

**CONDOMINIUM MAP
OF
MOUNTAIN EDGE CONDOMINIUMS
PHASE I, BUILDING A**

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT ASPEN ACCOMMODATIONS, INC., A COLORADO CORPORATION, BEING THE OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY, HEREBY DECLARES AND EXECUTES THIS CONDOMINIUM MAP OF MOUNTAIN EDGE CONDOMINIUMS-PHASE I, BUILDING A, TOWN OF MT. CRESTED BUTTE, COUNTY OF GUNNISON, STATE OF COLORADO AS FOLLOWS:

1. DESCRIPTION: THE PROPERTY DESCRIPTION OF THE REAL PROPERTY LAID OUT AND PLATTED AS MOUNTAIN EDGE CONDOMINIUMS, PHASE I, BUILDING A IS:

A TRACT OF LAND BEING A PORTION OF LODGE SITE 19, LODGE SITES AREA, TOWN OF MT. CRESTED BUTTE, COUNTY OF GUNNISON, STATE OF COLORADO, LYING EASTERLY OF GOTHIC COUNTY ROAD, NORTHERLY OF CASTLE ROAD AND WESTERLY OF HUNTER HILL ROAD, LODGE SITE NINETEEN BEING PLATTED AND RECORDED ON A DOCUMENT TITLED "PLAT OF THE LODGE SITES AREA" IN THE RECORDS OF THE GUNNISON COUNTY CLERK AND RECORDER BEARING RECEPTION NO. 256818, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT CORNER NO. 1, A POINT ON THE RIGHT-OF-WAY LINE OF GOTHIC COUNTY ROAD FROM WHENCE THE CENTER OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 86 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARS S70°02'51"W A DISTANCE OF 1039.34 FEET (A BRASS CAP MARKED "MERRICK & CO. 2472 1973 CEN. SEC 26"); THENCE S74°34'20"E A DISTANCE OF 100.72 FEET; THENCE S52°25'05"E A DISTANCE OF 89.75 FEET; THENCE S34°31'38"W A DISTANCE OF 90.99 FEET; THENCE S29°36'15"W A DISTANCE OF 72.00 FEET TO A POINT ON THE RIGHT-OF-WAY LINE OF CASTLE ROAD; THENCE ALONG CASTLE ROAD, 32.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 86.00 FT. AND A CHORD WHICH BEARS N71°08'55"W, 32.08 FEET; THENCE N81°53'45"W A DISTANCE OF 27.00 FEET; THENCE CONTINUING ALONG CASTLE ROAD 45.82 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 33.00 FT. AND A CHORD WHICH BEARS N42°07'W, 42.23 FEET; THENCE CONTINUING ALONG CASTLE ROAD 71.14 FT. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 79.00 FT. AND A CHORD WHICH BEARS N12°40'56"W, 68.76 FEET; THENCE 36.00 FT. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 92.00 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 0.65 ACRES, MORE OR LESS; ALL BEARINGS BEING REFERRED TO TRUE NORTH AS DETERMINED BY SOLAR OBSERVATION, AND TO THE MONUMENTED NORTH BOUNDARY LINE OF CHALET VILLAGE ADDITION NO. 3 (SAME AS SOUTH BOUNDARY LINE OF LODGE SITE 19).

2. THE REAL PROPERTY LAID OUT AS MOUNTAIN EDGE CONDOMINIUMS, PHASE I, BUILDING A, TOWN OF MT. CRESTED BUTTE, GUNNISON COUNTY, COLORADO, IS PLATTED AND DEDICATED PURSUANT TO THE TERMS AND CONDITIONS OF THE CONDOMINIUM DECLARATION FOR MOUNTAIN EDGE CONDOMINIUMS, PHASE I, BUILDING A, DATED AUGUST 5th 1981, AND RECORDED August 24, 1981 IN BOOK 570 AT PAGE 566 OF THE RECORDS OF GUNNISON COUNTY, COLORADO.

IN WITNESS WHEREOF, ROBERT P. MORRIS, AS PRESIDENT OF ASPEN ACCOMMODATIONS, INC., HAS EXECUTED THIS DEDICATION THIS 7th DAY OF AUGUST 1981.

ASPEN ACCOMMODATIONS, INC.
A COLORADO CORPORATION
BY Robert P. Morris
ROBERT P. MORRIS, PRESIDENT

ACKNOWLEDGEMENT

STATE OF COLORADO }
COUNTY OF GUNNISON } SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF August A.D. 1981, BY ROBERT P. MORRIS, AS PRESIDENT OF ASPEN ACCOMMODATIONS, INC., A COLORADO CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF AUGUST A.D. 1981. MY COMMISSION EXPIRES MAY 17 1983.

Nancy J. Powell
NOTARY PUBLIC

ATTORNEY'S OPINION

I, L. RICHARD BRATTON, BEING AN ATTORNEY-AT-LAW FULLY LICENSED TO PRACTICE BEFORE COURTS OF RECORD IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE REAL PROPERTY HEREBY DEDICATED AND SHOWN UPON THIS MAP AND THAT TITLE TO SUCH REAL PROPERTY IS VESTED IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

DEED OF TRUST FROM ASPEN ACCOMMODATIONS, INC. TO THE PUBLIC TRUSTEE OF GUNNISON COUNTY, COLORADO, FOR THE USE OF E. V. CHILSON AND COMPANY, RECORDED IN BOOK 560 AT PAGE 975, ASSIGNED TO UNITED BANK OF DENVER IN BOOK 562 AT PAGE 282; RESTRICTIONS AS CONTAINED IN INSTRUMENT RECORDED IN BOOK 367 AT PAGE 418; RESTRICTIONS AS CONTAINED IN INSTRUMENT RECORDED IN BOOK 458 AT PAGE 47; RIGHT-OF-WAY TO CRESTED BUTTE WATER AND SANITATION DISTRICT FOR SEWER LINE AS GRANTED BY INSTRUMENT RECORDED MARCH 12, 1965, IN BOOK 371 AT PAGE 444.

DATED THIS 13th DAY OF August, A.D. 1981.

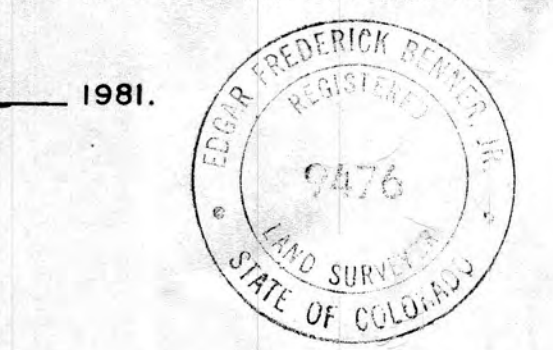
L. Richard Bratton
L. RICHARD BRATTON
ATTORNEY-AT-LAW
SUPREME COURT REGISTRATION NO. 1491

LAND SURVEYOR'S CERTIFICATE

I, EDGAR FREDERICK BENNER, JR., BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP OF MOUNTAIN EDGE CONDOMINIUMS, PHASE I, BUILDING A, MADE BY ME, FULLY AND ACCURATELY DEPICTS THE LAYOUT, MEASUREMENTS AND LOCATION OF ALL IMPROVEMENTS ON THE REAL PROPERTY DESCRIBED HEREON UNDER DEDICATION, AND FULLY AND ACCURATELY DEPICTS THE CONDOMINIUM UNIT DESIGNATIONS, THE DIMENSIONS OF SUCH UNITS AND THE ELEVATIONS OF THE FINISHED FLOORS. I FURTHER CERTIFY THAT THE IMPROVEMENTS AS CONSTRUCTED ON SAID PROPERTY CONFORM SUBSTANTIALLY TO THIS MAP.

DATED THIS thirty-first DAY OF July 1981.

Edgar Frederick Benner, Jr.
EDGAR FREDERICK BENNER, JR.
COLO. REG. LAND SURVEYOR #9476



THIS MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF GUNNISON COUNTY, COLORADO AT 4:30 P.M. ON THE 24th DAY OF August 1981. RECEPTION NO. 361770. Joan M. Keitig

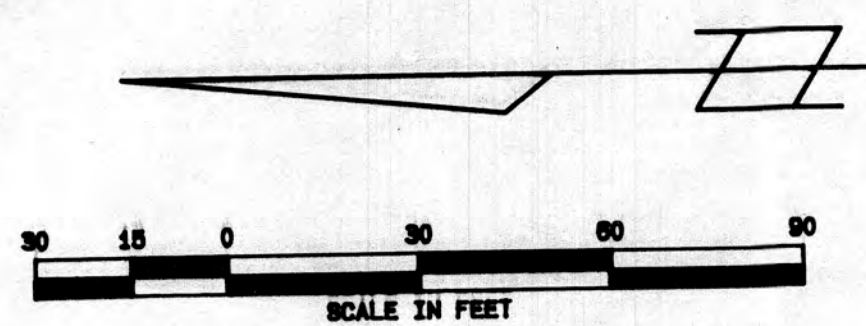
APPROVAL BY MT. CRESTED BUTTE TOWN COUNCIL

THIS MAP OF MOUNTAIN EDGE CONDOMINIUMS PHASE I, BUILDING A, IS APPROVED FOR FILING THIS 18th DAY OF August A.D. 1981.

