

THE FIRST SUPPLEMENTAL CONDOMINIUM MAP OF  
MARINA PARK CONDOMINIUMS  
SOUTH AND EAST BUILDINGS  
LOTS 13-19, BLOCK 2, LOTS 22-24, BLOCK 3, FRISCO TOWNSITE  
AND A VACATED PORTION OF 7th AVENUE  
LOCATED IN SECTION 26, TOWNSHIP 5 SOUTH, RANGE 78 WEST  
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO  
SHEET 1 OF 8

PROPERTY DESCRIPTION:

A PORTION OF BLOCKS 2 AND 3, FRISCO TOWNSITE

TWO PARCELS OF LAND BEING ALL OF LOTS 22, 23, AND 24, BLOCK 3, ALL OF LOTS 13, 14, 15, 16, AND PORTIONS OF LOTS 17, 18, AND 19, BLOCK 2, FRISCO TOWNSITE, ACCORDING TO THE AMENDED MAP THEREOF RECORDED FEBRUARY 11, 1996, IN THE OFFICE OF THE CLERK AND RECORDER, AND ALSO ALL OF A VACATED 75'-FOOT RIGHT-OF-WAY FOR 7TH AVENUE BETWEEN GALENA STREET AND RUNNING SOUTH 140.00 FEET TO THE NORTH RIGHT-OF-WAY OF A 40'-FOOT ALLEY, ALL LOCATED IN THE TOWN OF FRISCO, COUNTY OF SUMMIT, STATE OF COLORADO, AND DESCRIBED AS FOLLOWS:

PARCEL A

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 22, BLOCK 3, FRISCO TOWNSITE, THENCE N11°07'00"W A DISTANCE OF 140.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 22, BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF GALENA STREET, AN 80'-FOOT WIDE RIGHT-OF-WAY; THENCE N78°53'00"E ALONG SAID RIGHT-OF-WAY A DISTANCE OF 75.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 24, BLOCK 3, ALSO BEING THE NORTHWEST CORNER OF SAID VACATED PORTION OF 7TH AVENUE RIGHT-OF-WAY; THENCE CONTINUING N78°53'00"E A DISTANCE OF 75.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 13, SAID BLOCK 2; THENCE S11°07'00"E ALONG THE WESTERLY LINE OF LOT 13, BLOCK 2 A DISTANCE OF 140.00 FEET TO THE SOUTHWEST CORNER OF LOT 13, BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY OF THE ALLEY BETWEEN MAIN STREET AND GALENA STREET; THENCE S78°53'00"W ALONG THE SOUTHERLY BOUNDARY OF SAID PORTION OF VACATED 7TH AVENUE A DISTANCE OF 75.00 FEET TO THE SOUTHEAST CORNER OF LOT 24, BLOCK 3; THENCE S78°53'00"W A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING, CONTAINING 21,000 SQUARE FEET OR 0.482 ACRES, MORE OR LESS.

PARCEL B

BEGINNING AT SAID SOUTHWEST CORNER OF LOT 13, BLOCK 2, FRISCO TOWNSITE, BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY OF THE ALLEY BETWEEN MAIN STREET AND GALENA STREET; THENCE N11°07'00"W ALONG THE WEST LINE OF LOT 13 A DISTANCE OF 140.00 FEET TO THE NORTHWEST CORNER OF LOT 13, BLOCK 2, BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF GALENA STREET; THENCE N78°53'00"E ALONG THE NORTHERLY BOUNDARY OF SAID BLOCK 2 A DISTANCE OF 175.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 19, BLOCK 2; THENCE S11°07'00"E A DISTANCE OF 35.00 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF A TRACT OF LAND PREVIOUSLY DESCRIBED ON PAGE 242 OF BOOK 163 UNDER RECEPTION NUMBER 94933 IN THE OFFICE OF THE CLERK AND RECORDER, SUMMIT COUNTY, COLORADO; THENCE S24°25'16"W ALONG THE NORTHWESTERLY BOUNDARY OF SAID TRACT A DISTANCE OF 129.03 FEET TO THE SOUTHEAST CORNER OF LOT 16, BLOCK 2; THENCE S78°53'00"W ALONG THE SOUTHERLY BOUNDARY OF BLOCK 2 A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 20,562 SQUARE FEET OR 0.472 ACRES, MORE OR LESS.

