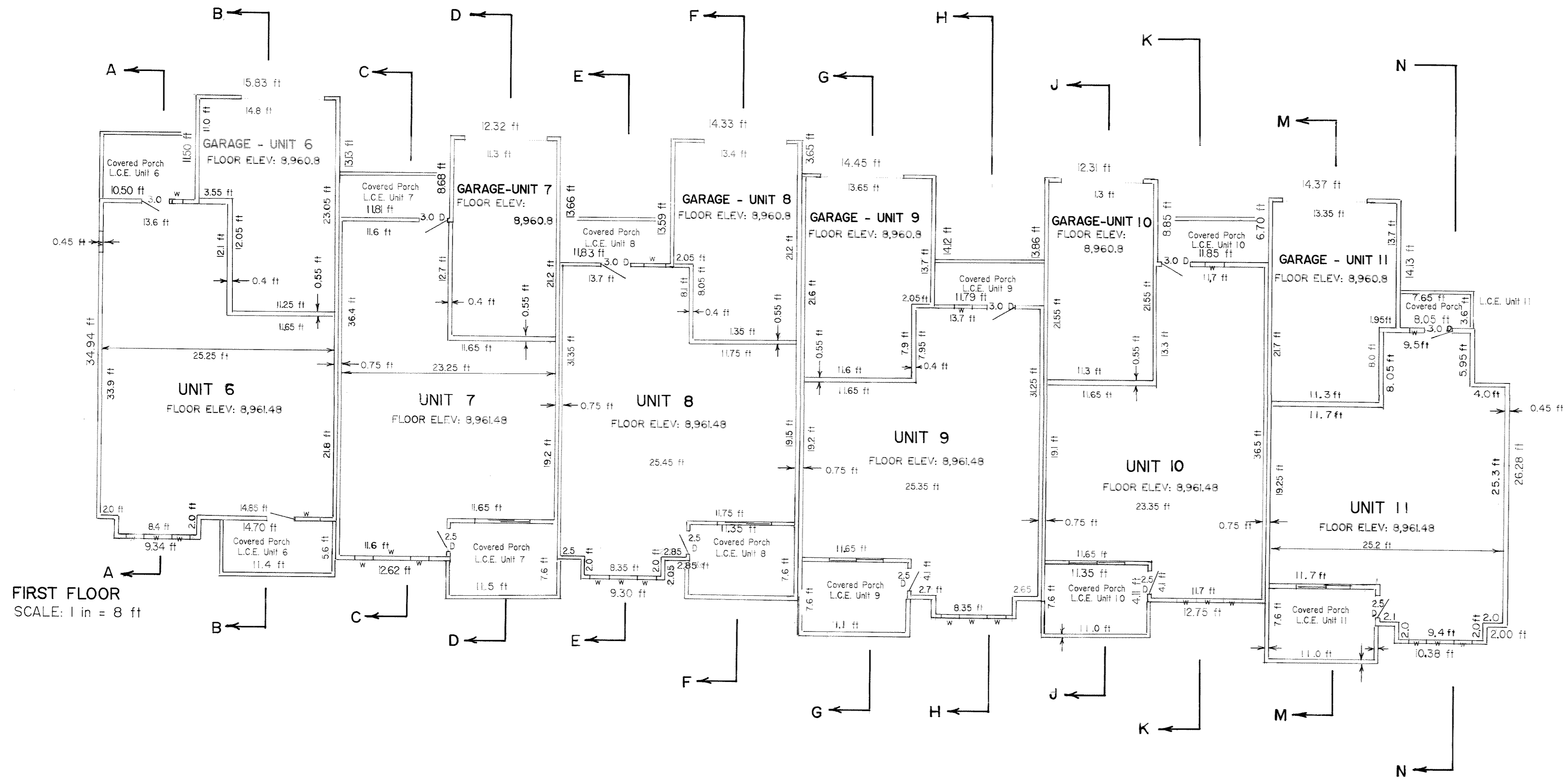


Notary Public
Notary Public

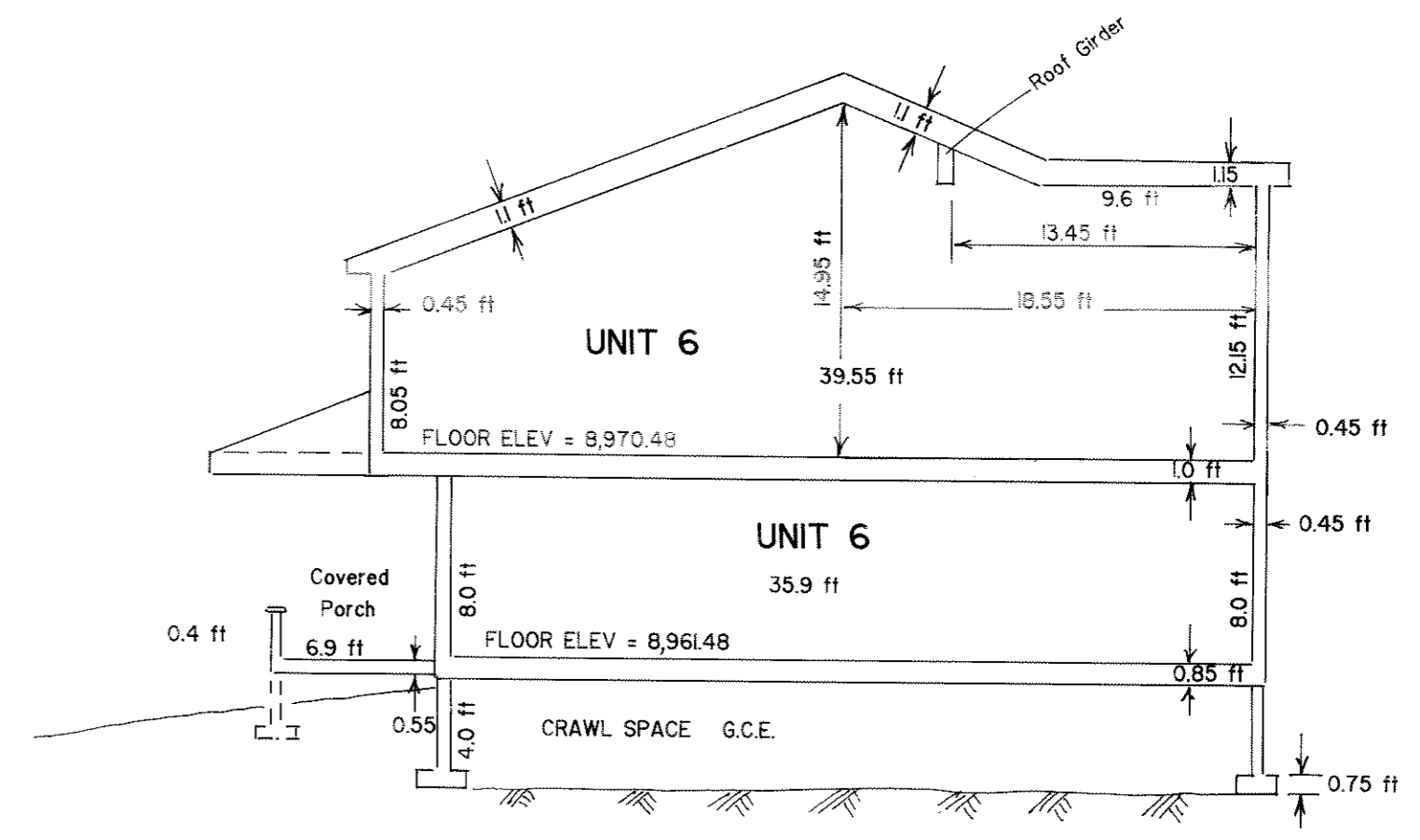
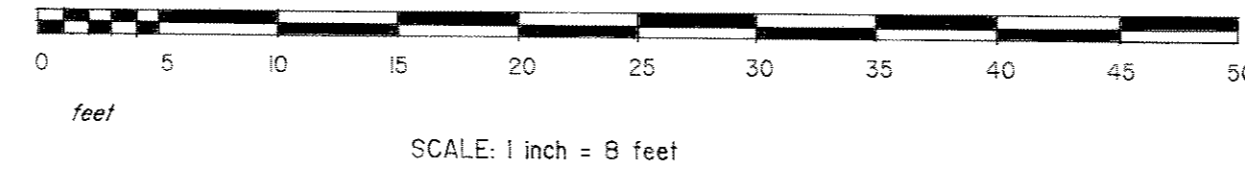
GUNNISON COUNTY CLERK AND RECORDER'S ACCEPTANCE

