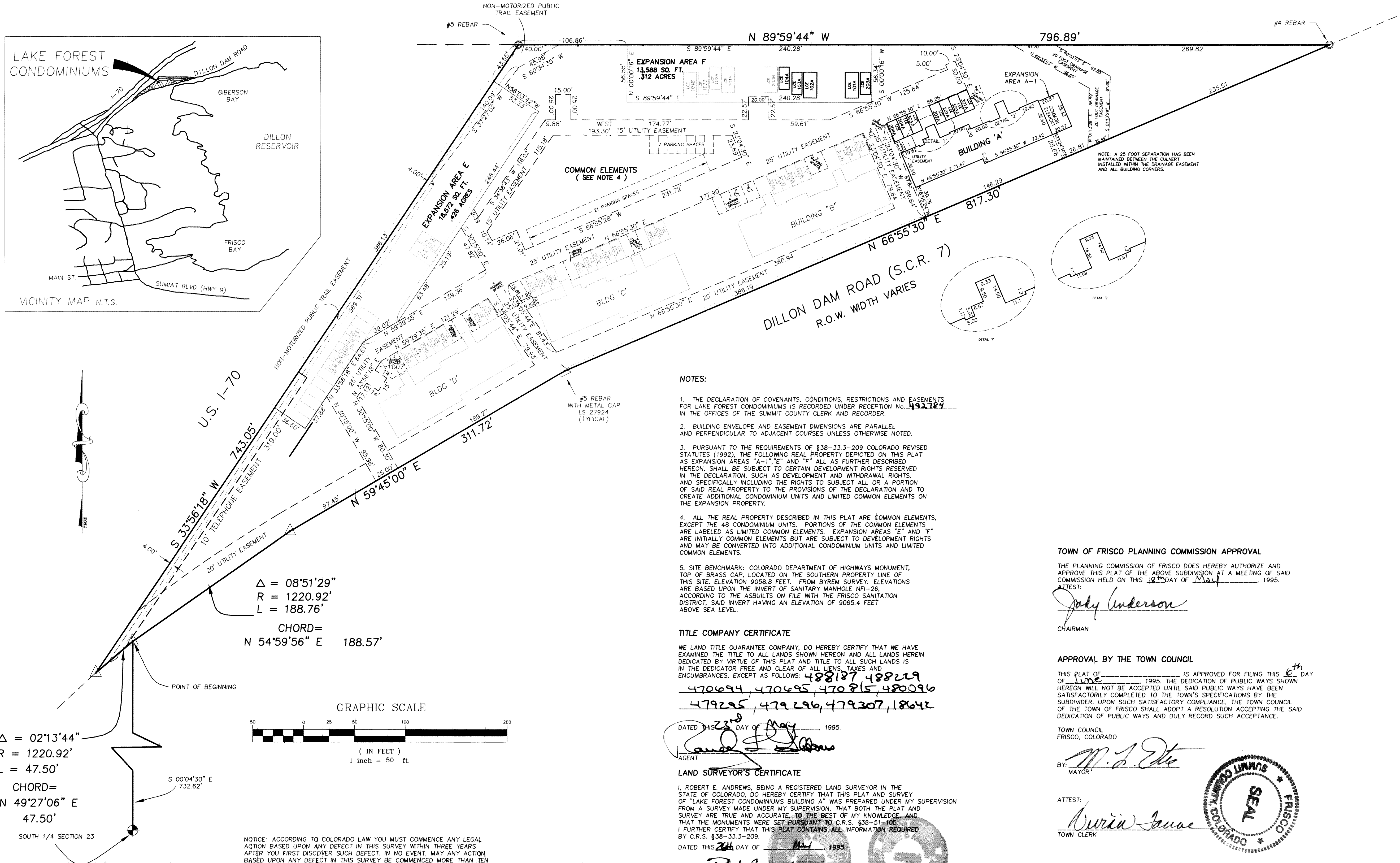
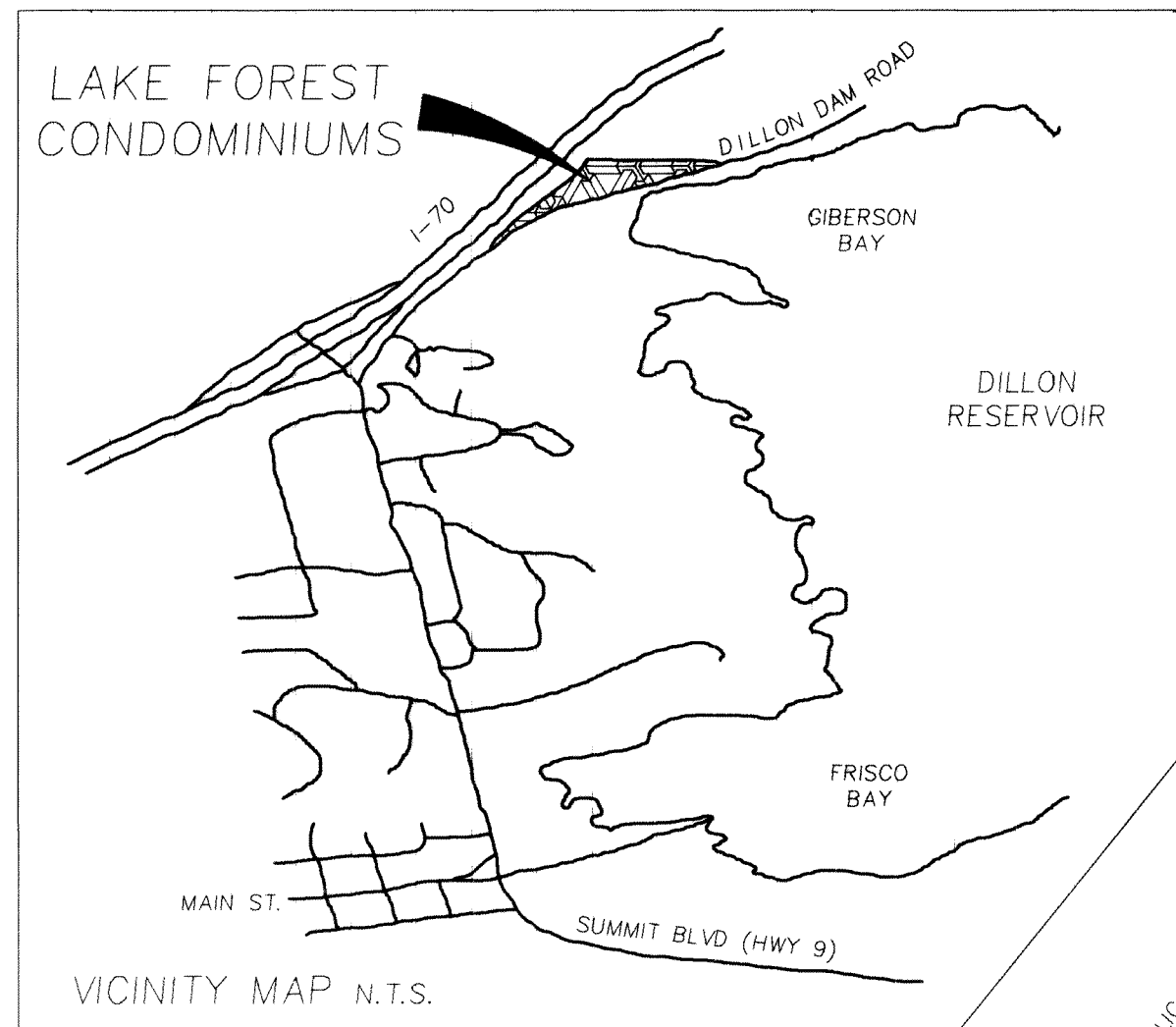


SECOND SUPPLEMENTAL CONDOMINIUM MAP OF LAKE FOREST CONDOMINIUMS

BUILDING A
S. 23, T. 5 S., R. 78 W OF THE 6th P.M.
TOWN OF FRISCO
SUMMIT COUNTY, COLORADO

ARAPAHO NATIONAL FOREST

LAKE FOREST CONDOMINIUMS - BUILDING A
DRAWING NUMBER
SHEET 1 OF 3



OWNER'S CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS: THAT LAKE FOREST LIMITED LIABILITY COMPANY BEING THE OWNER OF THE LAND DESCRIBED AS FOLLOWS:
LEGAL DESCRIPTION
EXPANSION AREA A AS SHOWN ON THE CONDOMINIUM MAP OF LAKE FOREST CONDOMINIUMS, BUILDINGS C & D, TOWN OF FRISCO, SUMMIT COUNTY, COLORADO RECORDED UNDER RECEPTION NUMBER **492785** OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 78 WEST OF THE 6th PRINCIPAL MERIDIAN, SUMMIT COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF DILLON DAM ROAD (S.C.R. 7) WHEN THE SOUTH 1/4 CORNER OF SAID SECTION 23 BEARS S 00°04'30" E, 732.62 FEET DISTANT; THENCE 188.76 FEET ON THE ARC OF A CURVE TO THE RIGHT WITH AN INTERIOR ANGLE OF 08°51'29", A RADIUS OF 1220.92 FEET AND A CHORD WHICH BEARS N 54°59'56" E, 188.57 FEET DISTANT; THENCE N 59°45'00" E, 311.72 FEET; THENCE N 66°55'30" E, 386.19 FEET TO THE POINT OF BEGINNING; THENCE N 23°04'30" W, 59.64 FEET; THENCE N 66°55'30" E, 100.33 FEET; THENCE S 23°04'30" E, 71.26 FEET; THENCE S 66°55'30" W, 166.94 FEET; THENCE S 66°55'30" W, 167.94 FEET TO THE POINT OF BEGINNING.
CONTAINING 15,689 sq. ft.
0.360 acre MORE OR LESS

HAS LAID OUT, PLATTED AND SUBDIVIDED SAID TRACT INTO CONDOMINIUM UNITS AND COMMON ELEMENTS UNDER THE NAME AND STYLE OF LAKE FOREST CONDOMINIUMS BUILDING A AS SHOWN ON THIS PLAT, AND BY THESE PRESENTS DOES HEREBY DEDICATE TO THE PERPETUAL USE OF THE TOWN OF FRISCO, STATE OF COLORADO, THE EASEMENTS AND OTHER PUBLIC AREAS AS SHOWN HEREON AND DOES 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, LAKE FOREST LIMITED LIABILITY COMPANY, HAS CAUSED ITS NAME TO HEREUNTO BE SUBSCRIBED THIS 30th DAY OF MAY, 1995.
Robert R. Fulton
BY: ROBERT R. FULTON
MANAGER

NOTARIAL
STATE OF COLORADO)
COUNTY OF SUMMIT) SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF MAY, 1995 BY ROBERT R. FULTON, AS MANAGER FOR LAKE FOREST LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES _____
WITNESS MY HAND AND OFFICIAL SEAL
Laura Russett
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 11/98

SUMMIT COUNTY CLERK AND RECORDER'S ACCEPTANCE
STATE OF COLORADO)
COUNTY OF SUMMIT) SS
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 15:53 O'CLOCK P. M. THIS 12 DAY OF JUNE, 1995.
Doris L. Brill by Kathleen Neel
DORIS L. BRILL
SUMMIT COUNTY CLERK AND RECORDER

PROJECT 94685		DATE 04/07/95
DRAWN BY REA		SCALE 1" = 50'
DWG FILE 94685A		SHEET 1 OF 3
ROB ANDREWS LAND SURVEYING P. O. BOX 1351, BRECKENRIDGE, CO 80424 (303) 453-1860		
CONDOMINIUM MAP		
LAKE FOREST CONDOMINIUMS BUILDING A TOWN OF FRISCO SUMMIT COUNTY, COLORADO		

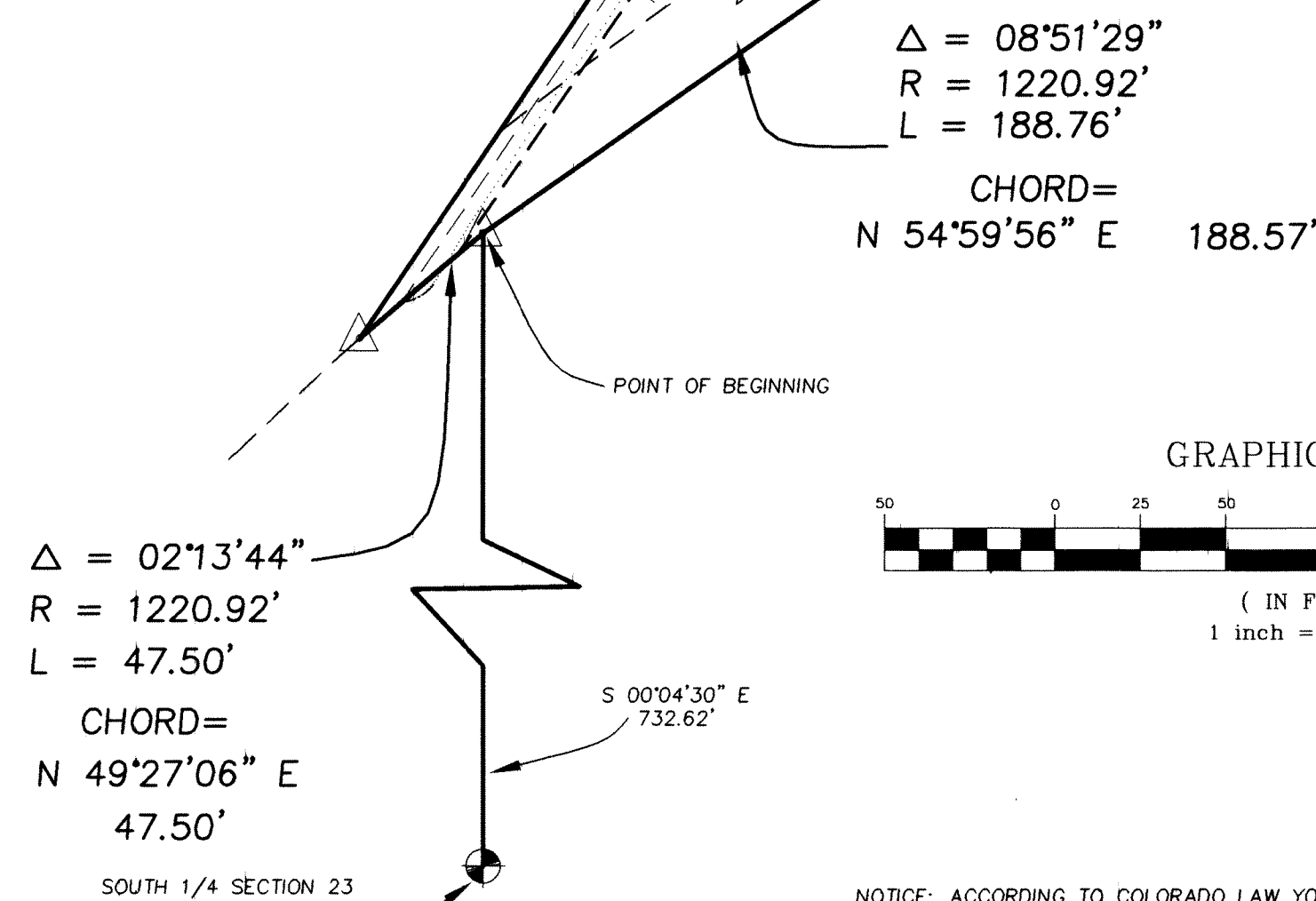
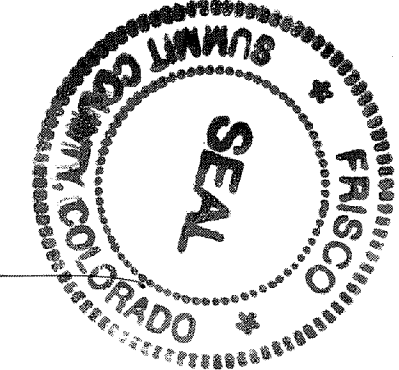
NOTES:
1. THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKE FOREST CONDOMINIUMS IS RECORDED UNDER RECEPTION NO. 492787 IN THE OFFICES OF THE SUMMIT COUNTY CLERK AND RECORDER.
2. BUILDING ENVELOPE AND EASEMENT DIMENSIONS ARE PARALLEL AND PERPENDICULAR TO ADJACENT COURSES UNLESS OTHERWISE NOTED.
3. PURSUANT TO THE REQUIREMENTS OF §38-33.3-209 COLORADO REVISED STATUTES (1992), THE FOLLOWING REAL PROPERTY DEPICTED ON THIS PLAT AS EXPANSION AREAS "A-1," "E" AND "F" ALL AS FURTHER DESCRIBED HEREON, SHALL BE SUBJECT TO CERTAIN DEVELOPMENT RIGHTS RESERVED IN THE DECLARATION, SUCH AS DEVELOPMENT AND WITHDRAWAL RIGHTS, AND SPECIFICALLY INCLUDING THE RIGHTS TO SUBJECT ALL OR A PORTION OF SAID REAL PROPERTY TO THE PROVISIONS OF THE DECLARATION AND TO CREATE ADDITIONAL CONDOMINIUM UNITS AND LIMITED COMMON ELEMENTS ON THE EXPANSION PROPERTY.
4. ALL THE REAL PROPERTY DESCRIBED IN THIS PLAT ARE COMMON ELEMENTS, EXCEPT THE 45 CONDOMINIUM UNITS. PORTIONS OF THE COMMON ELEMENTS ARE LABELED AS LIMITED COMMON ELEMENTS. EXPANSION AREAS "E" AND "F" ARE INITIALLY COMMON ELEMENTS BUT ARE SUBJECT TO DEVELOPMENT RIGHTS AND MAY BE CONVERTED INTO ADDITIONAL CONDOMINIUM UNITS AND LIMITED COMMON ELEMENTS.
5. SITE BENCHMARK: COLORADO DEPARTMENT OF HIGHWAYS MONUMENT, TOP OF BRASS CAP, LOCATED ON THE SOUTHERN PROPERTY LINE OF THIS SITE, ELEVATION 9058.8 FEET. FROM BYRUM SURVEY; ELEVATIONS ARE BASED UPON THE INVERT OF SANITARY MANHOLE N1-26, ACCORDING TO THE RESULTS ON FILE WITH THE FRISCO SANITATION DISTRICT, SAID INVERT HAVING AN ELEVATION OF 9065.4 FEET ABOVE SEA LEVEL.