NOTES

- 1.) TITLE INFORMATION FROM LAND TITLE GUARANTEE OF SUMMIT COUNTY COMMITMENT NO. M20033548-2
- 2.) CE INDICATES COMMON ELEMENT. LCE INDICATES LIMITED COMMON ELEMENT.
- 3.) ELEVATIONS ARE BASED ON U.S.G.S. MEAN SEA LEVEL DATUM. (NGVD 1929)
- 4.) UNIT BOUNDARIES ARE TO THE FACE OF FINISHED WALLS.
- 5.) ALL AREAS OF THE PROPERTY OUTSIDE OF THE BUILDINGS WHICH ARE NOT DESIGNATED AS LCE ARE COMMON ELEMENTS (CE).
- 6.) THE CONDOMINIUM DECLARATION OF "MARINA PARK CONDOMINIUMS" INCLUDES A PROVISION CREATING A BLANKET UTILITY EASEMENT ACROSS THE COMMON ELEMENTS SHOWN ON THIS PLAT FOR UTILITIES SERVING THE PROJECT.
- 7.) THIS CONDOMINIUM MAP CREATES 12 RESIDENTIAL UNITS AND 2 COMMERCIAL UNITS.
- 8.) PROPERTY IS LOCATED IN THE CENTRAL CORE ZONING DISTRICT, AND IN THE GALENA-GRANITE ST. OVERLAY DISTRICT.
- 9.) PREVIOUS RECORDING INFORMATION:  
FRISCO TOWNSITE, AMENDED  
RECORDED UNDER RECEPTION NO. 226882  
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO  
MARINA PARK CONDOMINIUMS  
RECORDED UNDER RECEPTION NO. 737157

MORTGAGE HOLDER CERTIFICATE:

COLORADO CAPITAL 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: Scott D. Harvey  
NAME: Scott D. Harvey  
TITLE: Executive Vice President

ACKNOWLEDGEMENT:

STATE OF Colorado }  
COUNTY OF Eagle }  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF May, 2007, BY Scott D. Harvey AS Executive Vice President.  
WITNESS MY HAND AND OFFICIAL SEAL:  
Allison S. Krausen  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 5/1/2009

OWNER'S CERTIFICATE:

KNOW ALL PERSONS BY THESE PRESENTS: THAT STL PROPERTIES LLC A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE PROPERTY AS DESCRIBED AS FOLLOWS:  
LOTS 13-19, BLOCK 2, LOTS 22-24, BLOCK 3, AND A VACATED PORTION OF 7th AVENUE, FRISCO TOWNSITE, SAID PROPERTY MORE DESCRIBED IN THE ATTACHED LEGAL DESCRIPTION, CONTAINING 41,562 sq.ft. OR 0.954 ACRE, MORE OR LESS.  
HAS CAUSED THE SAME TO BE SURVEYED AS SHOWN ON THIS CONDOMINIUM MAP TO BE KNOWN AS THE FIRST SUPPLEMENTAL CONDOMINIUM MAP OF MARINA PARK CONDOMINIUMS, PURSUANT TO THE CONDOMINIUM DECLARATION OF MARINA PARK CONDOMINIUMS RECORDED AT RECEPTION NUMBER 737152.

STL PROPERTIES LLC

Michael Bernier by Michael Bosma Attorney In Fact  
BY MICHAEL BERNIER, BY MICHAEL BOSMA, ATTORNEY IN FACT

ACKNOWLEDGEMENT:

STATE OF Colorado }  
COUNTY OF Summit }  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF May, 2007, BY MICHAEL BERNIER, BY MICHAEL BOSMA, ATTORNEY IN FACT.  
WITNESS MY HAND AND OFFICIAL SEAL:  
Jessica Smith  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 4-26-11

SURVEYOR'S CERTIFICATE:

I, GARY A. WILKINSON, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS CONDOMINIUM MAP PREPARED BY ME AND UNDER MY SUPERVISION AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE. THIS PLAT CONTAINS ALL INFORMATION REQUIRED BY C.R.S. SECTION 38-33.3-209(1) OF THE COLORADO COMMON INTEREST OWNERSHIP ACT. I FURTHER CERTIFY THAT IN ACCORDANCE WITH C.R.S. 38-33.3-201(2), AS OF THIS DATE, ALL STRUCTURAL IMPROVEMENTS WITHIN "MARINA PARK CONDOMINIUMS", CONTAINING OR COMPRISING ANY UNITS THEREBY CREATED ARE SUBSTANTIALLY COMPLETED.  
DATED THIS 25th DAY OF May, 2007.  
SIGNATURE Gary A. Wilkinson  
GARY A. WILKINSON, P.L.S.  
COLORADO REGISTRATION NO. 31945

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 SUCH LANDS IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES, EXCEPT AS FOLLOWS:  
Those of Record  
DATED THIS 30th DAY OF May, A.D. 2007.  
AGENT Carol Ganger

TOWN OF FRISCO PLANNING COMMISSION APPROVAL:

THE PLANNING COMMISSION OF FRISCO, COLORADO DOES HEREBY AUTHORIZE AND APPROVE THIS PLAT OF CONDOMINIUM MAP AS 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.  
Jane Martin FAIRMAN

APPROVAL BY THE TOWN COUNCIL:

THE WITHIN CONDOMINIUM MAP OF "THE FIRST SUPPLEMENTAL CONDOMINIUM MAP OF MARINA PARK CONDOMINIUMS" IS APPROVED FOR FILING THIS 30th DAY OF May, 2007. THE DEDICATION OF THE PUBLIC WAYS SHOWN HEREON WILL NOT BE ACCEPTED UNTIL SAID PUBLIC WAYS HAVE BEEN 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: Wesley J. Pee MAYOR  
ATTEST: Debrah W. W. W. TOWN CLERK

CLERK & RECORDER'S ACCEPTANCE:

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER ON THIS 30 DAY OF May, 2007, AND FILED FOR RECORD AT 6:01 P.M., UNDER RECEPTION NUMBER 856614.  
SIGNATURE Cheri Brunvand BY: Kathleen Neel  
SUMMIT COUNTY CLERK AND RECORDER DEPUTY

CONDOMINIUM DECLARATION RECORDED UNDER RECEPTION NUMBER 737152.  
SUPPLEMENTAL CONDOMINIUM DECLARATION RECORDED UNDER RECEPTION NUMBER 856615.

Drawn GAW	Drawing: 18094C-1	Sheet 1 of 8
Checked RRR	MAY 23, 2007	
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 BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