This Condominium Map was accepted for filing in the office of the Clerk and Recorder of Gunnison County, Colorado on this 1st day of November, 1994, time 4:15 o'clock P.M. Reception No. 455818.

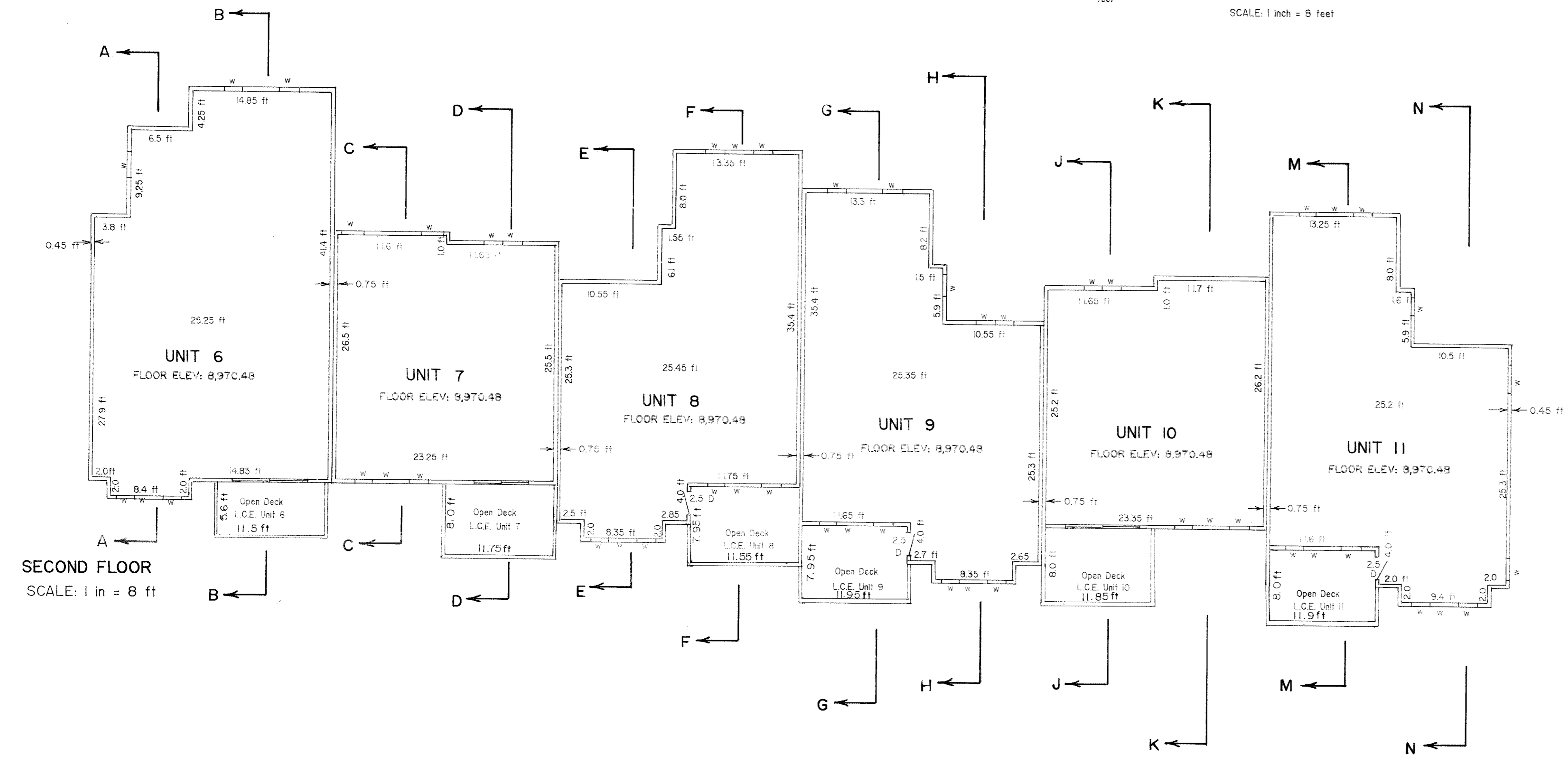
Joanne M. Reitzel
Joanne M. Reitzel
Gunnison County Clerk



