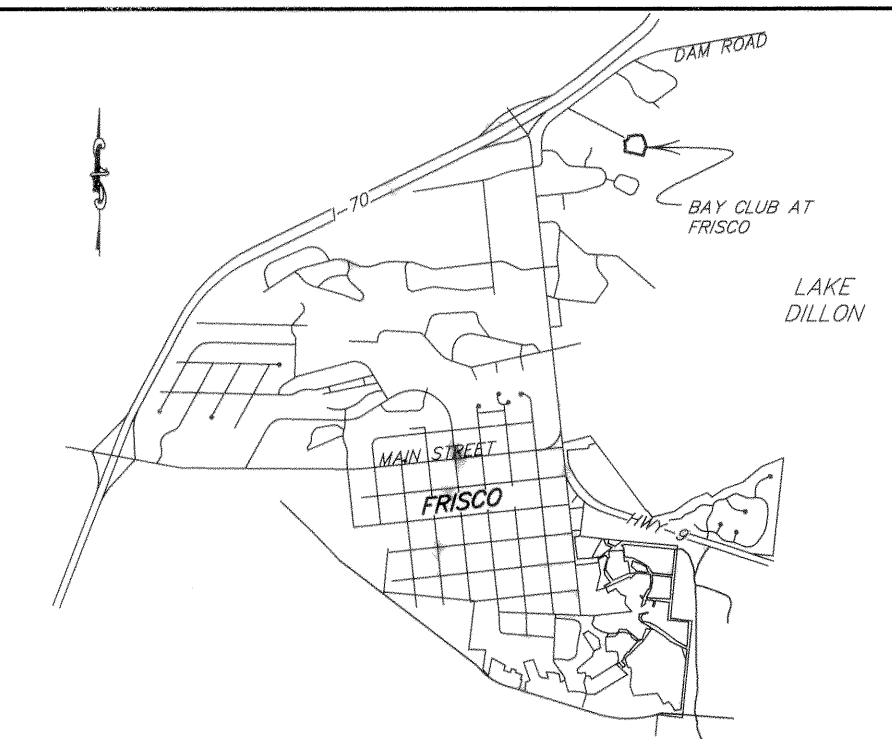
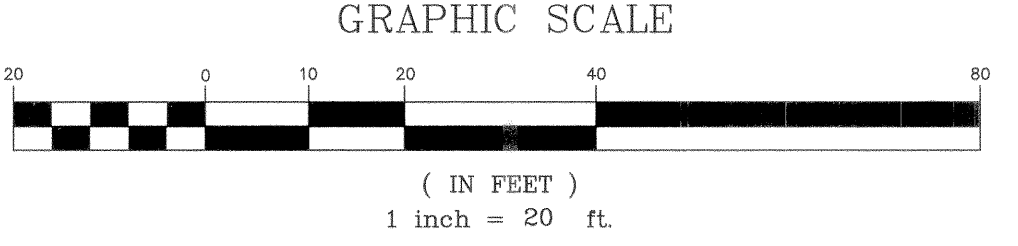
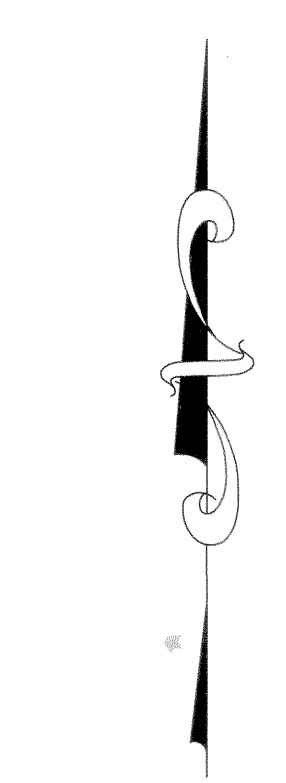
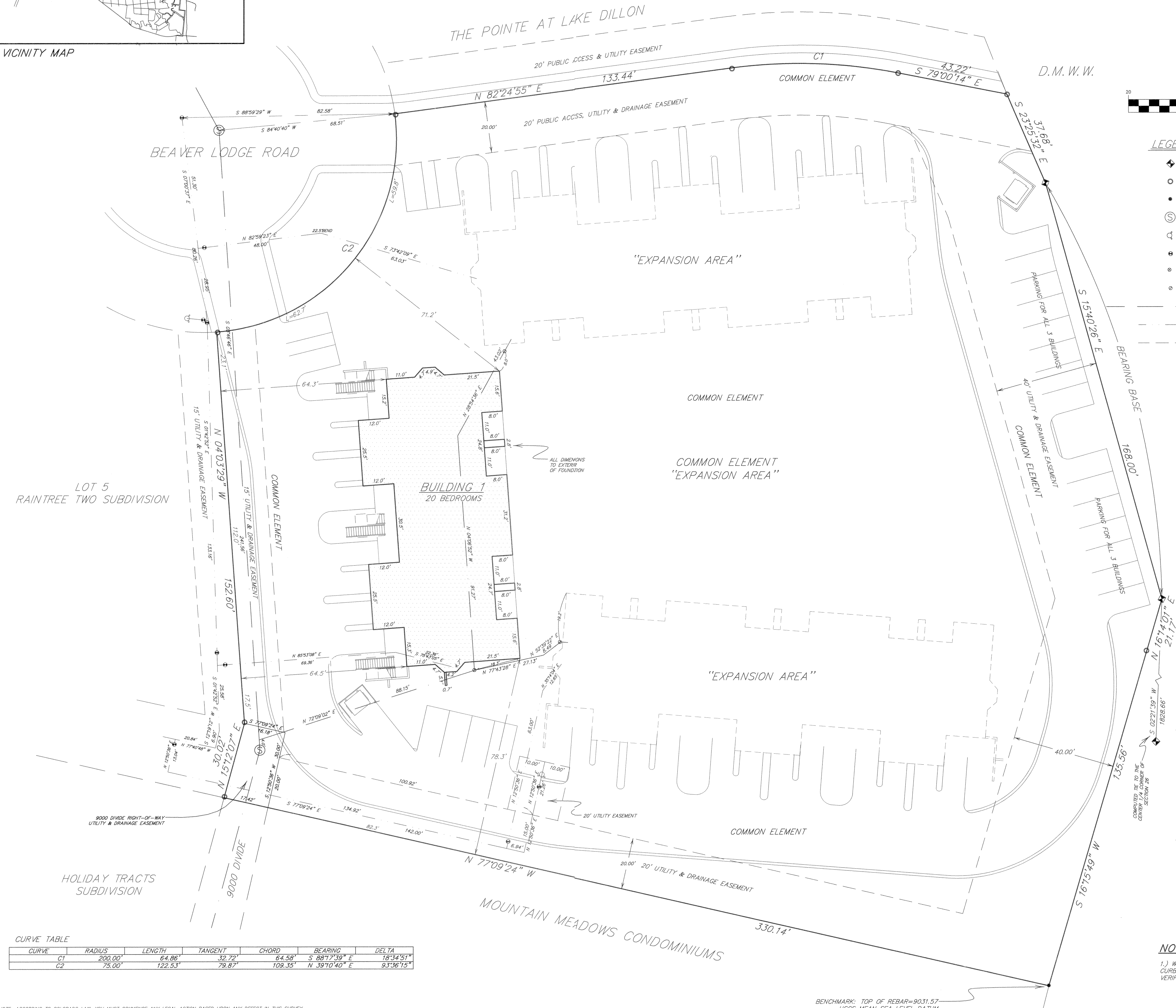


