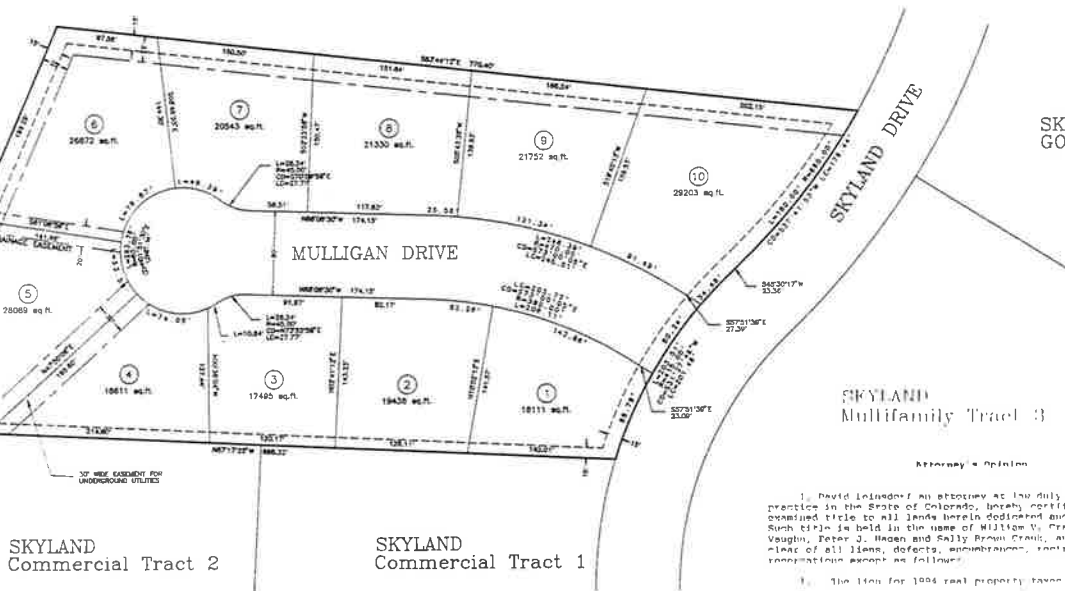


SKYLAND GOLF COURSE

SKYLAND GOLF COURSE



SKYLAND Multifamily Tract 3

Attorney's Opinion

1. David Schneider, an attorney at law duly licensed to practice in the State of Colorado, hereby certifies that he has examined title to all lands herein designated and subdivided. Such title is held in the name of William V. Crank, Dennis H. Vaughn, Peter J. Hogan and Sally Brown Crank, and he has not found of all liens, defects, encumbrances, restrictions and reservations except as follows:
2. The lien for 1994 real property taxes and assessments;
3. U.S. Patent restrictions;
4. Easements, restrictions and provisions on the Plat of Initial Filing bearing Reception No. 363852;
5. Provisions contained in Book 1, Page 1332.

This opinion does not address mortgages, debts of trust or other 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 14th day of FEBRUARY 1994

David Schneider
 David Schneider, Esq.
 307 North Main Street
 Gunnison, Colorado 81230

By: William V. Crank, Dennis H. Vaughn, Peter J. Hogan and Sally Brown Crank, being the owners of Multi-Family Tract 2, Skyland, Initial Filing, according to the Plat thereof recorded on March 17, 1993 bearing Reception No. 363852 in the office of the Gunnison County Clerk and Recorder, County of Gunnison, State of Colorado under the name of REPLAT OF MULTI-FAMILY TRACT 2, certain initial filings, have laid out, registered and re-subdivided the same as shown on this plat and do hereby dedicate to the public the right of way, easements, alleys, roads and utility easements shown hereon and hereby dedicate those portions of the 1/2 section 36 of section 26 to the installation and maintenance of public utilities as shown hereon.

I, the undersigned, William V. Crank, individually and as attorney in fact for Dennis H. Vaughn, Peter J. Hogan and Sally Brown Crank, do hereby certify that the above is a true and correct copy of the original as filed in the office of the Gunnison County Clerk and Recorder on this 14th day of February, 1994.

William V. Crank
 William V. Crank, individually and as attorney in fact for Dennis H. Vaughn, Peter J. Hogan and Sally Brown Crank.

REPLAT OF MULTI-FAMILY TRACT 2, SKYLAND, INITIAL FILING, according to the Plat thereof recorded on March 17, 1993 bearing Reception No. 363852 in the office of the Gunnison County Clerk and Recorder, County of Gunnison, State of Colorado under the name of REPLAT OF MULTI-FAMILY TRACT 2, certain initial filings, have laid out, registered and re-subdivided the same as shown on this plat and do hereby dedicate to the public the right of way, easements, alleys, roads and utility easements shown hereon and hereby dedicate those portions of the 1/2 section 36 of section 26 to the installation and maintenance of public utilities as shown hereon.

David Schneider
 David Schneider

Gunnison County Planning Commission Approval

The Planning Commission of Gunnison County, Colorado, hereby approves the replat of this property, with corresponding being made of a section 1/2 and 1/2 contained held on the 23rd day of February, 1994.

David Schneider
 David Schneider

Board of County Commissioners Approval

The Board of County Commissioners of Gunnison County, Colorado, hereby approves the replat of this property, with corresponding being made of a section 1/2 and 1/2 contained held on the 23rd day of February, 1994.

David Schneider
 David Schneider



David Schneider
 David Schneider

David Schneider
 David Schneider

David Schneider
 David Schneider

1/31/1994 - ADDED STREET NAME AND CORRECTED ADDRESS NAMES
 C:\DRAWINGS\94092.DWG

REPLAT OF MULTI-FAMILY TRACT 2, SKYLAND, INITIAL FILING	
GUNNISON COUNTY, COLORADO	
PREPARATION DATE: 1/31/1994	LATEST REVISION NO./DATE:
FUREY ENGINEERING, INC. 307 NORTH MAIN STREET GUNNISON, CO 81230 202-641-2245	
SHEET 1 OF 1	

- LEGEND
- Lot number inside circle symbol
 - Property line - solid property
 - Easement line - per Skyland plat recorded under reception 363852 - November 17, 1991
 - Easement line as noted herein
 - Building setback line



SCALE 1" = 80'