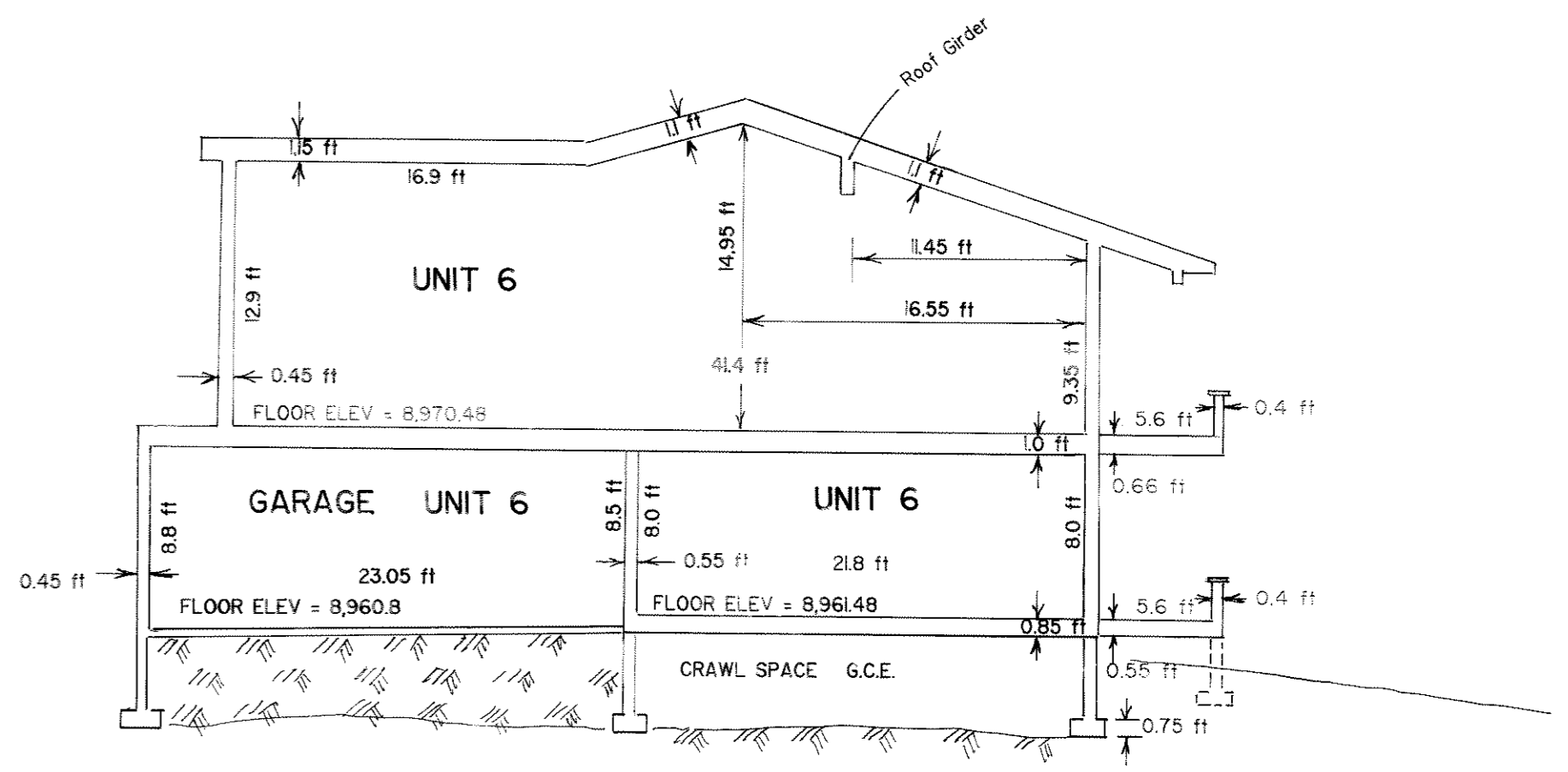
FIRST FLOOR
SCALE: 1 in = 8 ft



SECTION A



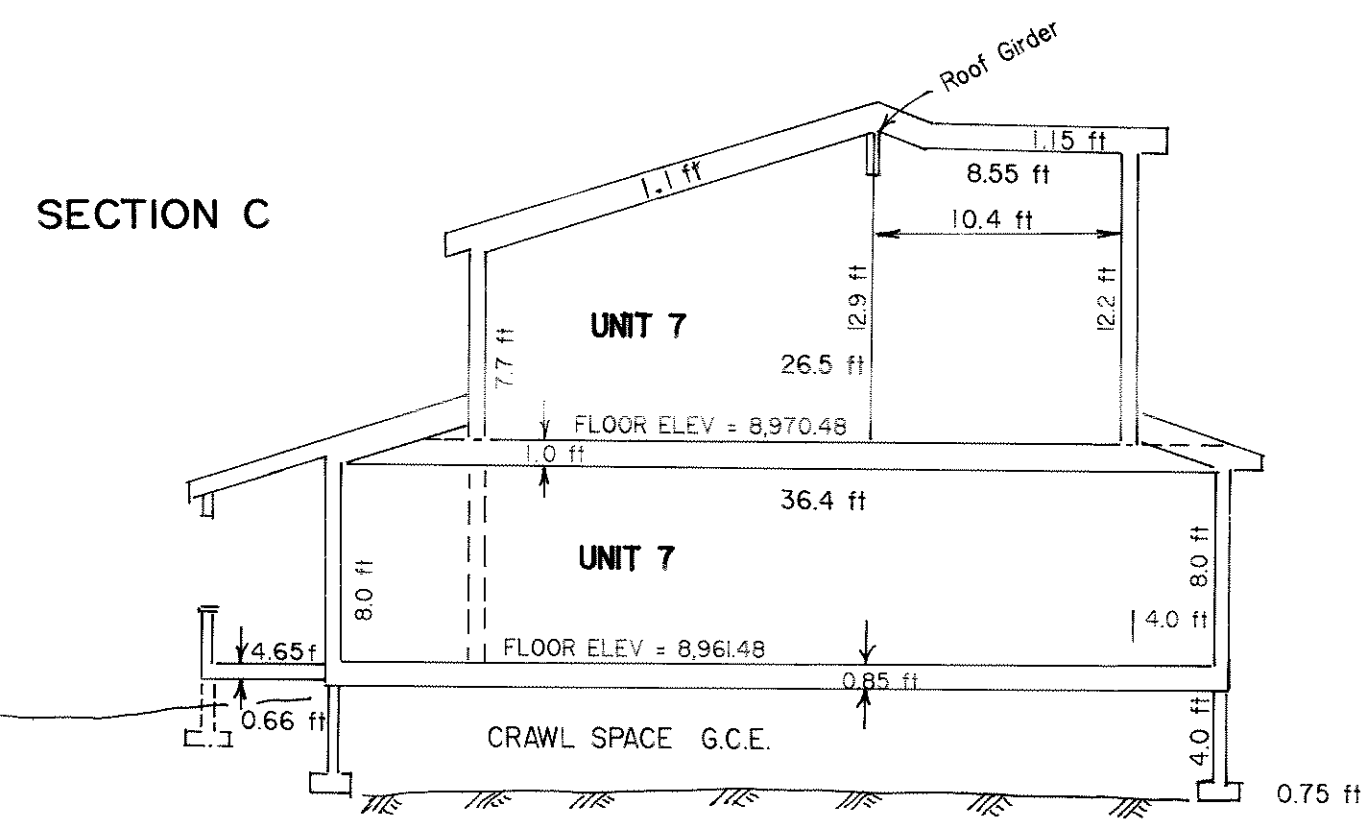