TOWN COUNCIL MT. CRESTED BUTTE, COLORADO
BY Paul J. Bussanale
MAYOR

ATTEST: Virginia Hammett
TOWN CLERK





ATTORNEY'S OPINION

I, David M. Barton, being an attorney at law fully licensed to practice before Courts of record in the State of Colorado, do hereby certify that I have examined the title to the real property hereby dedicated and shown upon this First Supplement to Condominium Map and that title to such real property is vested in the Dedicator free and clear of all liens, taxes and encumbrances, except as follows:

The reservations contained in the United States Patent of record; Sewer line right of way granted to the Crested Butte Water and Sanitation District in instrument recorded in Book 371 at Page 444; Easements, rights of way and restrictions as set forth on the recorded plats of the Lodge Sites Area recorded at Reception No. 266818 and 365432; Restrictions as contained in the Amended Protective Covenants for the Lodge Sites Area recorded in Book 458 at Page 47; General taxes for the year 1993 due and payable in 1994; and any taxes, fees, assessments or charges by reason of the inclusion of the subject property within the Town of Mt. Crested Butte Special Improvement District pursuant to Ordinance No. 5, Series 1981, Notice of which was recorded June 4, 1981 in Book 567 at Page 78.

Dated this 23rd day of December, 1993.

David M. Barton
David M. Barton
Attorney at Law
Supreme Court Registration #13139

DEDICATION

Know All Men By These Presents: That Mountain Edge Condominium Association, a Colorado non-profit corporation, being the owner of the following described real property, hereby declares and executes this First Supplement to Condominium Map of Mountain Edge Condominiums Phase I, Building A, Town of Mt. Crested Butte, County of Gunnison, State of Colorado as follows:

1. **Description:** The legal description of the real property laid out and platted pursuant to this First Supplement to Condominium Map of Mountain Edge Condominiums, Phase I, Building A is:

A tract of land within the NE 1/4 of Section 26, Township 13 South, Range 86 West, Sixth Principal Meridian, said tract also being within Lodge Site 19, Town of Mt. Crested Butte, Gunnison County, Colorado, Lodge Site 19 being originally described on a plat "LODGE SITES AREA" filed for record in Gunnison County on October of 1963 bearing Reception Number 266818, said Lodge Site 19 being more exactly described and located on a plat "AFFIDAVIT OF CORRECTION OF LODGE SITES AREA" as filed for record in Gunnison County on February 16, 1982, bearing Reception Number 365432; said tract being more particularly described as follows:

Commencing at the Southeast corner of said Lodge Site 19; thence along the arc of a curve to the RIGHT a distance of 125.91 feet said curve having a radius of 235.28 feet and a long chord of North 04°10'18" West 125.38 feet along the easterly boundary of said Lodge Site 19; thence North 11°16'52" East 98.55 feet along said easterly boundary; thence along the arc of a curve to the LEFT a distance of 135.09 feet said curve having a radius of 104.97 feet and a long chord of North 25°35'10" West 125.96 feet along said easterly boundary; thence North 62°27'15" West 65.99 feet along the northerly boundary of said Lodge Site 19; to the POINT OF BEGINNING for the herein described tract; thence the following courses around said tract:

1. North 62°27'15" West 82.01 feet along the northerly boundary of said Lodge Site 19;
2. Along the arc of a curve to the LEFT a distance of 82.25 feet said curve having a radius of 53.00 feet and a long chord of South 73°05'32" West 74.24 feet along the westerly boundary of said Lodge Site 19;
3. South 28°38'02" West 119.37 feet along said westerly boundary;
4. South 74°34'20" East 100.72 feet along the northerly boundary of Mt. Edge Condominiums, Phase I, Building A as platted and recorded on August 24, 1981 and bearing Reception No. 361770 in the records of Gunnison County;
5. South 52°25'05" East 36.38 feet along said northerly boundary of Mt. Edge Condominiums;
6. North 28°38'02" East 156.57 feet to the POINT OF BEGINNING of the herein described tract.

This tract contains 0.48 acres more or less.

The basis of bearings and dimensional information used herein to define Lodge Site 19 is taken from the plat "AFFIDAVIT OF CORRECTION OF LODGE SITES AREA" as filed for record in Gunnison County of February 16, 1982, bearing Reception Number 365432.

2. **Condominium Declaration:** Said real property laid out pursuant to this First Supplement to Condominium Map is platted and dedicated as an additional general common element, pursuant to the terms and conditions of the Condominium Declaration for Mountain Edge Condominiums, Phase I, Building A, dated August 5, 1981 and recorded August 24, 1981 in Book 570 at Page 566 of the records of Gunnison County, Colorado.

IN WITNESS WHEREOF, John Marks, as President of Mountain Edge Condominium Association, a Colorado non-profit corporation, has executed this Dedication this 23rd day of December, 1993.

MOUNTAIN EDGE CONDOMINIUM ASSOCIATION, a Colorado non-profit corporation

By: *John Marks*
John Marks, President

ATTEST: *Ronald Young*
Secretary

ACKNOWLEDGEMENT

STATE OF COLORADO)
COUNTY OF GUNNISON) ss

The foregoing Dedication was acknowledged before me this 23rd day of December, 1993, by John Marks, as President and attested to by Ron Young, as Secretary of Mountain Edge Condominium Association, a Colorado non-profit corporation.

Witness my hand and official seal.

My commission expires: 09/28/95

Melita J. Howell
Notary Public

MT. CRESTED BUTTE TOWN COUNCIL

The within First Supplement to Condominium Map of Mountain Edge Condominiums, Phase I, Building A is approved for filing this 23rd day of December, A.D., 1993.

TOWN COUNCIL OF MT. CRESTED BUTTE, COLORADO

By: *Clint Hoyer*
Mayor

ATTEST: *James P. Furey*
Town Clerk

GUNNISON COUNTY CLERK AND RECORDER'S ACCEPTANCE

This Plat was accepted for filing in the office of the Clerk and Recorder of Gunnison County, Colorado, on this 23rd day of December, 1993.

Book Number: 447993
Reception Number: 122293
Date: 12/23/93
Page Number: 01:25PM
Time: 01:25PM

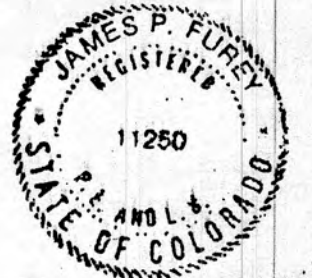


LAND SURVEYOR'S CERTIFICATE

I, James P. Furey, being a registered land surveyor in the State of Colorado, do hereby certify that this First Supplement to Condominium Map of Mountain Edge Condominiums, Phase I, Building A was made under my supervision and fully and accurately depicts the location, measurements, and dimensions of the real property described hereon and dedicated hereby.

Dated this 2nd day of December, 1993.

James P. Furey
James P. Furey
Colorado Registration # 11250



LINE	BEARING	DISTANCE
1	N81°49'55"W	25.64'

TABLE OF SHORT CURVE SEGMENTS

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING	CHORD
1	82°39'59"	25.00	21.99	36.07	N12°41'33"W	33.02	

Legend

- Property corner - set steel stake with aluminum cap inscribed "LS 11250" SET IN JULY 1992
- Property line - subject property

