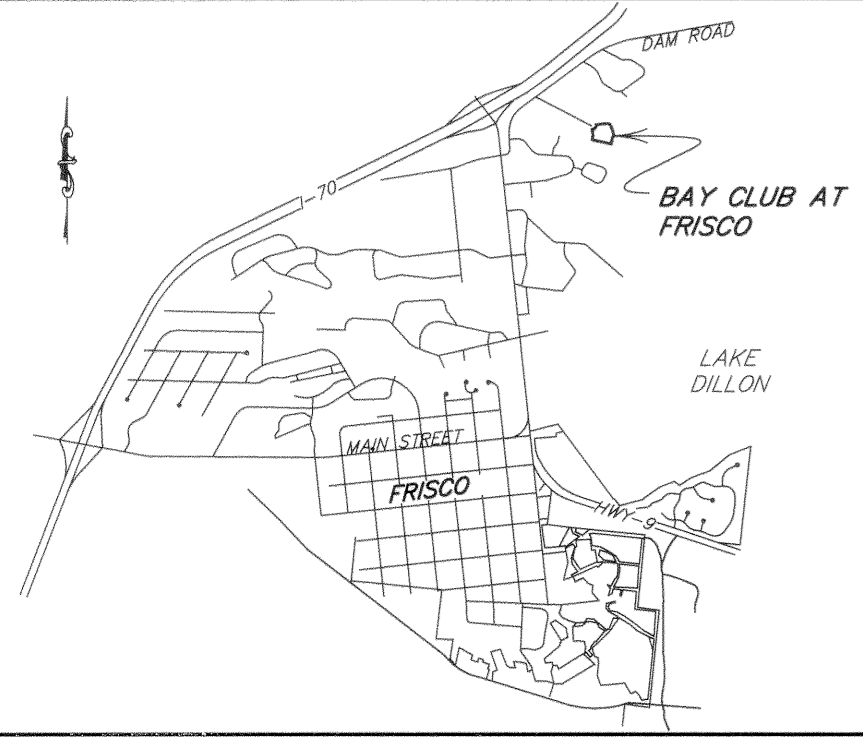
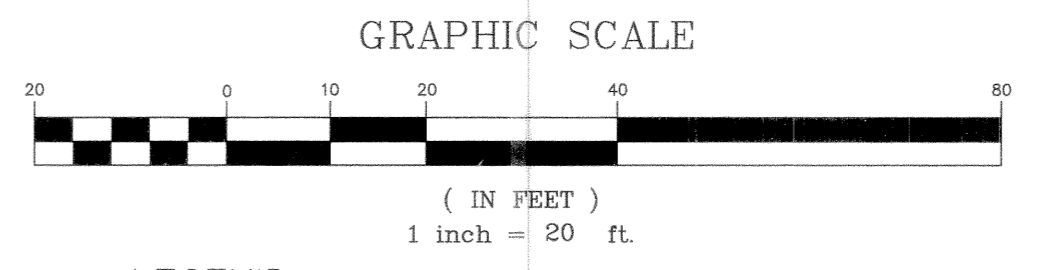


A CONDOMINIUM MAP FOR
THE BAY CLUB AT FRISCO, BUILDING 2
A RESUBDIVISION OF LOTS 3 & 4, RAINTREE TWO
 LOCATED IN SECTION 26, T.5S., R.78W. OF THE 6TH P.M.
 TOWN OF FRISCO, SUMMIT COUNTY, COLORADO
 (SHEET 1 OF 5)



VICINITY MAP



- 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

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	200.00'	64.86'	32.72'	64.58'	S 88°12'39" E	18°34'51"
C2	75.00'	122.53'	79.87'	109.33'	N 39°10'40" E	9°33'15"

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 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

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, RAINTREE 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 2", 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 HEREUNTO BE SUBSCRIBED THIS 19th DAY OF February, A.D. 1999
 BAY CLUB AT FRISCO, L.L.C.
Ronald S. Wedgle
 RONALD S. WEDGLE, MANAGER

ACKNOWLEDGEMENT:
 STATE OF Colorado)
 COUNTY OF Summit)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF February, 1999, BY RONALD S. WEDGLE, MANAGER, OF BAY CLUB AT FRISCO, L.L.C.
 WITNESS MY HAND AND OFFICIAL SEAL:
Joni A. Xunan
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 5-2-99

TITLE COMPANY'S CERTIFICATE:
 Land Title Guarantee TITLE COMPANY DOES HEREBY CERTIFY THAT IT HAS EXAMINED THE TITLE TO ALL LANDS AS SHOWN HEREON AND TITLE TO HEREON IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES, EXCEPT AS FOLLOWS:
560705, 560795, 535874

DATED THIS 19th DAY OF February, 1999
[Signature]
 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 2" 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 CORNERS.
 DATED THIS 22nd DAY OF JANUARY, 1999
 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 OF SAID COMMISSION HELD ON THIS 21st DAY OF JANUARY, 1999
[Signature]
 WILLIAM PELHAM, CHAIRMAN

APPROVAL BY THE TOWN COUNCIL:
 THE WITHIN CONDOMINIUM MAP OF "BAY CLUB AT FRISCO, BUILDING 2" IS APPROVED FOR FILING THIS 2nd DAY OF FEBRUARY, 1999. 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: *[Signature]*
 MAYOR
 ATTEST: *[Signature]*
 TOWN CLERK