A CONDOMINIUM MAP FOR
THE BAY CLUB AT FRISCO, BUILDING 1
A RESUBDIVISION OF LOTS 3 & 4, RAIN TREE TWO
 LOCATED IN SECTION 26, T.5S., R.78W. OF THE 6TH P.M.
 TOWN OF FRISCO, SUMMIT COUNTY, COLORADO
 (SHEET 1 OF 4)



VICINITY MAP



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	200.00'	64.86'	82.72'	64.58'	S 88°17'39" E	18°34'51"
C2	75.00'	122.53'	79.87'	109.35'	N 39°10'40" E	93°36'15"

LEGEND

- ◆ FOUND DMWW BRASS CAP
- FOUND REBAR & PLASTIC CAP (PLS 10847)
- FOUND #4 REBAR
- ⊙ SANITARY SEWER MANHOLE
- ⊕ FIRE HYDRANT
- ⊖ GATE VALVE BOX
- ⊗ CURB STOP
- ⊘ SEWER CLEANOUT
- SANITARY SEWER LINE
- WATER LINE
- - - EASEMENT LINE

OWNER'S CERTIFICATE:
 KNOW ALL PERSONS BY THESE PRESENTS: THAT BAY CLUB AT FRISCO, L.L.C., A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND DESCRIBED AS FOLLOWS:

LOTS 3 AND 4, RAIN TREE TWO PREVIOUSLY RECORDED AT REC. NO. 466524 TOWN OF FRISCO SUMMIT COUNTY, COLORADO CONTAINING 2.33 ACRES, MORE OR LESS

UNDER THE NAME AND STYLE OF "BAY CLUB AT FRISCO, BUILDING 1", HAS LAID OUT, PLATTED AND RESUBDIVIDED SAME AS SHOWN ON THIS CONDOMINIUM MAP AND BY THESE PRESENTS DOES HEREBY DEDICATE TO THE PERPETUAL USE OF THE TOWN OF FRISCO, STATE OF COLORADO, THE STREETS, ALLEYS, ROADS AND OTHER PUBLIC AREAS AS SHOWN HEREON AND HEREBY DEDICATE THOSE PORTIONS OF LAND LABELED AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID OWNER BAY CLUB AT FRISCO, L.L.C., BY RONALD S. WEDGLE, MANAGER HAS CAUSED HIS NAME TO BE HERETO SUBSCRIBED THIS 17th DAY OF March A.D. 1998

BAY CLUB AT FRISCO, L.L.C.
 Ronald S. Wedgle
 RONALD S. WEDGLE, MANAGER

ACKNOWLEDGEMENT:

STATE OF CO)
 COUNTY OF Summit)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF March 1998, BY RONALD S. WEDGLE, MANAGER OF BAY CLUB AT FRISCO, L.L.C.
 WITNESS MY HAND AND OFFICIAL SEAL:
 Alice J. Wittmann
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 2.3.99

TITLE COMPANY'S CERTIFICATE:

Land Title Guarantees TITLE COMPANY DOES HEREBY CERTIFY THAT IT HAS EXAMINED THE TITLE TO ALL LANDS AS SHOWN HEREON AND TITLE TO SAID LANDS IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES, EXCEPT AS FOLLOWS:
 535874, 541996, 541997, 541998
 54812
 DATED THIS 10th DAY OF March 1998
 Robert R. Johns
 AGENT

SURVEYOR'S CERTIFICATE:

I, ROBERT R. JOHNS, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THIS CONDOMINIUM MAP AND SURVEY OF "THE BAY CLUB AT FRISCO, BUILDING 1" WERE PREPARED BY ME AND UNDER MY SUPERVISION AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE. STEEL PINS AND/OR BRASS CAP MONUMENTS WERE SET AT THE CORNERS.
 DATED THIS 9TH DAY OF March 1998
 SIGNATURE: Robert R. Johns
 ROBERT R. JOHNS
 COLORADO REGISTRATION NO. 26292

TOWN OF FRISCO PLANNING COMMISSION APPROVAL:

THE PLANNING COMMISSION OF FRISCO, COLORADO DOES HEREBY AUTHORIZE AND APPROVE THIS CONDOMINIUM MAP OF THE ABOVE SUBDIVISION AT A MEETING HELD ON THIS 2nd DAY OF March 1998
 Bernie Zurbriggen, CHAIRMAN

APPROVAL BY THE TOWN COUNCIL:

THE WITHIN CONDOMINIUM MAP OF "BAY CLUB AT FRISCO, BUILDING 1" IS APPROVED FOR FILING THIS 17th DAY OF March 1998. THE DEDICATION OF THE PUBLIC WAYS SHOWN HEREON WILL NOT BE ACCEPTED UNTIL SAID PUBLIC WAYS HAVE BEEN SATISFACTORILY COMPLETED TO THE TOWN'S SPECIFICATIONS BY THE SUBDIVIDER. UPON SUCH SATISFACTORY COMPLIANCE, THE TOWN COUNCIL OF THE TOWN OF FRISCO SHALL ADOPT A RESOLUTION ACCEPTING THE SAID DEDICATION OF PUBLIC WAYS AND DULY RECORD SUCH ACCEPTANCE.

TOWN COUNCIL FRISCO, COLORADO
 BY: Ray Mayor
 ATTEST: Ray TOWN CLERK

CLERK & RECORDER'S ACCEPTANCE:

THIS CONDOMINIUM MAP WAS ACCEPTED FOR FILING IN THE OFFICE OF THE SURVEYOR AND RECORDER ON THIS 20th DAY OF March 1998 AND FILED FOR RECORD AT 2:57 P.M. UNDER RECEPTION NUMBER 56124
 SIGNATURE: Cheri Brunson BY: Marlene
 SUMMIT COUNTY CLERK AND RECORDER DEPUTY
 PROTECTIVE COVENANTS RECORDED UNDER RECEPTION NUMBER 56124
 SIGNATURE: Cheri Brunson BY: Marlene
 SUMMIT COUNTY CLERK AND RECORDER DEPUTY

MORTGAGE HOLDER CERTIFICATE:

VECTRA BANK DOES HEREBY CERTIFY THAT THEY HAVE EXAMINED THIS CONDOMINIUM MAP AS A LENDER FOR THE PROJECT AND DOES HEREBY APPROVE OF THIS CONDOMINIUM MAP.
 BY: Gary H. Mosko
 NAME: Gary H. Mosko
 TITLE: Ray, President

MORTGAGE HOLDER CERTIFICATE:

BAY CLUB INVESTORS, L.L.C. DOES HEREBY CERTIFY THAT THEY HAVE EXAMINED THIS CONDOMINIUM MAP AS A LENDER FOR THE PROJECT AND DOES HEREBY APPROVE OF THIS CONDOMINIUM MAP.
 BY: Robert E. Loup
 NAME: ROBERT E. LOUP
 TITLE: MANAGER

NOTES:

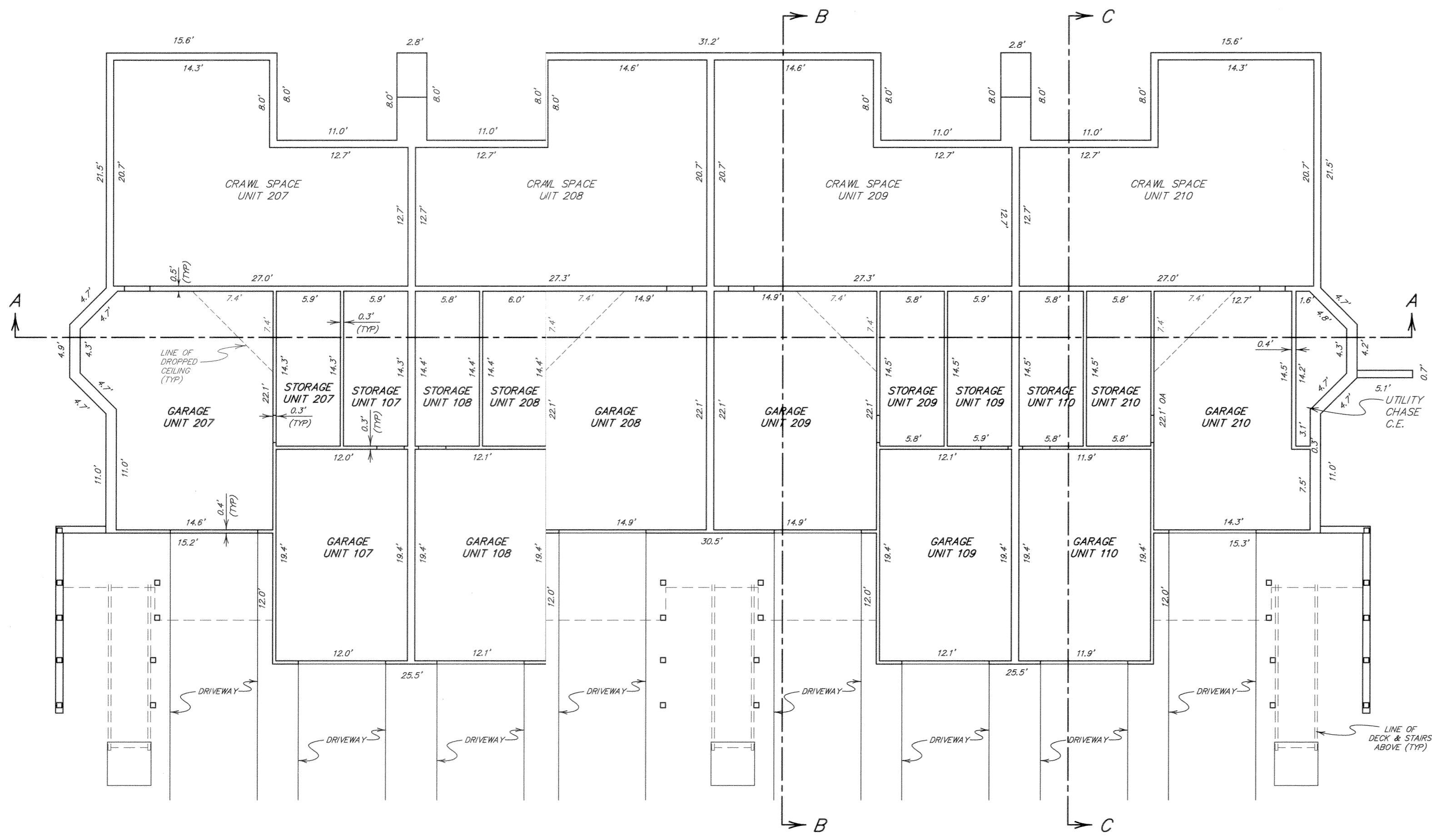
1.) WATER AND SEWER LINES ARE BASED ON FIELD LOCATES OF VALVES, CURB STOPS, HYDRANTS, MANHOLES AND CLEANOUTS, AND ON CONTRACTOR VERIFICATION OF UNDERGROUND LINES.