TITLE COMPANY CERTIFICATE
WE, LAND TITLE GUARANTEE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO ALL LANDS SHOWN HEREON AND ALL LANDS HEREIN DEDICATED BY VIRTUE OF THIS PLAT AND TITLE TO ALL SUCH LANDS IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS: 488187, 488229, 470694, 470695, 470815, 480096, 479295, 479296, 479307, 18642

DATED THIS 23rd DAY OF MAY, 1995.
Robert E. Andrews
AGENT
LAND SURVEYOR'S CERTIFICATE
I, ROBERT E. ANDREWS, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY OF LAKE FOREST CONDOMINIUMS BUILDING A WAS PREPARED UNDER MY SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION, THAT BOTH THE PLAT AND SURVEY ARE TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE, AND THAT THE MONUMENTS WERE SET PURSUANT TO C.R.S. §38-51-105. I FURTHER CERTIFY THAT THIS PLAT CONTAINS ALL INFORMATION REQUIRED BY C.R.S. §38-33.3-209.
DATED THIS 24th DAY OF MAY, 1995.
Robert E. Andrews
ROBERT E. ANDREWS P.L.S. 27824

TOWN OF FRISCO PLANNING COMMISSION APPROVAL
THE PLANNING COMMISSION OF FRISCO DOES HEREBY AUTHORIZE AND APPROVE THIS PLAT OF THE ABOVE SUBDIVISION AT A MEETING OF SAID COMMISSION HELD ON THIS 9th DAY OF MAY, 1995.
ATTEST:
Jody Anderson
CHAIRMAN

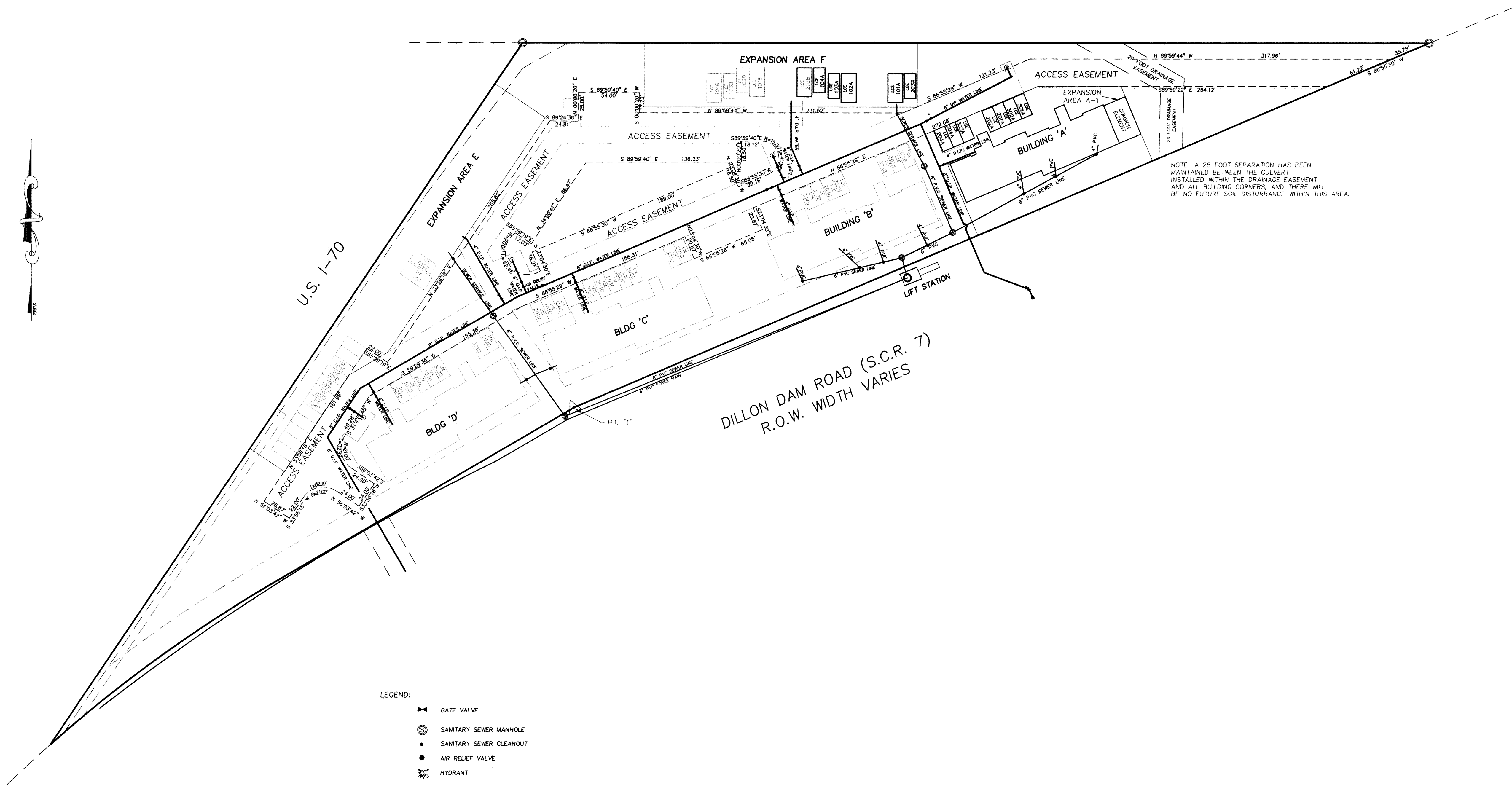
APPROVAL BY THE TOWN COUNCIL
THIS PLAT OF _____ IS APPROVED FOR FILING THIS 6th DAY OF JUNE, 1995. THE DEDICATION OF PUBLIC WAYS SHOWN HEREON WILL NOT BE ACCEPTED UNTIL SAID PUBLIC WAYS HAVE BEEN SATISFACTORILY COMPLETED TO THE TOWN'S SPECIFICATIONS BY THE SUBDIVIDER. UPON SUCH SATISFACTORY COMPLIANCE, 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: *M. J. Elte*
MAYOR
ATTEST:
Burton James
TOWN CLERK



NOTICE: 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 ATTACHED HEREON.

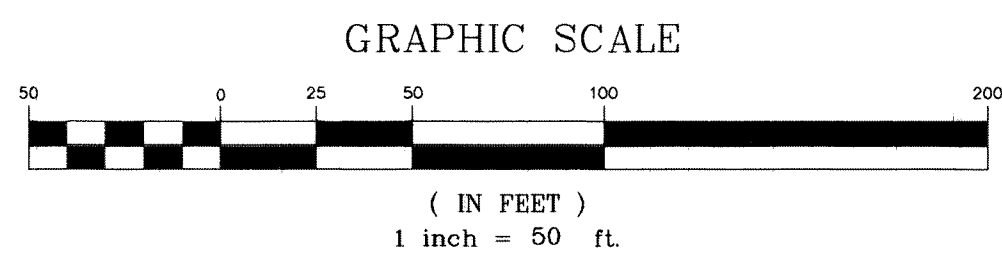
SECOND SUPPLEMENTAL CONDOMINIUM MAP OF
LAKE FOREST CONDOMINIUMS
 BUILDING A- ACCESS EASEMENTS,
 UTILITY AND FUTURE GARAGE LOCATIONS
 S. 23, T. 5 S., R. 78 W OF THE 6th P.M.
 TOWN OF FRISCO
 SUMMIT COUNTY, COLORADO

ARAPAHO NATIONAL FOREST



- LEGEND:
- ◀ GATE VALVE
 - ⊙ SANITARY SEWER MANHOLE
 - SANITARY SEWER CLEANOUT
 - AIR RELIEF VALVE
 - ☼ HYDRANT

NOTE: ALL WATER LINES 6" DIP UNLESS OTHERWISE NOTED.

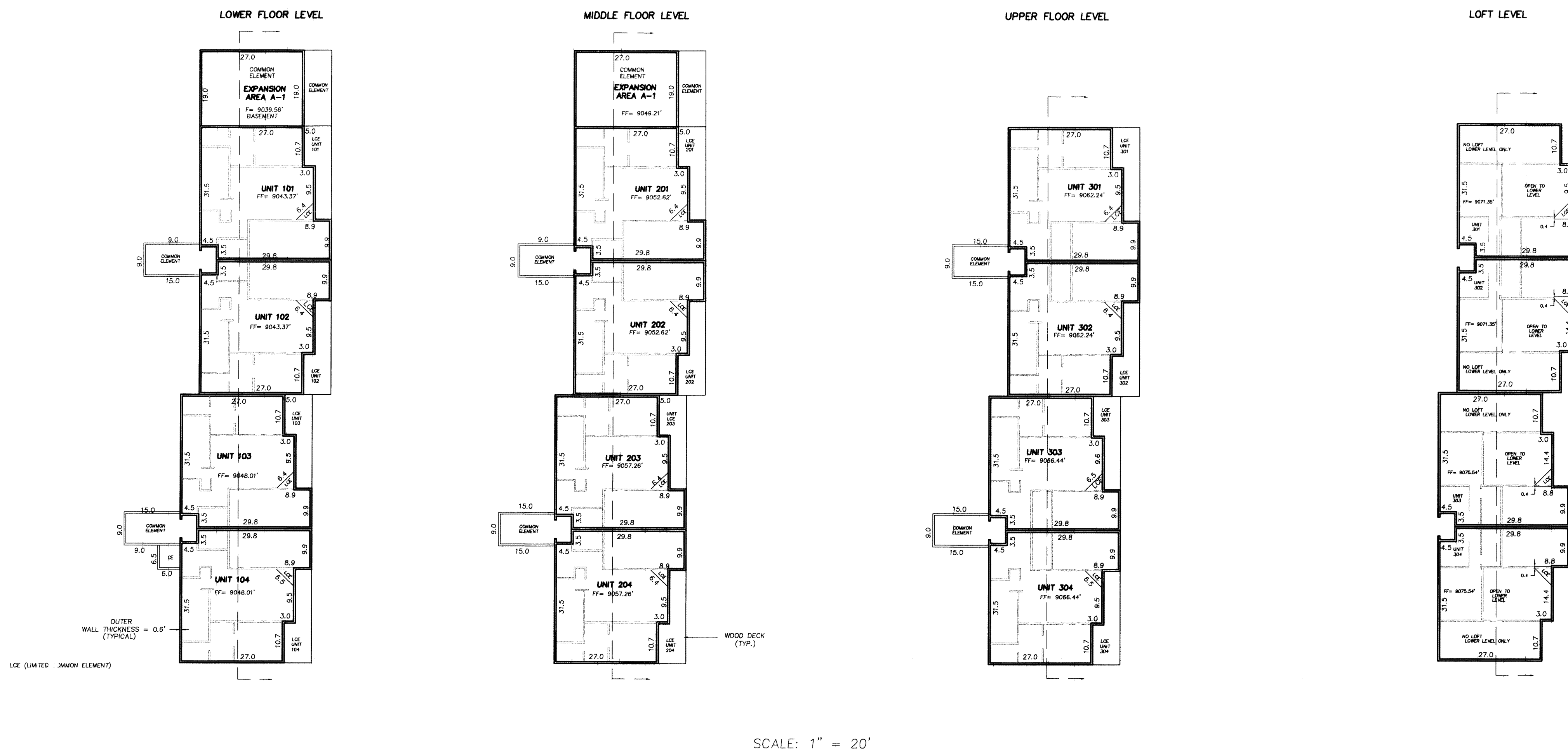
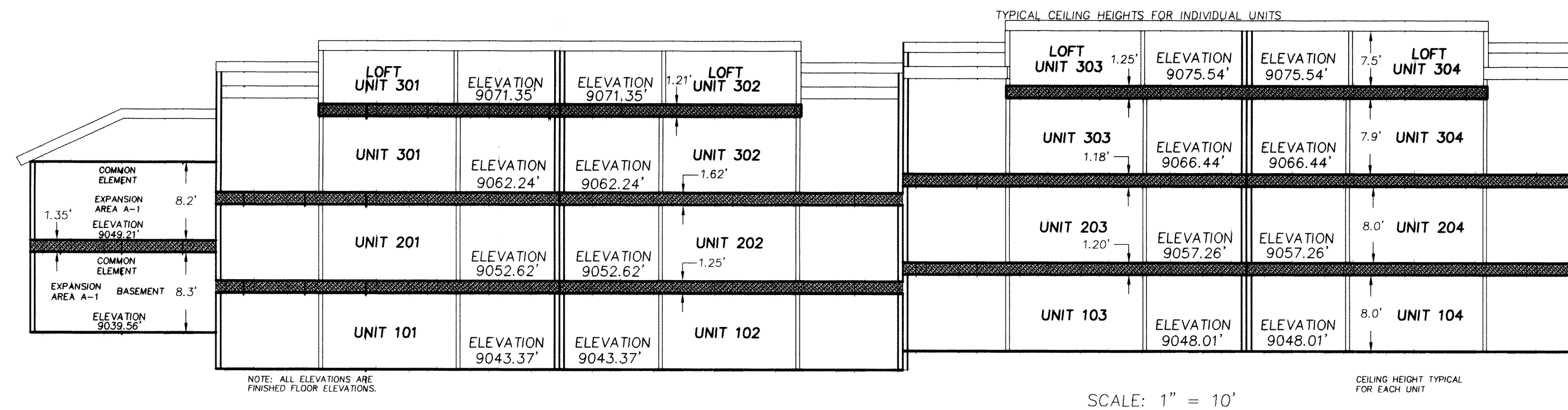


ROB ANDREWS LAND SURVEYING P. O. BOX 1351, BRECKENRIDGE, CO 80424 (303) 453-1860	
CONDOMINIUM MAP	
PROJECT 685UTL	DATE 03/21/95
DRAWN BY J.E.A.	SCALE 1" = 50'
DWG FILE 685UTL	SHEET 2 OF 3
LAKE FOREST CONDOMINIUMS BUILDING A TOWN OF FRISCO SUMMIT COUNTY, COLORADO	

SECOND SUPPLEMENTAL CONDOMINIUM MAP OF LAKE FOREST CONDOMINIUMS

BUILDING A FLOOR PLAN AND CROSS SECTION
S. 23, T. 5 S., R. 78 W OF THE 6th P.M.
TOWN OF FRISCO
SUMMIT COUNTY, COLORADO

LAKE FOREST CONDOMINIUMS - BUILDING A
DRAWING NUMBER
SHEET 3 OF 3



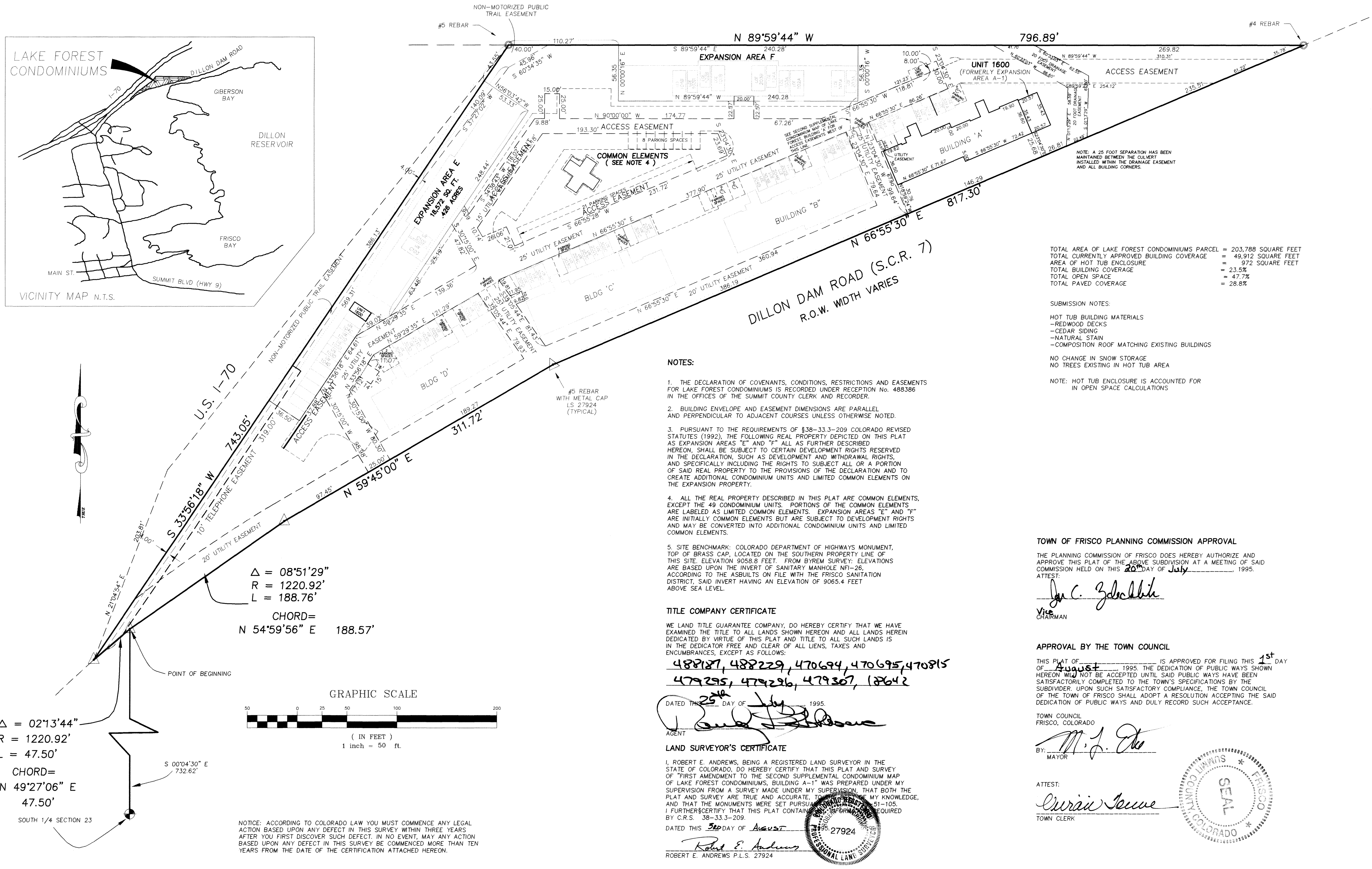
ROB ANDREWS LAND SURVEYING P. O. BOX 1351, BRECKENRIDGE, CO 80424 (303) 453-1860		
CONDOMINIUM MAP		
PROJECT 94685	BUILDING 'A' LAKE FOREST CONDOMINIUMS TOWN OF FRISCO SUMMIT COUNTY, COLORADO	DATE 4-07-95 SCALE VARIES SHEET 3 OF 3
DRAWN BY DSK		
DRAWING FILE 885XA		

FIRST AMENDMENT TO THE SECOND SUPPLEMENTAL CONDOMINIUM MAP OF LAKE FOREST CONDOMINIUMS

BUILDING A-1
S. 23, T. 5 S., R. 78 W OF THE 6th P.M.
TOWN OF FRISCO
SUMMIT COUNTY, COLORADO

ARAPAHO NATIONAL FOREST

LAKE FOREST CONDOMINIUMS - BUILDING A1 SHEET 1 OF 2



OWNER'S CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS: THAT LAKE FOREST LIMITED LIABILITY COMPANY BEING THE OWNER OF THE DEVELOPMENT RIGHTS TO LAND DESCRIBED AS FOLLOWS:
LEGAL DESCRIPTION
EXPANSION AREA A-1 AS SHOWN ON THE SECOND SUPPLEMENTAL CONDOMINIUM MAP OF LAKE FOREST CONDOMINIUMS, BUILDING A, TOWN OF FRISCO, SUMMIT COUNTY, COLORADO RECORDED UNDER RECEPTION NUMBER 488387 OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 78 WEST OF THE 6th PRINCIPAL MERIDIAN, SUMMIT COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF DILLON DAM ROAD (S.C.R. 7) WHENCE THE SOUTH 1/4 CORNER OF SAID SECTION 23 BEARS S 00°04'30" E, 732.82 FEET DISTANT; THENCE 188.76 FEET ON THE ARC OF A CURVE TO THE RIGHT WITH AN INTERIOR ANGLE OF 08°51'29", A RADIUS OF 1220.92 FEET AND A CHORD WHICH BEARS N 54°59'53" E, 188.57 FEET DISTANT; THENCE N 59°45'00" E, 311.72 FEET; THENCE N 66°55'30" E, 532.48 FEET; THENCE N 23°04'30" W, 25.68 FEET TO THE POINT OF BEGINNING; THENCE N 23°04'30" W, 35.43 FEET; THENCE N 66°55'30" E, 20.57 FEET; THENCE S 23°04'30" E, 35.43 FEET; THENCE S 66°55'30" W, 20.57 FEET TO THE POINT OF BEGINNING.

TOTAL AREA OF LAKE FOREST CONDOMINIUMS PARCEL = 203,788 SQUARE FEET
TOTAL CURRENTLY APPROVED BUILDING COVERAGE = 49,912 SQUARE FEET
AREA OF HOT TUB ENCLOSURE = 972 SQUARE FEET
TOTAL BUILDING COVERAGE = 23.5%
TOTAL OPEN SPACE = 47.7%
TOTAL PAVED COVERAGE = 28.8%

CONTAINING 729 sq. ft.
0.017 acre MORE OR LESS

SUBMISSION NOTES:
HOT TUB BUILDING MATERIALS
- REDWOOD DECKS
- CEDAR SIDING
- NATURAL STAIN
- COMPOSITION ROOF MATCHING EXISTING BUILDINGS
NO CHANGE IN SNOW STORAGE
NO TREES EXISTING IN HOT TUB AREA

NOTE: HOT TUB ENCLOSURE IS ACCOUNTED FOR IN OPEN SPACE CALCULATIONS

HAS LAID OUT, PLATTED AND SUBDIVIDED SAID TRACT INTO A CONDOMINIUM UNIT AND COMMON ELEMENTS ALONG WITH TWO HOT TUBS INCLUDED IN THE COMMON ELEMENTS UNDER THE NAME AND STYLE OF "FIRST AMENDMENT TO THE SECOND SUPPLEMENTAL CONDOMINIUM MAP OF LAKE FOREST CONDOMINIUMS" AS SHOWN ON THIS PLAT, AND BY THESE PRESENTS DOES HEREBY DEDICATE TO THE PERPETUAL USE OF THE TOWN OF FRISCO, STATE OF COLORADO, THE EASEMENTS AND OTHER PUBLIC AREAS AS SHOWN HEREON AND DOES 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, LAKE FOREST LIMITED LIABILITY COMPANY, HAS CAUSED ITS NAME TO HEREUNTO BE SUBSCRIBED THIS _____ DAY OF _____ 1995.