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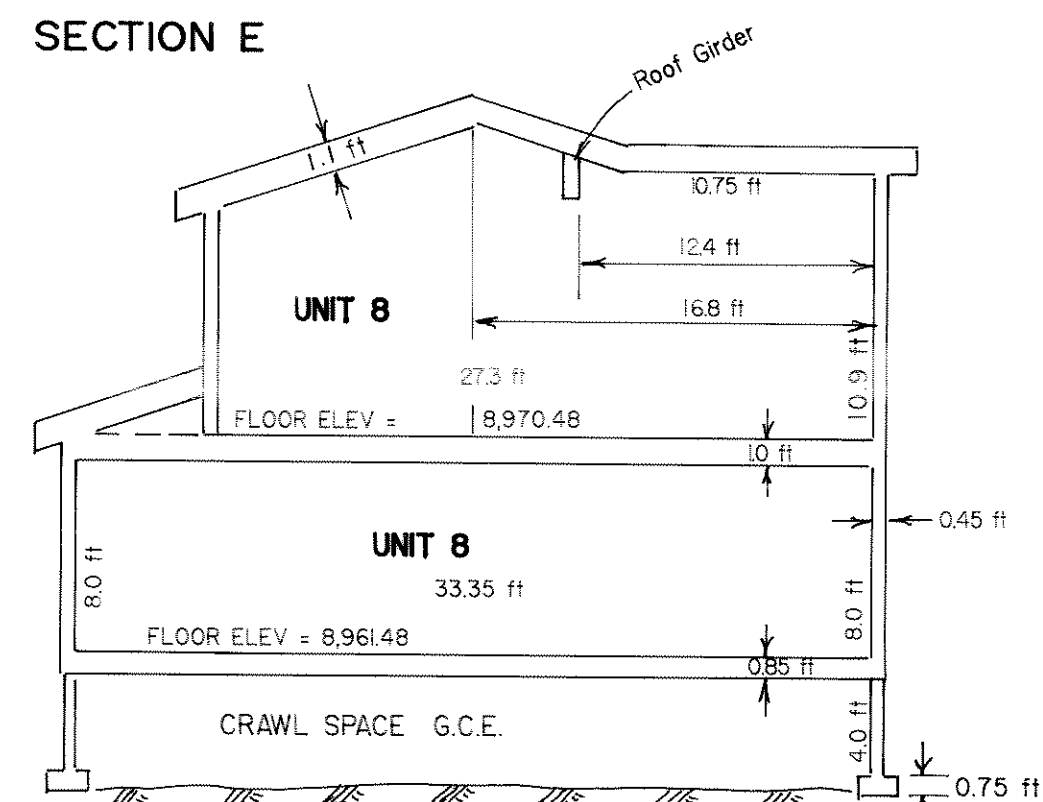
SECTION B