CLERK & RECORDER'S ACCEPTANCE:
 THIS CONDOMINIUM MAP WAS ACCEPTED FOR FILING IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER ON THIS 19th DAY OF FEBRUARY, 1999 AND FILED FOR RECORD AT 9:54 AM, UNDER RECEPTION NUMBER 158847
 SIGNATURE *Chris Bussard* BY: *[Signature]*
 SUMMIT COUNTY CLERK AND RECORDER DEPUTY
 PROTECTIVE COVENANTS RECORDED UNDER RECEPTION NUMBER _____
 SIGNATURE _____ BY: _____
 SUMMIT COUNTY CLERK AND RECORDER DEPUTY

MORTGAGE HOLDER CERTIFICATE:
 VECTRA BANK DOES HEREBY CERTIFY THAT IT HAS EXAMINED THIS CONDOMINIUM MAP AS A LENDER FOR THE PROJECT AND DOES HEREBY APPROVE OF THIS CONDOMINIUM MAP.
 NAME: Chalmers Tanner
 TITLE: Vice President

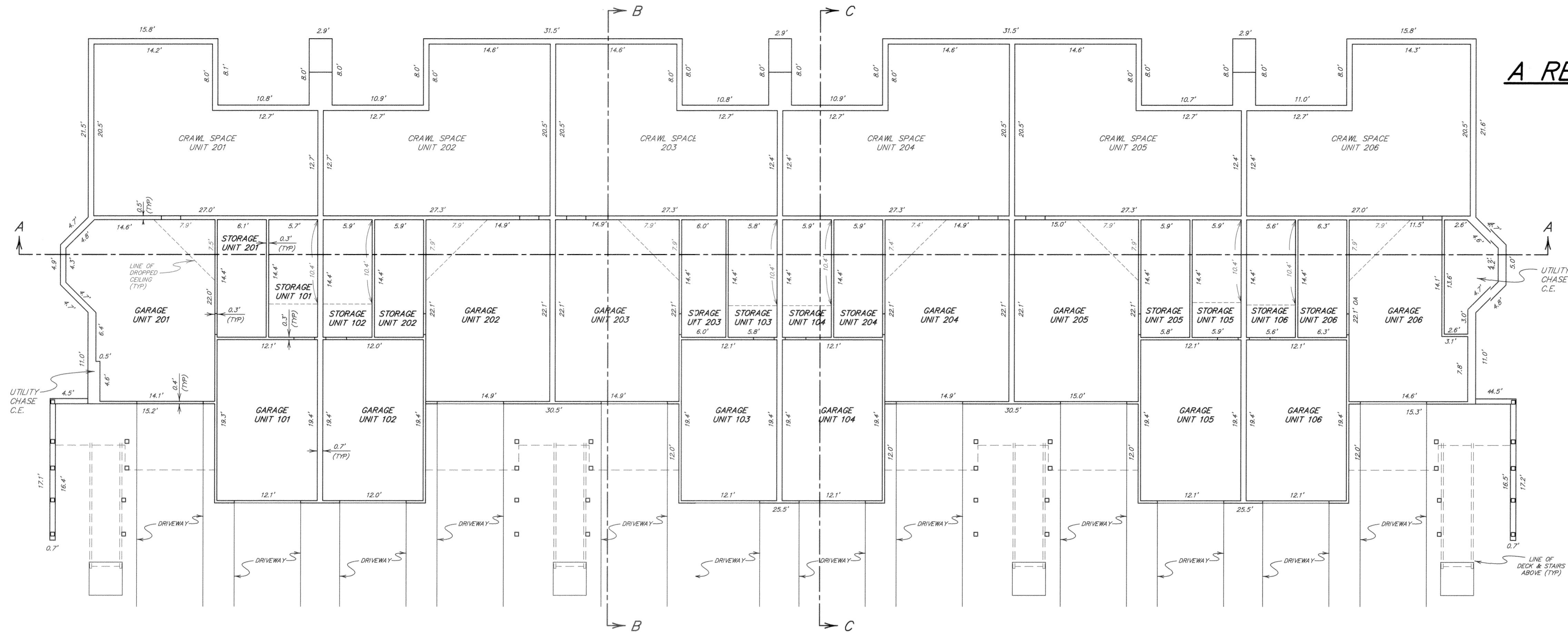
MORTGAGE HOLDER CERTIFICATE:
 BAY CLUB INVESTORS, LLC DOES HEREBY CERTIFY THAT THEY HAVE EXAMINED THIS CONDOMINIUM MAP AS A LENDER FOR THE PROJECT AND DOES HEREBY APPROVE OF THIS CONDOMINIUM MAP.
 BY: *[Signature]*
 NAME: Robert E. Loup
 TITLE: Manager

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.
 2.) EACH OF THE 32 UNITS HAS 1 PARKING SPACE IN THE GARAGE AND 1 PARKING SPACE IN THE DRIVEWAY IN FRONT OF THE UNIT.