BY: *Robert R. Fulton*
MANAGER

NOTARIAL

STATE OF COLORADO)
COUNTY OF SUMMIT) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF July 1995 BY ROBERT R. FULTON, AS MANAGER FOR LAKE FOREST LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES 3-4-98
WITNESS MY HAND AND OFFICIAL SEAL

Jeannie M. Twissdale
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 3-4-98

SUMMIT COUNTY CLERK AND RECORDER'S ACCEPTANCE

STATE OF COLORADO)
COUNTY OF SUMMIT) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK _____ DAY OF _____ 1995.
UNDER RECEPTION NO. 494530
Doris L. Brill
DORIS L. BRILL
SUMMIT COUNTY CLERK AND RECORDER

- NOTES:**
- THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKE FOREST CONDOMINIUMS IS RECORDED UNDER RECEPTION No. 488386 IN THE OFFICES OF THE SUMMIT COUNTY CLERK AND RECORDER.
 - BUILDING ENVELOPE AND EASEMENT DIMENSIONS ARE PARALLEL AND PERPENDICULAR TO ADJACENT COURSES UNLESS OTHERWISE NOTED.
 - PURSUANT TO THE REQUIREMENTS OF 338-33.3-209 COLORADO REVISED STATUTES (1992), THE FOLLOWING REAL PROPERTY DEPICTED ON THIS PLAT AS EXPANSION AREAS "E" AND "F" ALL AS FURTHER DESCRIBED HEREON, SHALL BE SUBJECT TO CERTAIN DEVELOPMENT RIGHTS RESERVED IN THE DECLARATION, SUCH AS DEVELOPMENT AND WITHDRAWAL RIGHTS, AND SPECIFICALLY INCLUDING THE RIGHTS TO SUBJECT ALL OR A PORTION OF SAID REAL PROPERTY TO THE PROVISIONS OF THE DECLARATION AND TO CREATE ADDITIONAL CONDOMINIUM UNITS AND LIMITED COMMON ELEMENTS ON THE EXPANSION PROPERTY.
 - ALL THE REAL PROPERTY DESCRIBED IN THIS PLAT ARE COMMON ELEMENTS, EXCEPT THE 49 CONDOMINIUM UNITS. PORTIONS OF THE COMMON ELEMENTS ARE LABELED AS LIMITED COMMON ELEMENTS. EXPANSION AREAS "E" AND "F" ARE INITIALLY COMMON ELEMENTS BUT ARE SUBJECT TO DEVELOPMENT RIGHTS AND MAY BE CONVERTED INTO ADDITIONAL CONDOMINIUM UNITS AND LIMITED COMMON ELEMENTS.
 - SITE BENCHMARK: COLORADO DEPARTMENT OF HIGHWAYS MONUMENT, TOP OF BRASS CAP, LOCATED ON THE SOUTHERN PROPERTY LINE OF THIS SITE. ELEVATION 9058.8 FEET. FROM BYREM SURVEY. ELEVATIONS ARE BASED UPON THE INVERT OF SANITARY MANHOLE NFI-26, ACCORDING TO THE ASBUILTS ON FILE WITH THE FRISCO SANITATION DISTRICT, SAID INVERT HAVING AN ELEVATION OF 9065.4 FEET ABOVE SEA LEVEL.

TITLE COMPANY CERTIFICATE
WE, LAND TITLE GUARANTEE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO ALL LANDS SHOWN HEREON AND ALL LANDS HEREIN DEDICATED BY VIRTUE OF THIS PLAT AND TITLE TO ALL SUCH LANDS IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:
4882187, 4882229, 470694, 470695, 470815
479295, 479296, 479307, 47642

DATED THIS 25th DAY OF July 1995
Robert E. Andrews
AGENT

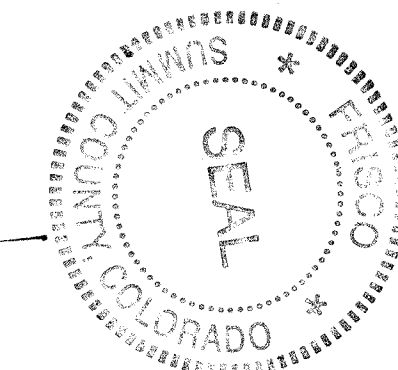
LAND SURVEYOR'S CERTIFICATE
I, ROBERT E. ANDREWS, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY OF "FIRST AMENDMENT TO THE SECOND SUPPLEMENTAL CONDOMINIUM MAP OF LAKE FOREST CONDOMINIUMS, BUILDING A-1" WAS PREPARED UNDER MY SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION, THAT BOTH THE PLAT AND SURVEY ARE TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE, AND THAT THE MONUMENTS WERE SET PURSUANT TO THE INFORMATION REQUIRED BY C.R.S. 38-33.3-209.
DATED THIS 25th DAY OF August 1995
Robert E. Andrews
ROBERT E. ANDREWS P.L.S. 27924

TOWN OF FRISCO PLANNING COMMISSION APPROVAL
THE PLANNING COMMISSION OF FRISCO DOES HEREBY AUTHORIZE AND APPROVE THIS PLAT OF THE ABOVE SUBDIVISION AT A MEETING OF SAID COMMISSION HELD ON THIS 20th DAY OF July 1995.
ATTEST:
Jan C. Zabolbitz
VICE CHAIRMAN

APPROVAL BY THE TOWN COUNCIL
THIS PLAT OF _____ IS APPROVED FOR FILING THIS 4th DAY OF August 1995. THE DEDICATION OF 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: *M. J. Eto*
MAYOR

ATTEST:
Curran Seave
TOWN CLERK



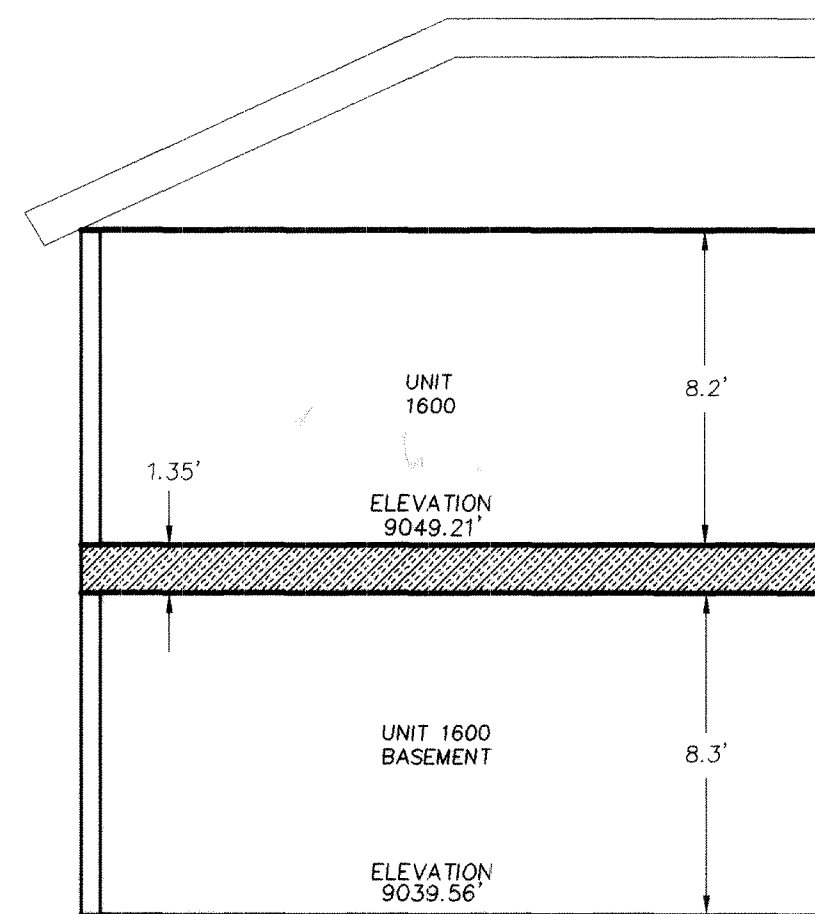
ROB ANDREWS LAND SURVEYING
P. O. BOX 1351, BRECKENRIDGE, CO 80424 (303) 453-1860

CONDOMINIUM MAP

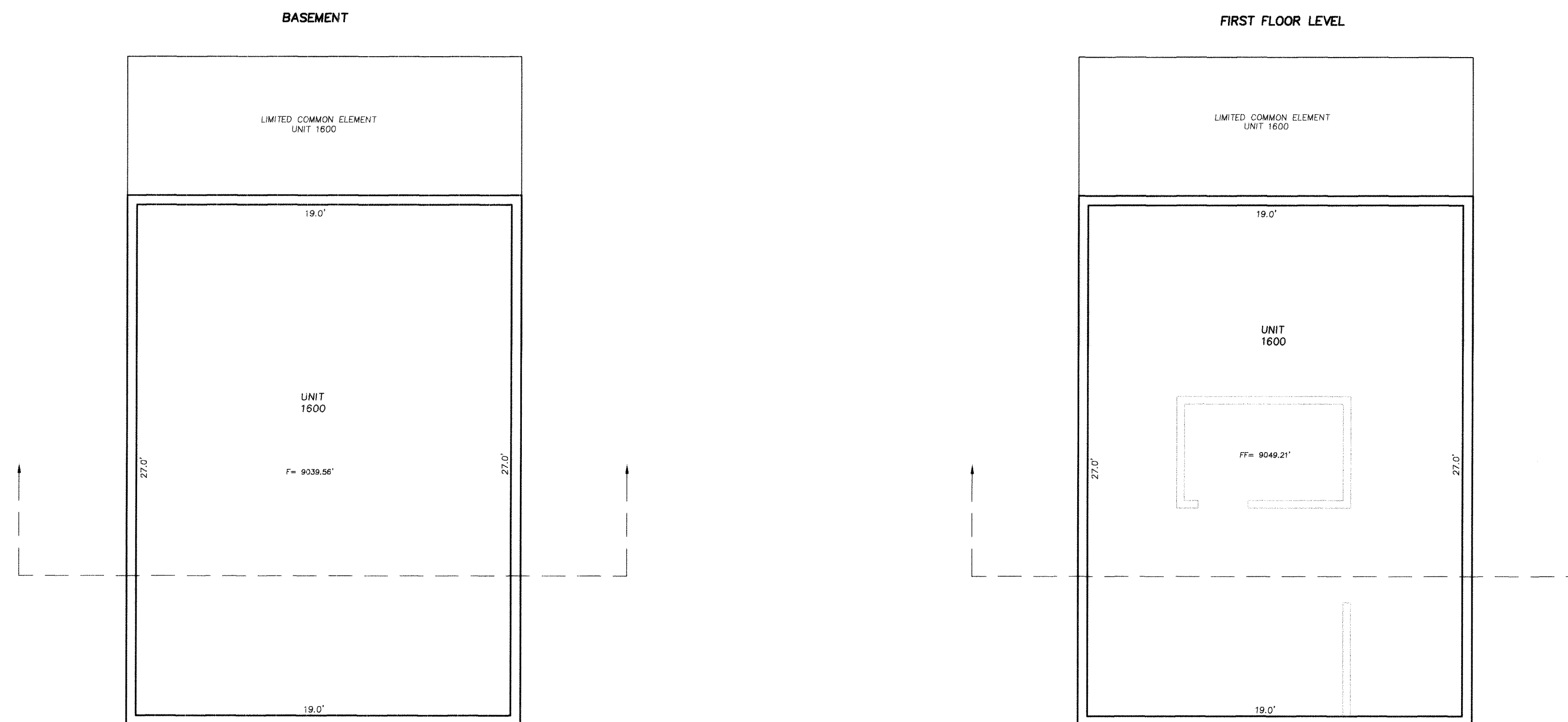
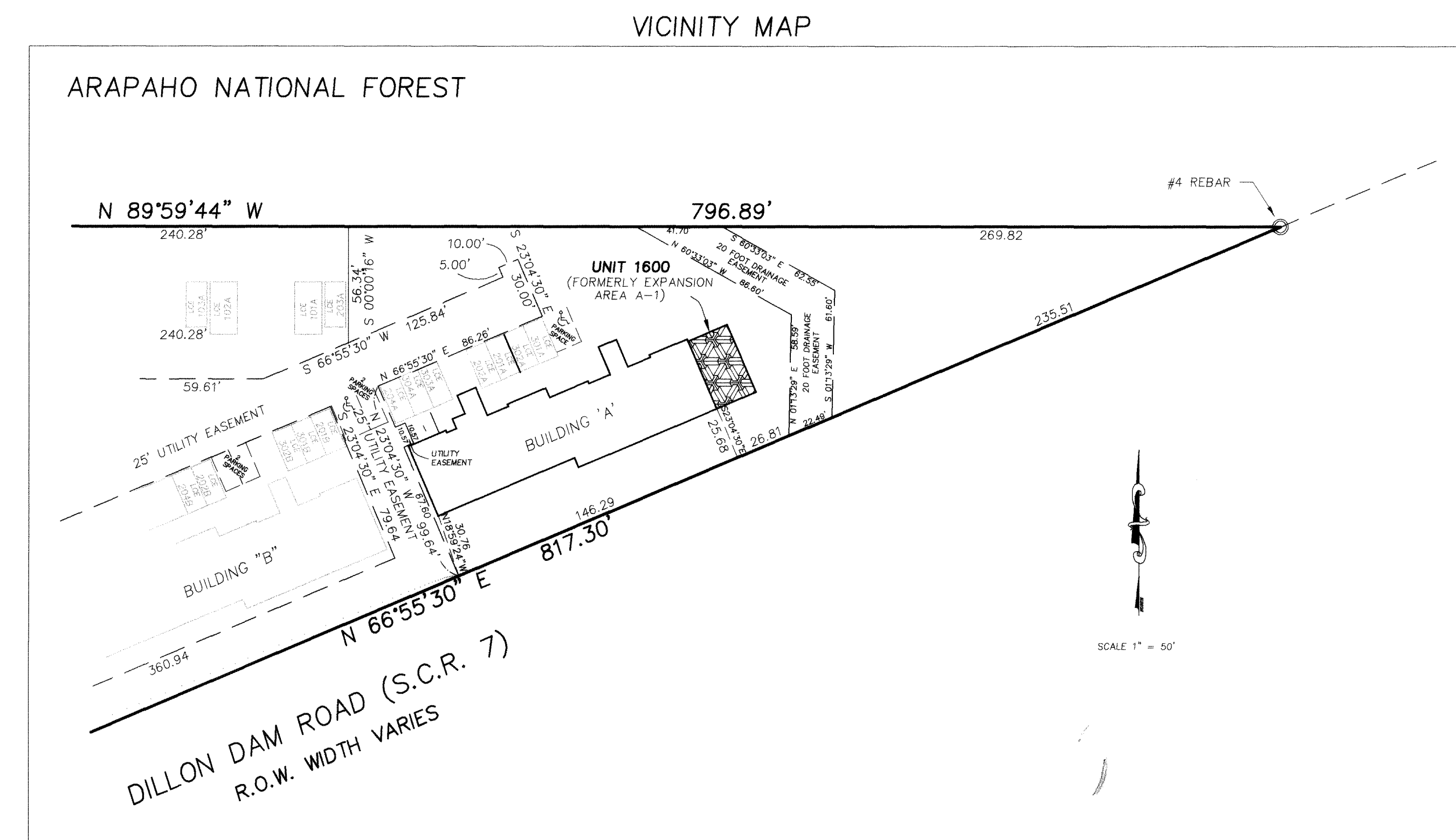
PROJECT 94885	LAKE FOREST CONDOMINIUMS BUILDING A-1 TOWN OF FRISCO SUMMIT COUNTY, COLORADO	DATE 05/26/95
DRAWN BY REA		SCALE 1" = 50'
DWG FILE 94885A-1		SHEET 1 OF 2

FIRST AMENDMENT TO THE
 SECOND SUPPLEMENTAL CONDOMINIUM MAP OF
LAKE FOREST CONDOMINIUMS
 BUILDING A-1 FLOOR PLAN AND CROSS SECTION
 S. 23, T. 5 S., R. 78 W OF THE 6th P.M.
 TOWN OF FRISCO
 SUMMIT COUNTY, COLORADO

LAKE FOREST CONDOMINIUMS - BUILDING A1
 SHEET 2 OF 2



NOTE: ALL ELEVATIONS ARE FINISHED FLOOR ELEVATIONS.

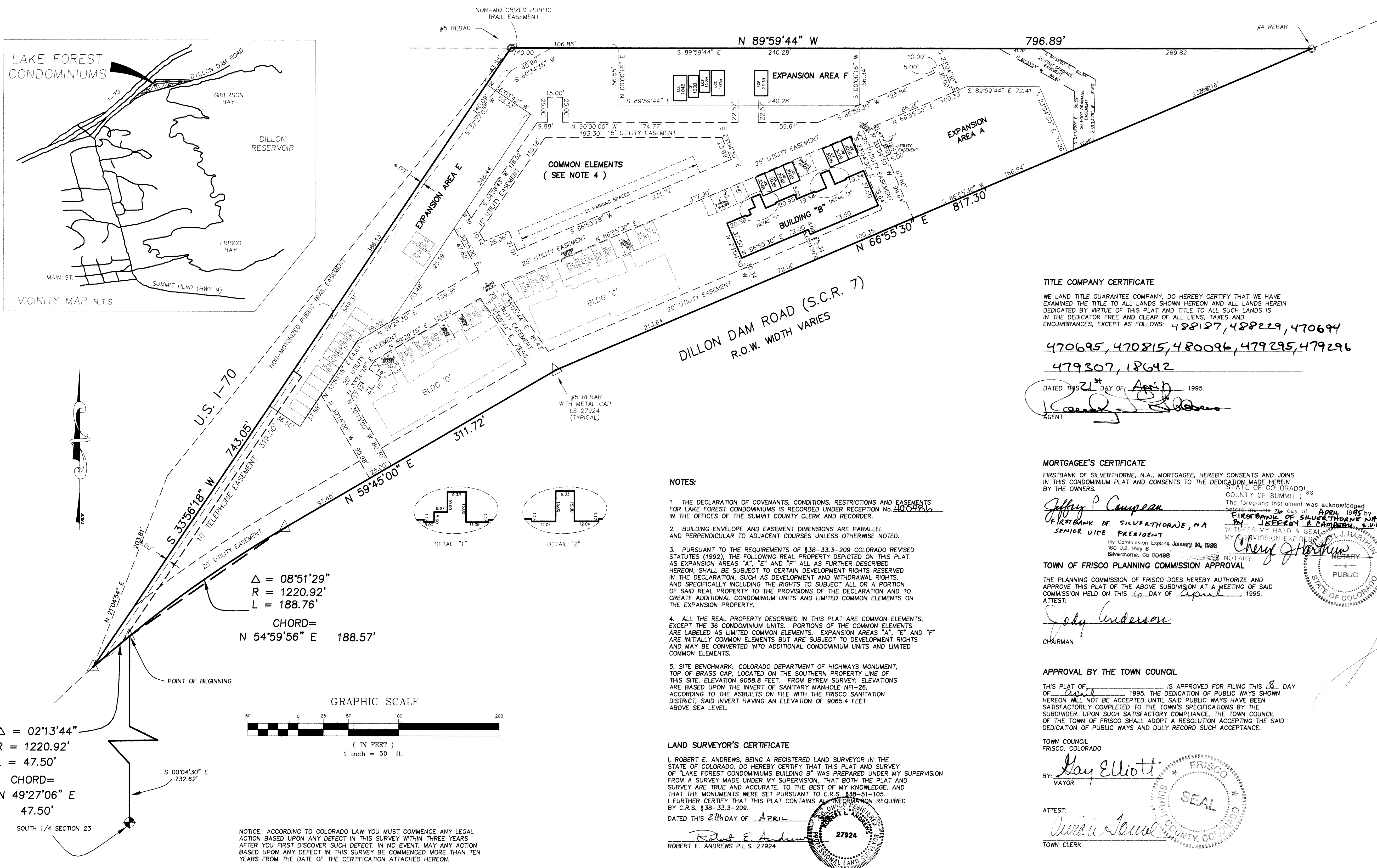
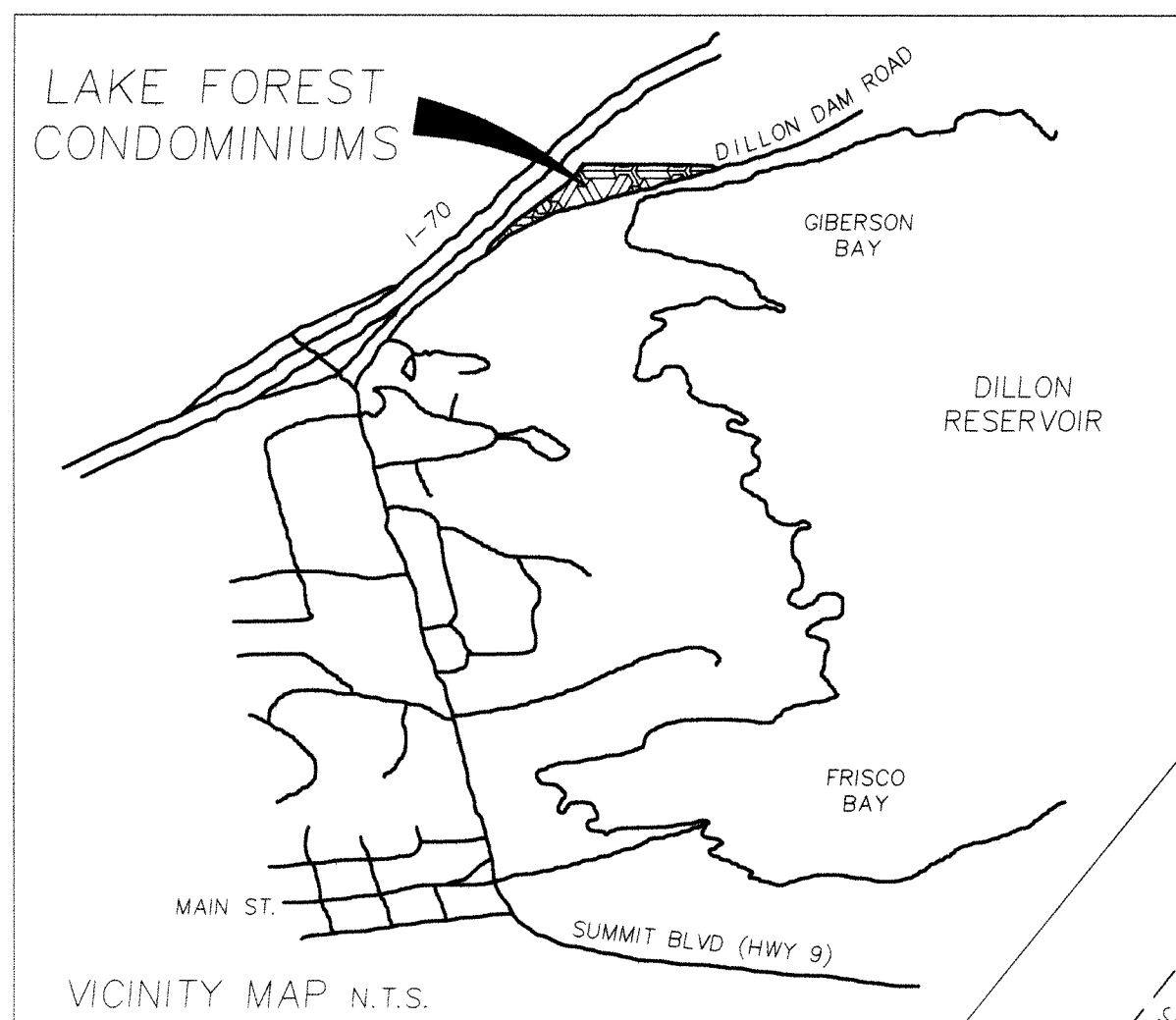