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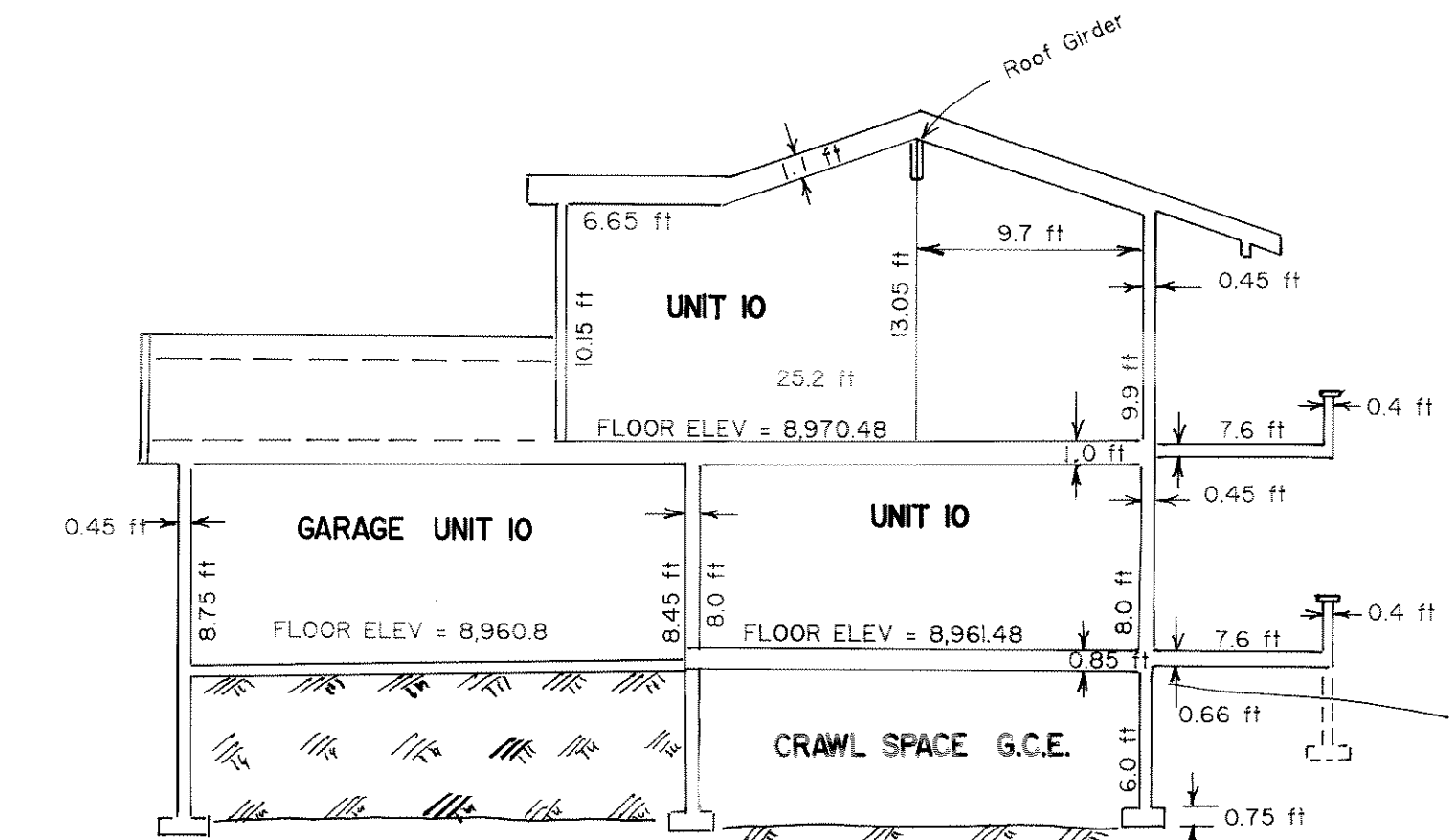
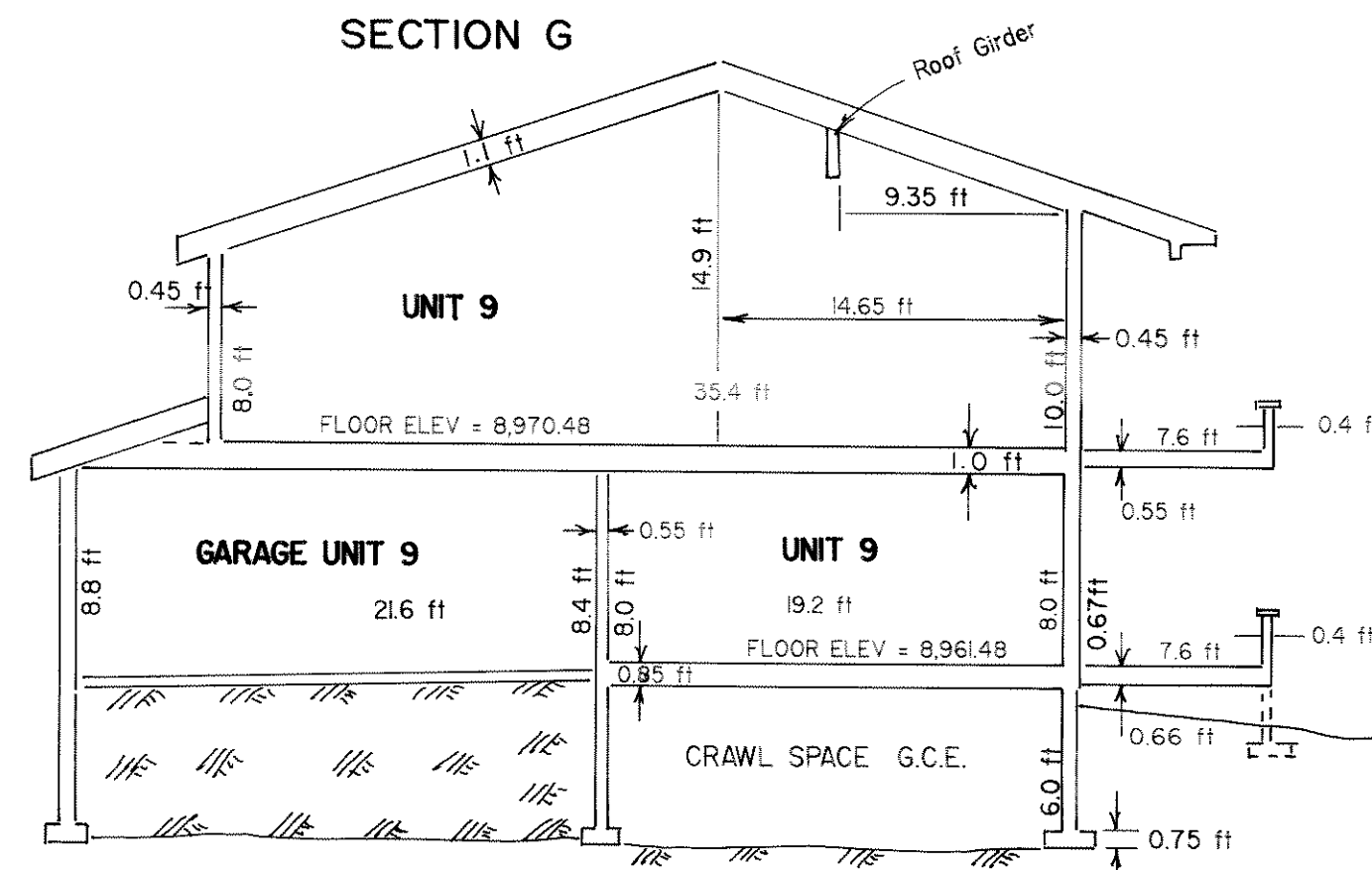
SECTION C