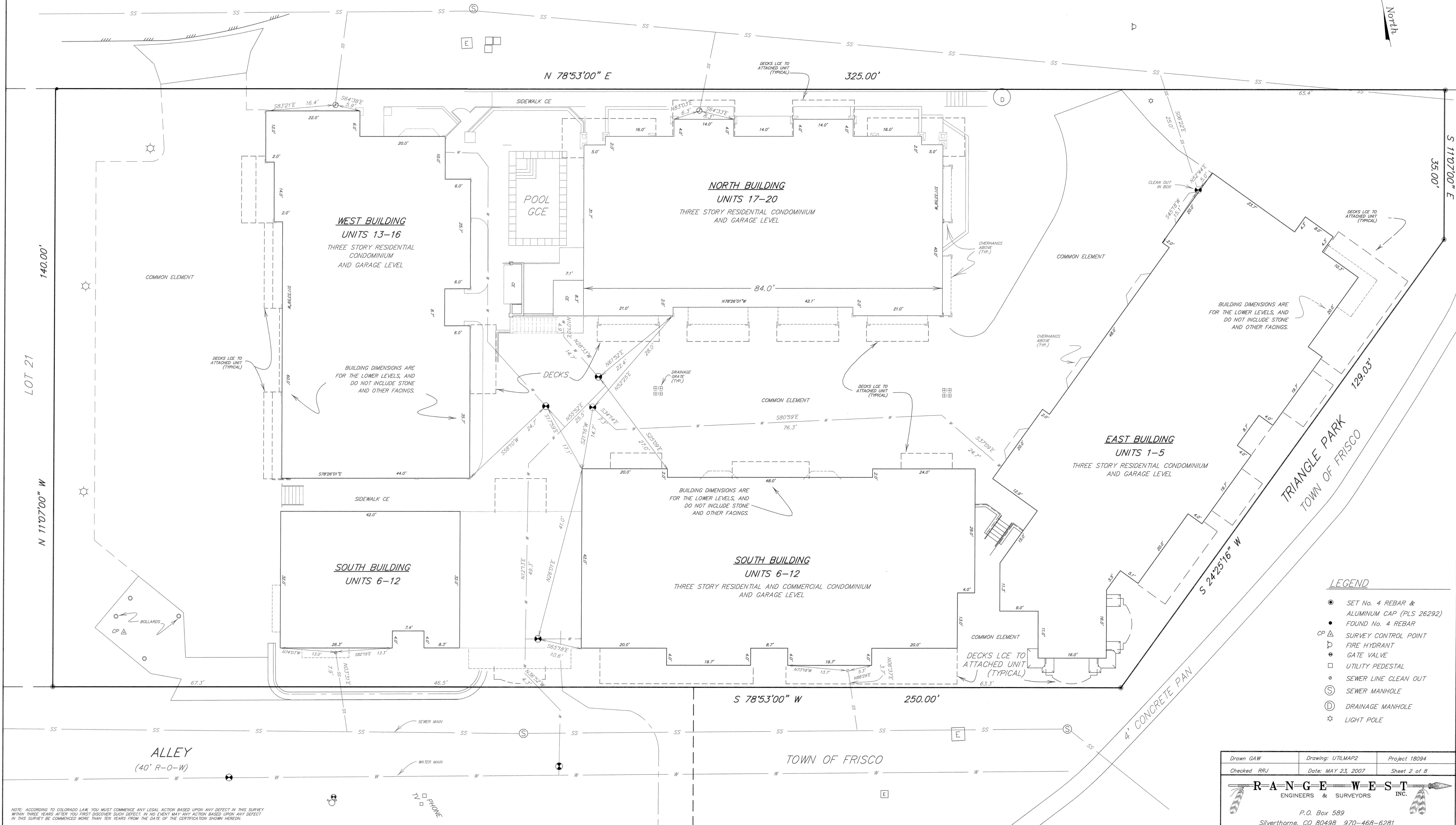
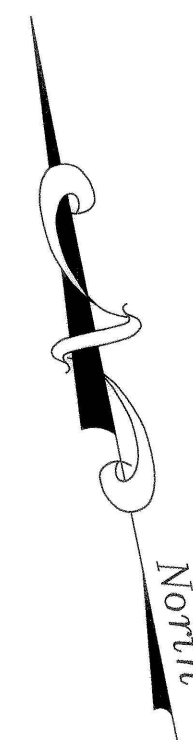
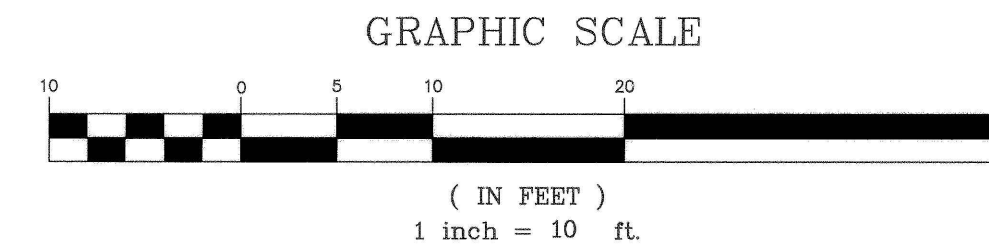


A UTILITY MAP OF  
MARINA PARK CONDOMINIUMS  
SOUTH AND EAST BUILDINGS

TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

SHEET 2 OF 8

GALENA STREET  
(80' R-O-W)