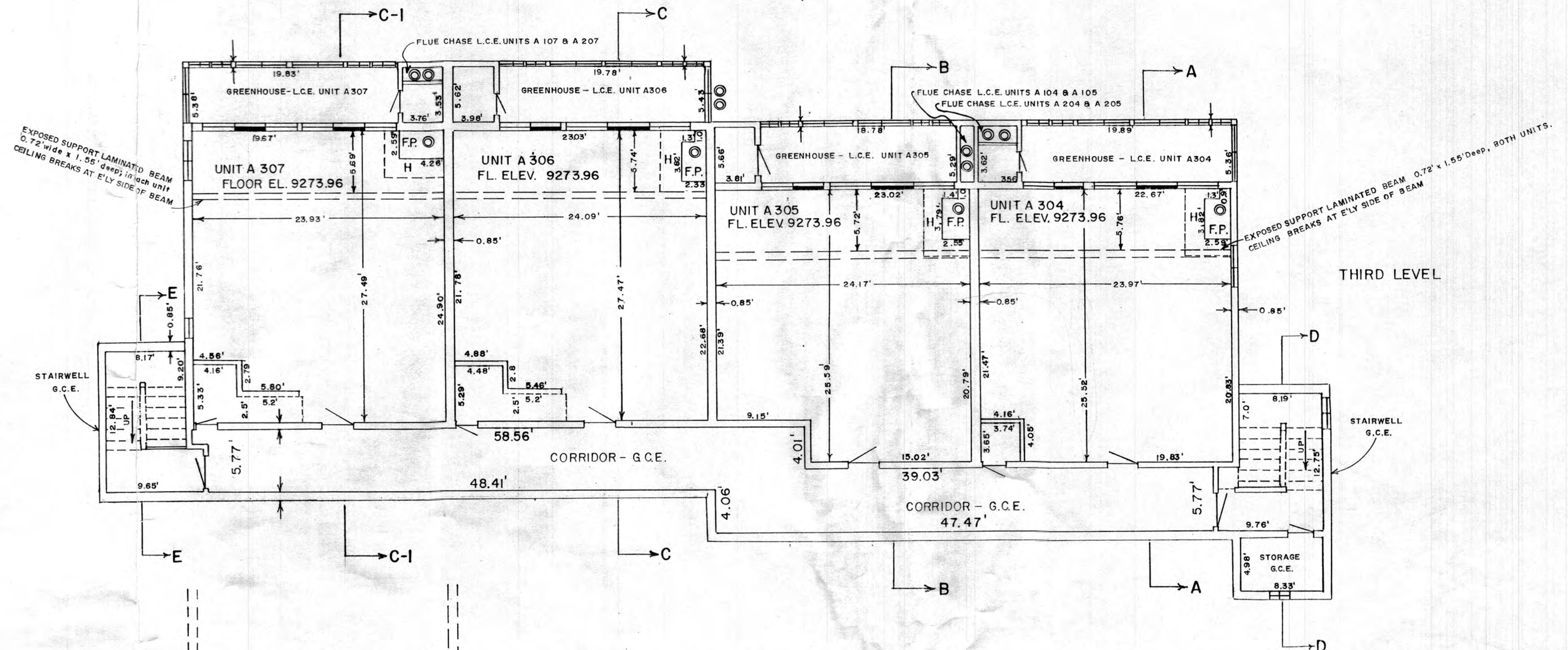
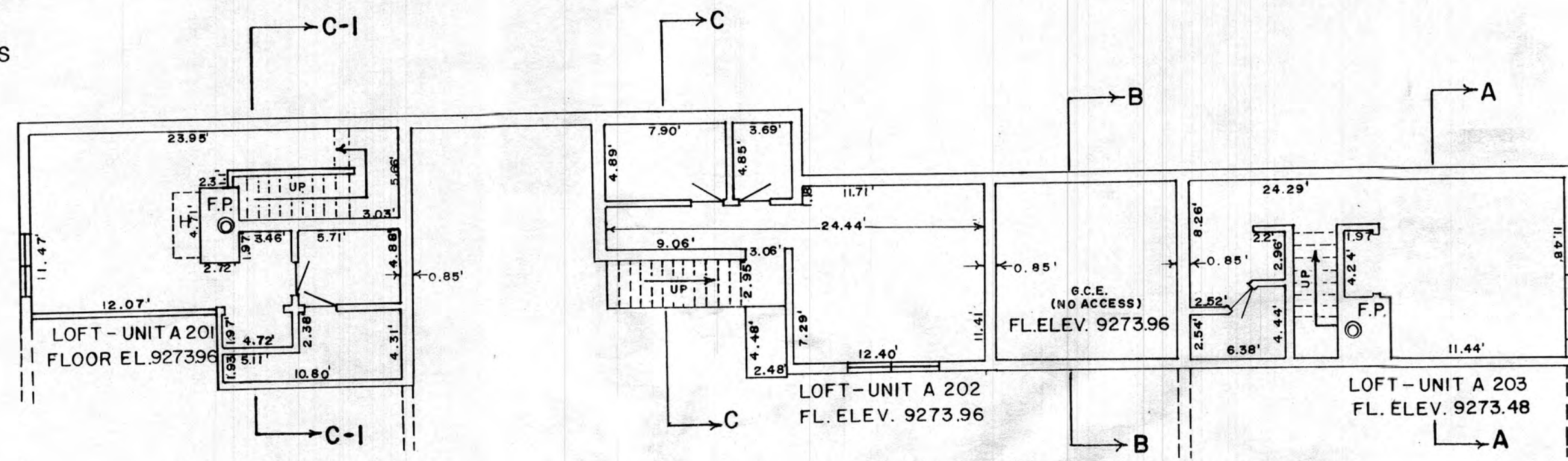
G.C.E. AREA DESIGNATED AS A GENERAL COMMON ELEMENT

# 93149	
FIRST SUPPLEMENT TO CONDOMINIUM MAP of MOUNTAIN EDGE CONDOMINIUMS, PHASE 1, BUILDING A (Amending Original Condominium Map of Mountain Edge Condominiums, Phase 1, Building A, Recorded August 24, 1981, at Reception Number 361770, in the office of the Gunnison County Clerk and Recorder)	
REPARATION DATE: 12/2/93	LATEST REVISION NO./DATE:
FUREY ENGINEERING, INC. 307 NORTH MAIN STREET GUNNISON, CO 81230 303-641-2245	SHEET 1 OF 1

Gunnison County Clerk & Recorder
Joanne M. Kuytenger

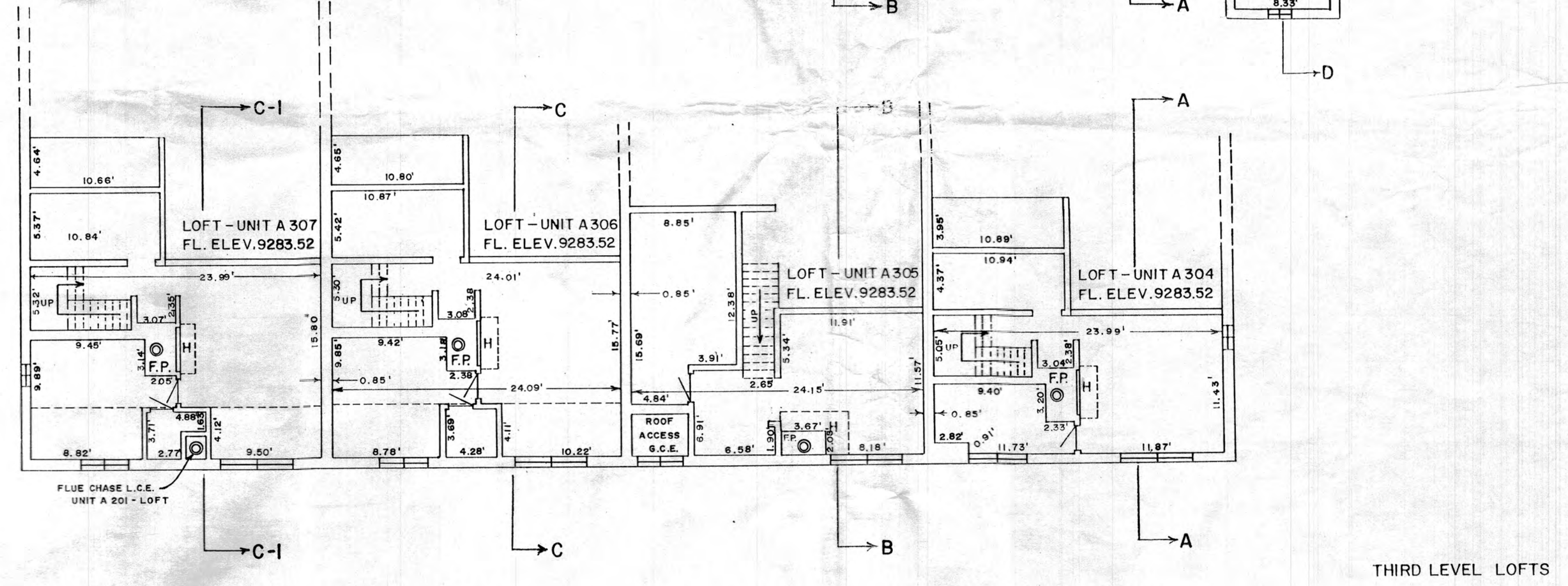
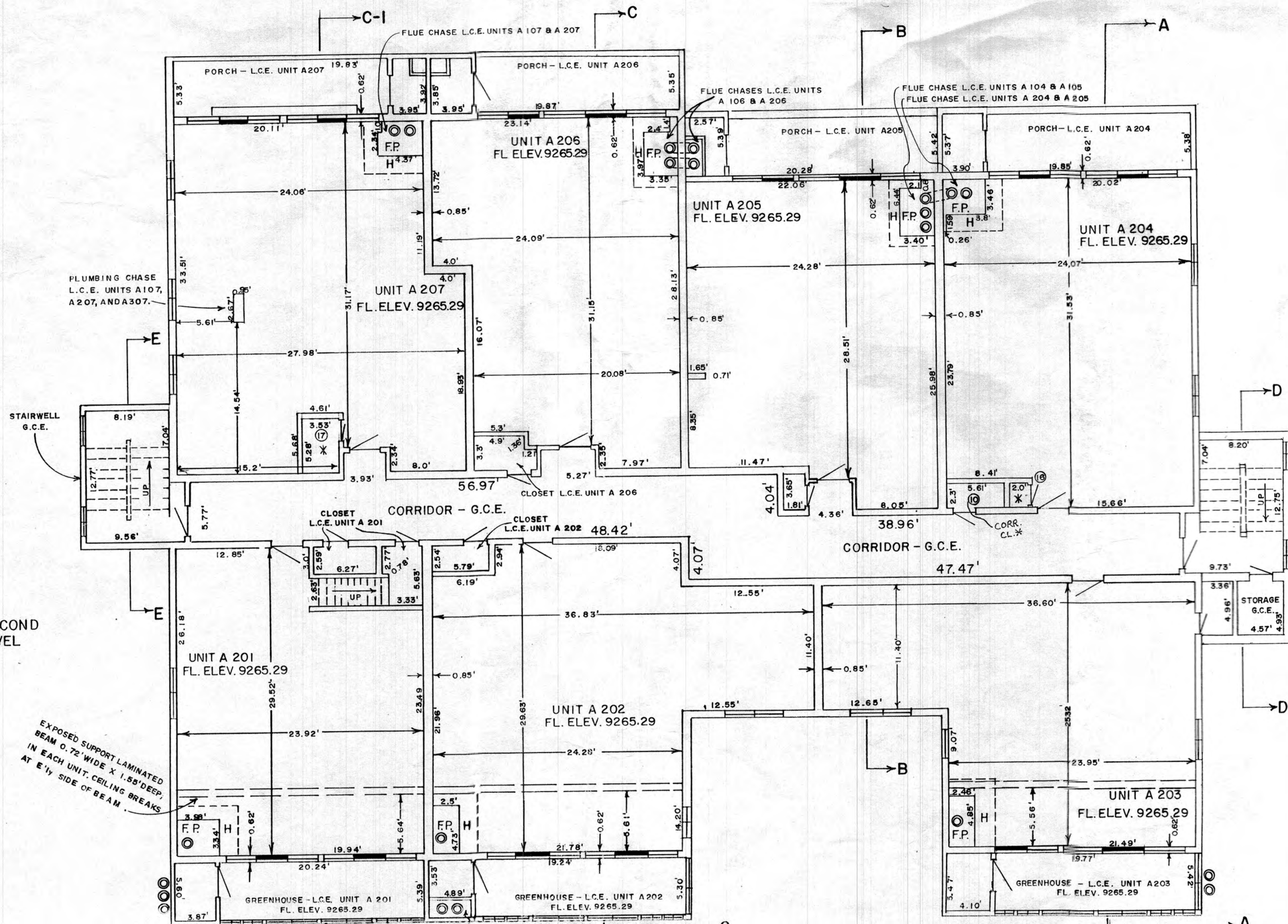
GUNNISON 447993