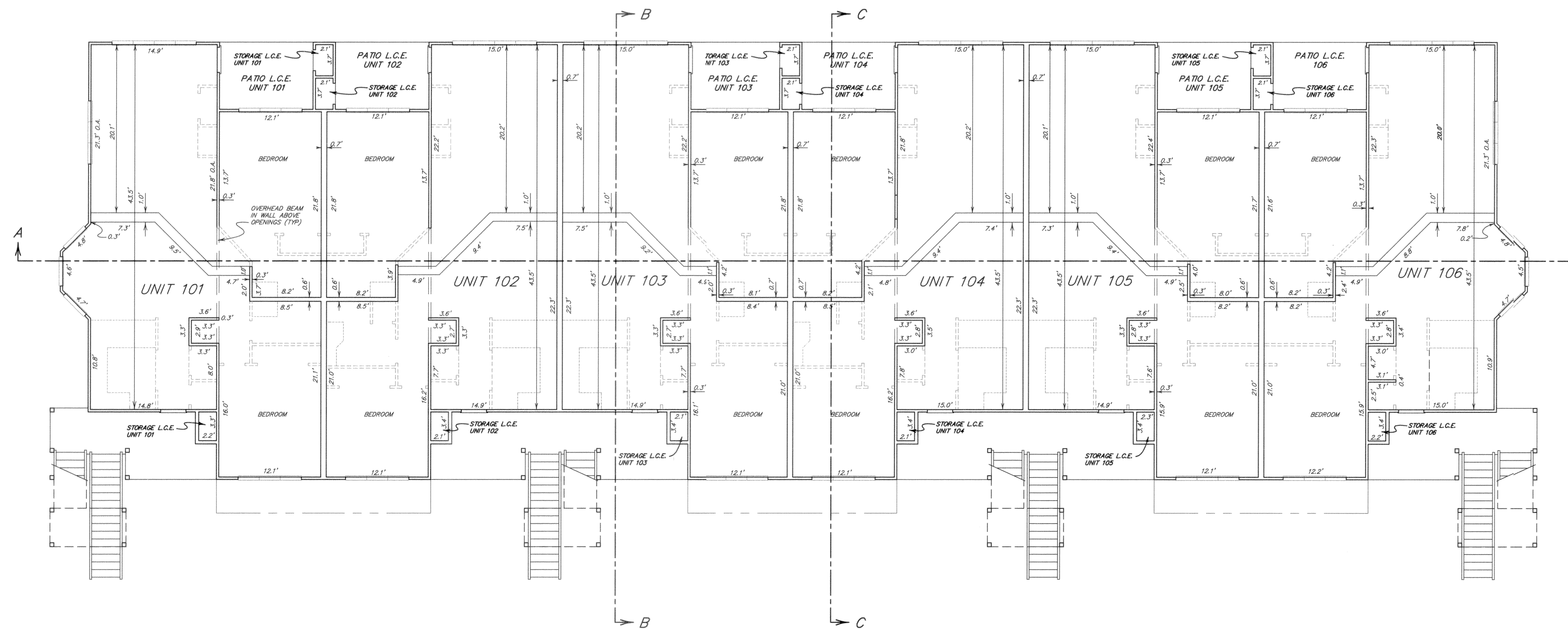
Drawn RRI	Depg COND03	Project 14944
Checked GAW	Date 01/22/99	Sheet 1 of 5

RANGE WEST
 ENGINEERS & SURVEYORS INC.
 P.O. Box 589
 Silverthorne, CO 80498 970-468-6281

A CONDOMINIUM MAP FOR
THE BAY CLUB AT FRISCO, BUILDING 2
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 2 OF 5)



GARAGE LEVEL PLAN
 Scale: 1" = 8'