LEGEND

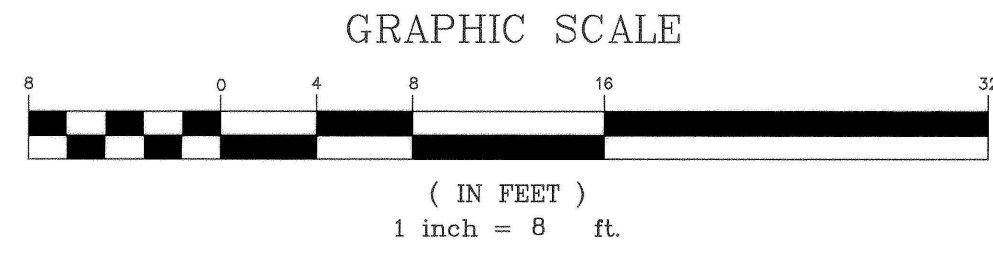
- SET No. 4 REBAR & ALUMINUM CAP (PLS 26292)
- FOUND No. 4 REBAR
- OP ▲ SURVEY CONTROL POINT
- ⊕ FIRE HYDRANT
- ⊕ GATE VALVE
- UTILITY PEDESTAL
- ⊕ SEWER LINE CLEAN OUT
- ⊙ SEWER MANHOLE
- ⊙ DRAINAGE MANHOLE
- ☆ LIGHT POLE

Drawn GAW	Drawing: UTILMAP2	Project 18094
Checked RRR	Date: MAY 23, 2007	Sheet 2 of 8
<b>RANGE-WEST</b> ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		

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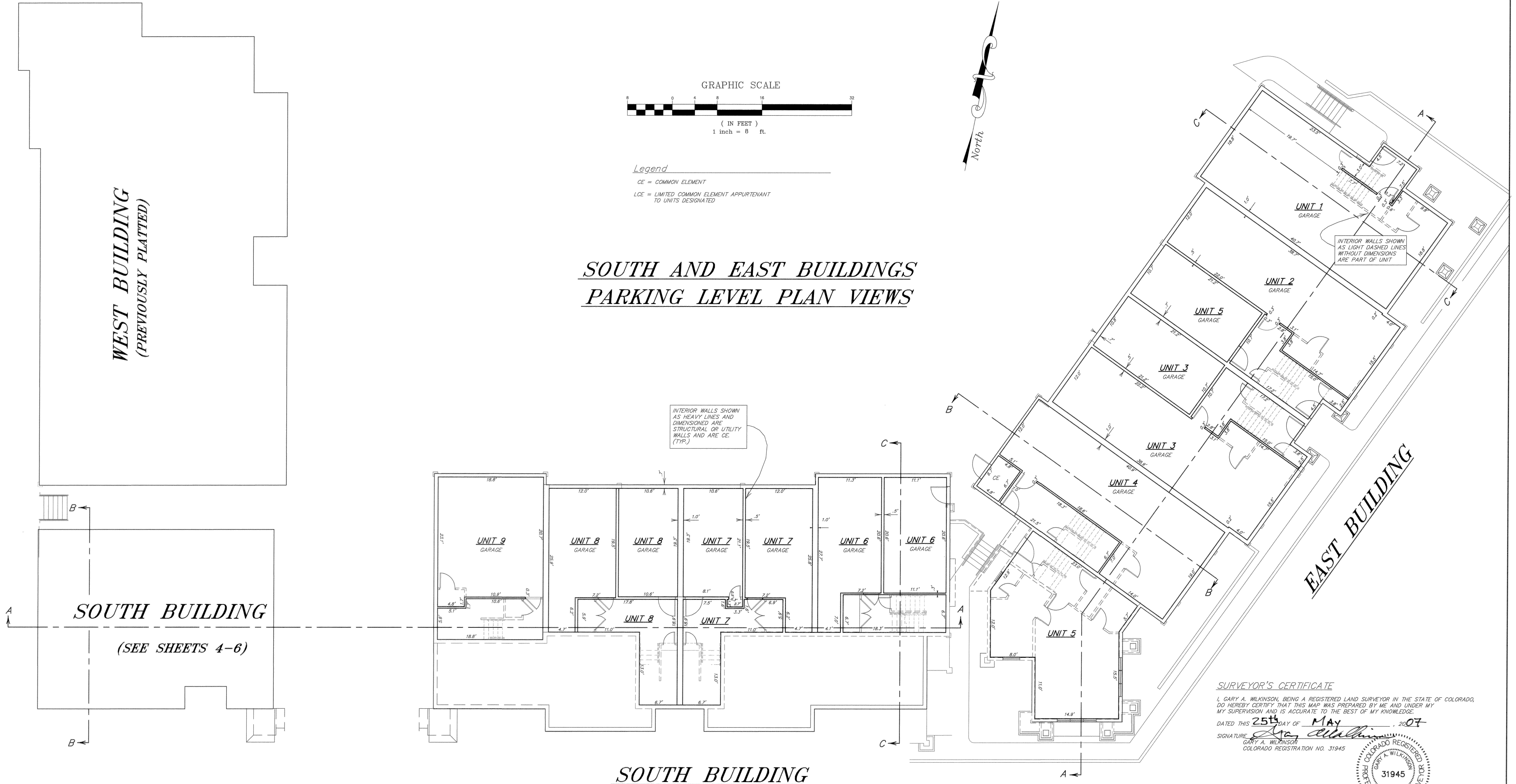
THE FIRST SUPPLEMENTAL CONDOMINIUM MAP OF  
MARINA PARK CONDOMINIUMS  
SOUTH AND EAST BUILDINGS  
TOWN OF FRISCO,  
SUMMIT COUNTY, COLORADO  
SHEET 3 OF 8