ROB ANDREWS LAND SURVEYING P. O. BOX 1351, BRECKENRIDGE, CO 80424 (303) 453-1860		
CONDOMINIUM MAP		
PROJECT 94685	BUILDING "A-1" LAKE FOREST CONDOMINIUMS TOWN OF FRISCO SUMMIT COUNTY, COLORADO	DATE 05/26/95 SCALE 1" = 5' SHEET 2 OF 2

FIRST SUPPLEMENTAL CONDOMINIUM MAP OF LAKE FOREST CONDOMINIUMS

BUILDING B
S. 23, T. 5 S., R. 78 W OF THE 6th P.M.
TOWN OF FRISCO
SUMMIT COUNTY, COLORADO

ARAPAHO NATIONAL FOREST



OWNER'S CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS, THAT LAKE FOREST LIMITED LIABILITY COMPANY BEING THE OWNER OF THE LAND DESCRIBED AS FOLLOWS:
LEGAL DESCRIPTION
EXPANSION AREA B AS SHOWN ON THE CONDOMINIUM MAP OF LAKE FOREST CONDOMINIUMS, BUILDINGS C & D, TOWN OF FRISCO, SUMMIT COUNTY, COLORADO RECORDED UNDER RECEPTION NUMBER _____ OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BUILDING "B"
A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 78 WEST OF THE 6TH PRINCIPAL MERIDIAN, SUMMIT COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF DILLON DAM ROAD (S.C.R. 7) WHENCE THE SOUTH 1/4 CORNER OF SAID SECTION 23 BEARS S 00°04'30" E, 732.62 FEET DISTANT; THENCE 188.76 FEET ON THE ARC OF A CURVE TO THE RIGHT WITH AN INTERIOR ANGLE OF 08°51'29", A RADIUS OF 1220.92 FEET AND A CHORD WHICH BEARS N 54°59'53" E, 188.57 FEET DISTANT; THENCE N 59°45'00" E, 311.72 FEET; THENCE N 66°55'30" E, 213.84 FEET TO THE POINT OF BEGINNING; THENCE N 23°04'30" W, 99.64 FEET; THENCE N 66°55'30" E, 147.35 FEET; THENCE S 23°04'30" E, 99.64 FEET; THENCE S 66°55'30" W, 147.35 FEET; TO THE POINT OF BEGINNING.
CONTAINING 14,682 sq. ft.
0.337 acre MORE OR LESS

TITLE COMPANY CERTIFICATE
WE, LAND TITLE GUARANTEE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO ALL LANDS SHOWN HEREON AND ALL LANDS HEREIN DEDICATED BY VIRTUE OF THIS PLAT AND TITLE TO ALL SUCH LANDS IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS: 488127, 488229, 470694, 470695, 470815, 480096, 479295, 479296, 479307, 18642
DATED THIS 21st DAY OF April 1995.
AGENT

HAS LAID OUT, PLATTED AND SUBDIVIDED SAID TRACT INTO CONDOMINIUM UNITS AND COMMON ELEMENTS UNDER THE NAME AND STYLE OF LAKE FOREST CONDOMINIUMS BUILDING B AS SHOWN ON THIS PLAT, AND BY THESE PRESENTS DOES HEREBY DEDICATE TO THE PERPETUAL USE OF THE TOWN OF FRISCO, STATE OF COLORADO, THE EASEMENTS AND OTHER PUBLIC AREAS AS SHOWN HEREON AND DOES 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, LAKE FOREST LIMITED LIABILITY COMPANY, HAS CAUSED ITS NAME TO HEREUNTO BE SUBSCRIBED THIS 21st DAY OF April 1995.
BY: ROBERT R. FULTON
MANAGER

MORTGAGEE'S CERTIFICATE
FIRSTBANK OF SILVERTHORNE, N.A., MORTGAGEE, HEREBY CONSENTS AND JOINS IN THIS CONDOMINIUM PLAT AND CONSENTS TO THE DEDICATION MADE HEREIN BY THE OWNERS.
Jeffrey P. Campeau
FIRSTBANK OF SILVERTHORNE, N.A.
SENIOR VICE PRESIDENT
My Commission Expires January 14, 1998
660 U.S. Hwy 6
Silverthorne, CO 80488
NOTARY
Cheryl Hartman
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 9/16/97

NOTARIAL
STATE OF COLORADO) SS
COUNTY OF SUMMIT)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF April 1995 BY ROBERT R. FULTON, AS MANAGER FOR LAKE FOREST LIMITED LIABILITY COMPANY.
MY COMMISSION EXPIRES 9/16/97
WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC
SHERRIE M. POPOVICH
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 9/16/97

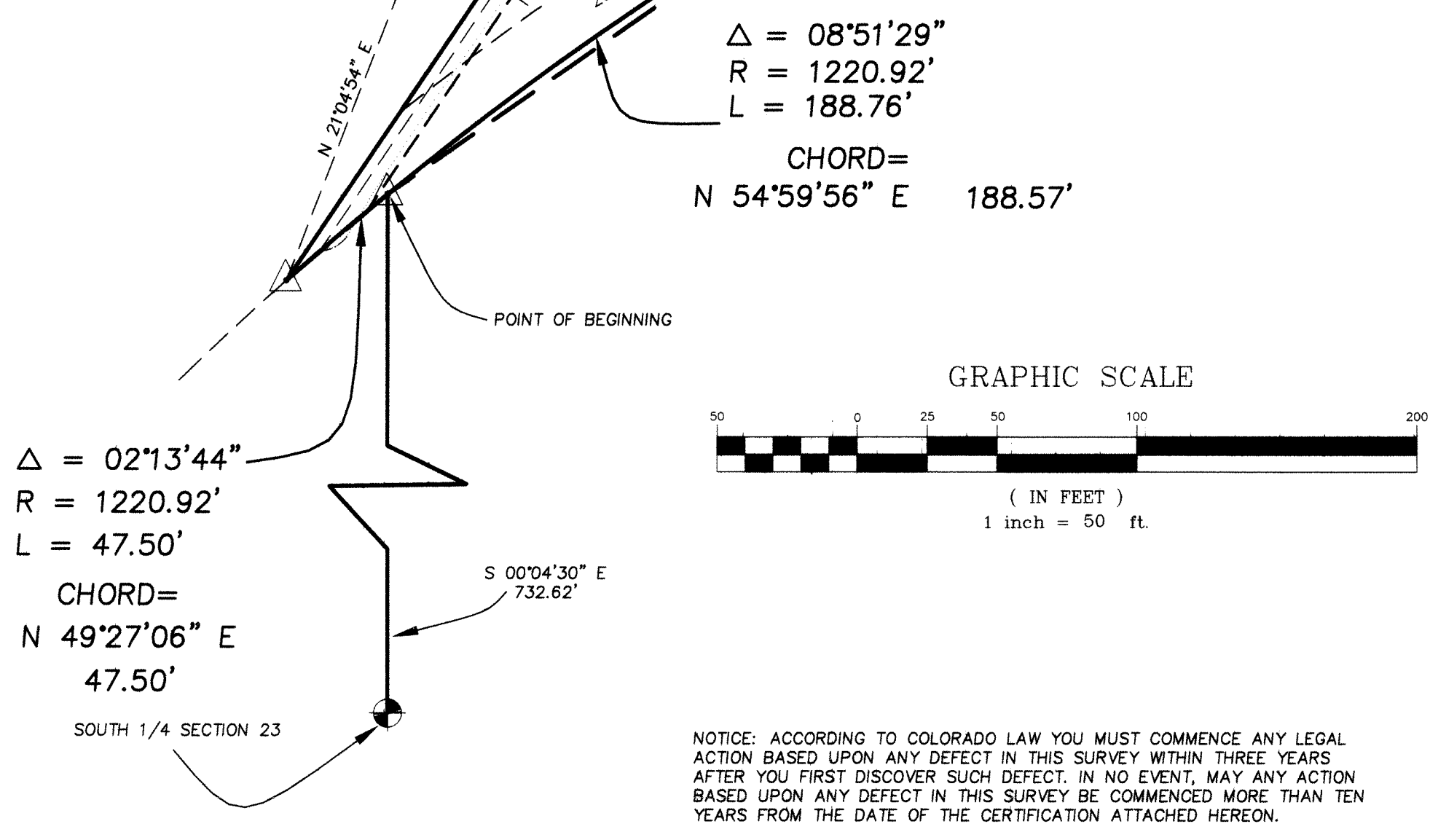
TOWN OF FRISCO PLANNING COMMISSION APPROVAL
THE PLANNING COMMISSION OF FRISCO DOES HEREBY AUTHORIZE AND APPROVE THIS PLAT OF THE ABOVE SUBDIVISION AT A MEETING OF SAID COMMISSION HELD ON THIS 16th DAY OF April 1995.
ATTEST:
Jody Anderson
CHAIRMAN

SUMMIT COUNTY CLERK AND RECORDER'S ACCEPTANCE
STATE OF COLORADO) SS
COUNTY OF SUMMIT)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 11:00 O'CLOCK AM ON THE 21st DAY OF April 1995.
DORIS L. BRILL
SUMMIT COUNTY CLERK AND RECORDER

APPROVAL BY THE TOWN COUNCIL
THIS PLAT OF _____ IS APPROVED FOR FILING THIS 18th DAY OF April 1995. THE DEDICATION OF 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: Gay Elliott
MAYOR
ATTEST:
Doris L. Brill
TOWN CLERK

- NOTES:**
- THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKE FOREST CONDOMINIUMS IS RECORDED UNDER RECEPTION No. 480486 IN THE OFFICES OF THE SUMMIT COUNTY CLERK AND RECORDER.
 - BUILDING ENVELOPE AND EASEMENT DIMENSIONS ARE PARALLEL AND PERPENDICULAR TO ADJACENT COURSES UNLESS OTHERWISE NOTED.
 - PURSUANT TO THE REQUIREMENTS OF §38-33.3-209 COLORADO REVISED STATUTES (1992), THE FOLLOWING REAL PROPERTY DEPICTED ON THIS PLAT AS EXPANSION AREAS "A", "E" AND "F" ALL AS FURTHER DESCRIBED HEREON, SHALL BE SUBJECT TO CERTAIN DEVELOPMENT RIGHTS RESERVED IN THE DECLARATION, SUCH AS DEVELOPMENT AND WITHDRAWAL RIGHTS, AND SPECIFICALLY INCLUDING THE RIGHTS TO SUBJECT ALL OR A PORTION OF SAID REAL PROPERTY TO THE PROVISIONS OF THE DECLARATION AND TO CREATE ADDITIONAL CONDOMINIUM UNITS AND LIMITED COMMON ELEMENTS ON THE EXPANSION PROPERTY.
 - ALL THE REAL PROPERTY DESCRIBED IN THIS PLAT ARE COMMON ELEMENTS, EXCEPT THE 36 CONDOMINIUM UNITS. PORTIONS OF THE COMMON ELEMENTS ARE LABELED AS LIMITED COMMON ELEMENTS. EXPANSION AREAS "A", "E" AND "F" ARE INITIALLY COMMON ELEMENTS BUT ARE SUBJECT TO DEVELOPMENT RIGHTS AND MAY BE CONVERTED INTO ADDITIONAL CONDOMINIUM UNITS AND LIMITED COMMON ELEMENTS.
 - SITE BENCHMARK: COLORADO DEPARTMENT OF HIGHWAYS MONUMENT, TOP OF BRASS CAP, LOCATED ON THE SOUTHERN PROPERTY LINE OF THIS SITE. ELEVATION 9058.8 FEET. FROM BYRUM SURVEY. ELEVATIONS ARE BASED UPON THE INVERT OF SANITARY MANHOLE #1-26 ACCORDING TO THE ASBUILTS ON FILE WITH THE FRISCO SANITATION DISTRICT, SAID INVERT HAVING AN ELEVATION OF 9065.4 FEET ABOVE SEA LEVEL.

LAND SURVEYOR'S CERTIFICATE
I, ROBERT E. ANDREWS, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY OF LAKE FOREST CONDOMINIUMS BUILDING B WAS PREPARED UNDER MY SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION, THAT BOTH THE PLAT AND SURVEY ARE TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE, AND THAT THE MONUMENTS WERE SET PURSUANT TO C.R.S. §§38-51-105. I FURTHER CERTIFY THAT THIS PLAT CONTAINS ALL INFORMATION REQUIRED BY C.R.S. §§38-33.3-209.
DATED THIS 27th DAY OF April 1995.
ROBERT E. ANDREWS P.L.S. 27924



NOTICE: 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 ATTACHED HEREON.

LAKE FOREST CONDOMINIUMS - BUILDING B SHEET 1 OF 4

DRAWING NUMBER

DRAWING NUMBER

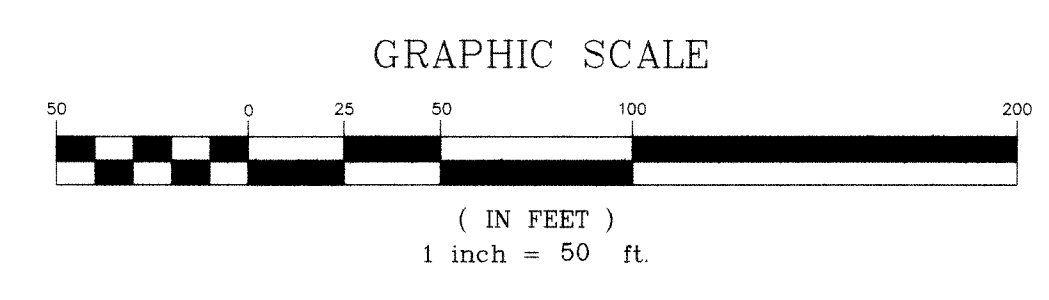
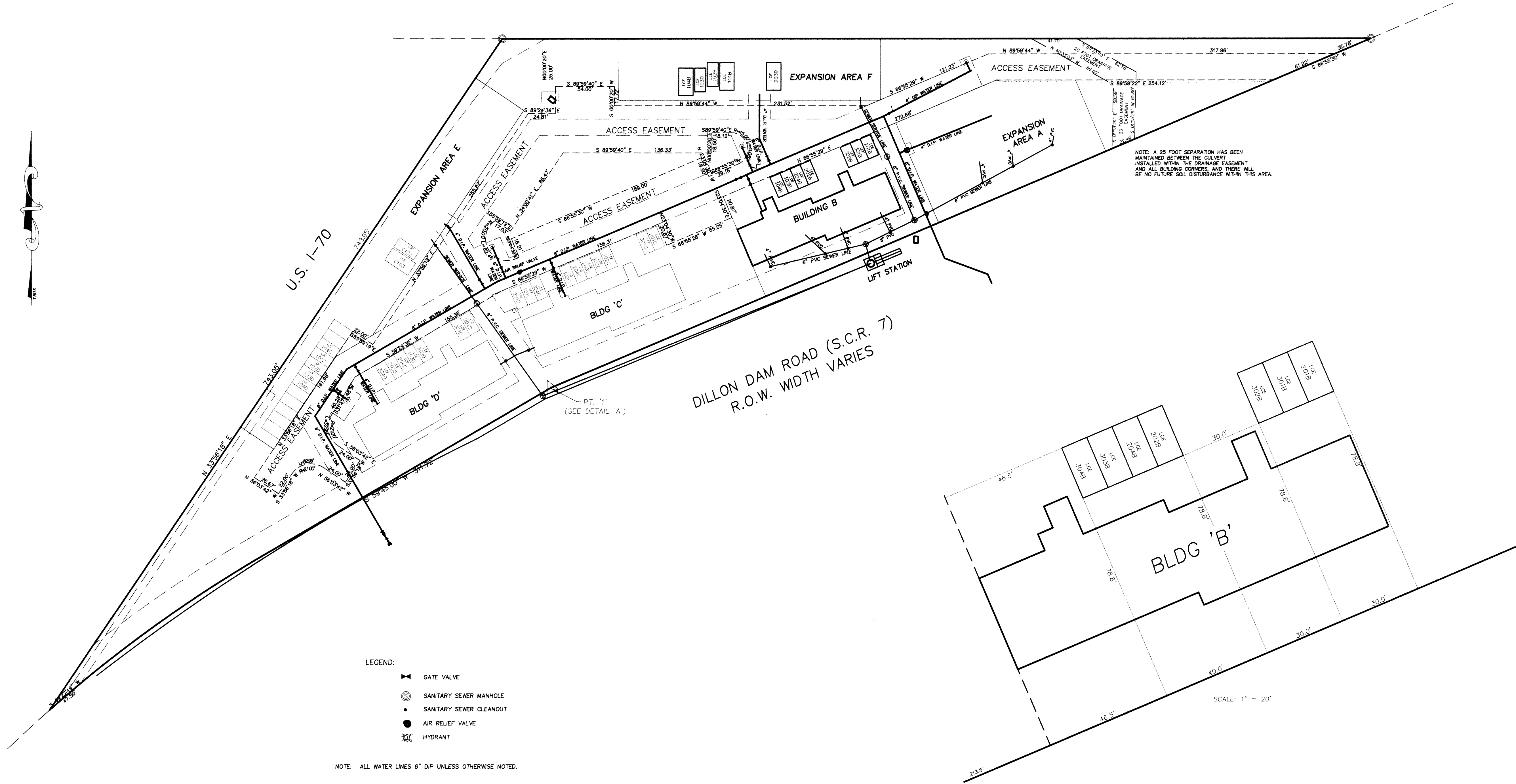
LAKE FOREST CONDOMINIUMS - BUILDING B
SHEET 2 OF 4

DRAWING NUMBER

DRAWING NUMBER

FIRST SUPPLEMENTAL CONDOMINIUM MAP OF
LAKE FOREST CONDOMINIUMS
 BUILDING B - ACCESS EASEMENTS,
 UTILITY AND FUTURE GARAGE LOCATIONS
 S. 23, T. 5 S., R. 78 W OF THE 6th P.M.
 TOWN OF FRISCO
 SUMMIT COUNTY, COLORADO

ARAPAHO NATIONAL FOREST



ROB ANDREWS LAND SURVEYING P. O. BOX 1351, BRECKENRIDGE, CO 80424 (303) 453-1860	
CONDOMINIUM MAP	
PROJECT 94685	DATE 03/10/95
DRAWN BY J.E.A.	SCALE 1" = 50'
DWG FILE 685UTLB	SHEET 2 OF 4
LAKE FOREST CONDOMINIUMS BUILDING B TOWN OF FRISCO SUMMIT COUNTY, COLORADO	