Drawn RRU Dwg CONDOI Project 1494
 Checked Date 03/09/98 Sheet 1 of 1
RANGE WEST
 ENGINEERS & SURVEYORS INC.
 P.O. Box 589
 Silverthorne, CO 80498 970-468-6281

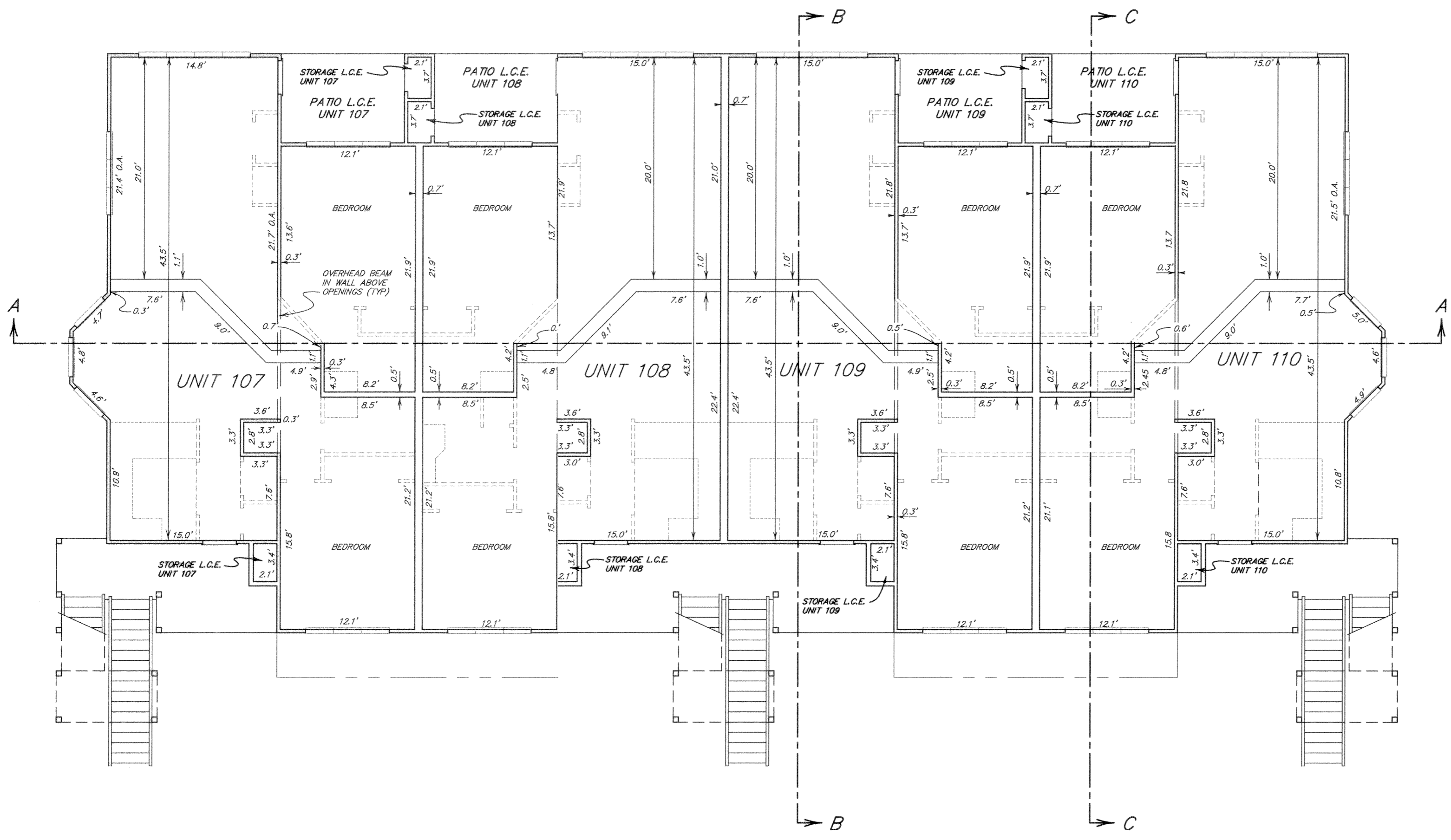
NOTE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