SECOND LEVEL LOFTS

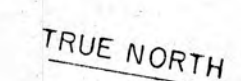


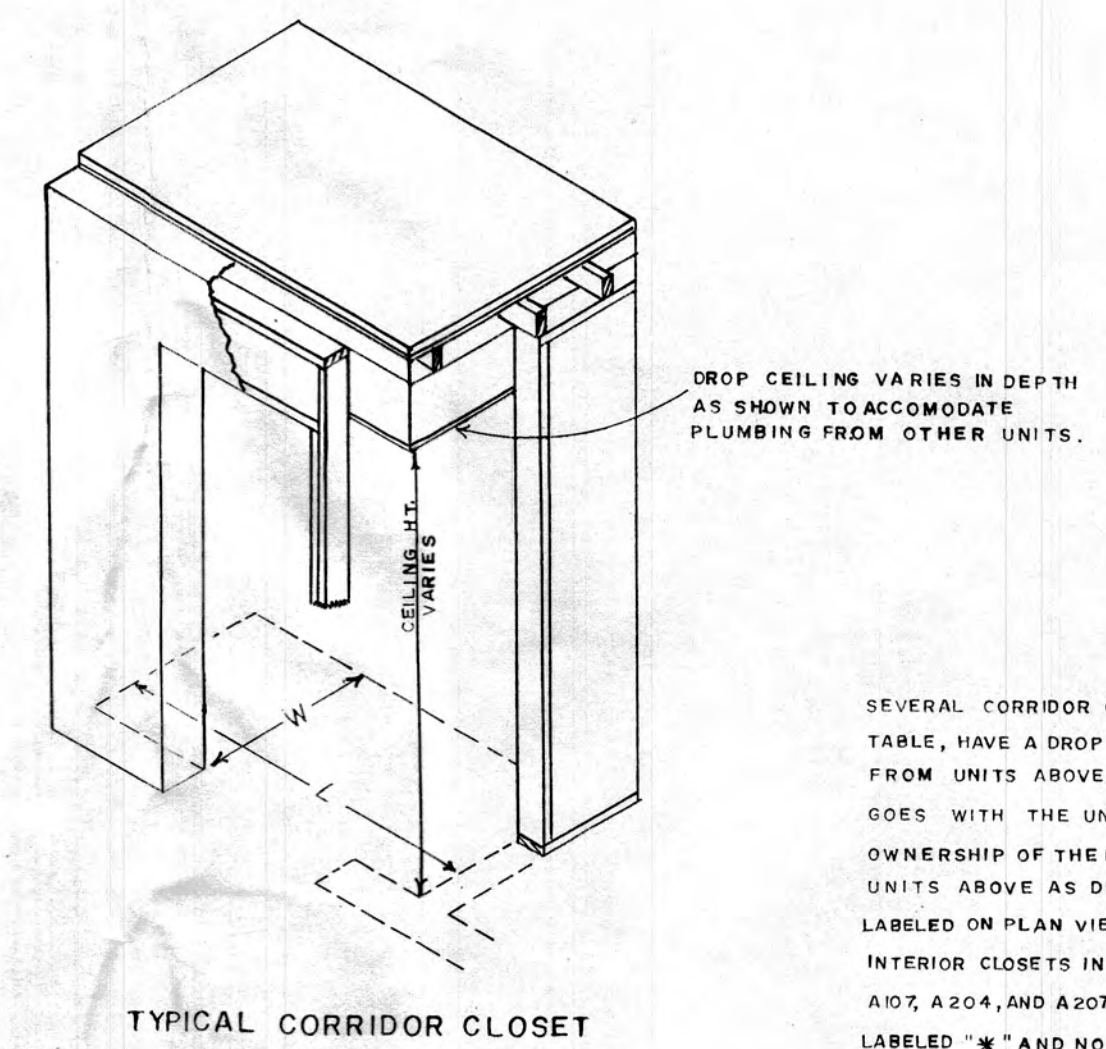
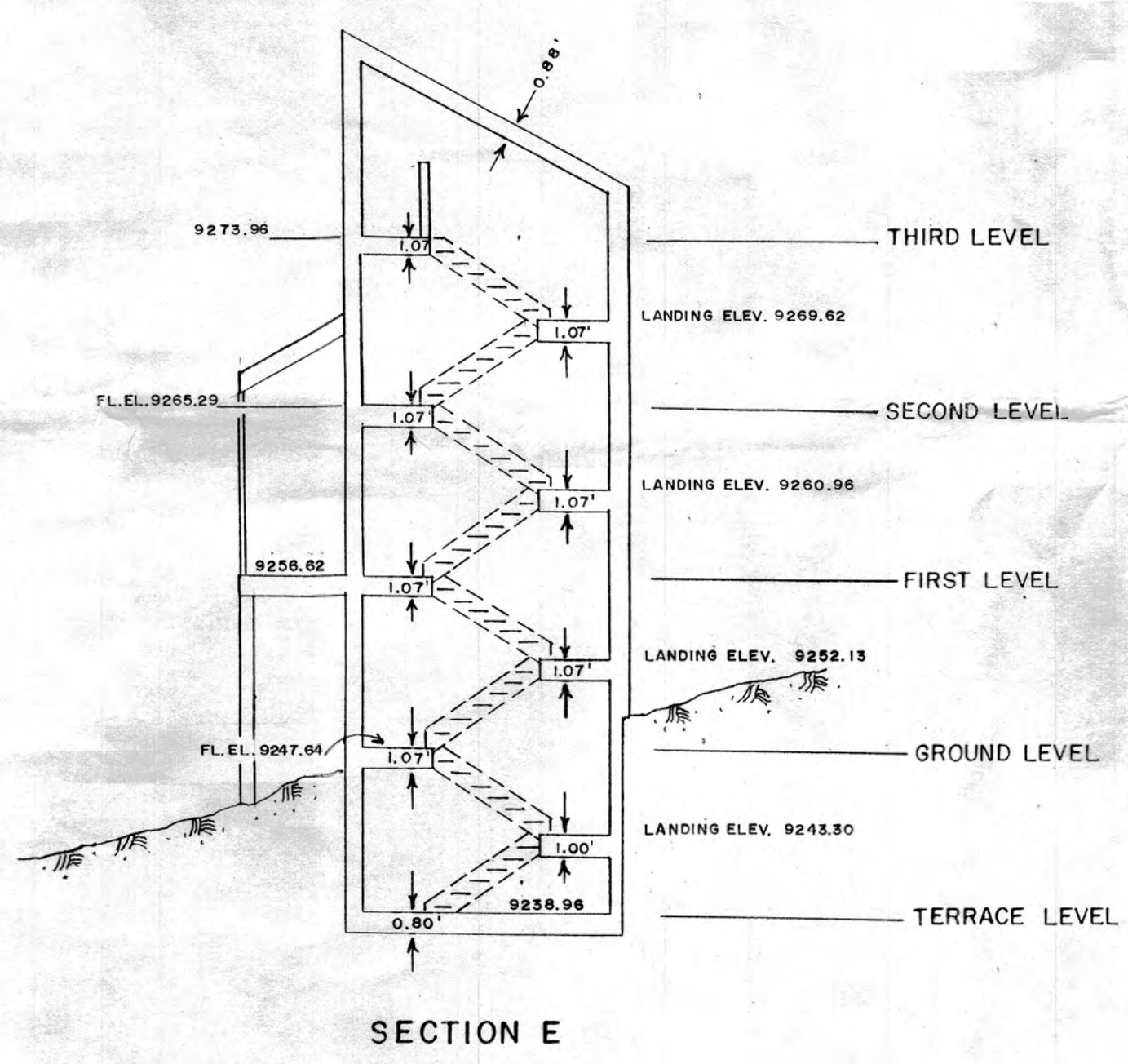