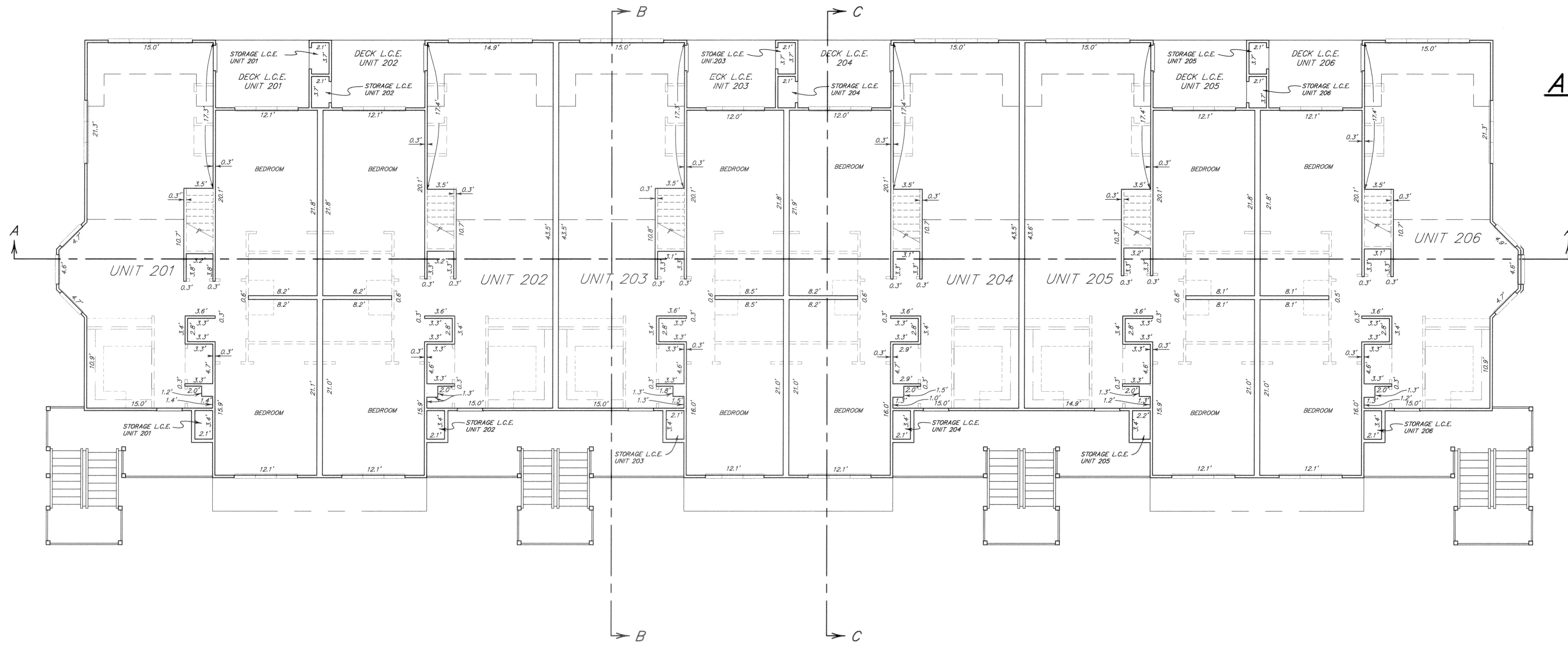


FIRST LEVEL PLAN
 Scale: 1" = 8'

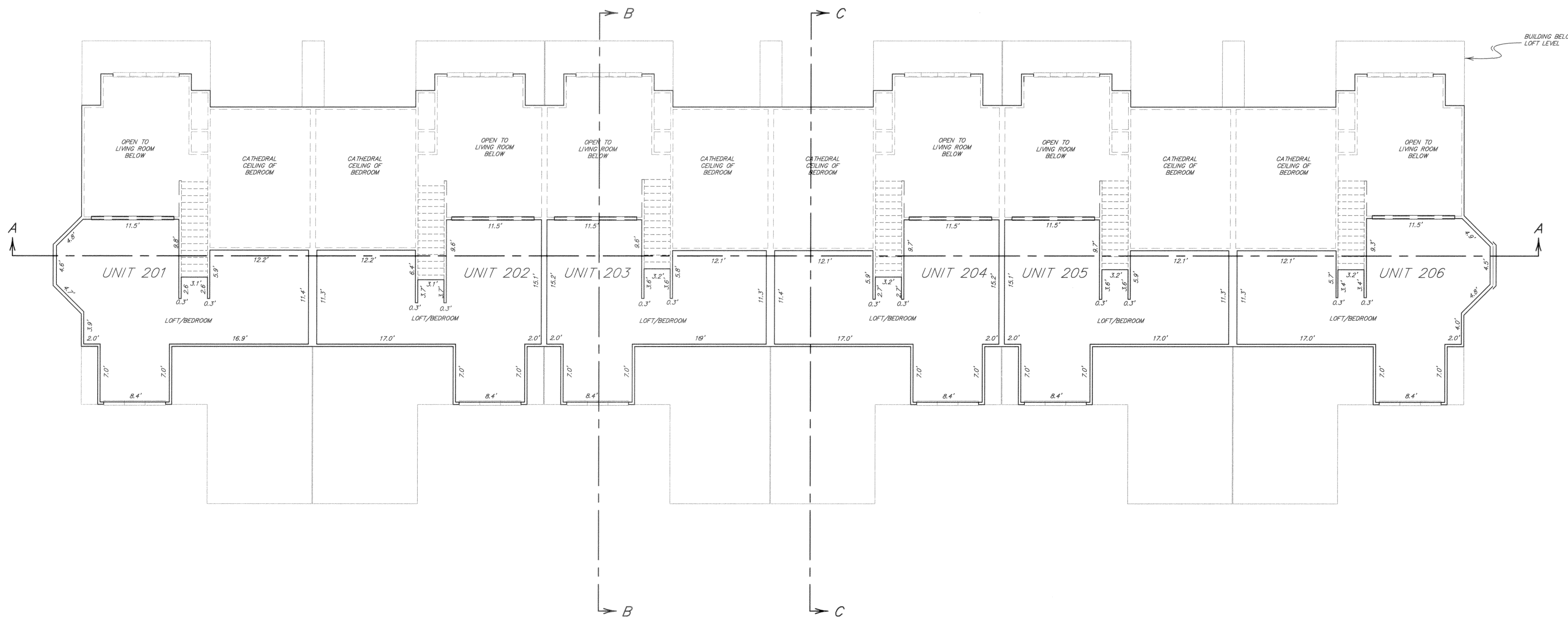
Legend
 C.E. = COMMON ELEMENT
 L.C.E. = LIMITED COMMON ELEMENT
 ALL INTERIOR DIMENSIONS ARE FROM
 STUD TO STUD. DRYWALL WAS NOT
 INSTALLED AT TIME OF MEASUREMENTS.