SECTION E

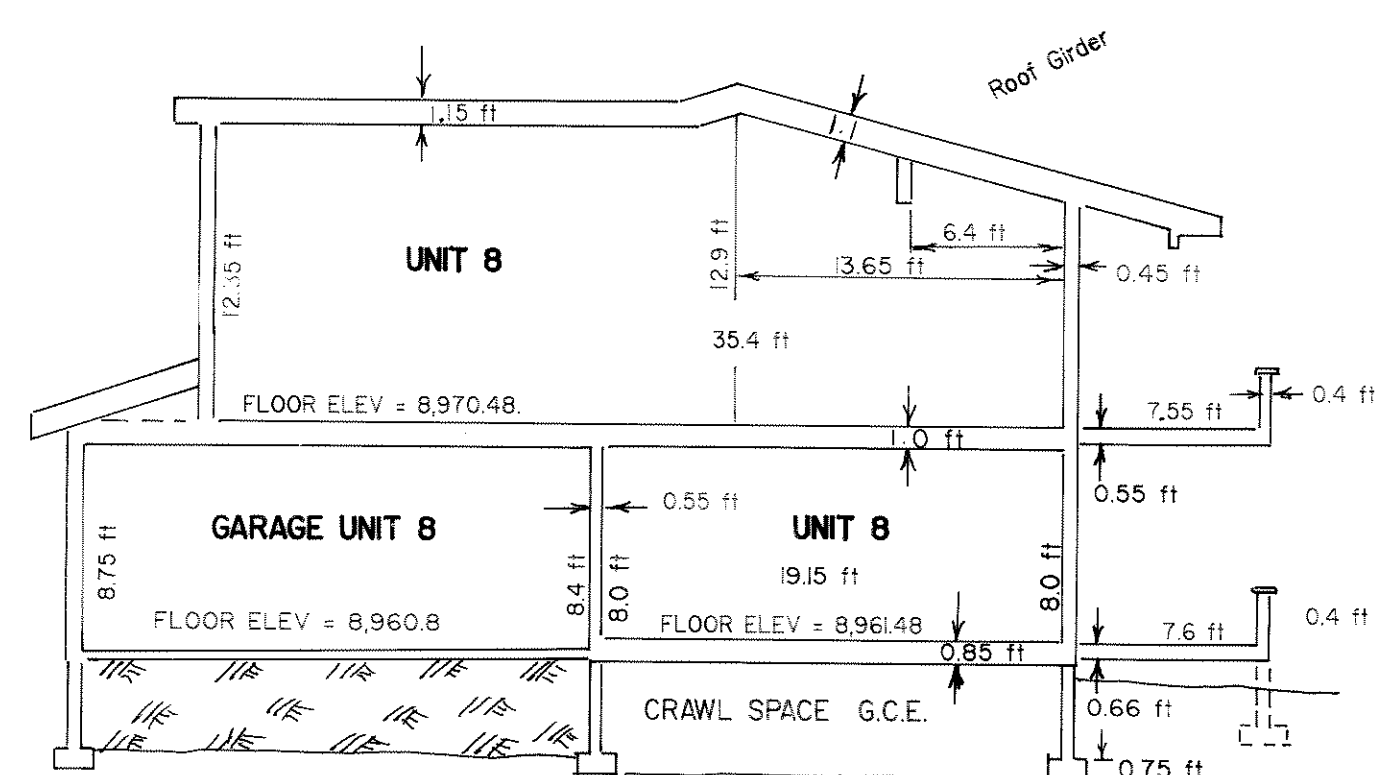
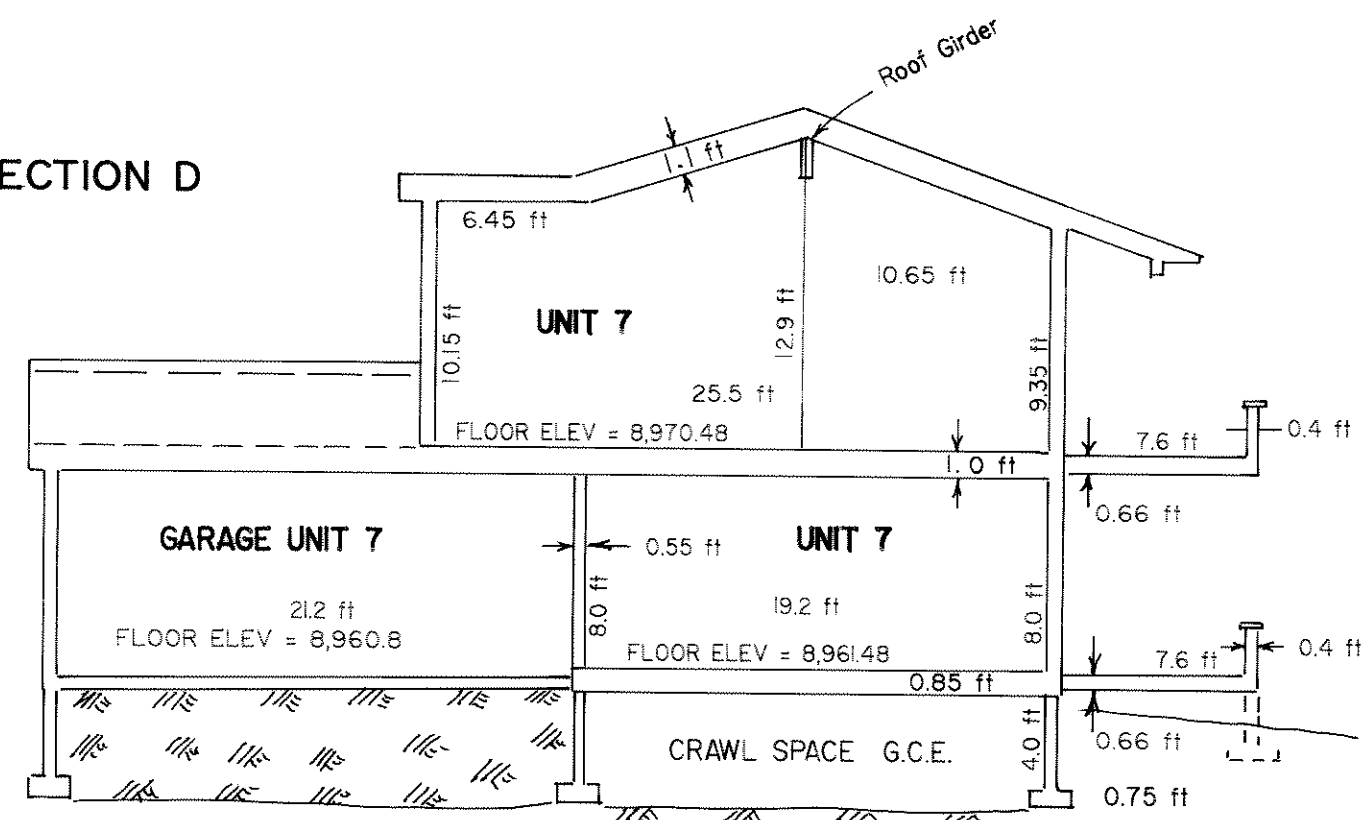