FIRST SUPPLEMENTAL CONDOMINIUM MAP OF LAKE FOREST CONDOMINIUMS

BUILDING B PLAN VIEW
S. 23, T. 5 S., R. 78 W OF THE 6th P.M.
TOWN OF FRISCO
SUMMIT COUNTY, COLORADO

LOWER FLOOR LEVEL

MIDDLE FLOOR LEVEL

UPPER FLOOR LEVEL

LOFT LEVEL



ROB ANDREWS LAND SURVEYING
P. O. BOX 1351, BRECKENRIDGE, CO 80424 (303) 453-1860

CONDOMINIUM MAP

PROJECT 94685	DATE 2/24/95
DRAWN BY DSK	SCALE 1" = 10'
DWG. FILE 685FPB	SHEET 3 OF 4

BUILDING "B"
LAKE FOREST CONDOMINIUMS
TOWN OF FRISCO
SUMMIT COUNTY, COLORADO

LAKE FOREST CONDOMINIUMS - BUILDING B
SHEET 3 OF 4

DRAWING NUMBER

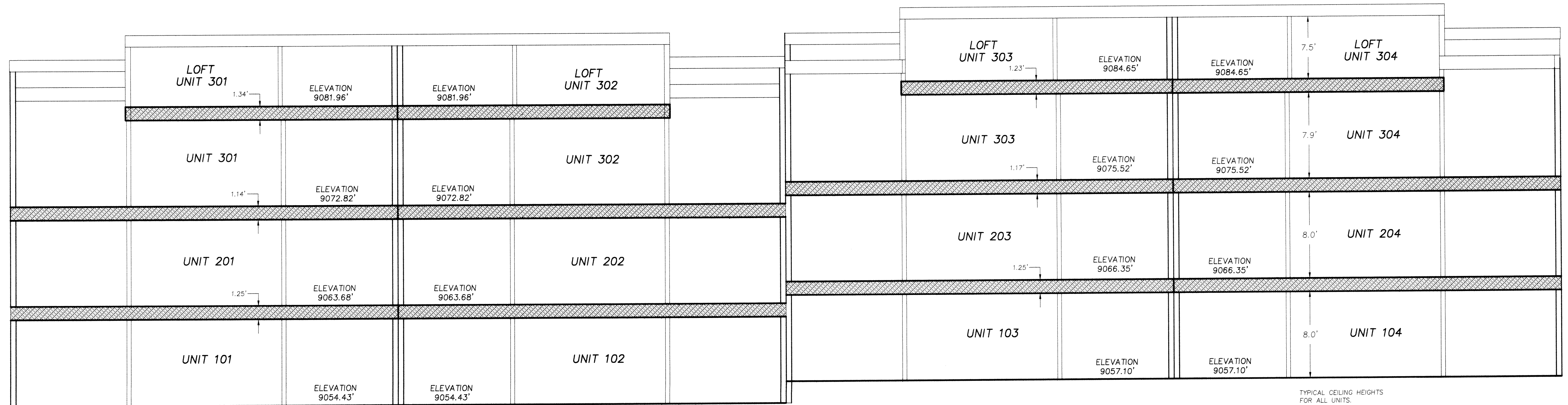
PLAN-HOLD CORPORATION • IRVINE, CALIFORNIA
REGISTERED PROFESSIONAL ARCHITECT

PLAN-HOLD CORPORATION • IRVINE, CALIFORNIA
REGISTERED PROFESSIONAL ARCHITECT

DRAWING NUMBER

PLAN-HOLD CORPORATION • IRVINE, CALIFORNIA
REGISTERED PROFESSIONAL ARCHITECT

FIRST SUPPLEMENTAL CONDOMINIUM MAP OF
LAKE FOREST CONDOMINIUMS
 BUILDING B SECTION
 S. 23, T. 5 S., R. 78 W OF THE 6th P.M.
 TOWN OF FRISCO
 SUMMIT COUNTY, COLORADO



TYPICAL CEILING HEIGHTS FOR ALL UNITS.

NOTE: ALL ELEVATIONS ARE FINISHED FLOOR ELEVATIONS.

ROB ANDREWS LAND SURVEYING
 P. O. BOX 1351, BRECKENRIDGE, CO 80424 (303) 453-1860

CONDOMINIUM MAP

PROJECT 94685	DATE 2-24-95
DRAWN BY DSK	SCALE 1" = 5'
SWG FILE 855XG	SHEET 4 OF 4

BUILDING 'B'
 LAKE FOREST CONDOMINIUMS
 TOWN OF FRISCO
 SUMMIT COUNTY, COLORADO

LAKE FOREST CONDOMINIUMS - BUILDING B
 SHEET 4 OF 4

DRAWING NUMBER

PLAN HOLD CORPORATION • ENGINE, CALIFORNIA
 REGISTERED NUMBER 10101

PLAN HOLD CORPORATION • ENGINE, CALIFORNIA
 REGISTERED NUMBER 10101

PLAN HOLD CORPORATION • ENGINE, CALIFORNIA
 REGISTERED NUMBER 10101

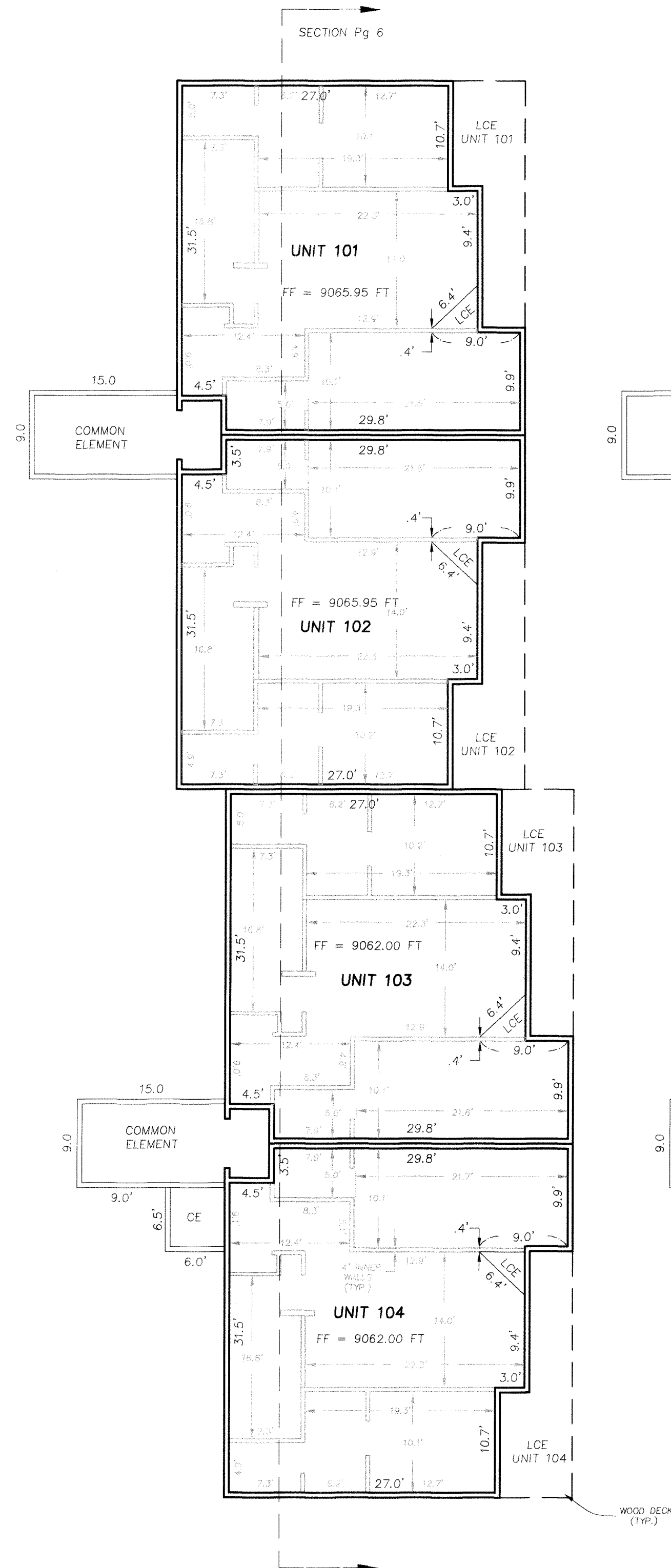
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PLAN HOLD CORPORATION • ENGINE, CALIFORNIA
 REGISTERED NUMBER 10101

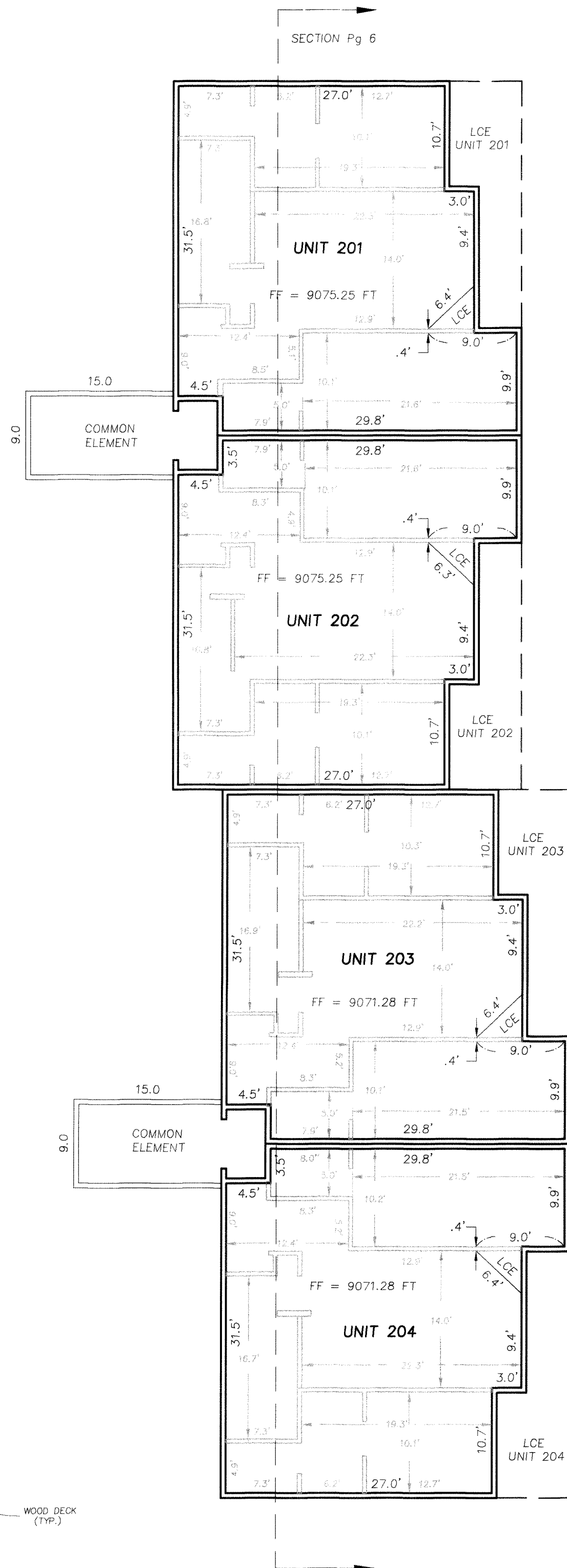
A CONDOMINIUM MAP OF LAKE FOREST CONDOMINIUMS

BUILDING D PLAN VIEW
S. 23, T. 5 S., R. 78 W OF THE 6th P.M.
TOWN OF FRISCO
SUMMIT COUNTY, COLORADO

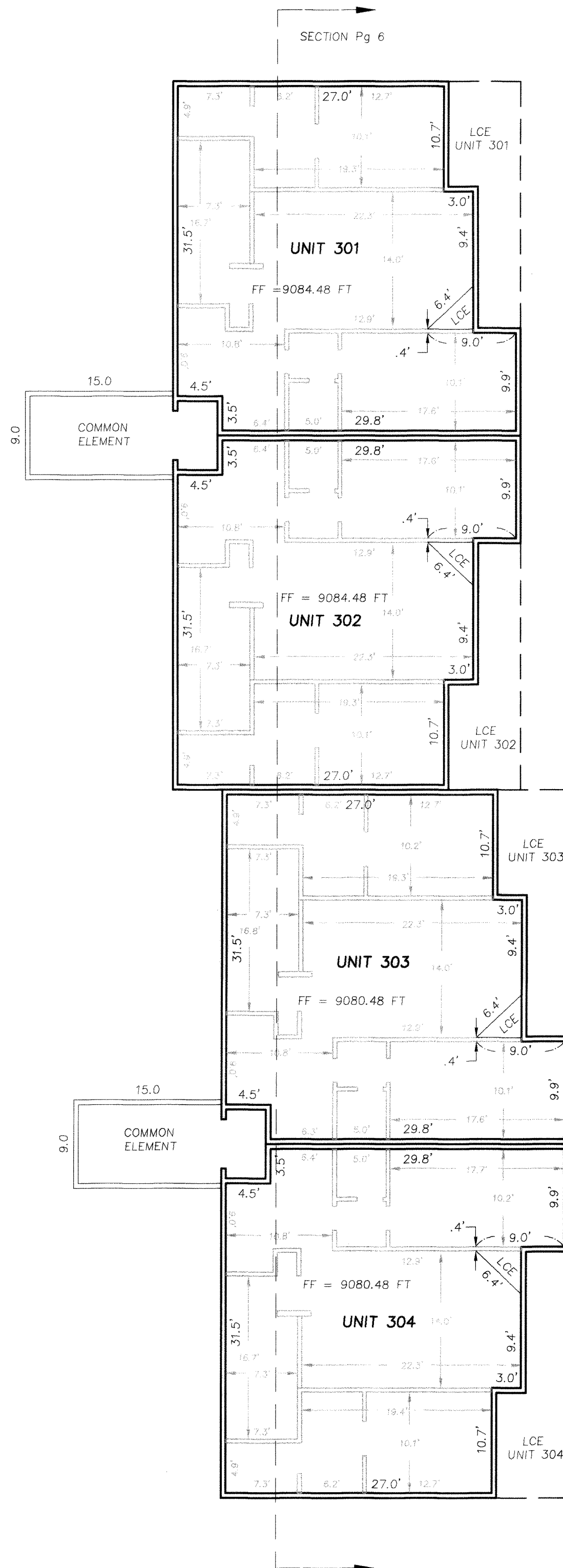
LOWER FLOOR LEVEL



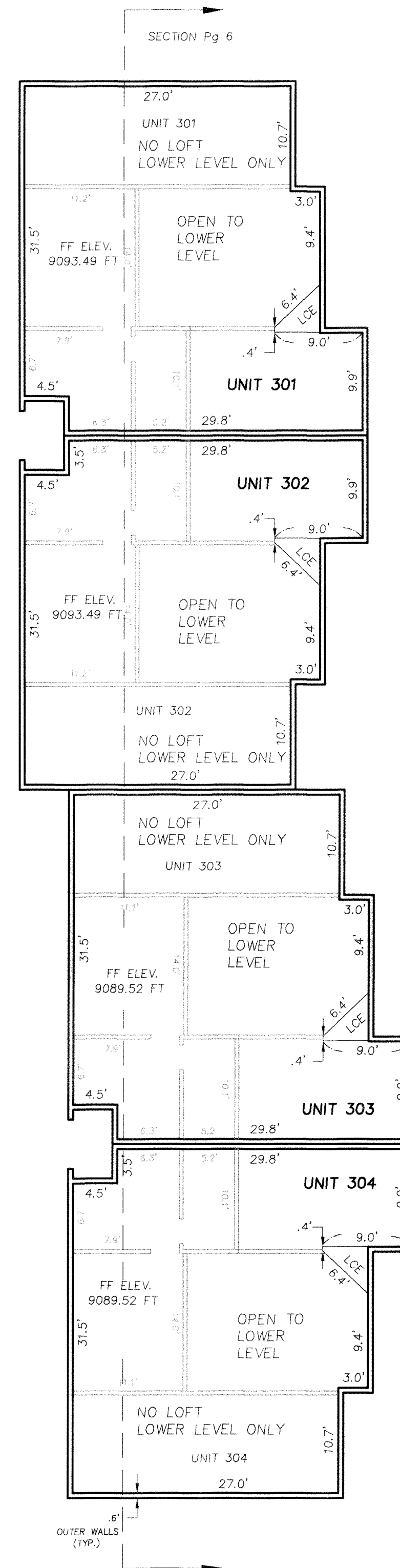
MIDDLE FLOOR LEVEL



UPPER FLOOR LEVEL



LOFT LEVEL



LCE (LIMITED COMMON ELEMENT)

ROB ANDREWS LAND SURVEYING
P. O. BOX 1351, BRECKENRIDGE, CO 80424 (303) 453-1860

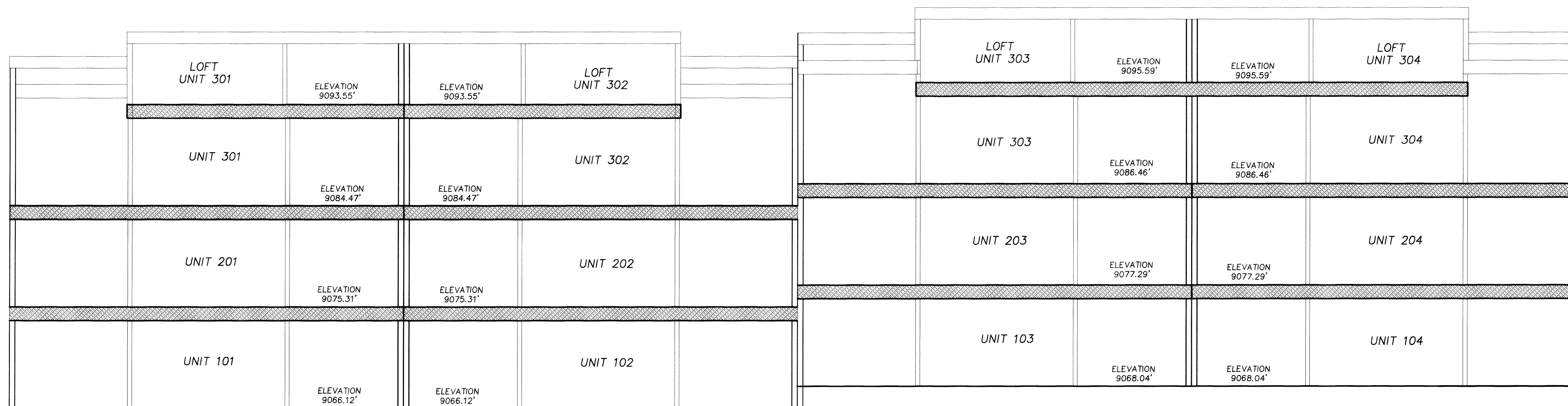
CONDOMINIUM MAP

PROJECT #4685	BUILDING 'D' LAKE FOREST CONDOMINIUMS TOWN OF FRISCO SUMMIT COUNTY, COLORADO	DATE 2-10-95
DRAWN BY DSK		SCALE 1" = 10'
FIELD BOOK 1		SHEET 5 OF 6

LAKE FOREST CONDOMINIUMS - BLDG D
DRAWING NUMBER
SHEET 5 OF 6

DRAWING NUMBER

A CONDOMINIUM MAP OF
LAKE FOREST CONDOMINIUMS
 BUILDING C SECTION
 S. 23, T. 5 S., R. 78 W OF THE 6th P.M.
 TOWN OF FRISCO
 SUMMIT COUNTY, COLORADO



NOTE: ALL ELEVATIONS ARE FINISHED FLOOR ELEVATIONS.