Drawn: RLB	Dwg: 4944B2-2	Project: 14944
Checked: RRJ	Date: JANUARY 22, 1999	Sheet 2 of 5
RANGE WEST ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970 468-6281		

A CONDOMINIUM MAP FOR
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 (SHEET 3 OF 5)



SECOND LEVEL PLAN
 Scale: 1" = 8'



LOFT LEVEL PLAN
 Scale: 1" = 8'

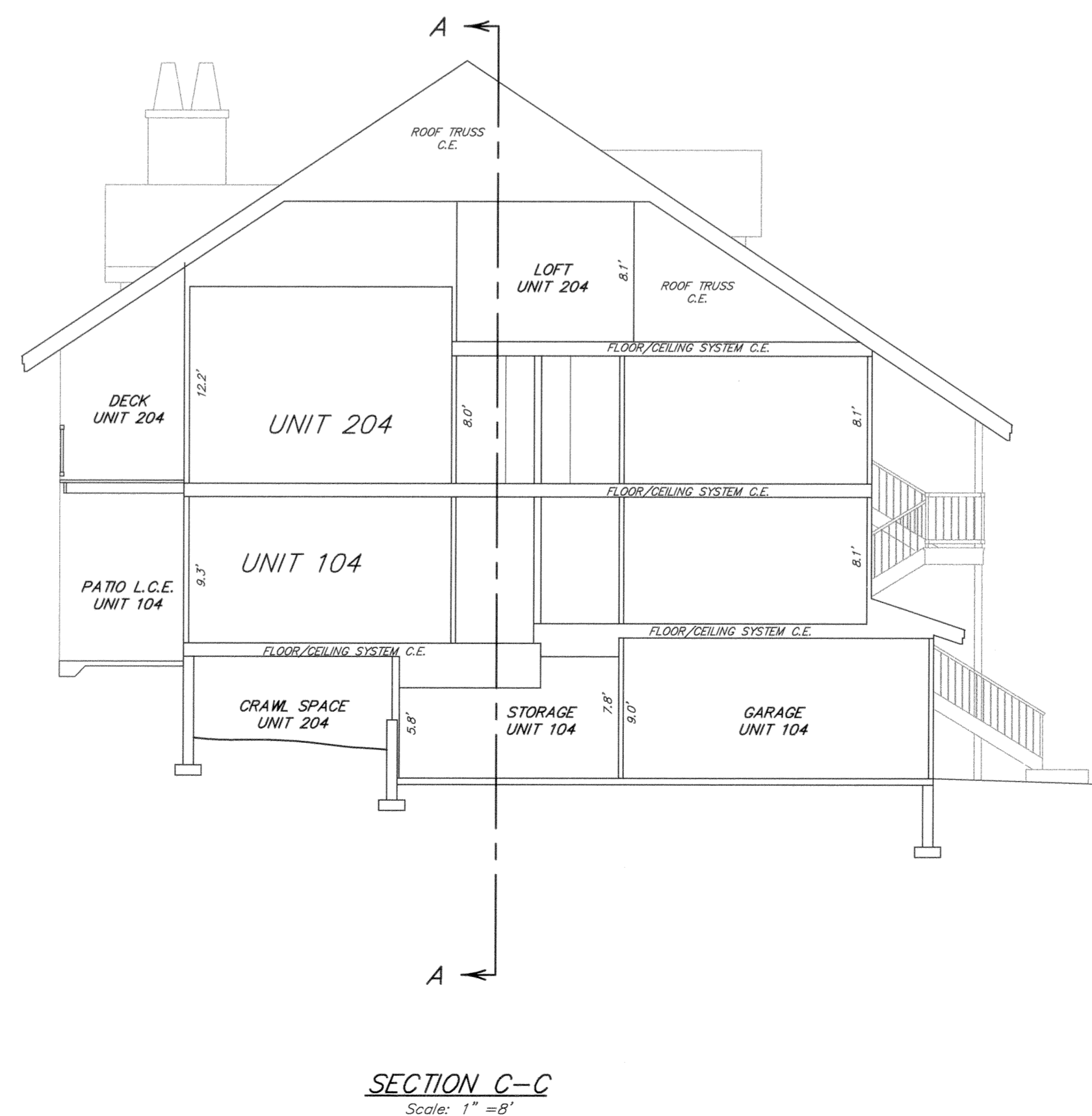
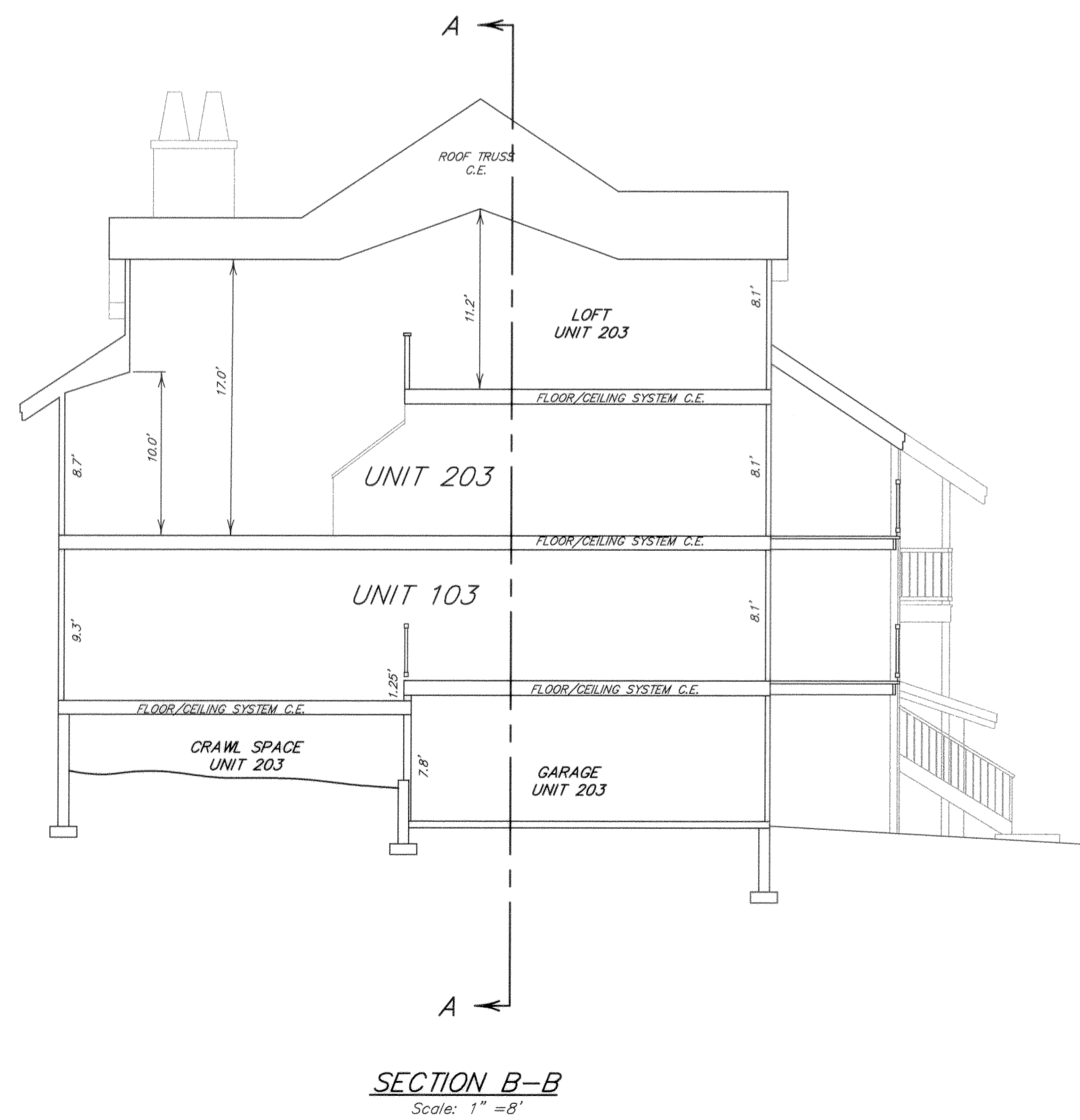
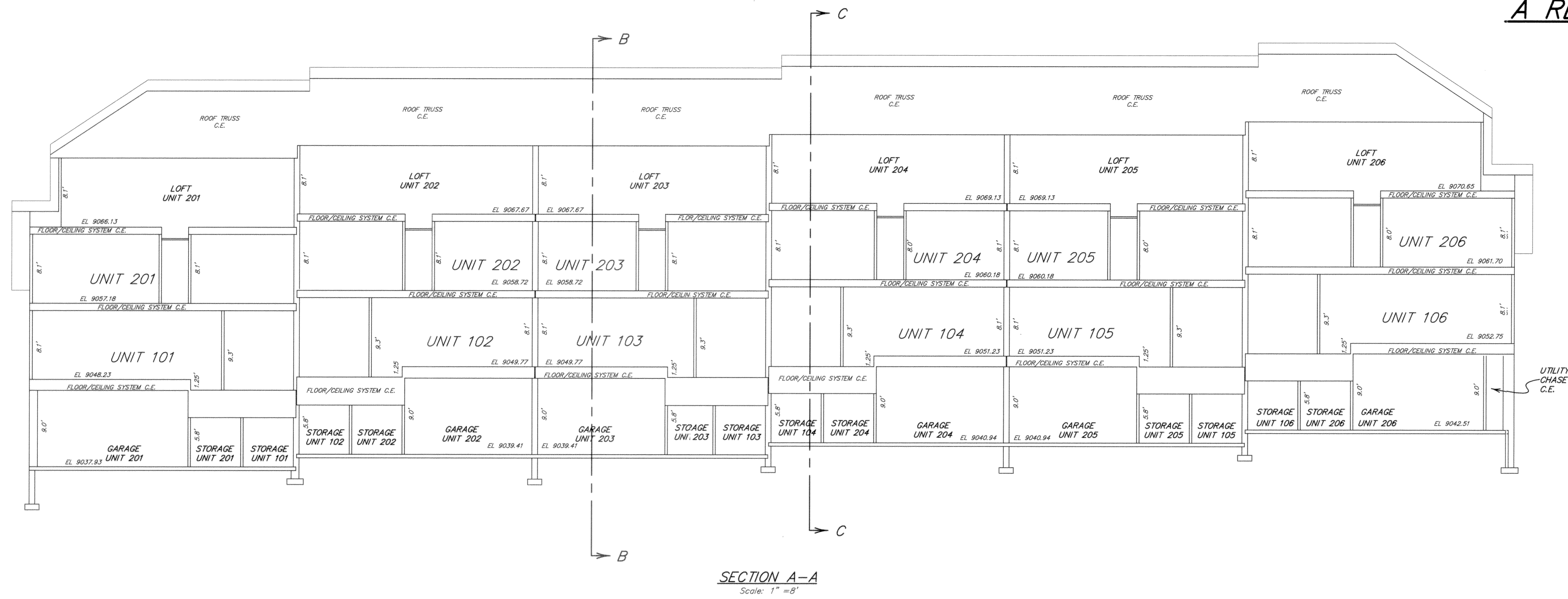
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Drawn: RLB	Dwg: 4944B2-3	Project: 14944
Checked: FRJ	Date: JANUARY 22, 1999	Sheet 3 of 5
R - A - N - G - E - W - E - S - T ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970 468-6281		