SECTION G



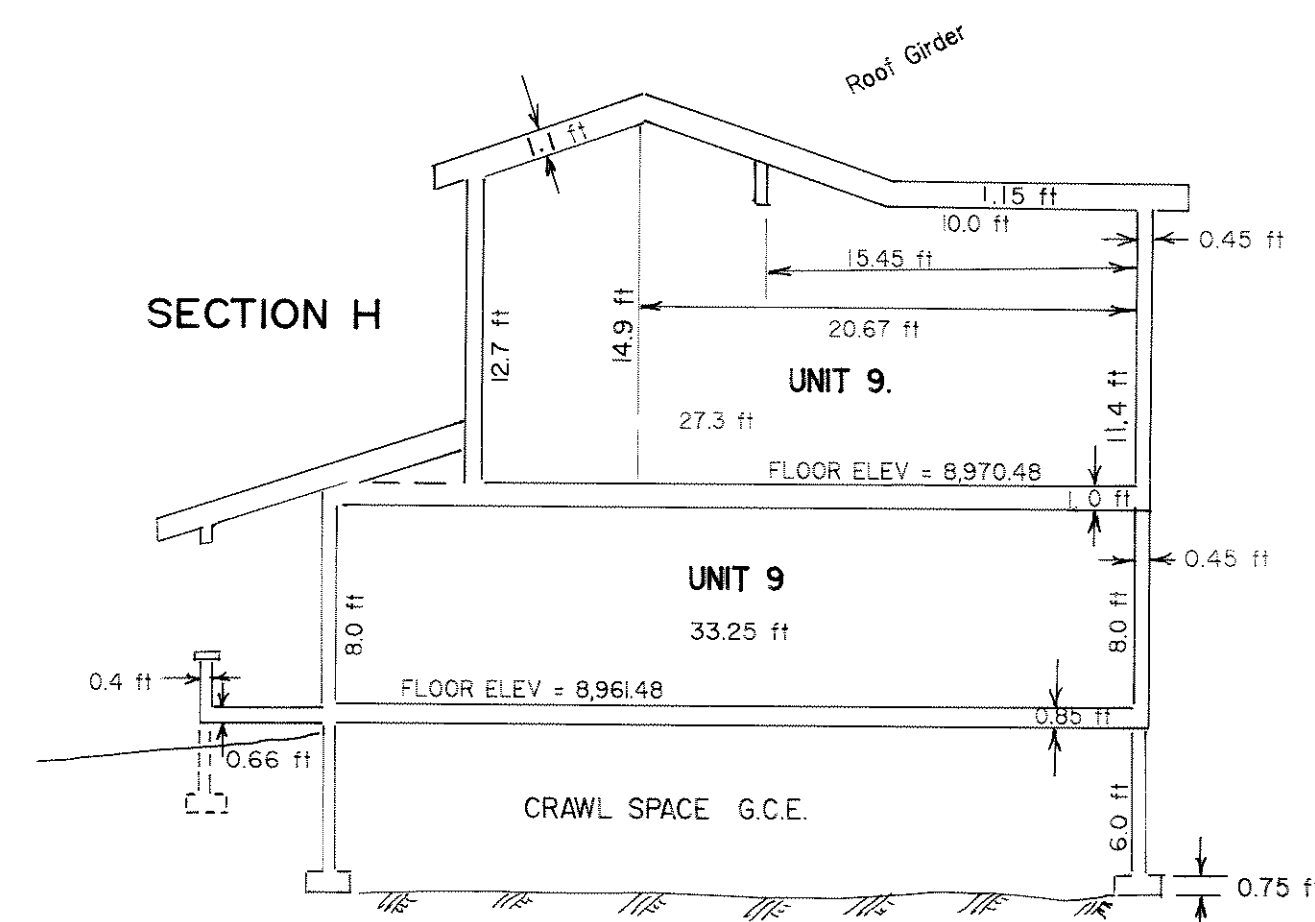
SECTION J

SECTION D

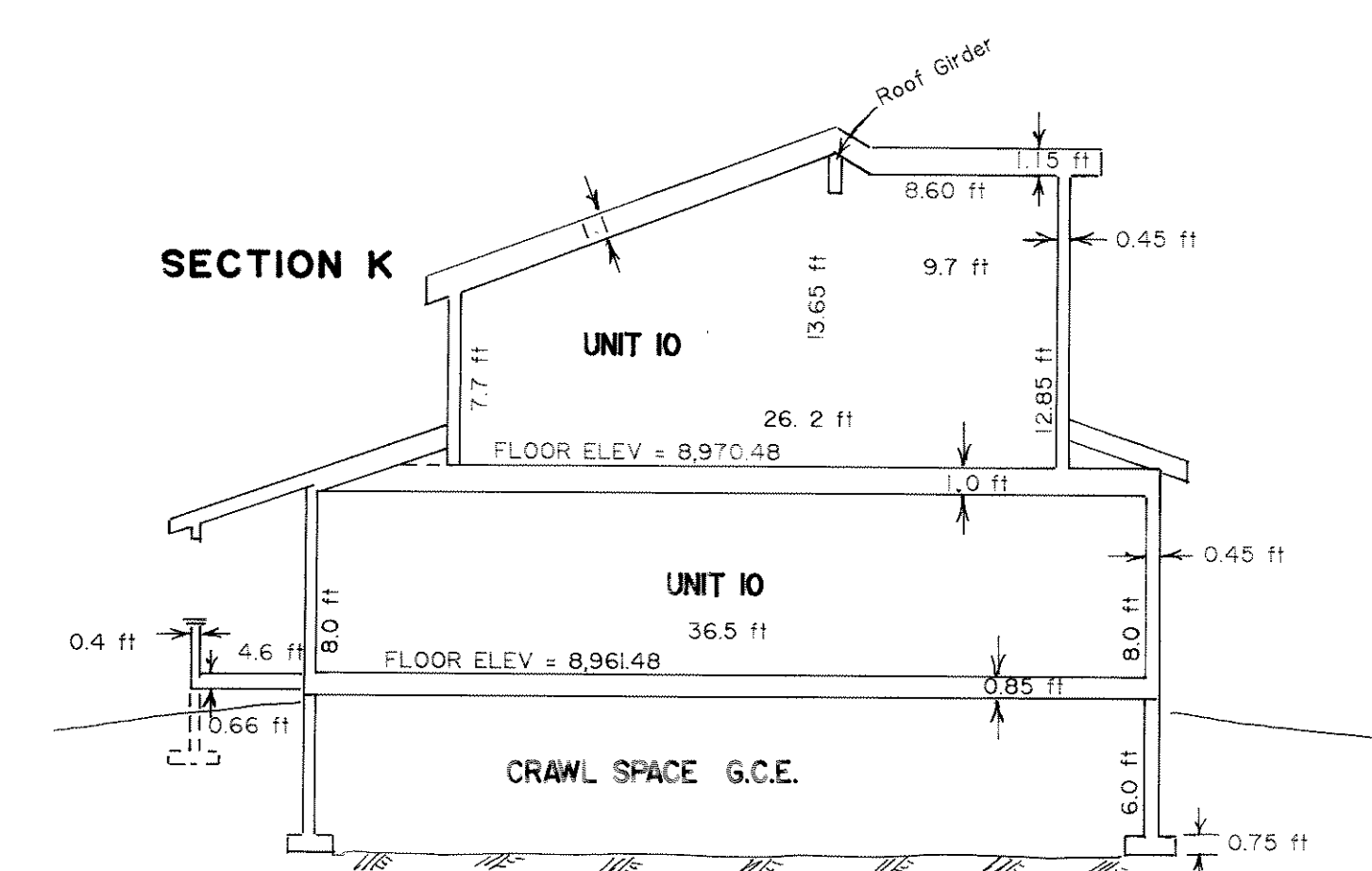


SECTION F

SECTION H

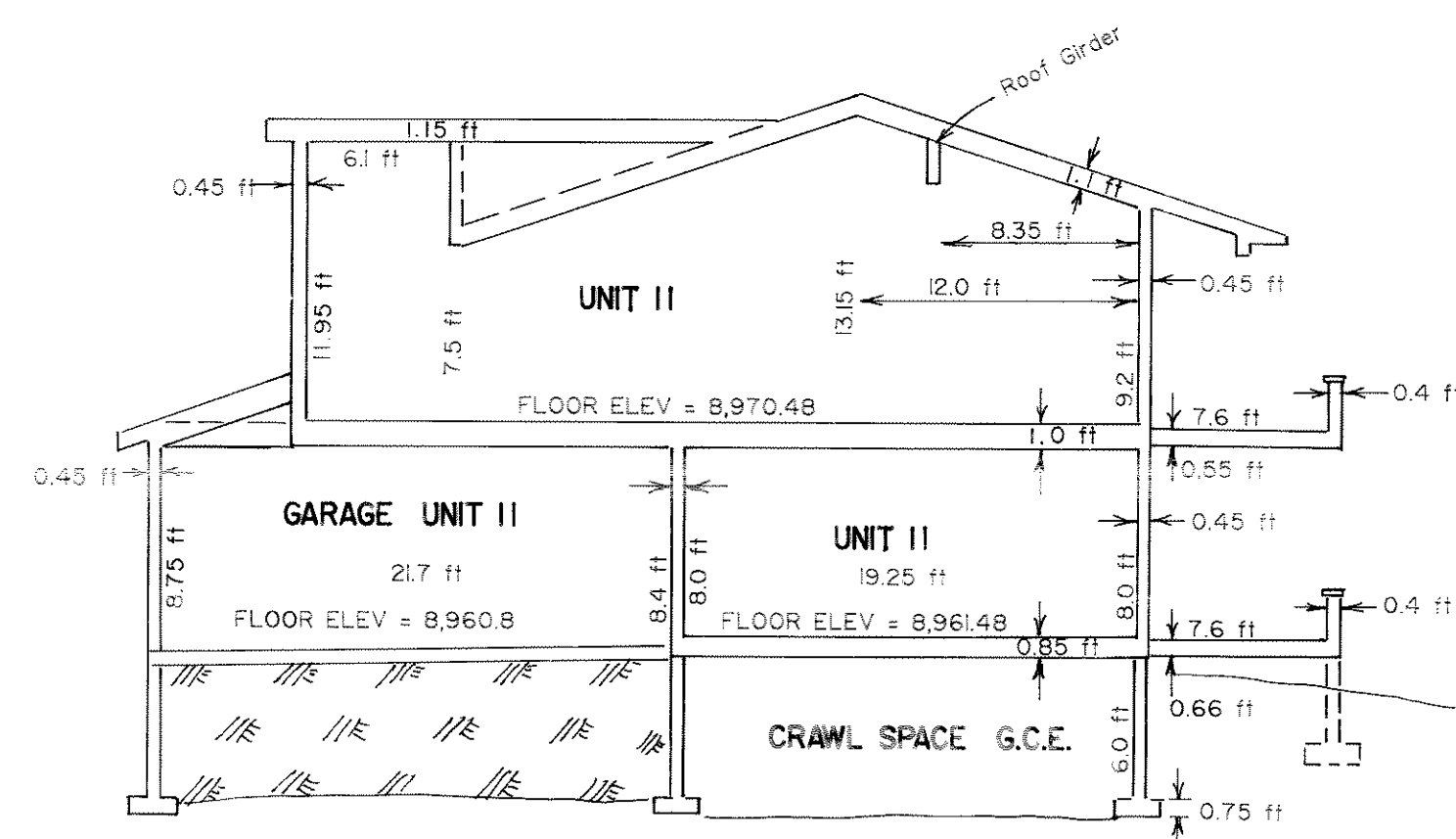
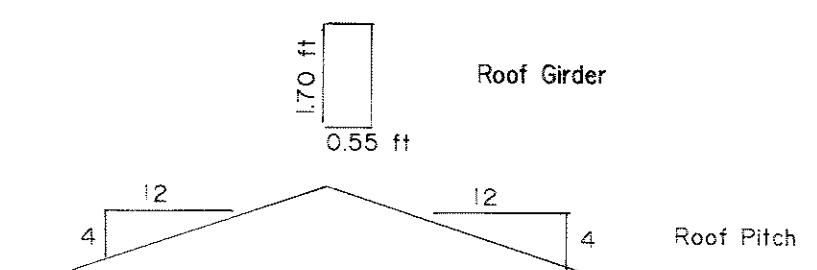