Legend

CE = COMMON ELEMENT  
LCE = LIMITED COMMON ELEMENT APPURTENANT  
TO UNITS DESIGNATED

SOUTH AND EAST BUILDINGS  
PARKING LEVEL PLAN VIEWS

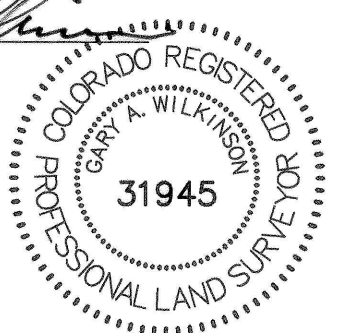


SURVEYOR'S CERTIFICATE

I, GARY A. WILKINSON, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO,  
DO HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME AND UNDER MY  
MY SUPERVISION AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE.

DATED THIS 25<sup>th</sup> DAY OF MAY, 2007

SIGNATURE: *Gary Wilkinson*  
GARY A. WILKINSON  
COLORADO REGISTRATION NO. 31945

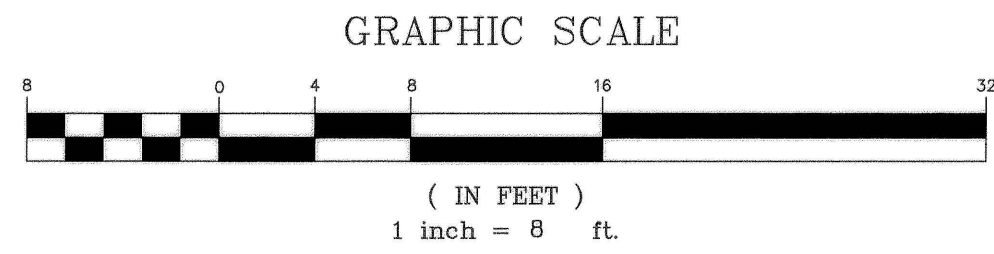


Drawn GAW	Dwg 18904PLP.DWG	Project 18094
Checked RRU	Date 03/26/07	Sheet 3 of 8
<b>RANGE-WEST</b> ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		

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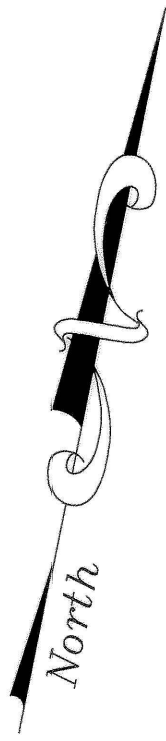


THE FIRST SUPPLEMENTAL CONDOMINIUM MAP OF  
MARINA PARK CONDOMINIUMS  
SOUTH AND EAST BUILDINGS  
TOWN OF FRISCO,  
SUMMIT COUNTY, COLORADO  
SHEET 4 OF 8