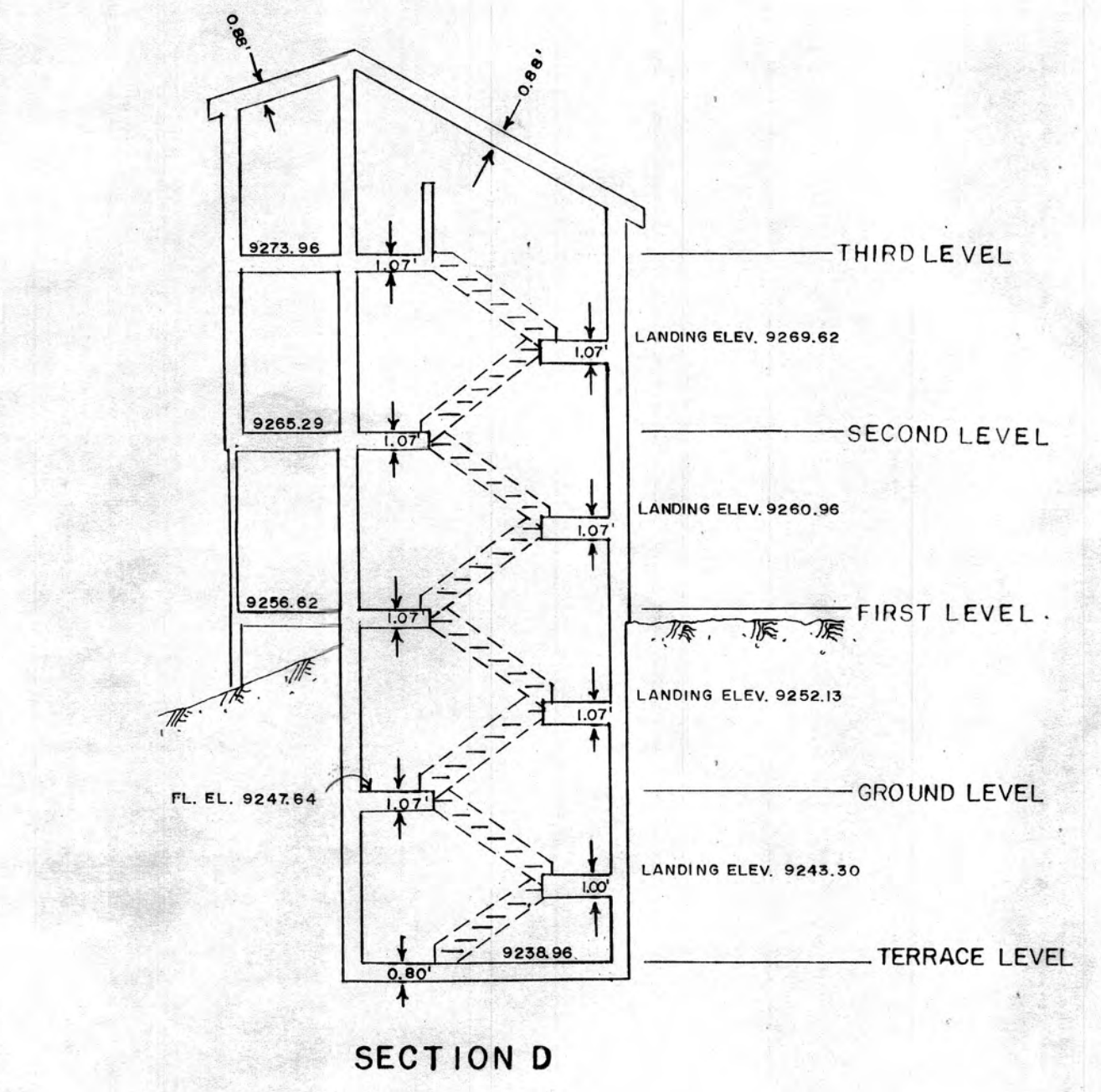
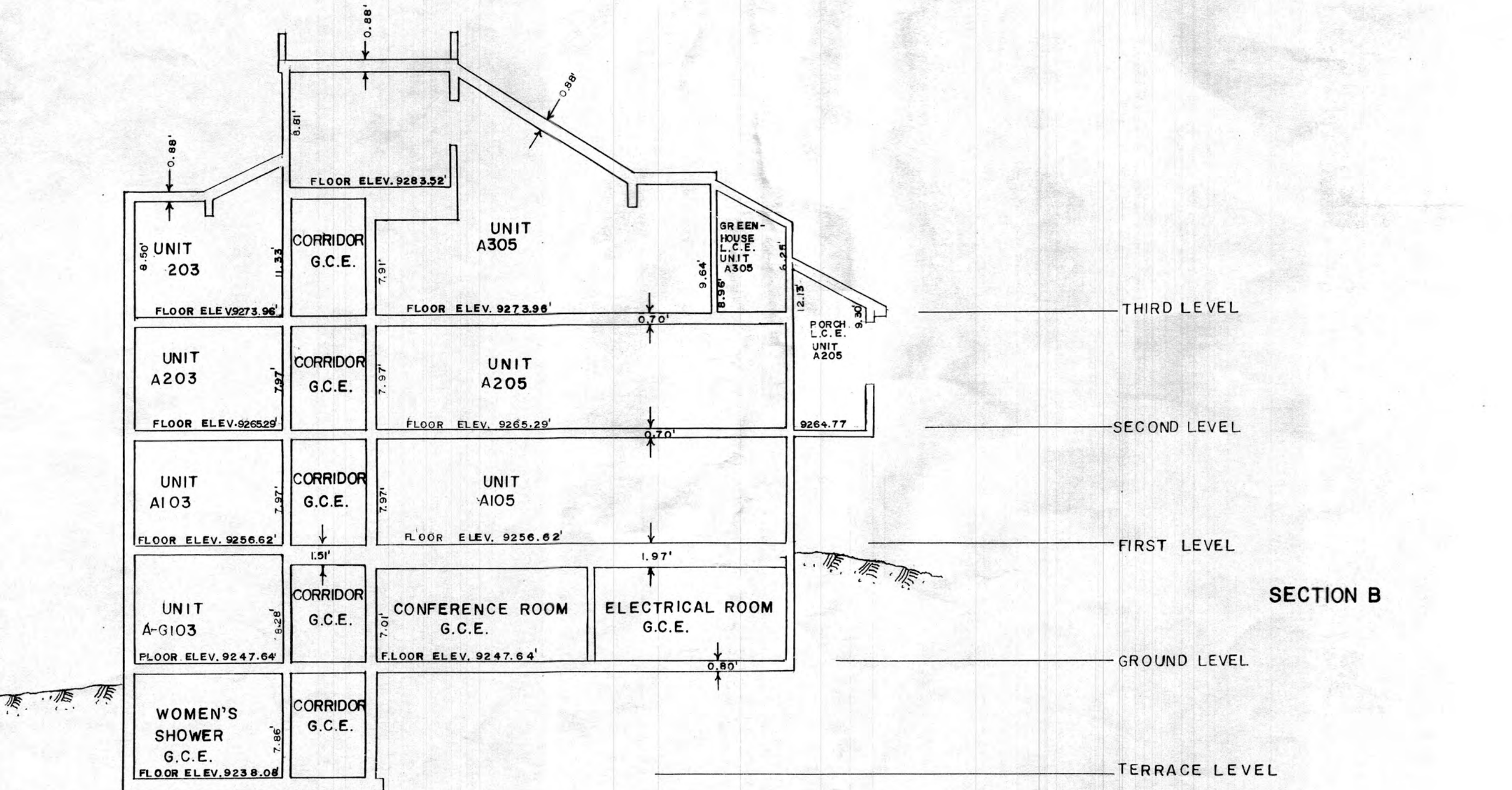
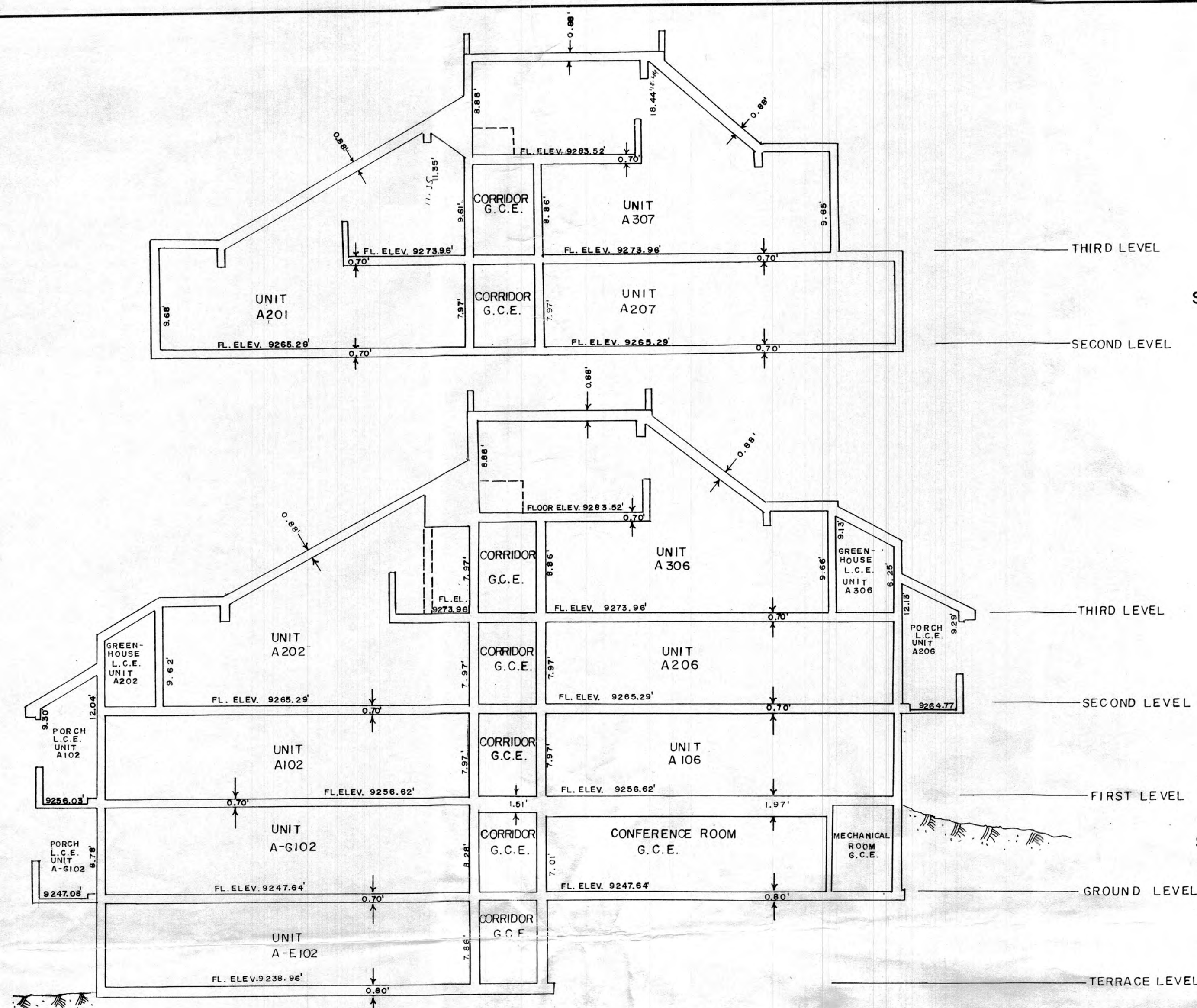
THIRD LEVEL