BENCHMARK: TOP OF REBAR=9031.57
 USGS MEAN SEA LEVEL DATUM

A CONDOMINIUM MAP FOR
THE BAY CLUB AT FRISCO, BUILDING 1
A RESUBDIVISION OF LOTS 3 & 4, RAINTREE
 LOCATED IN SECTION 26, T.5S., R.78W. OF THE 6TH P.M.
 TOWN OF FRISCO, SUMMIT COUNTY, COLORADO
 (SHEET 2 OF 4)



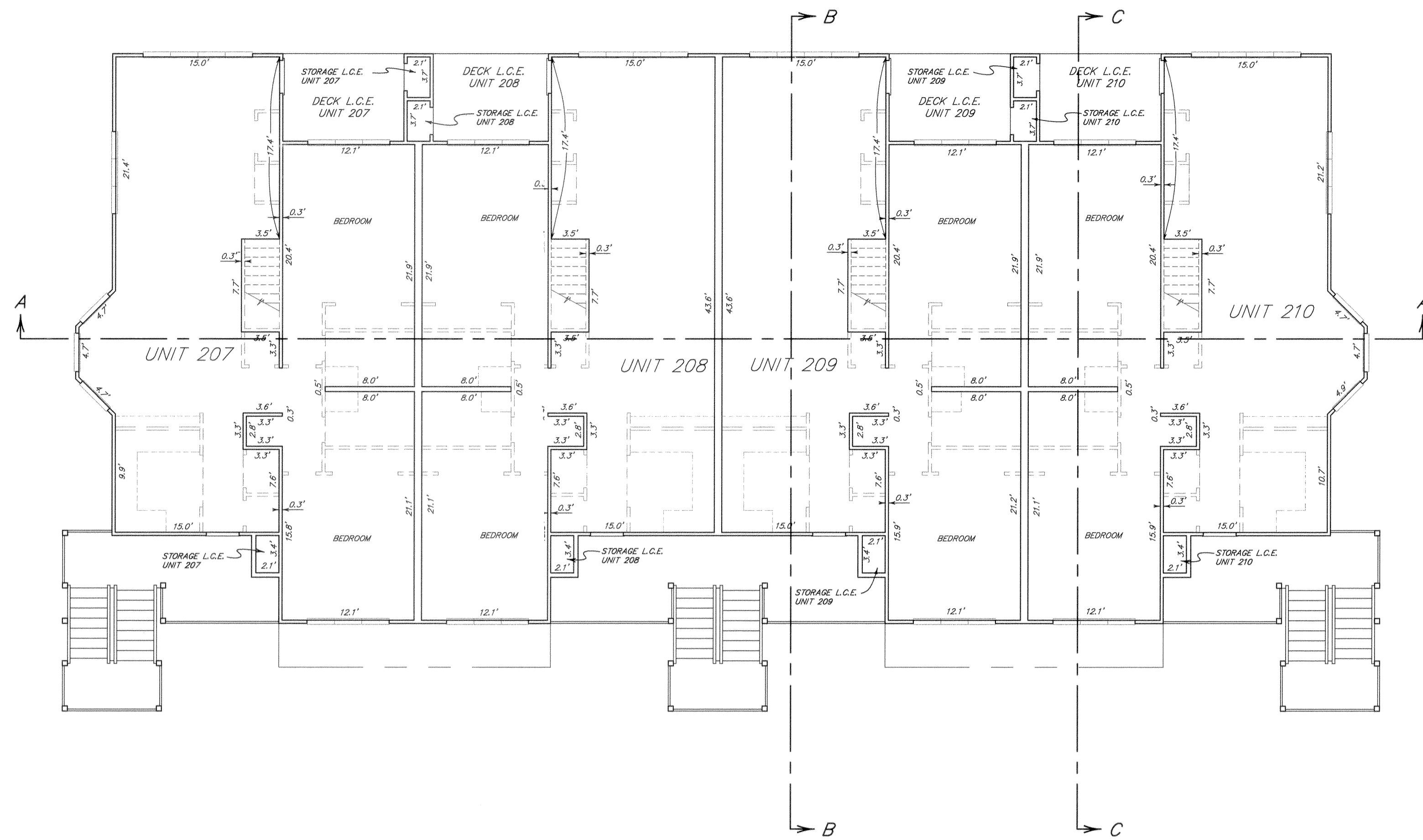
GARAGE LEVEL PLAN
 Scale: 1" = 8'