LAKE FOREST CONDOMINIUMS - BLDG D
 DRAWING NUMBER
 SHEET 4 OF 6

ROB ANDREWS LAND SURVEYING P. O. BOX 1351, BRECKENRIDGE, CO 80424 (303) 453-1860		
CONDOMINIUM MAP		
PROJECT 94685	BUILDING "C" LAKE FOREST CONDOMINIUMS TOWN OF FRISCO SUMMIT COUNTY, COLORADO	DATE 2-10-95 SCALE 1" = 5' SHEET 4 OF 6
DRAWN BY DSK		
FIELD BOOK 1		

DRAWING NUMBER
 PLAN HOLD CORPORATION • FRISCO, CALIFORNIA

A CONDOMINIUM MAP OF LAKE FOREST CONDOMINIUMS

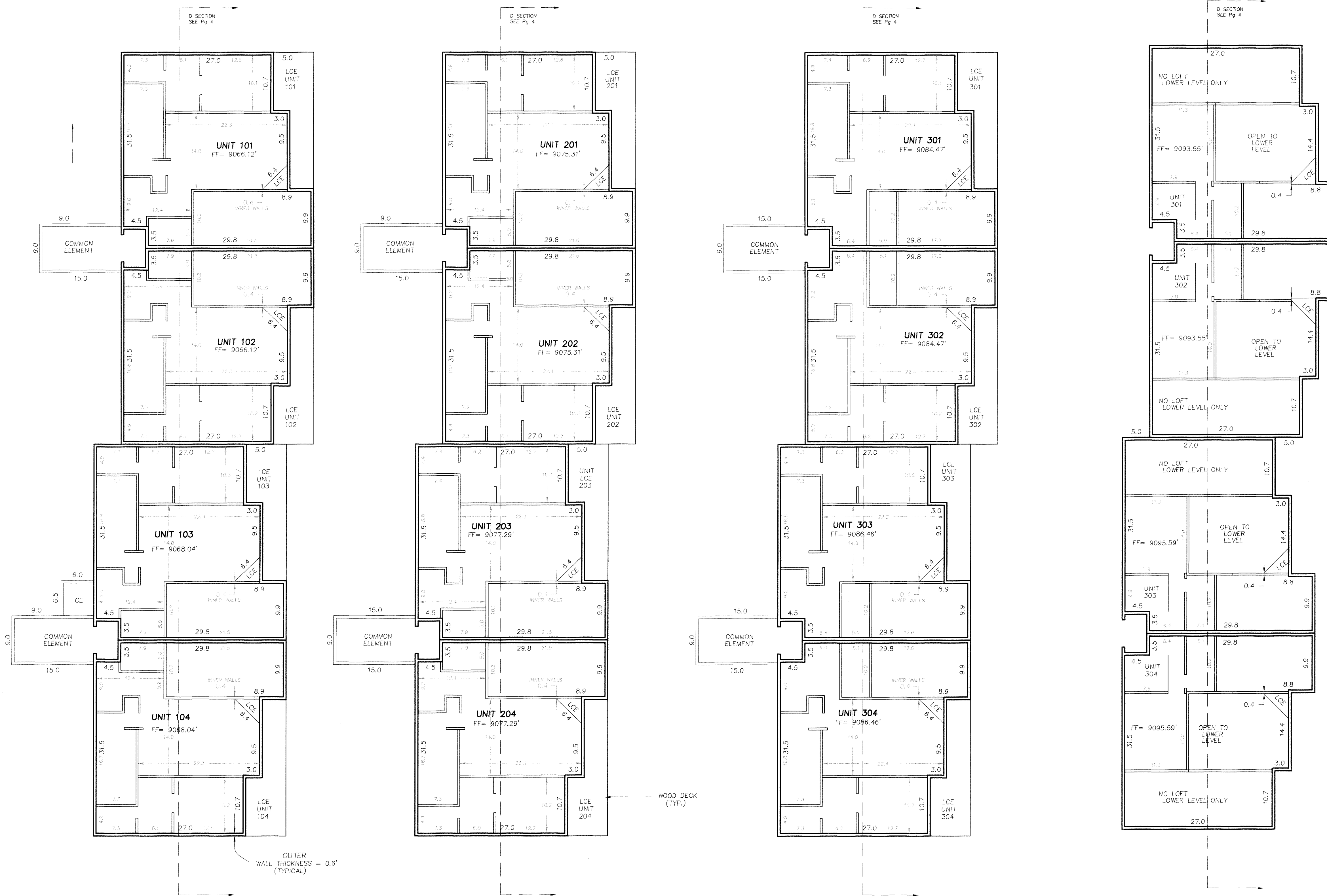
BUILDING C PLAN VIEW
S. 23, T. 5 S., R. 78 W OF THE 6th P.M.
TOWN OF FRISCO
SUMMIT COUNTY, COLORADO

LOWER FLOOR LEVEL

MIDDLE FLOOR LEVEL

UPPER FLOOR LEVEL

LOFT LEVEL



ROB ANDREWS LAND SURVEYING
P. O. BOX 1351, BRECKENRIDGE, CO 80424 (303) 453-1860

CONDOMINIUM MAP

PROJECT 94685	BUILDING "C" LAKE FOREST CONDOMINIUMS TOWN OF FRISCO	DATE 2/10/95
DRAWN BY J.C.S.	SUMMIT COUNTY, COLORADO	SCALE 1" = 10'
DWG. FILE 94685FP		SHEET 3 OF 6

LAKE FOREST CONDOMINIUMS - BLDG D
DRAWING NUMBER
SHEET 3 OF 6

LAKE FOREST CONDOMINIUMS - BLDG D
DRAWING NUMBER
SHEET 3 OF 6

DRAWING NUMBER

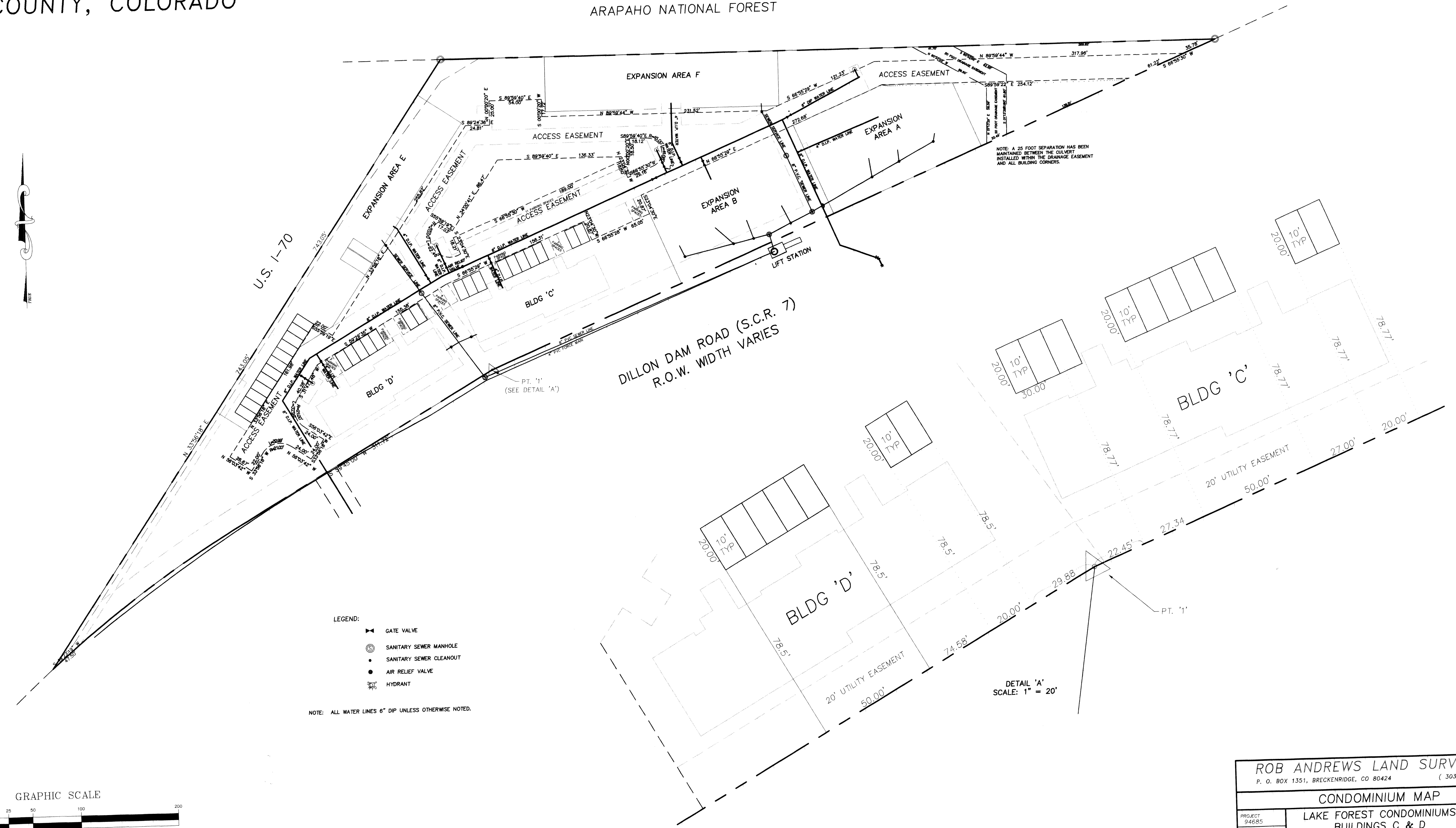
DRAWING NUMBER

LAKE FOREST CONDOMINIUMS - BLDG D
SHEET 2 OF 6

DRAWING NUMBER

A CONDOMINIUM MAP OF LAKE FOREST CONDOMINIUMS BUILDINGS C & D - ACCESS EASEMENTS, UTILITY AND FUTURE GARAGE LOCATIONS S. 23, T. 5 S., R. 78 W OF THE 6th P.M. TOWN OF FRISCO SUMMIT COUNTY, COLORADO

ARAPAHO NATIONAL FOREST

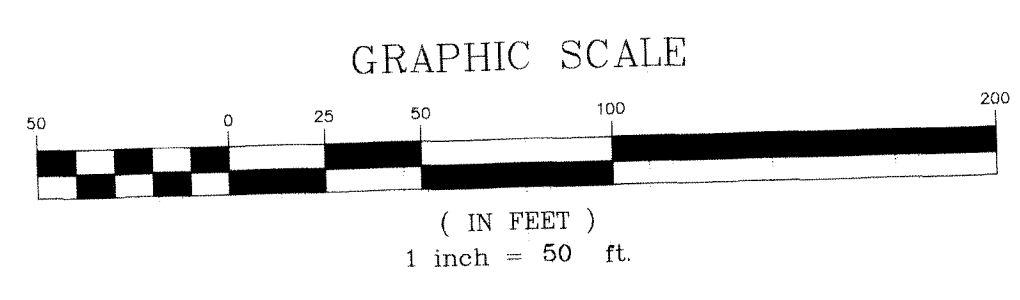


NOTE: A 25 FOOT SEPARATION HAS BEEN MAINTAINED BETWEEN THE COLVERTS INSTALLED WITHIN THE DRAINAGE EASEMENT AND ALL BUILDING CORNERS.

- LEGEND:
- GATE VALVE
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER CLEANOUT
 - AIR RELIEF VALVE
 - HYDRANT

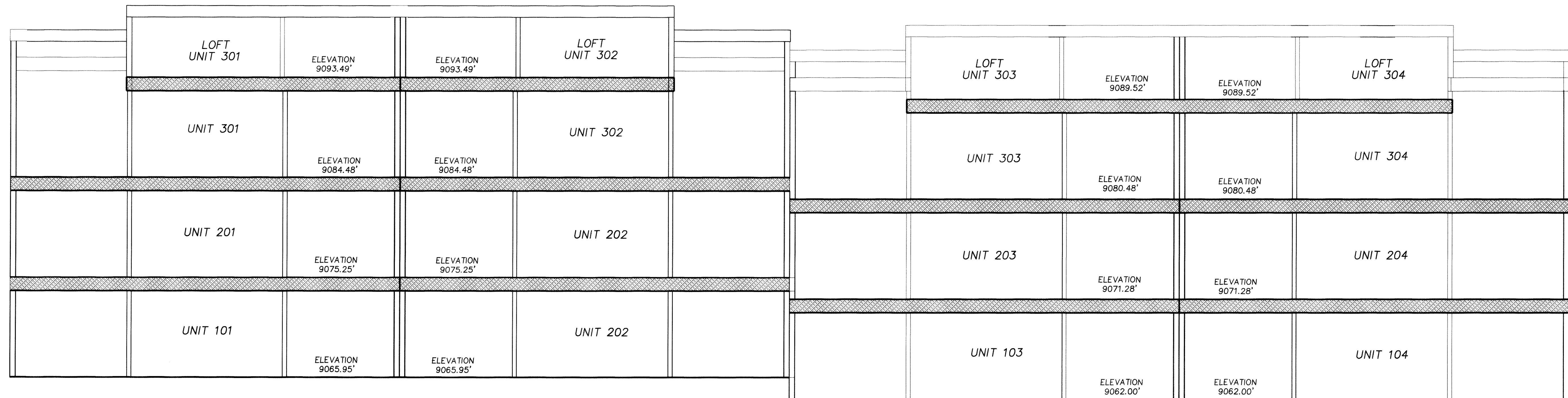
NOTE: ALL WATER LINES 6" DIP UNLESS OTHERWISE NOTED.

DETAIL 'A'
SCALE: 1" = 20'



ROB ANDREWS LAND SURVEYING P. O. BOX 1351, BRECKENRIDGE, CO 80424 (303) 453-1860		
CONDOMINIUM MAP		
PROJECT 246285	LAKE FOREST CONDOMINIUMS BUILDINGS C & D TOWN OF FRISCO SUMMIT COUNTY, COLORADO	DATE 03/21/95
DRAWN BY J.E.A.		SCALE 1" = 50'
DWG FILE 685UTL		SHEET 2 OF 6

A CONDOMINIUM MAP OF
LAKE FOREST CONDOMINIUMS
 BUILDING D SECTION
 S. 23, T. 5 S., R. 78 W OF THE 6th P.M.
 TOWN OF FRISCO
 SUMMIT COUNTY, COLORADO



NOTE: ALL ELEVATIONS ARE
 FINISHED FLOOR ELEVATIONS.

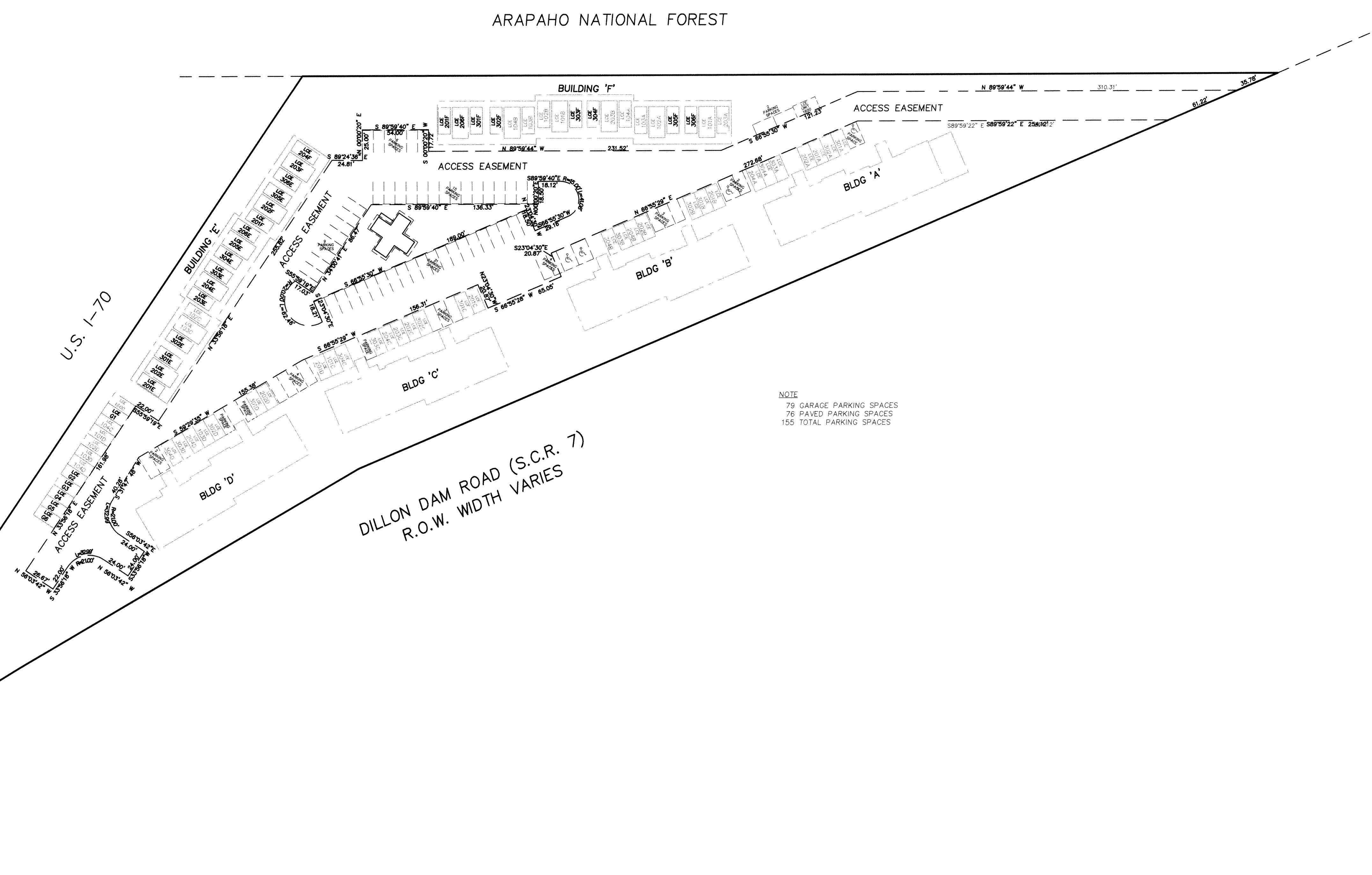
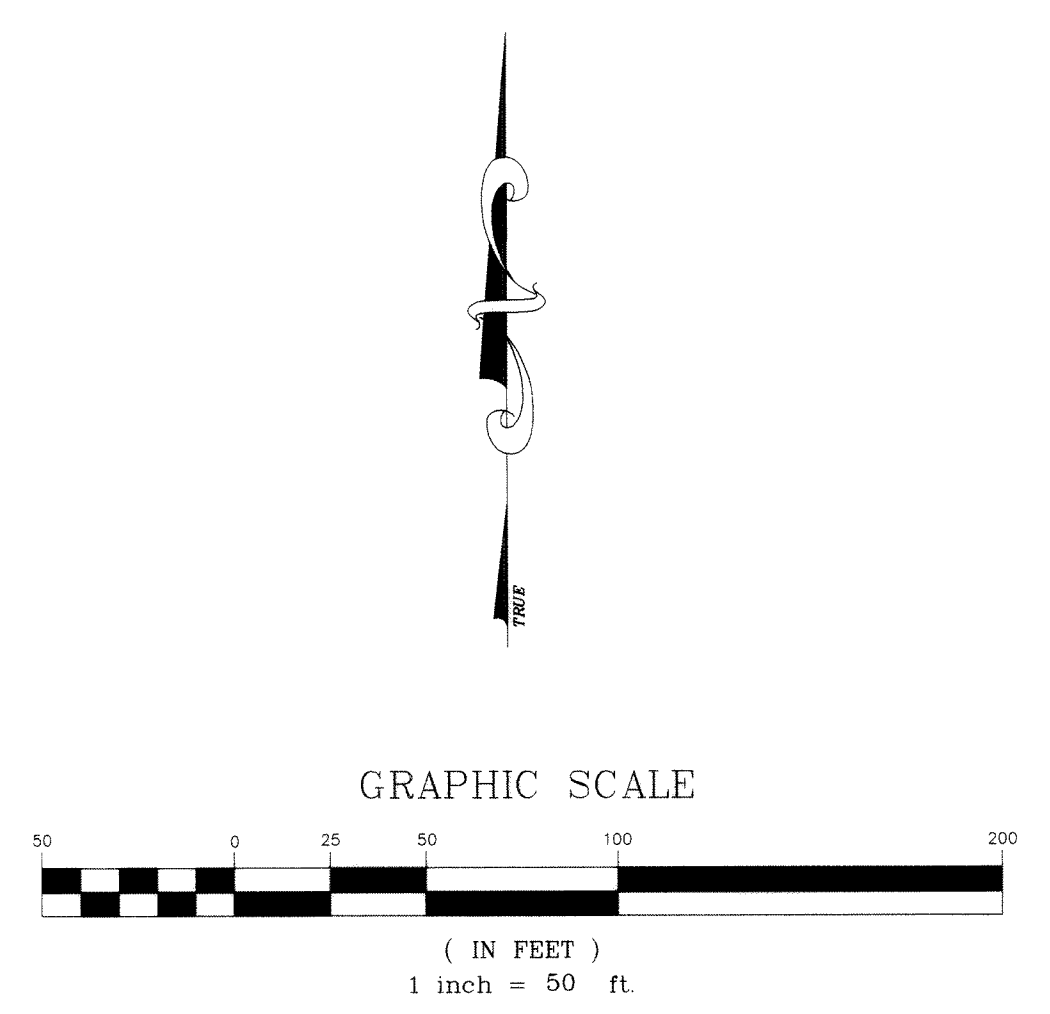
ROB ANDREWS LAND SURVEYING P. O. BOX 1351, BRECKENRIDGE, CO 80424 (303) 453-1860	
CONDOMINIUM MAP	
PROJECT 94685	DATE 2-10-95
DRAWN BY DSK	SCALE 1" = 5'
FIELD BOOK 1	SHEET 6 OF 6
BUILDING 'D' LAKE FOREST CONDOMINIUMS TOWN OF FRISCO SUMMIT COUNTY, COLORADO	

LAKE FOREST CONDOMINIUMS - BLDG D
 SHEET 6 OF 6

DRAWING NUMBER
 PLAY HOLE CORPORATION • IRVINE, CALIFORNIA
 PROPERTY NUMBER 0754
 PROJECT 94685

THIRD SUPPLEMENTAL CONDOMINIUM MAP OF
LAKE FOREST CONDOMINIUMS
 BUILDINGS E AND F
 ACCESS EASEMENTS AND PARKING
 S. 23, T. 5 S., R. 78 W OF THE 6th P.M.
 TOWN OF FRISCO
 SUMMIT COUNTY, COLORADO