FRISCO WEST, INC. | RLB | 14944 | 4944B2-3 | 1 of 5 | JAN 22, 1999 | 12:05

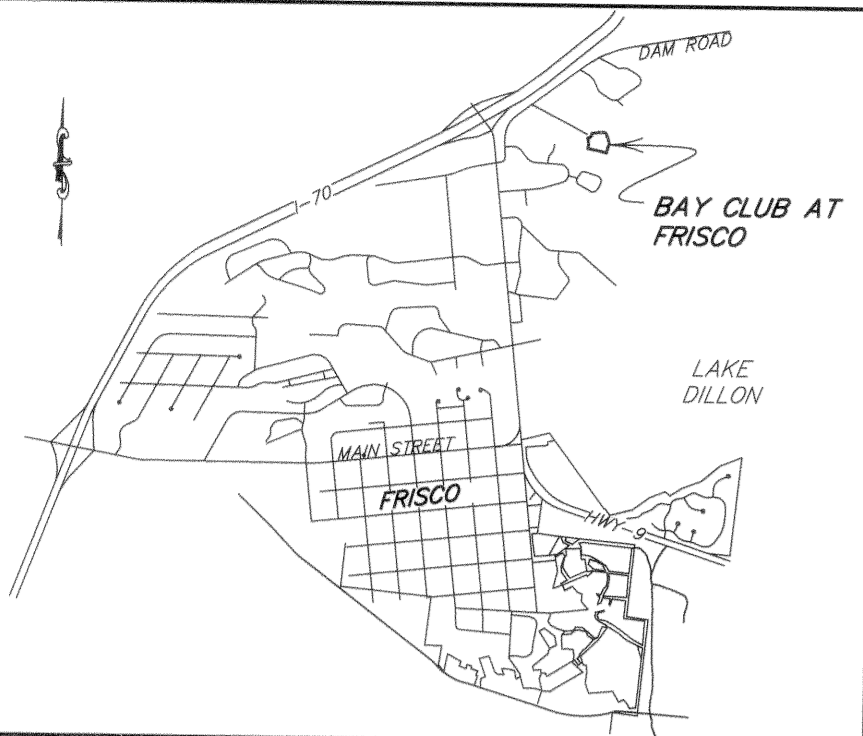
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 (SHEET 4 OF 5)