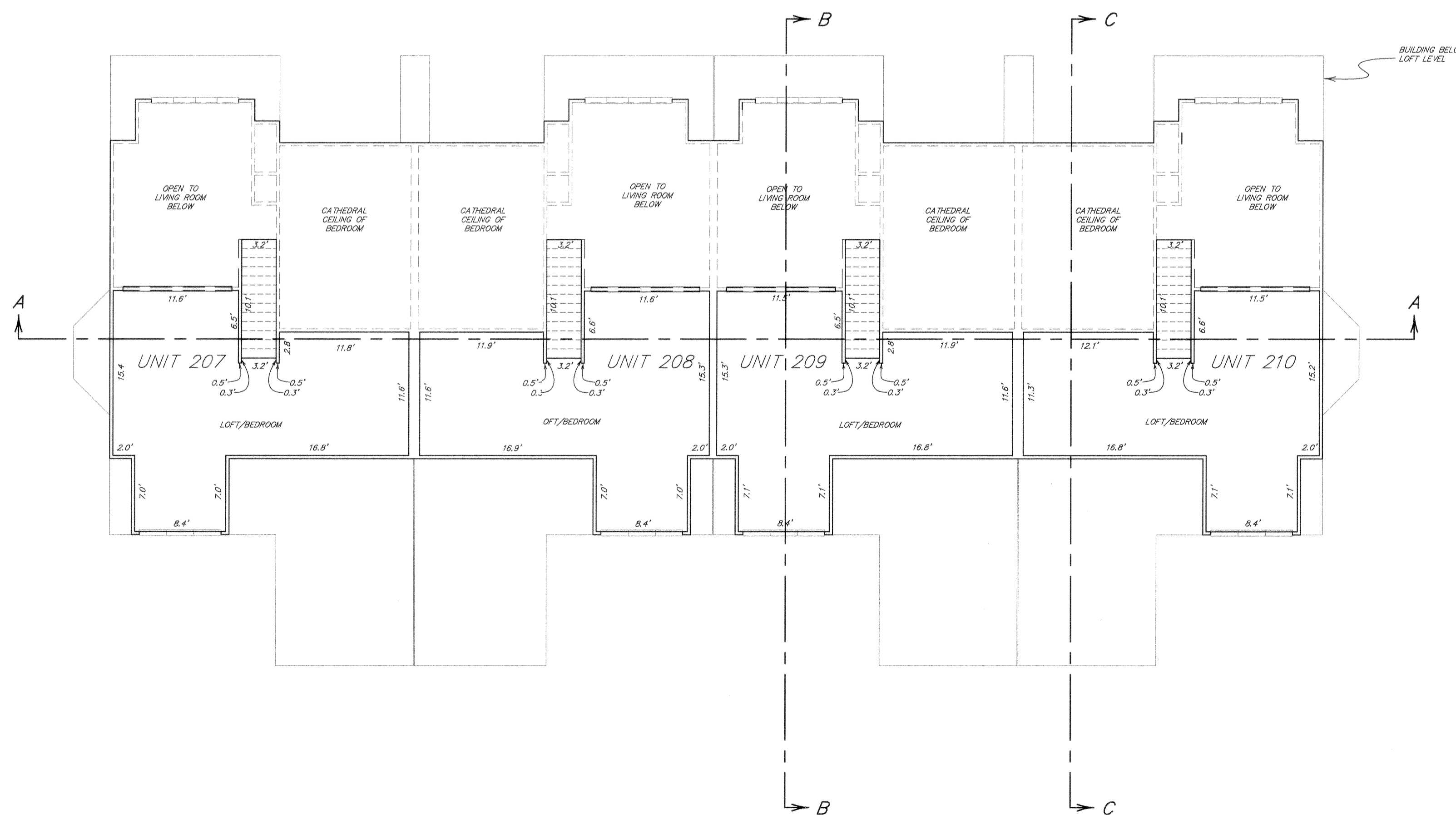
FIRST LEVEL PLAN
 Scale: 1" = 8'

Legend
 C.E. = COMMON ELEMENT
 L.C.E. = LIMITED COMMON ELEMENT
 ALL INTERIOR DIMENSIONS ARE STUD TO
 STUD, DRYWALL WAS NOT INSTALLED.

A CONDOMINIUM MAP FOR
THE BAY CLUB AT FRISCO, BUILDING 1
A RESUBDIVISION OF LOTS 3 & 4, RAINTREE TWO
 LOCATED IN SECTION 26, T.5S., R.78W. OF THE 6TH P.M.
 TOWN OF FRISCO, SUMMIT COUNTY, COLORADO
 (SHEET 3 OF 4)