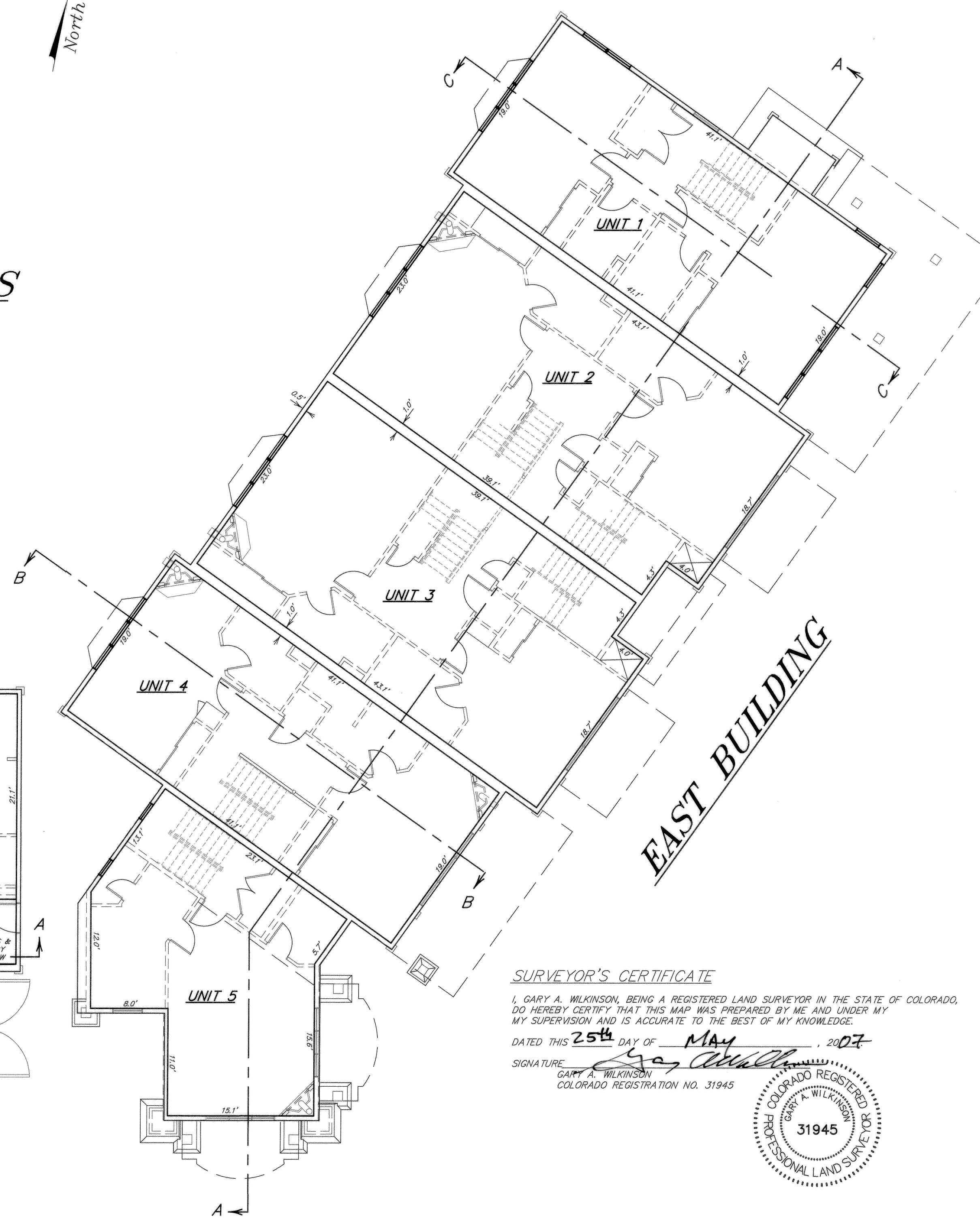
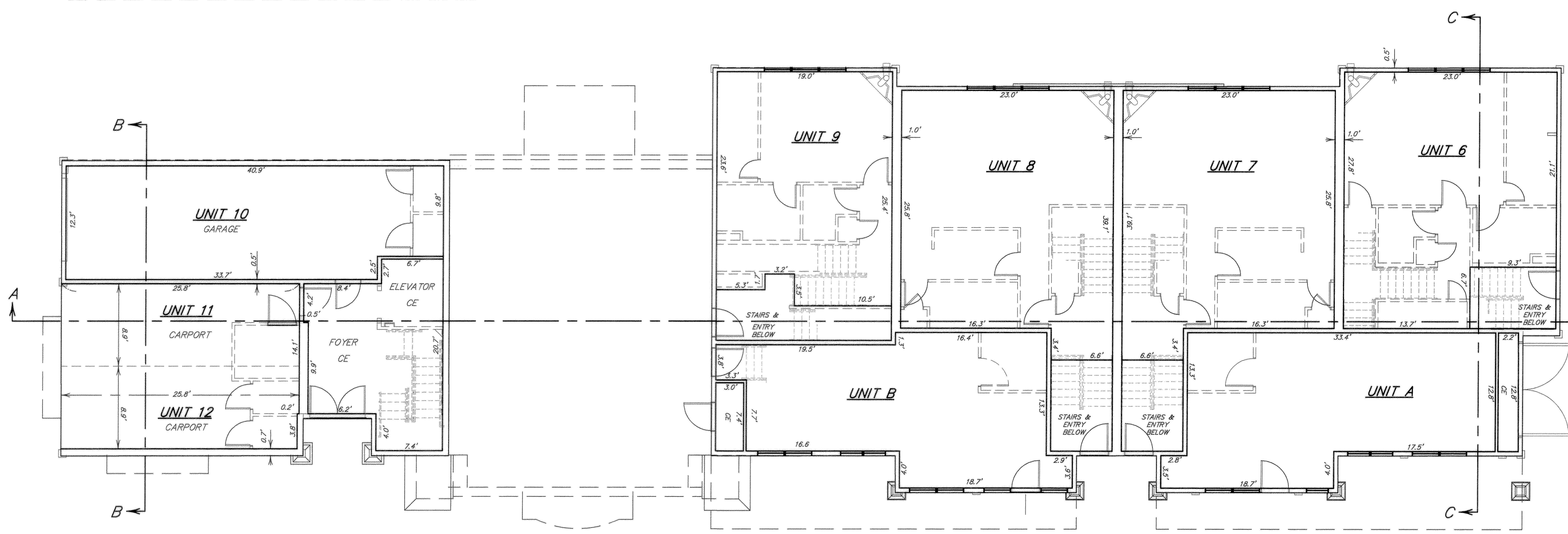
Legend