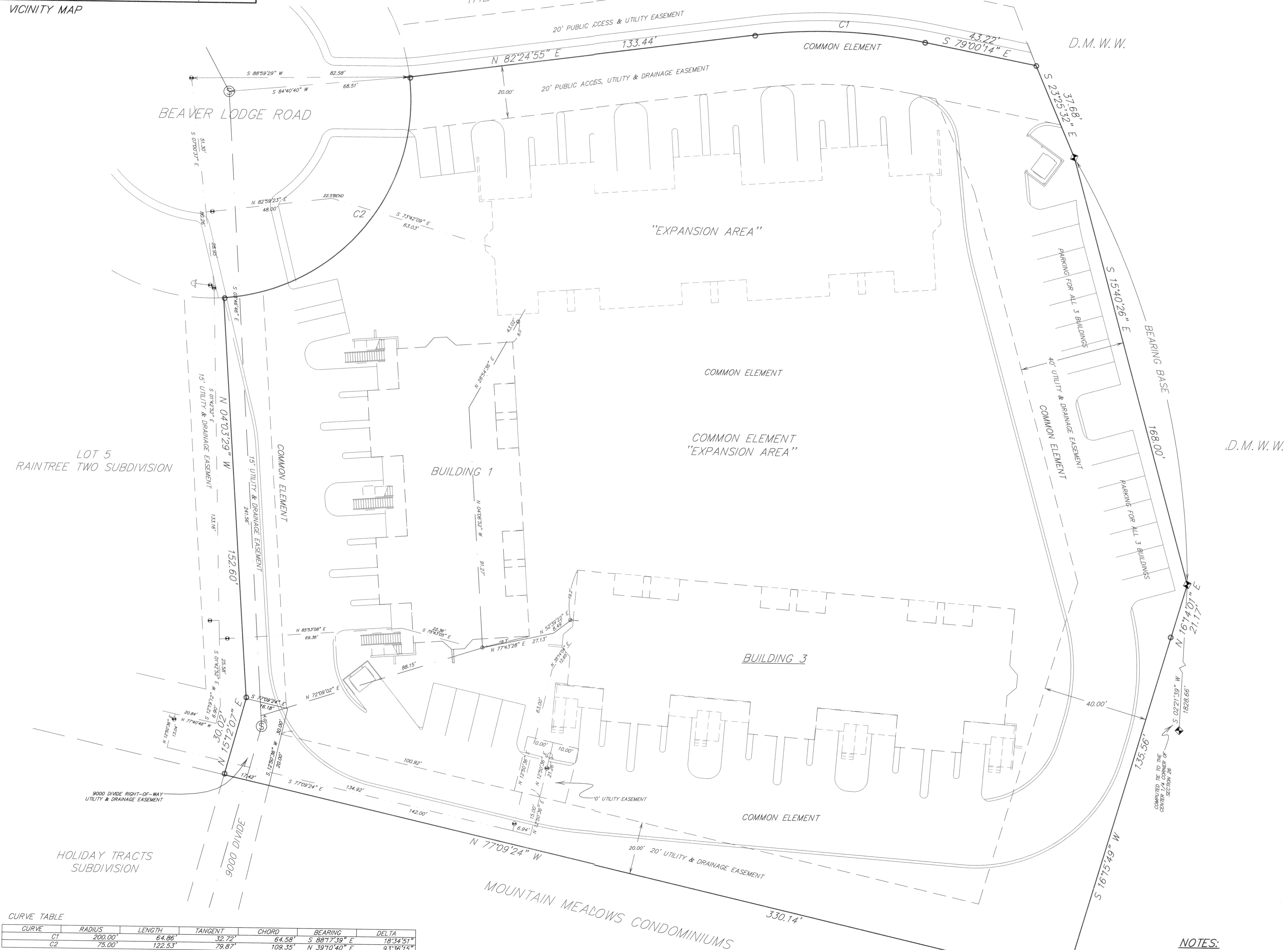
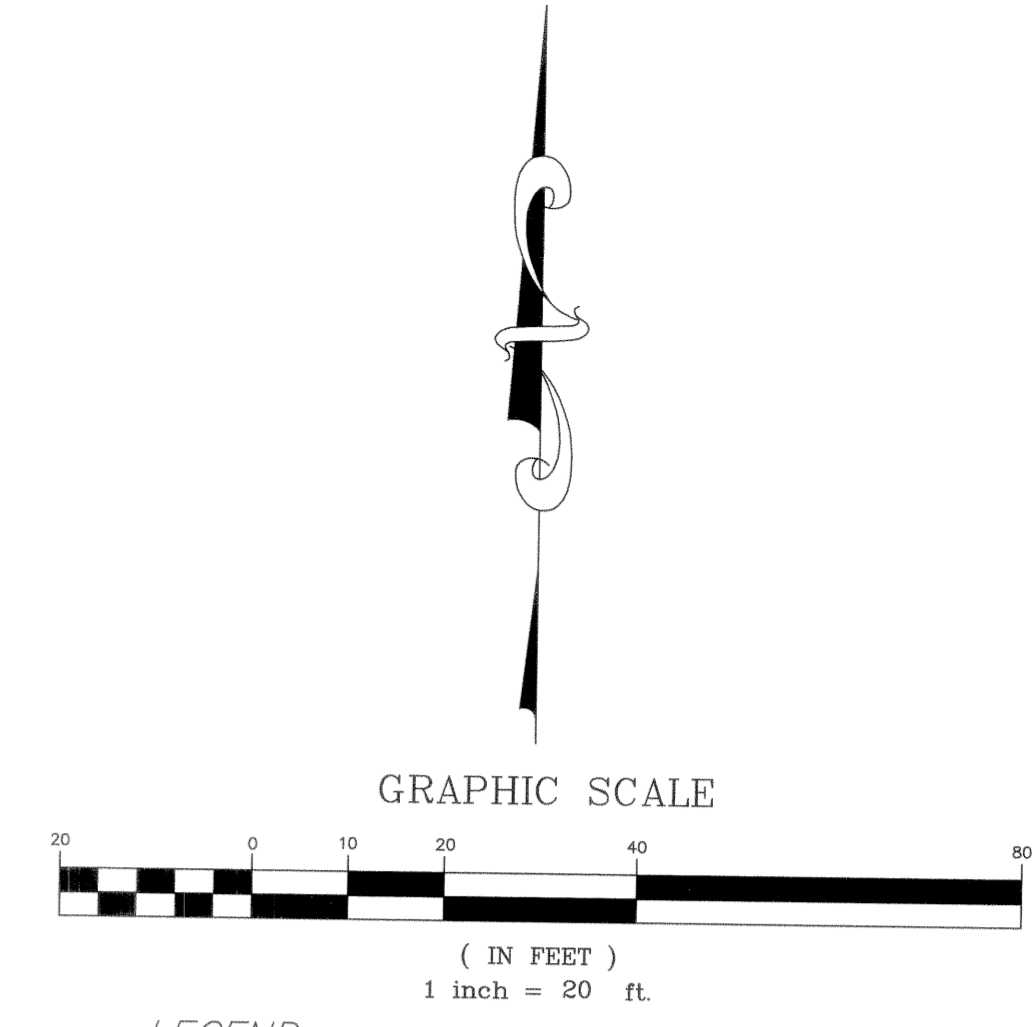


Legend
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AN UTILITY AS-CONSTRUCTED MAP FOR
THE BAY CLUB AT FRISCO, BUILDING 2
A RESUBDIVISION OF LOTS 3 & 4, RAINTREE TWO
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 (SHEET 5 OF 5)



VICINITY MAP



CURVE TABLE

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Drawn RBJ	Dwg 14944ASB	Project 14944
Checked	Date 01/22/99	Sheet 5 of 5

RANGEWEST
 ENGINEERS & SURVEYORS INC.

P.O. Box 589
 Silverthorne, CO 80408-0589