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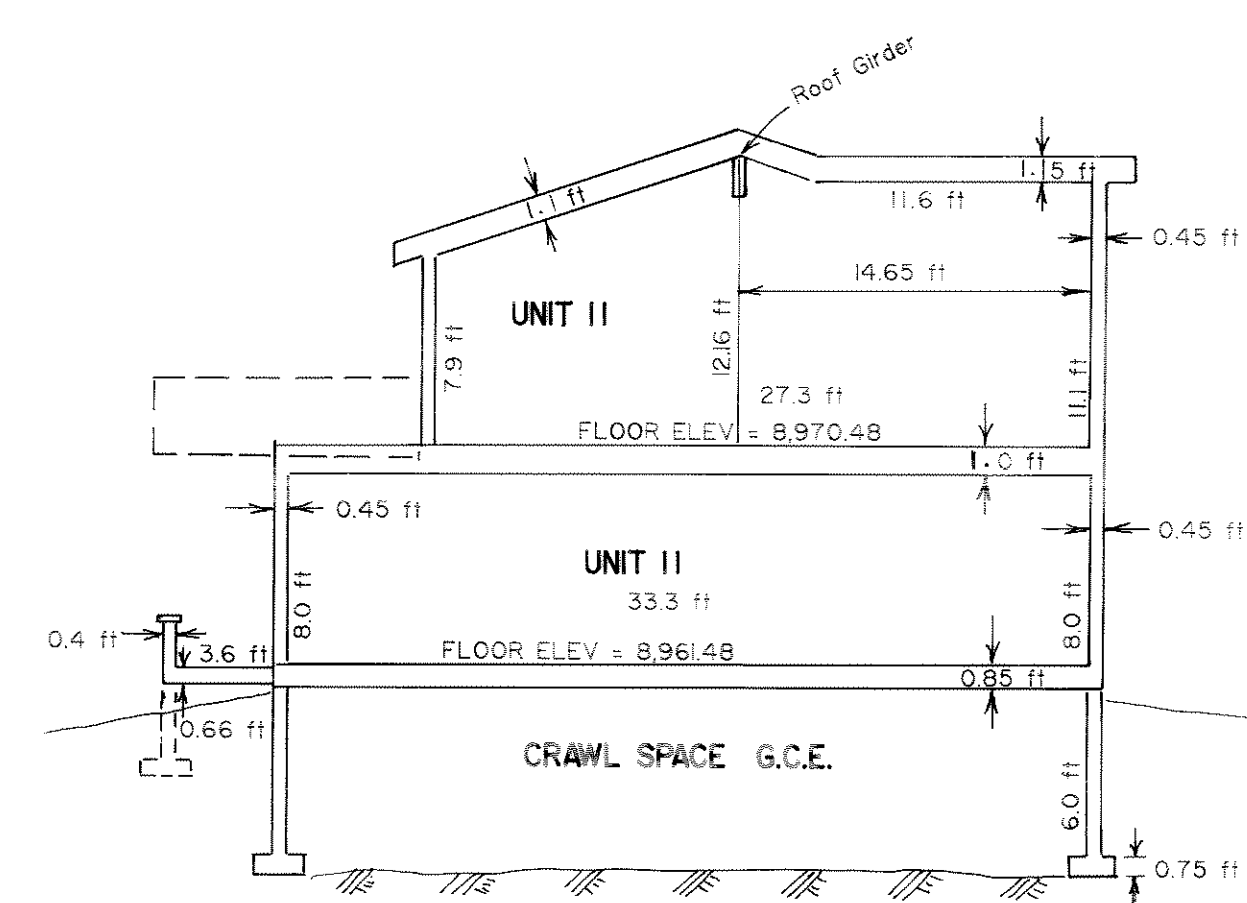


LEGEND

- G.C.E. means General Common Element
- L.C.E. or LCE means Limited Common Element
- Exterior Door with size (3.0 D or 2.5 D)
- Window
- Triple Window
- Sliding Glass Door



SECTION M



SECTION N