LAKE FOREST CONDOS - BLDGS E & F
 SHEET 2 OF 7



ROB ANDREWS LAND SURVEYING P. O. BOX 1351, BRECKENRIDGE, CO 80424 (303) 453-1860		
CONDOMINIUM MAP		
PROJECT 94685	LAKE FOREST CONDOMINIUMS BUILDINGS E AND F TOWN OF FRISCO SUMMIT COUNTY, COLORADO	DATE 9/26/95 SCALE 1" = 50' SHEET 2 OF 7

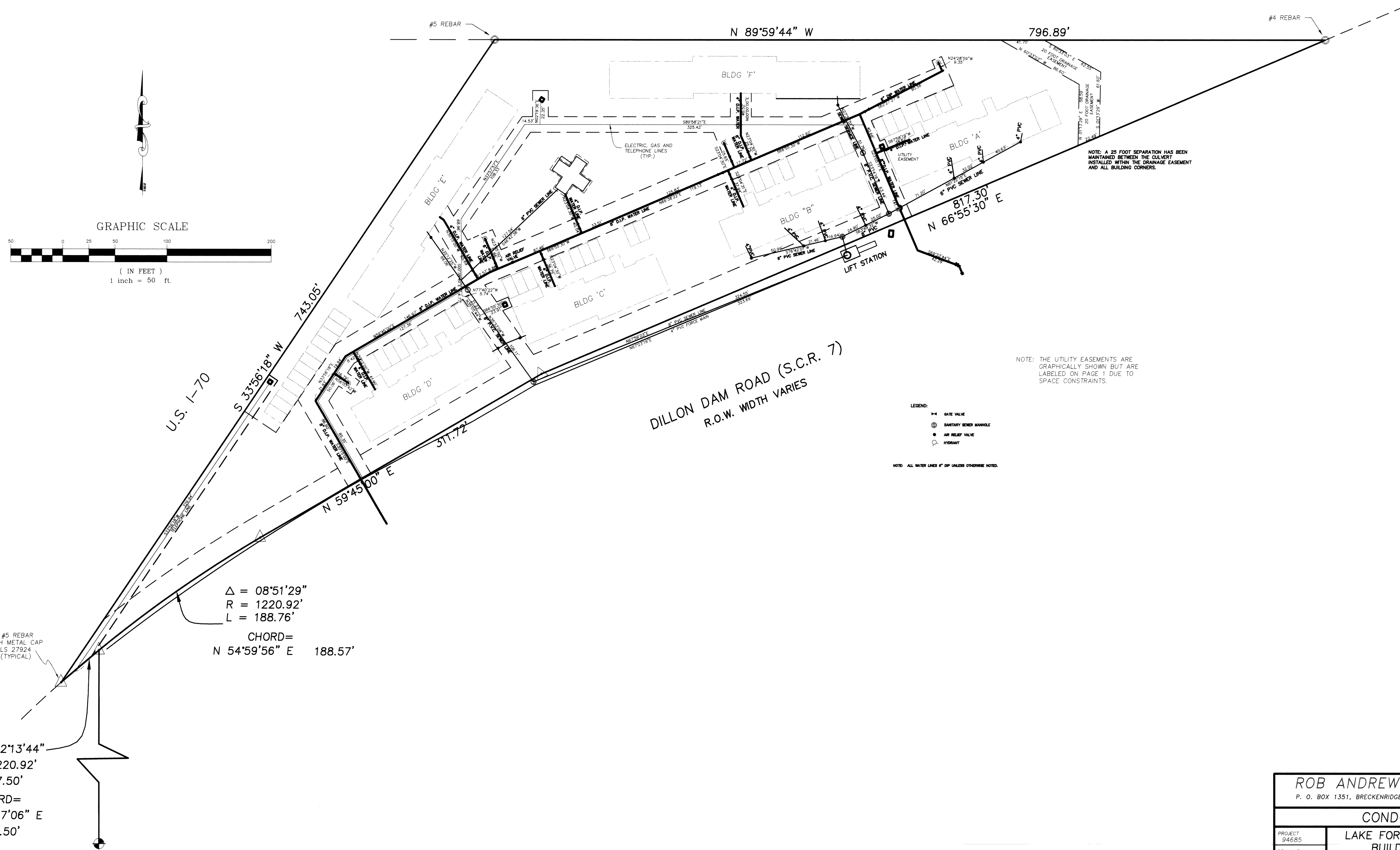
THIRD SUPPLEMENTAL CONDOMINIUM MAP OF LAKE FOREST CONDOMINIUMS

BUILDING E AND F
UTILITY LOCATIONS

S. 23, T. 5 S., R. 78 W OF THE 6th P.M.
TOWN OF FRISCO
SUMMIT COUNTY, COLORADO

ARAPAHO NATIONAL FOREST

LAKE FOREST CONDOS - BLDGS E & F
SHEET 3 OF 7



$\Delta = 02^{\circ}13'44''$
 $R = 1220.92'$
 $L = 47.50'$
 CHORD=
 $N 49^{\circ}27'06'' E$
 47.50'

$\Delta = 08^{\circ}51'29''$
 $R = 1220.92'$
 $L = 188.76'$
 CHORD=
 $N 54^{\circ}59'56'' E$
 188.57'

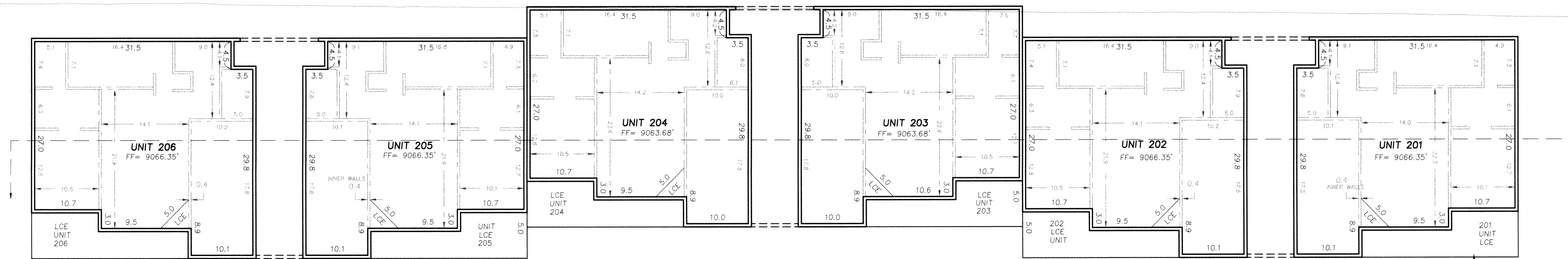
ROB ANDREWS LAND SURVEYING P. O. BOX 1351, BRECKENRIDGE, CO 80424 (303) 453-1860		
CONDOMINIUM MAP		
PROJECT 94685	LAKE FOREST CONDOMINIUMS BUILDINGS E AND F TOWN OF FRISCO SUMMIT COUNTY, COLORADO	DATE 09/26/95
DRAWN BY REA		SCALE 1" = 50'
DWG FILE 685UTILE		SHEET 3 OF 7

THIRD SUPPLEMENTAL CONDOMINIUM MAP OF LAKE FOREST CONDOMINIUMS

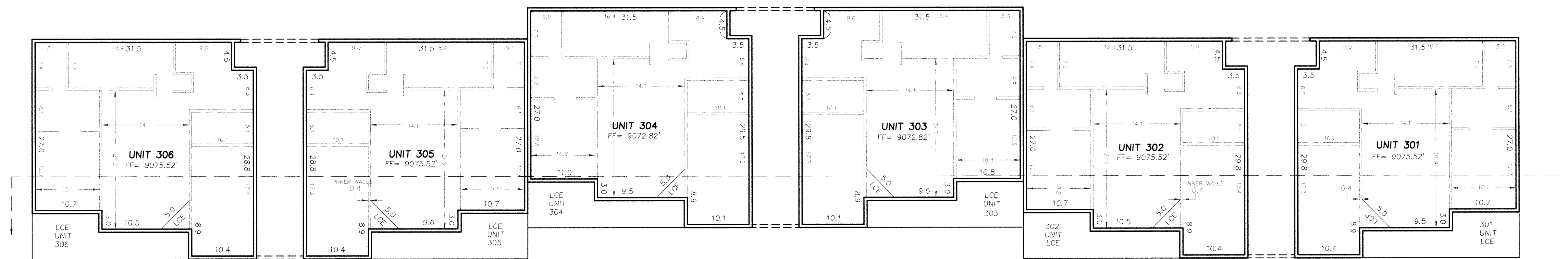
BUILDINGS E AND F PLAN VIEW
S. 23, T. 5 S., R. 78 W OF THE 6th P.M.
TOWN OF FRISCO
SUMMIT COUNTY, COLORADO

BUILDING 'E'

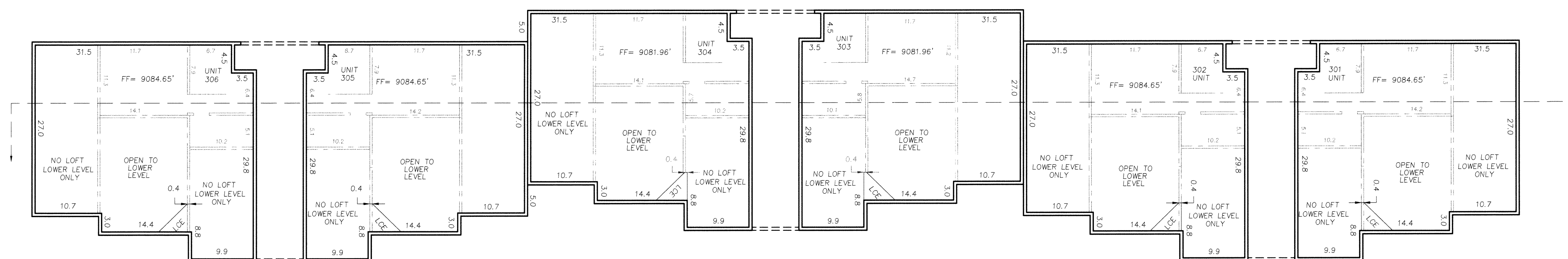
LOWER FLOOR LEVEL



UPPER FLOOR LEVEL



LOFT FLOOR LEVEL



LCE (LIMITED COMMON ELEMENT)

ROB ANDREWS LAND SURVEYING
P. O. BOX 1351, BRECKENRIDGE, CO 80424 (303) 453-1860

CONDOMINIUM MAP

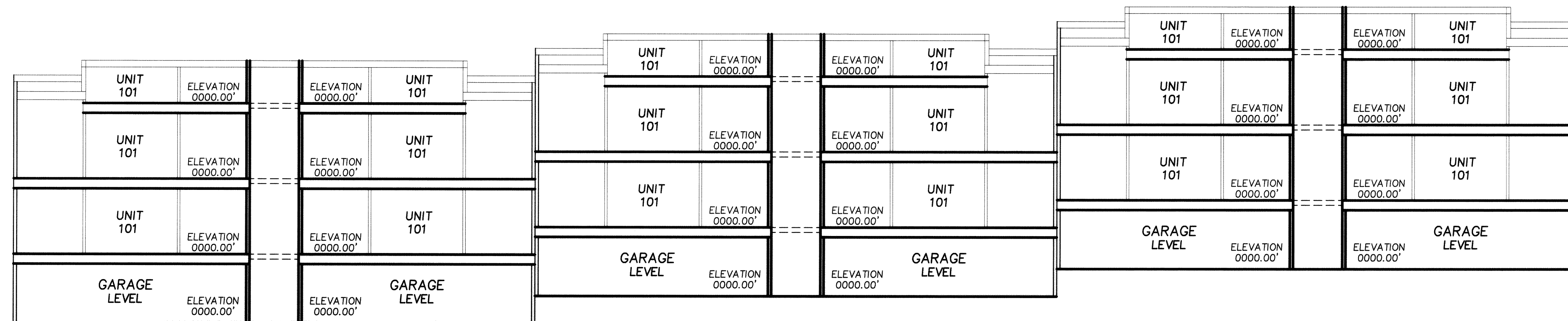
PROJECT 94685	BUILDING "E" LAKE FOREST CONDOMINIUMS TOWN OF FRISCO SUMMIT COUNTY, COLORADO	DATE 9/24/95
DRAWN BY DSK		SCALE 1" = 10'
DWG. FILE 685FPE		SHEET 4 OF 7

THIRD SUPPLEMENTAL CONDOMINIUM MAP OF
LAKE FOREST CONDOMINIUMS

BUILDINGS E AND F PLAN VIEW
 S. 23, T. 5 S., R. 78 W OF THE 6th P.M.
 TOWN OF FRISCO
 SUMMIT COUNTY, COLORADO

LAKE FOREST CONDOS - BLDGS E & F
 SHEET 5 OF 7

BUILDING 'E'



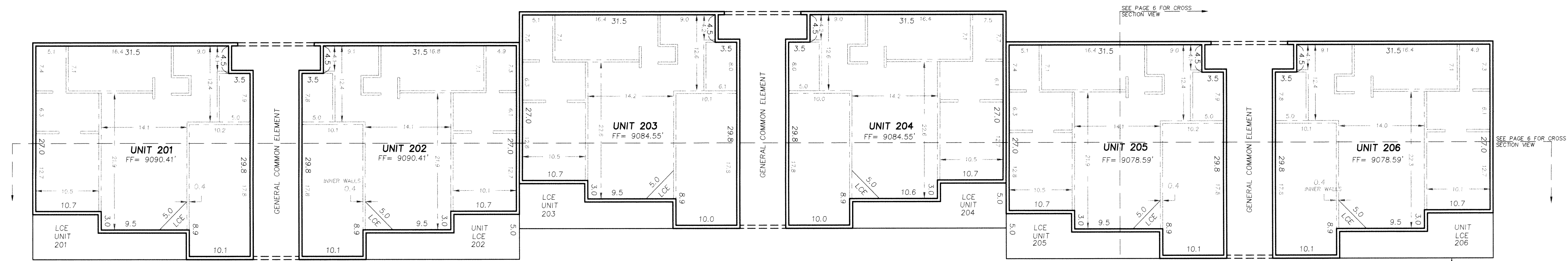
ROB ANDREWS LAND SURVEYING P. O. BOX 1351, BRECKENRIDGE, CO 80424 (303) 453-1860		
CONDOMINIUM MAP		
PROJECT 94685	BUILDING "E" LAKE FOREST CONDOMINIUMS TOWN OF FRISCO SUMMIT COUNTY, COLORADO	DATE 9/24/95 SCALE 1" = 10' SHEET 5 OF 7
DRAWN BY DSK		
DWG. FILE 685XE		

THIRD SUPPLEMENTAL CONDOMINIUM MAP OF LAKE FOREST CONDOMINIUMS

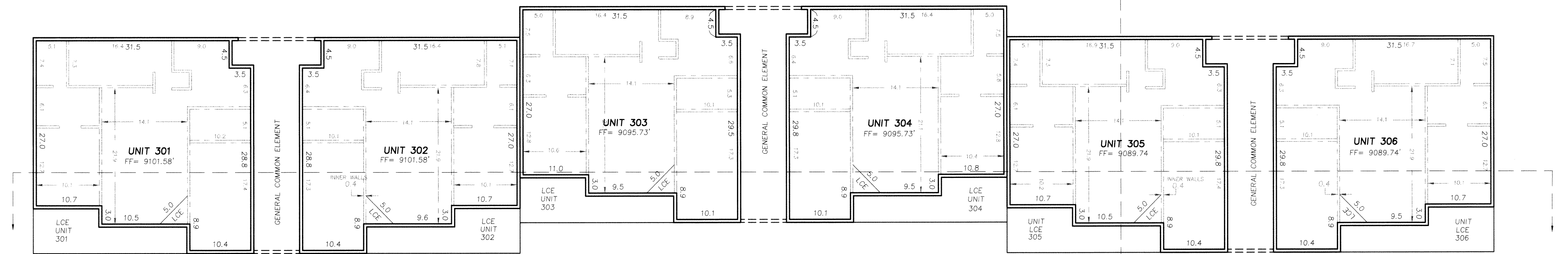
BUILDINGS E AND F PLAN VIEW
S. 23, T. 5 S., R. 78 W OF THE 6th P.M.
TOWN OF FRISCO
SUMMIT COUNTY, COLORADO

BUILDING 'F'

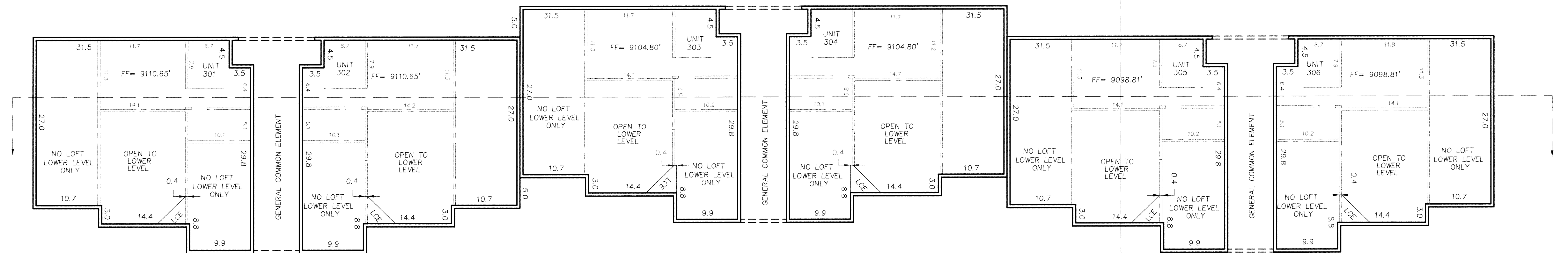
LOWER FLOOR LEVEL



UPPER FLOOR LEVEL



LOFT FLOOR LEVEL



LCE (LIMITED COMMON ELEMENT)