SECOND LEVEL



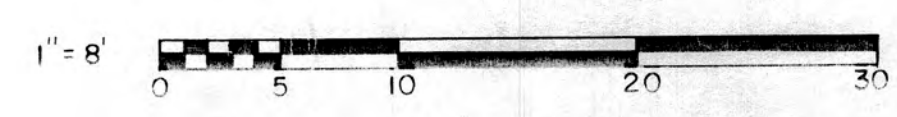
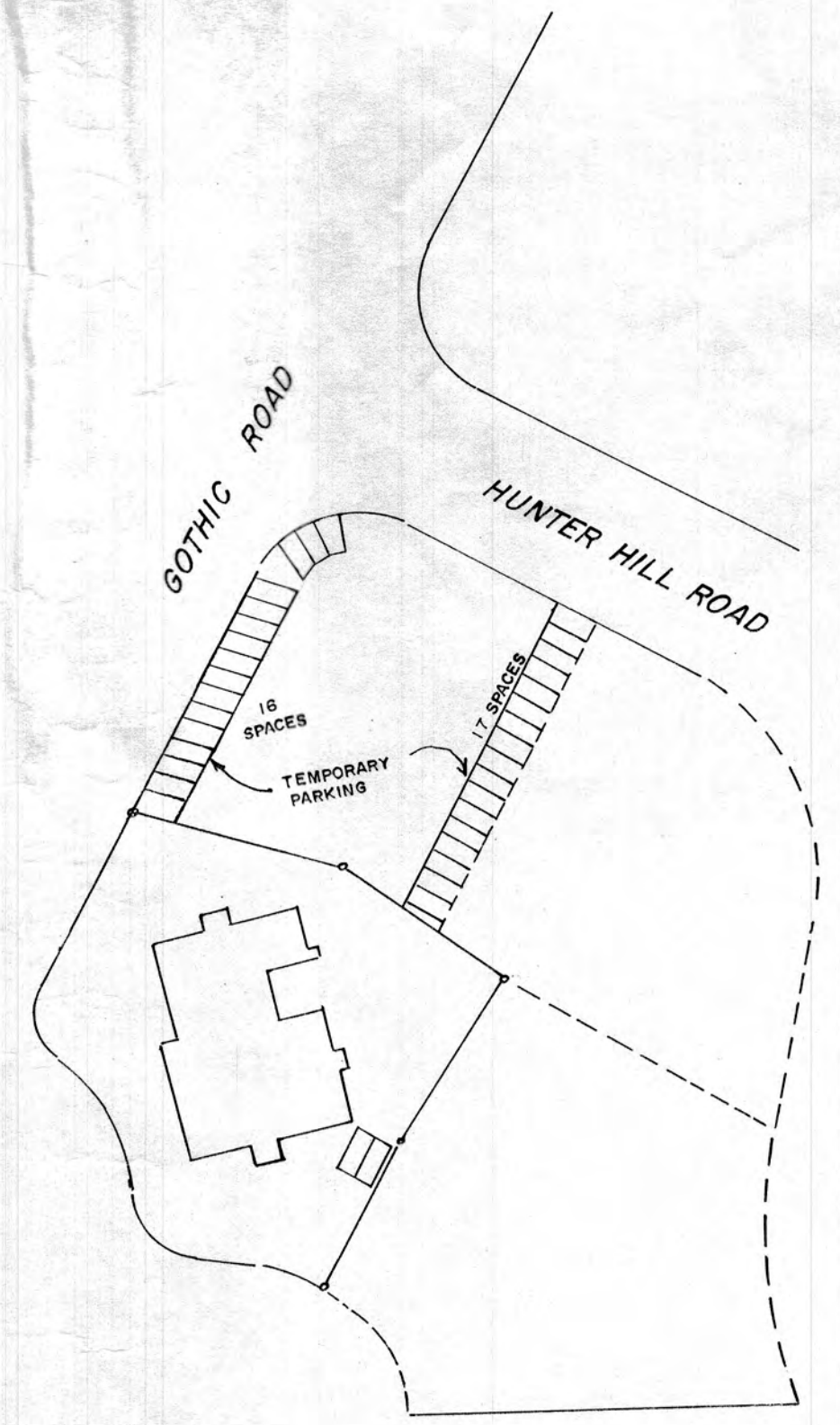
THIRD LEVEL LOFTS