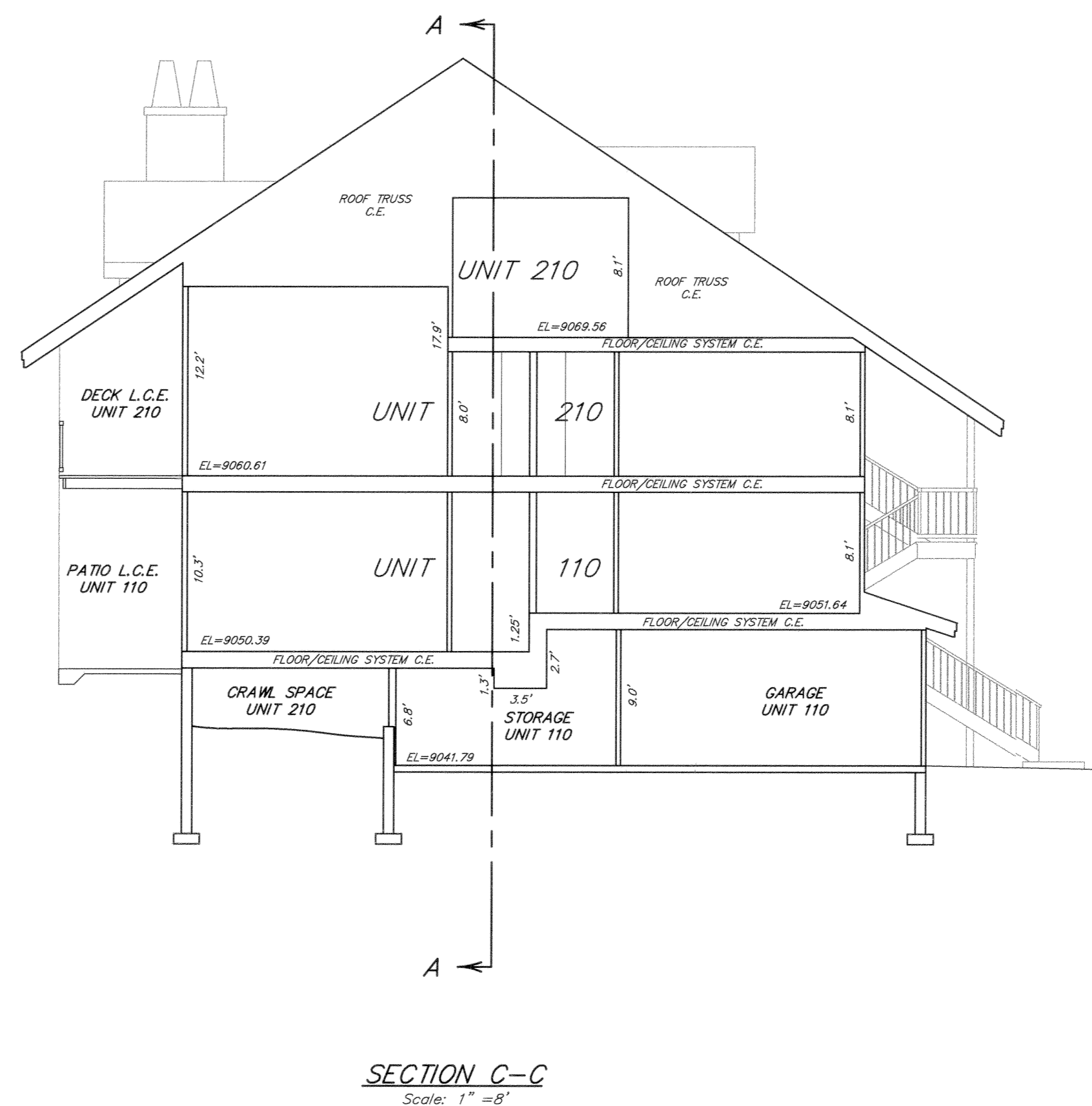
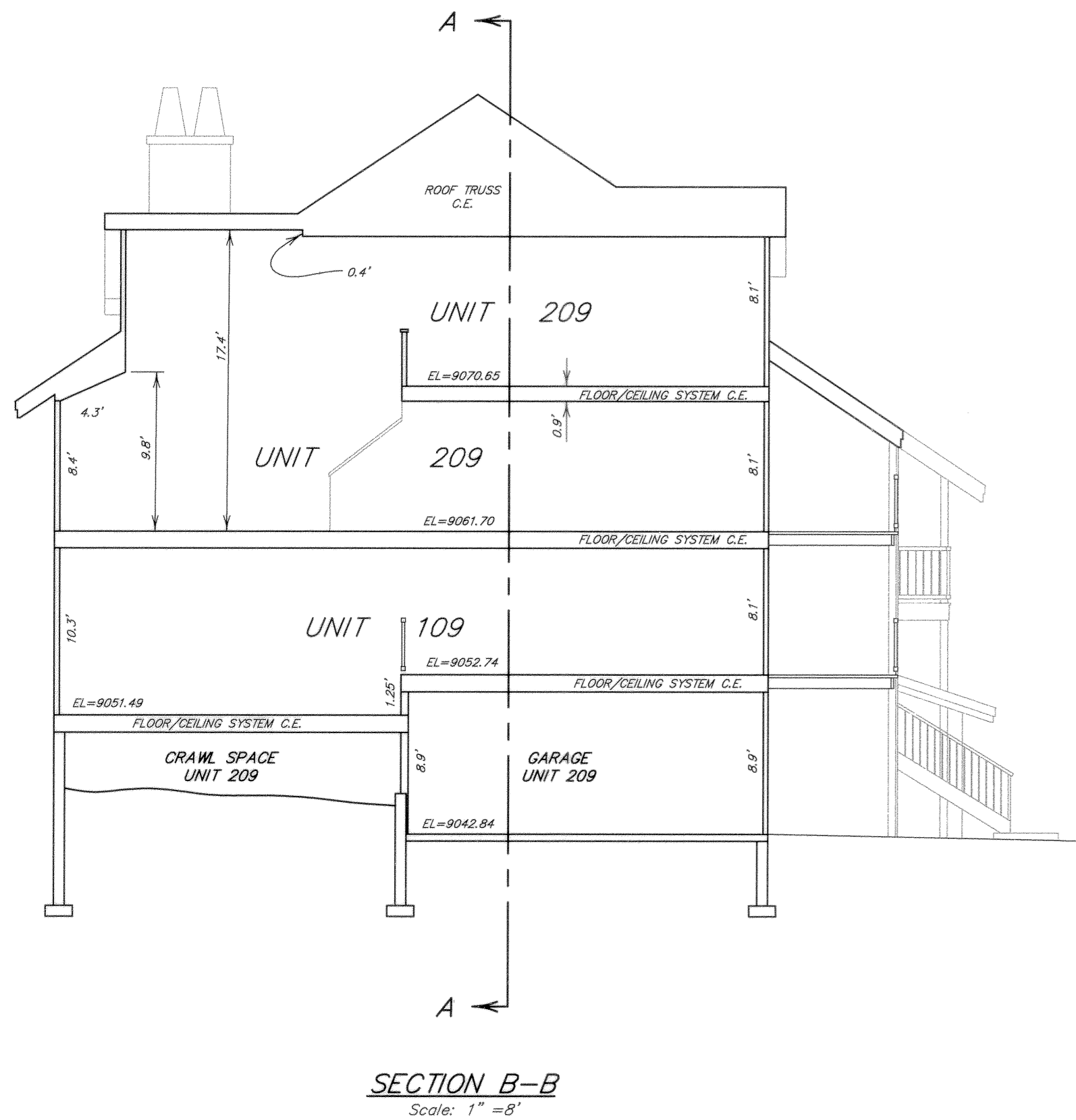
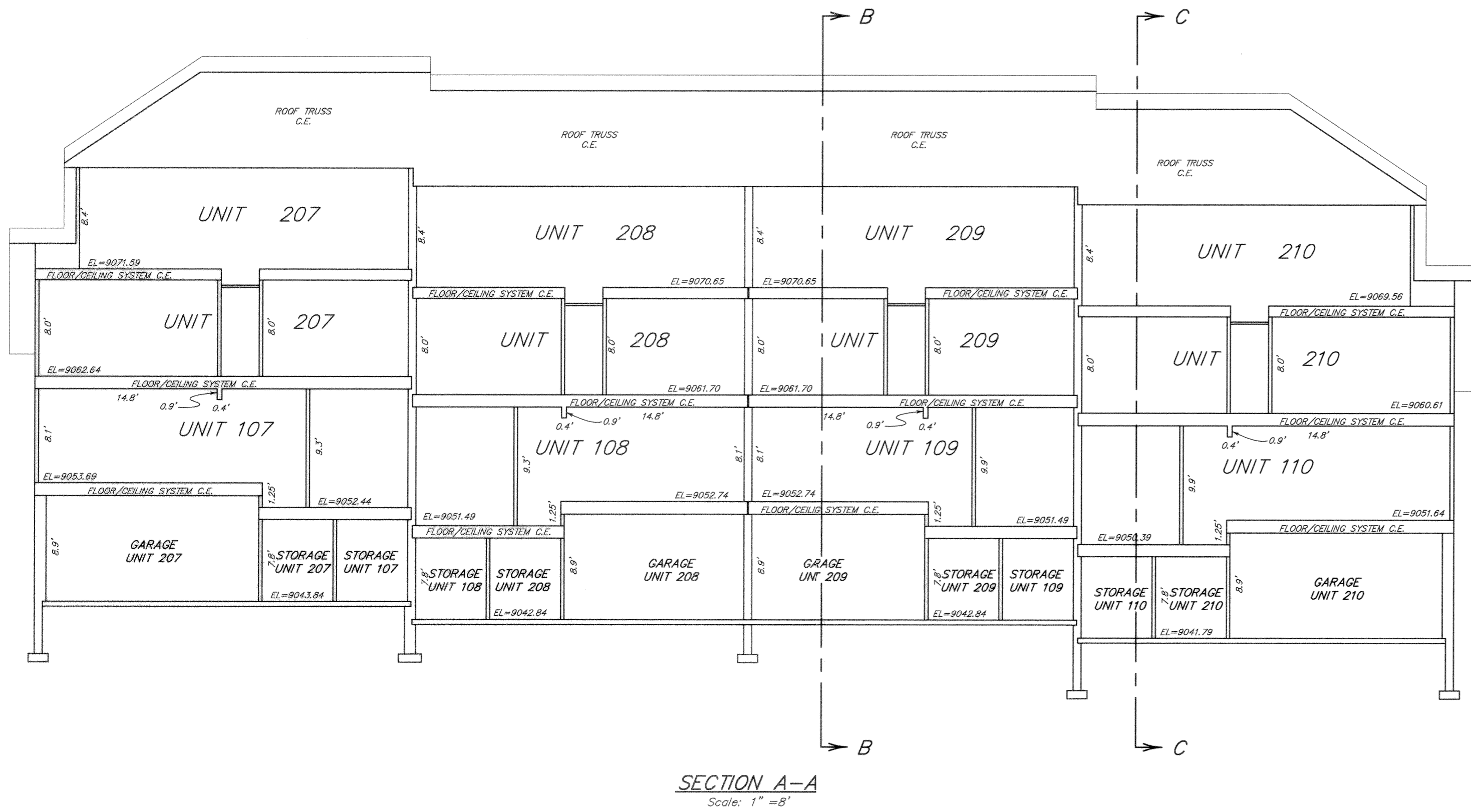
SECOND LEVEL PLAN
 Scale: 1" = 8'



LOFT LEVEL PLAN
 Scale: 1" = 8'

Legend
 C.E. = COMMON ELEMENT
 L.C.E. = LIMITED COMMON ELEMENT
 ALL INTERIOR DIMENSIONS ARE STUD TO
 STUD, DRYWALL WAS NOT INSTALLED.

A CONDOMINIUM MAP FOR
THE BAY CLUB AT FRISCO, BUILDING 1
A RESUBDIVISION OF LOTS 3 & 4, RAIN TREE TRAIL
 LOCATED IN SECTION 26, T.5S., R.78W. OF THE 6TH P.M.
 TOWN OF FRISCO, SUMMIT COUNTY, COLORADO
 (SHEET 4 OF 4)



Legend

- C.E. = COMMON ELEMENT
- L.C.E. = LIMITED COMMON ELEMENT
- ALL INTERIOR DIMENSIONS ARE STUD TO STUD, DRYWALL WAS NOT INSTALLED.