ROB ANDREWS LAND SURVEYING
P. O. BOX 1351, BRECKENRIDGE, CO 80424 (303) 453-1860

CONDOMINIUM MAP

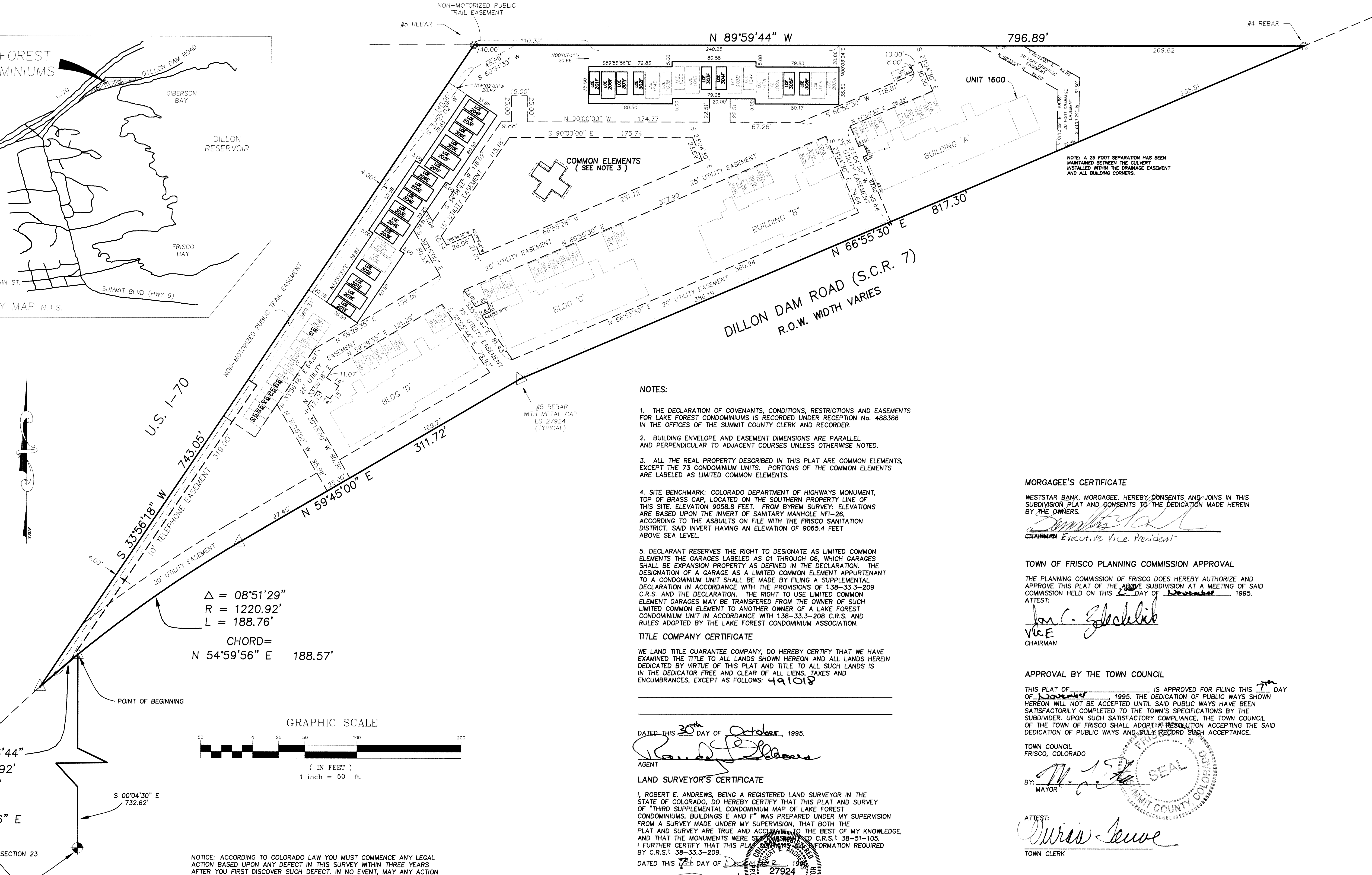
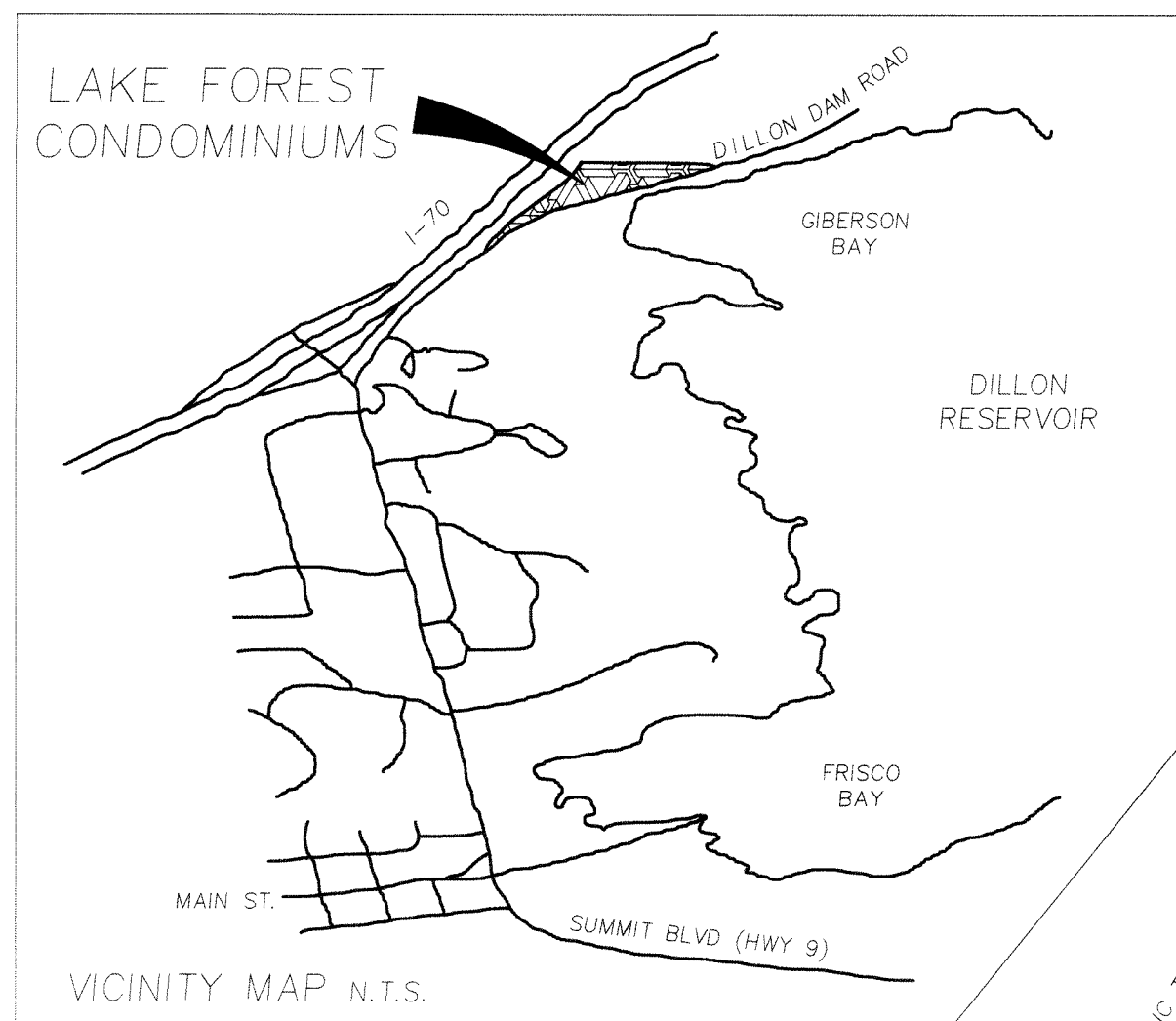
PROJECT 94685	BUILDING "F"	DATE 9/24/95
DRAWN BY DILL	LAKE FOREST CONDOMINIUMS TOWN OF FRISCO	SCALE 1" = 10'
DWG. FILE 685FPF	SUMMIT COUNTY, COLORADO	SHEET 6 OF 7

LAKE FOREST CONDOS - BLDGS E & F SHEET 1 OF 7

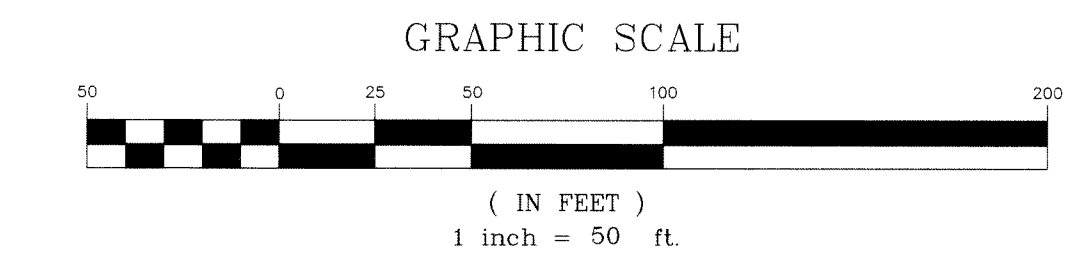
THIRD SUPPLEMENTAL CONDOMINIUM MAP OF LAKE FOREST CONDOMINIUMS

BUILDING E AND F
S. 23, T. 5 S., R. 78 W OF THE 6th P.M.
TOWN OF FRISCO
SUMMIT COUNTY, COLORADO

ARAPAHO NATIONAL FOREST



$\Delta = 08'51'29''$
 $R = 1220.92'$
 $L = 188.76'$
CHORD=
 $N 54'59'56'' E 188.57'$



$\Delta = 02'13'44''$
 $R = 1220.92'$
 $L = 47.50'$
CHORD=
 $N 49'27'06'' E 47.50'$
SOUTH 1/4 SECTION 23

NOTICE: 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 ATTACHED HERETO.

- NOTES:
1. THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKE FOREST CONDOMINIUMS IS RECORDED UNDER RECEPTION NO. 488386 IN THE OFFICES OF THE SUMMIT COUNTY CLERK AND RECORDER.
 2. BUILDING ENVELOPE AND EASEMENT DIMENSIONS ARE PARALLEL AND PERPENDICULAR TO ADJACENT COURSES UNLESS OTHERWISE NOTED.
 3. ALL THE REAL PROPERTY DESCRIBED IN THIS PLAT ARE COMMON ELEMENTS, EXCEPT THE 73 CONDOMINIUM UNITS. PORTIONS OF THE COMMON ELEMENTS ARE LABELED AS LIMITED COMMON ELEMENTS.
 4. SITE BENCHMARK: COLORADO DEPARTMENT OF HIGHWAYS MONUMENT, TOP OF BRASS CAP, LOCATED ON THE SOUTHERN PROPERTY LINE OF THIS SITE. ELEVATION 9058.8 FEET. FROM BYRUM SURVEY; ELEVATIONS ARE BASED UPON THE INVERT OF SANITARY MANHOLE N7-26, ACCORDING TO THE ASBUILTS ON FILE WITH THE FRISCO SANITATION DISTRICT, SAID INVERT HAVING AN ELEVATION OF 9065.4 FEET ABOVE SEA LEVEL.
 5. DECLARANT RESERVES THE RIGHT TO DESIGNATE AS LIMITED COMMON ELEMENTS THE GARAGES LABELED AS G1 THROUGH G6, WHICH GARAGES SHALL BE EXPANSION PROPERTY AS DEFINED IN THE DECLARATION. THE DESIGNATION OF A GARAGE AS A LIMITED COMMON ELEMENT APPURTENANT TO A CONDOMINIUM UNIT SHALL BE MADE BY FILING A SUPPLEMENTAL DECLARATION IN ACCORDANCE WITH THE PROVISIONS OF 138-33.3-209 C.R.S. AND THE DECLARATION. THE RIGHT TO USE LIMITED COMMON ELEMENT GARAGES MAY BE TRANSFERRED FROM THE OWNER OF SUCH LIMITED COMMON ELEMENT TO ANOTHER OWNER OF A LAKE FOREST CONDOMINIUM UNIT IN ACCORDANCE WITH 138-33.3-208 C.R.S. AND RULES ADOPTED BY THE LAKE FOREST CONDOMINIUM ASSOCIATION.

TITLE COMPANY CERTIFICATE

WE, LAND TITLE GUARANTEE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO ALL LANDS SHOWN HEREON AND ALL LANDS HEREIN DEDICATED BY VIRTUE OF THIS PLAT AND TITLE TO ALL SUCH LANDS IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS: 491018

DATED THIS 30th DAY OF October, 1995.

AGENT

LAND SURVEYOR'S CERTIFICATE

I, ROBERT E. ANDREWS, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY OF THIRD SUPPLEMENTAL CONDOMINIUM MAP OF LAKE FOREST CONDOMINIUMS, BUILDINGS E AND F WAS PREPARED UNDER MY SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION, THAT BOTH THE PLAT AND SURVEY ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT THE MONUMENTS WERE SUFFICIENTLY MARKED AND C.R.S. 38-51-105, I FURTHER CERTIFY THAT THIS PLAT AND SURVEY INFORMATION REQUIRED BY C.R.S. 38-33-209.

DATED THIS 27th DAY OF December, 1995.

ROBERT E. ANDREWS P.L.S. 27924

MORTGAGEE'S CERTIFICATE

WESTSTAR BANK, MORTGAGEE, HEREBY CONSENTS AND JOINS IN THIS SUBDIVISION PLAT AND CONSENTS TO THE DEDICATION MADE HEREIN BY THE OWNERS.

CHAIRMAN Executive Vice President

TOWN OF FRISCO PLANNING COMMISSION APPROVAL

THE PLANNING COMMISSION OF FRISCO DOES HEREBY AUTHORIZE AND APPROVE THIS PLAT OF THE ABOVE SUBDIVISION AT A MEETING OF SAID COMMISSION HELD ON THIS 27th DAY OF December, 1995.

ATTEST:

Jan C. Zschalig
Vice

CHAIRMAN

APPROVAL BY THE TOWN COUNCIL

THIS PLAT OF _____ IS APPROVED FOR FILING THIS 7th DAY OF December, 1995. THE DEDICATION OF 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: M. J. [Signature]
MAYOR

ATTEST:

Dorian Seuve
TOWN CLERK

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT LAKE FOREST LIMITED LIABILITY COMPANY BEING THE OWNER OF THE DEVELOPMENT RIGHTS TO LAND DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

EXPANSION AREA "E" AND EXPANSION AREA "F" AS SHOWN ON "A CONDOMINIUM MAP OF LAKE FOREST CONDOMINIUMS, BUILDINGS C AND D" TOWN OF FRISCO, SUMMIT COUNTY, COLORADO RECORDED UNDER THE RECEPTION NUMBER _____ OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION EXPANSION AREA "E"

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 78 WEST OF THE 6th PRINCIPAL MERIDIAN, SUMMIT COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF DILLON DAM ROAD (S.C.R. 7) WHENCE THE SOUTH 1/4 CORNER OF SAID SECTION 23 BEARS S 00°04'30" E, 732.62 FEET DISTANT; THENCE 188.76 FEET ON THE ARC OF A CURVE TO THE RIGHT WITH AN INTERIOR ANGLE OF 08°51'29", A RADIUS OF 1220.92 FEET AND A CHORD WHICH BEARS N 54°59'53" E, 188.57 FEET DISTANT; THENCE N 59°45'00" E, 311.72 FEET; THENCE N 66°55'30" E, 817.30 FEET; THENCE N 89°59'44" W, 796.89 FEET; THENCE S 33°56'18" W, 43.55 FEET TO THE POINT OF BEGINNING; THENCE S 56°03'42" E, 53.33 FEET; THENCE S 33°56'18" W, 248.44 FEET; THENCE S 59°34'25" W, 39.02 FEET; THENCE S 33°56'18" W, 102.49 FEET; THENCE N 56°03'42" W, 36.50 FEET; THENCE N 33°56'18" E, 386.13 FEET; TO THE POINT OF BEGINNING.

CONTAINING 18,572 sq. ft.
0.426 acre MORE OR LESS
WITH 12 CONDOMINIUM UNITS

LEGAL DESCRIPTION EXPANSION AREA "F"

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 78 WEST OF THE 6th PRINCIPAL MERIDIAN, SUMMIT COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF DILLON DAM ROAD (S.C.R. 7) WHENCE THE SOUTH 1/4 CORNER OF SAID SECTION 23 BEARS S 00°04'30" E, 732.62 FEET DISTANT; THENCE 188.76 FEET ON THE ARC OF A CURVE TO THE RIGHT WITH AN INTERIOR ANGLE OF 08°51'29", A RADIUS OF 1220.92 FEET AND A CHORD WHICH BEARS N 54°59'53" E, 188.57 FEET DISTANT; THENCE N 59°45'00" E, 311.72 FEET; THENCE N 66°55'30" E, 817.30 FEET; THENCE N 89°59'44" W, 449.64 FEET TO THE POINT OF BEGINNING; THENCE S 00°00'16" E, 56.34 FEET; THENCE N 89°59'44" W, 240.28 FEET; THENCE N 00°00'16" E, 56.34 FEET; THENCE S 89°59'44" E, 240.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 13,562 sq. ft.
0.311 acre MORE OR LESS
WITH 12 CONDOMINIUM UNITS

HAS LAID OUT, PLATTED AND SUBDIVIDED SAID TRACT INTO CONDOMINIUM UNITS AND COMMON AREAS UNDER THE NAME AND STYLE OF "LAKE FOREST CONDOMINIUMS AS SHOWN ON THIS PLAT, AND BY THESE PRESENTS DOES HEREBY DEDICATE TO THE PERPETUAL USE OF THE TOWN OF FRISCO, STATE OF COLORADO, THE EASEMENTS 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, LAKE FOREST LIMITED LIABILITY COMPANY, HAS CAUSED ITS NAME TO HEREUNTO BE SUBSCRIBED THIS 27th DAY OF November, 1995.

[Signature]
BY: ROBERT R. FULTON
MANAGER

NOTARIAL

STATE OF COLORADO)
COUNTY OF SUMMIT) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF November, 1995 BY ROBERT R. FULTON, AS MANAGER FOR LAKE FOREST LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES 3-4-98
WITNESS MY HAND AND OFFICIAL SEAL

[Signature]
JEANNIE M. TWISSDALE
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 3-4-98

SUMMIT COUNTY CLERK AND RECORDER'S ACCEPTANCE

STATE OF COLORADO)
COUNTY OF SUMMIT) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 1:36 O'CLOCK P.M. THIS 31st DAY OF November, 1995.
UNDER RECEPTION NO. 303042

Doris L. Brill
SUMMIT COUNTY CLERK AND RECORDER

ROB ANDREWS LAND SURVEYING
P. O. BOX 1351, BRECKENRIDGE, CO 80424 (303) 453-1860

CONDOMINIUM MAP

LAKE FOREST CONDOMINIUMS
BUILDINGS E AND F
TOWN OF FRISCO
SUMMIT COUNTY, COLORADO

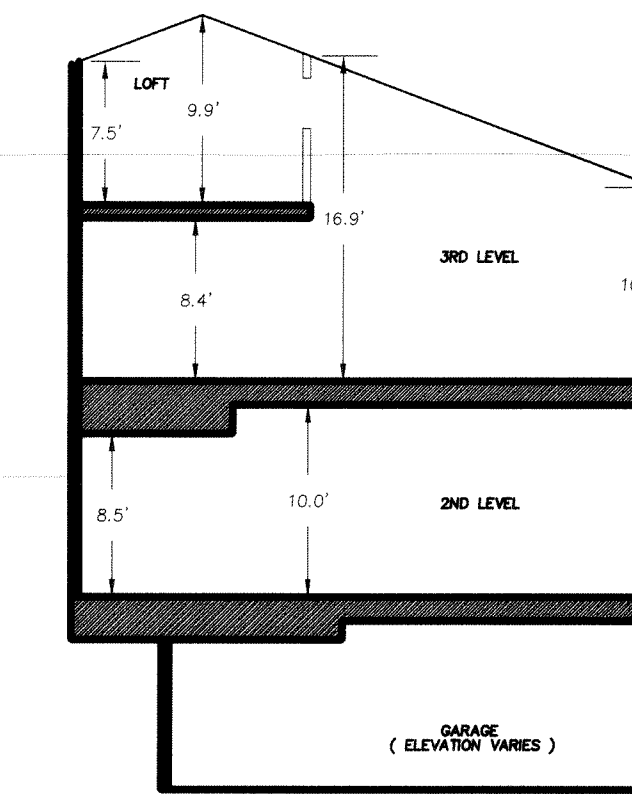
PROJECT 94685
DRAWN BY REA
DWG FILE 94685E

DATE 09/26/95
SCALE 1" = 50'
SHEET 1 OF 7

THIRD SUPPLEMENTAL CONDOMINIUM MAP OF
LAKE FOREST CONDOMINIUMS

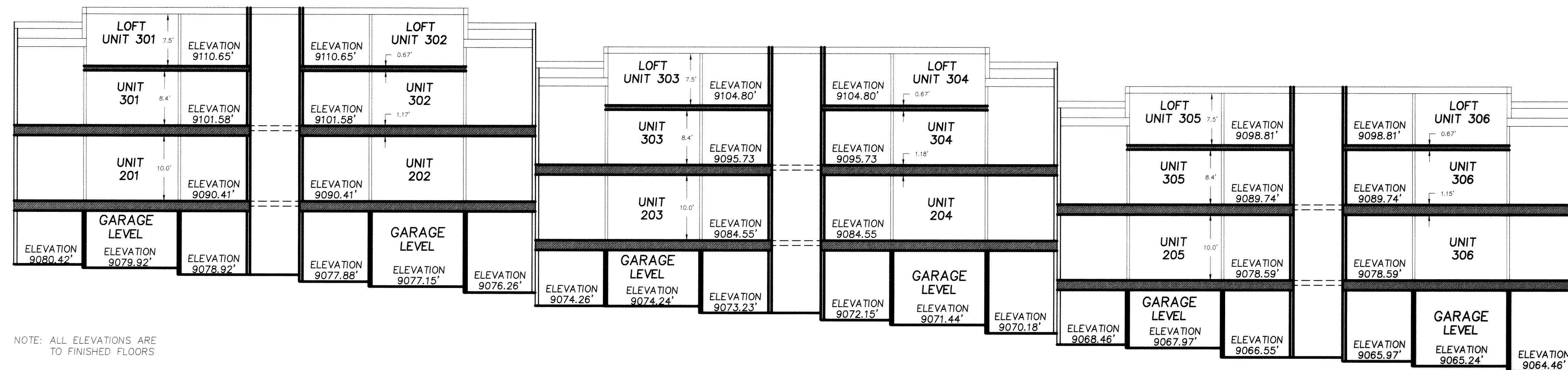
BUILDINGS E AND F PLAN VIEW
 S. 23, T. 5 S., R. 78 W OF THE 6th P.M.
 TOWN OF FRISCO
 SUMMIT COUNTY, COLORADO

LAKE FOREST CONDOS - BLDGS E & F
 SHEET 7 OF 7



TYPICAL CEILING HEIGHTS FOR INDIVIDUAL UNITS

BUILDING 'F'



NOTE: ALL ELEVATIONS ARE TO FINISHED FLOORS

ROB ANDREWS LAND SURVEYING P. O. BOX 1351, BRECKENRIDGE, CO 80424 (303) 453-1860		
CONDOMINIUM MAP		
PROJECT: 94685 DRAWN BY: DLL DWG FILE: 685XF	BUILDING "F" LAKE FOREST CONDOMINIUMS TOWN OF FRISCO SUMMIT COUNTY, COLORADO	DATE: 9/25/95 SCALE: 1" = 10' SHEET: 7 of 7