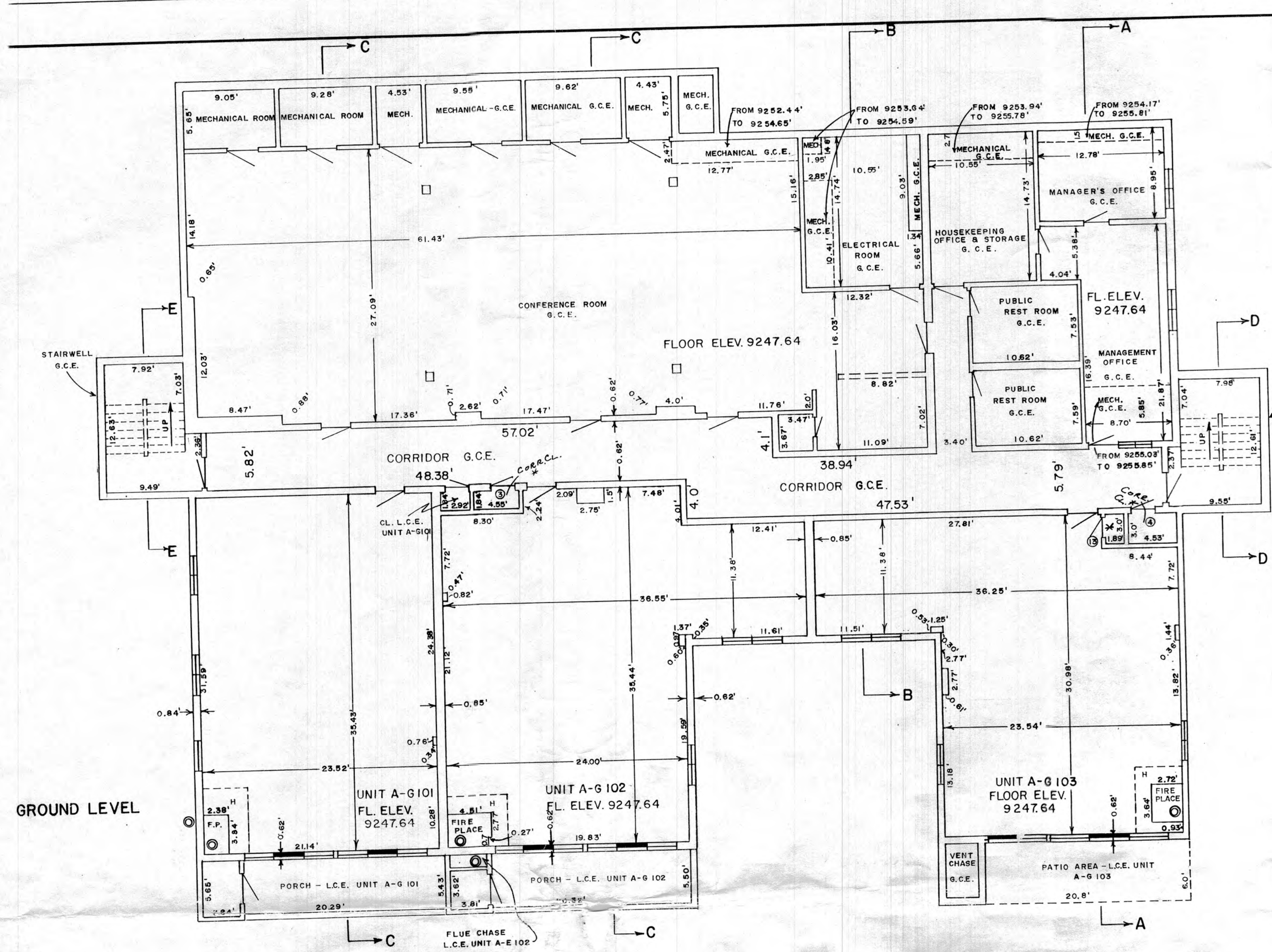




SEVERAL CORRIDOR CLOSETS, AS DESIGNATED IN THIS TABLE, HAVE A DROP CEILING CONTAINING PLUMBING FROM UNITS ABOVE. OWNERSHIP OF CLOSET ITSELF GOES WITH THE UNIT TO WHICH CLOSET IS ATTACHED. OWNERSHIP OF THE DROP CEILING VOLUME GOES WITH UNITS ABOVE AS DESIGNATED. THESE CLOSETS ARE LABELED ON PLAN VIEW AS "CORR.CL.*". SIMILARLY, INTERIOR CLOSETS IN UNITS A-101, A-102, A-G103, A103, A107, A204, AND A207 HAVE SAME SCHEME AND ARE LABELED "*" AND NOTED IN THIS TABLE.

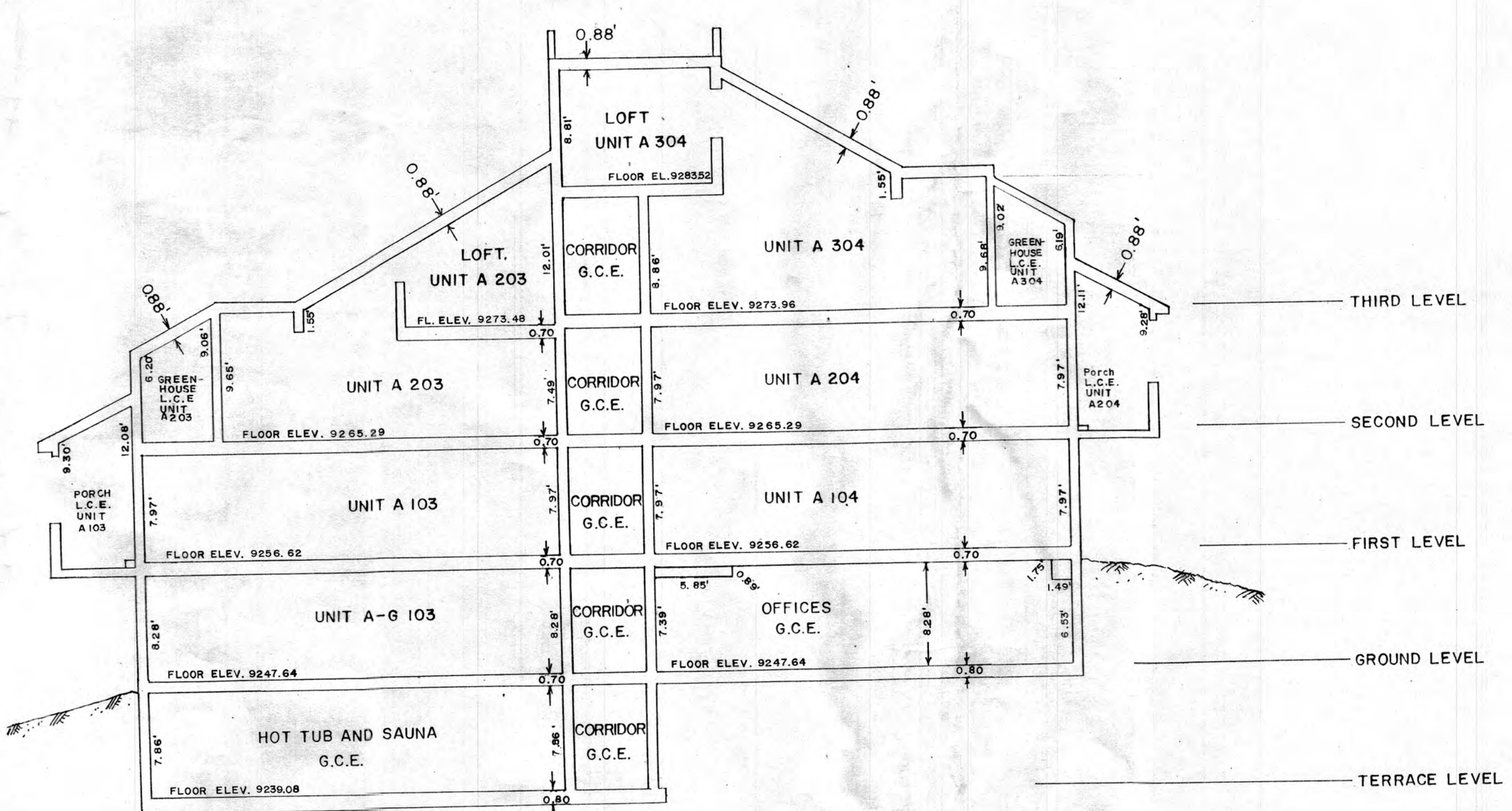
UNIT NUMBER	CLOSET DIMENSIONS	CEILING DROP HT.	CEILING	L.C.E. FOR UNIT NUMBERS	CODE
A-1101	5.00' X 2.54'	7.25'	0.72'	A-1101, A-101, A101, A201	①
A-E102	5.15' X 2.50'	7.10'	0.84'	A-E102, A-G102, A102, A202	②
A-G102	4.80' X 1.84'	7.32'	0.85'	A-G102, A102, A202	③
A-G103	4.53' X 3.00'	7.18'	0.97'	A-G03, A103, A203	④
A101	5.50' X 1.86'	7.09'	0.83'	A101, A201	⑤
A102	5.00' X 1.84'	7.04'	0.90'	A102, A202	⑥
A104	5.70' X 2.32'	6.84'	1.07'	A104, A204, A304	⑦
A106	2.55' X 2.94'	7.07'	0.88'	A106, A206, A306	⑧
A106	3.18' X 2.91' X 2.08' X 1.00' X 1.10' X 1.91'	7.07'	0.88'	A106, A206, A306	⑨
A204	5.61' X 2.23'	7.20'	0.70'	A204, A304	⑩
INTERIOR CLOSETS					
A-1101	1.84' X 2.47'	6.62'	1.35'	A-1101, A-G101, A101, A201	⑪
A-E102	2.00' X 2.50'	6.93'	1.00'	A-E102, A-G102, A102, A202	⑫
A-G103	1.89' X 3.08'	6.80'	1.35'	A-G103, A103, A203	⑬
A103	1.86' X 3.05'	7.07'	0.85'	A103, A203	⑭
A107	3.56' X 5.25'	6.88'	1.05'	A107, A207, A307	⑮
A204	2.00' X 2.31'	7.10'	0.80'	A204, A304	⑯
A207	3.53' X 5.28'	7.07'	0.85'	A207, A307	⑰



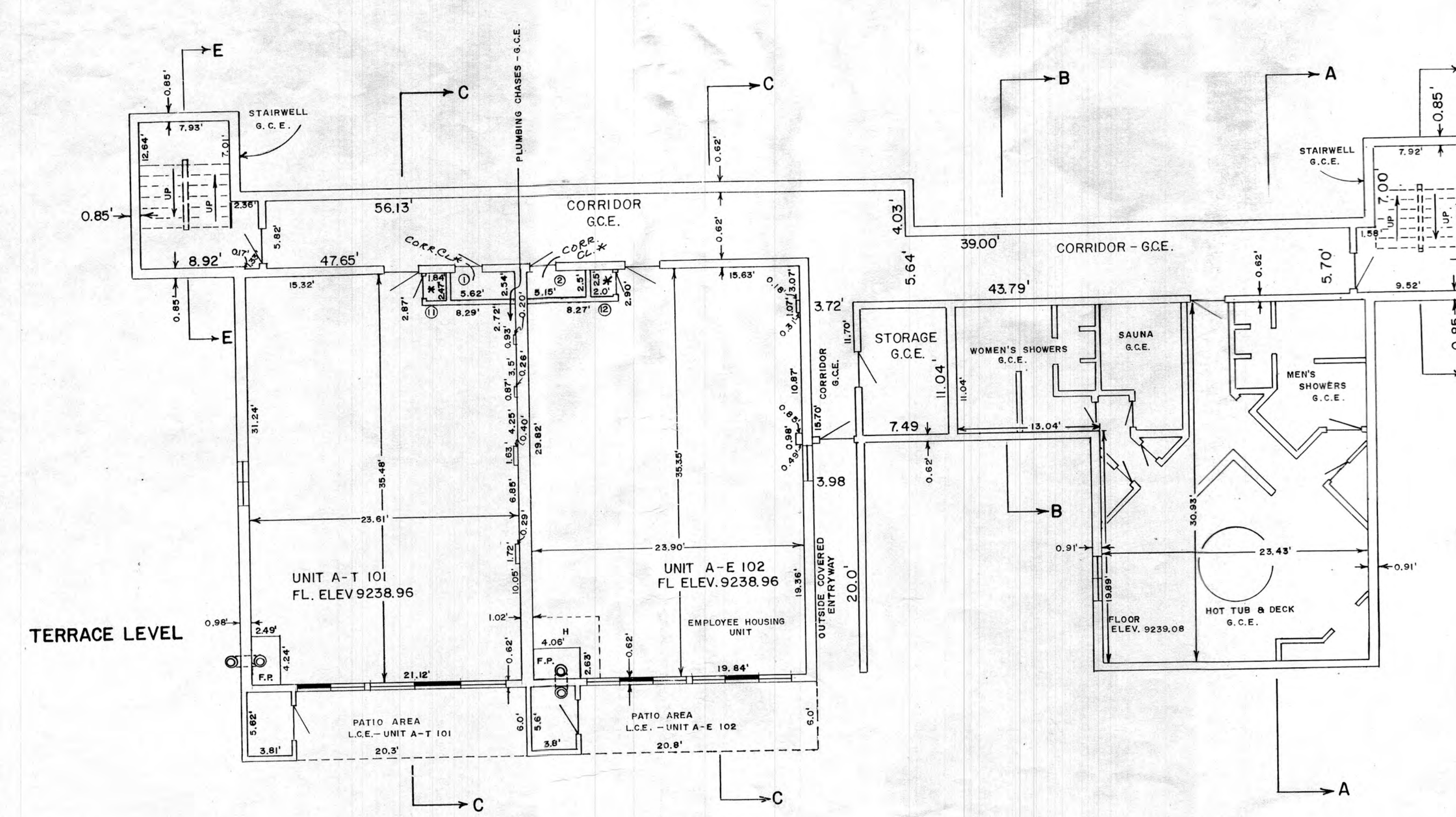
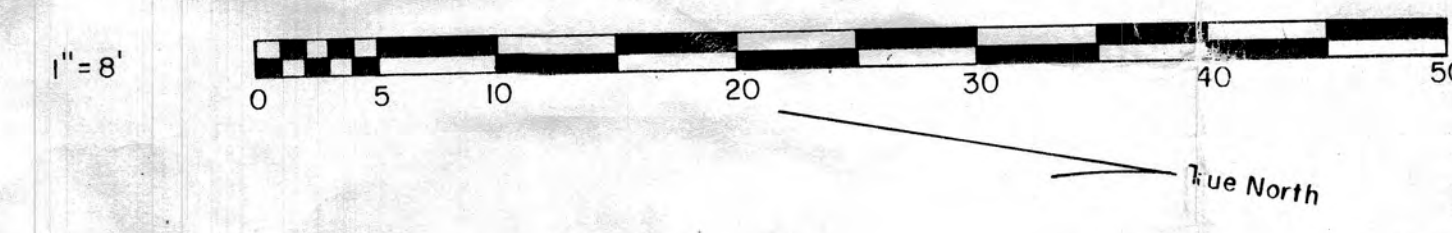


GROUND LEVEL

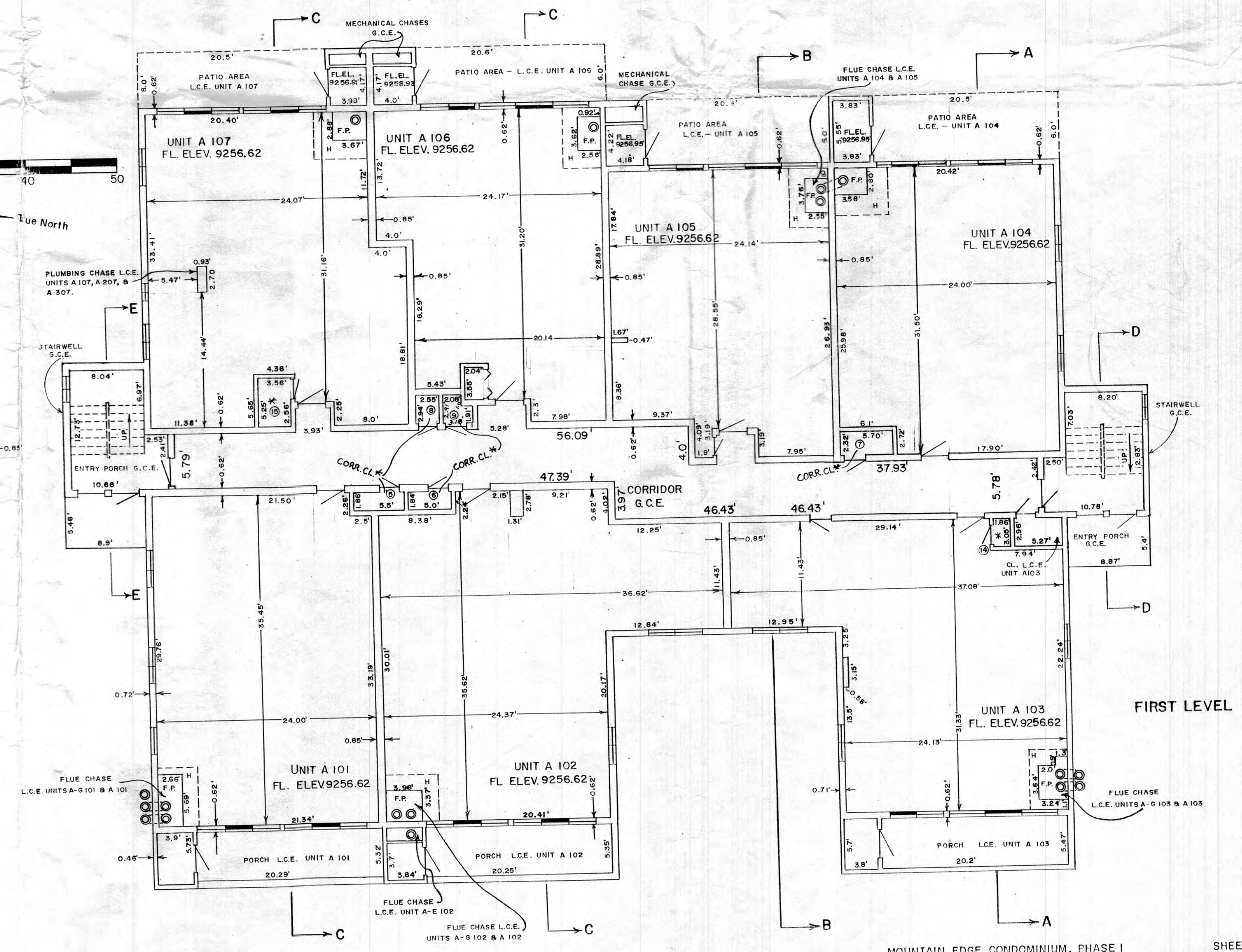
- LEGEND
1. DISTANCE MEASUREMENTS ARE IN FEET
 2. L.C.E. MEANS LIMITED COMMON ELEMENT. G.C.E. MEANS GENERAL COMMON ELEMENT.
 3. ELEVATION DATUM IS MT. CRESTED BUTTE DATUM AS DETERMINED BY MERRICK & CO. BENCHMARK IS BRASS CAP HC-2-3C, ELEVATION 9258.02 FT.
 4. WINDOWS ARE SHOWN DOORS ARE SHOWN SLIDING GLASS DOORS ARE SHOWN .
 5. "H" DENOTES RAISED HEARTH (RAISED 0.46').
 6. INDICATES DOUBLE-WALLED FLUE PIPE FOR FIREPLACE. INDICATES BEND IN FLUE PIPE (INCLINED FLUE).



SECTION A



TERRACE LEVEL



FIRST LEVEL