CE = COMMON ELEMENT  
LCE = LIMITED COMMON ELEMENT APPURTENANT  
TO UNITS DESIGNATED



**WEST BUILDING**  
(PREVIOUSLY PLATTED)

**SOUTH AND EAST BUILDINGS**  
**FIRST LEVEL PLAN VIEWS**

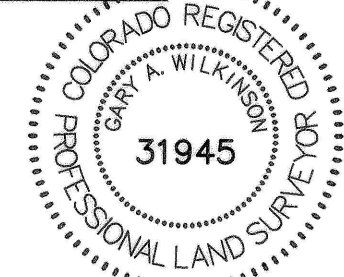


SURVEYOR'S CERTIFICATE

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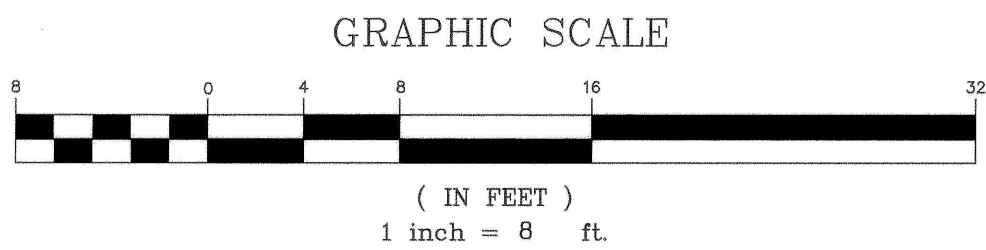
Drawn GAW	Dwg 189041ST.DWG	Project 18084
Checked RRJ	Date 05/23/07	Sheet 4 of 8
<b>R-A-N-G-E-W-E-S-T</b> ENGINEERS & SURVEYORS		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		

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 BASED UPON ANY DEFECT  
IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

C:\P\18084\180841ST.Fri May 25 06:58:34 2007 FRANK WEST INC. (GAW)



THE FIRST SUPPLEMENTAL CONDOMINIUM MAP OF  
MARINA PARK CONDOMINIUMS  
SOUTH AND EAST BUILDINGS  
TOWN OF FRISCO,  
SUMMIT COUNTY, COLORADO  
SHEET 5 OF 8



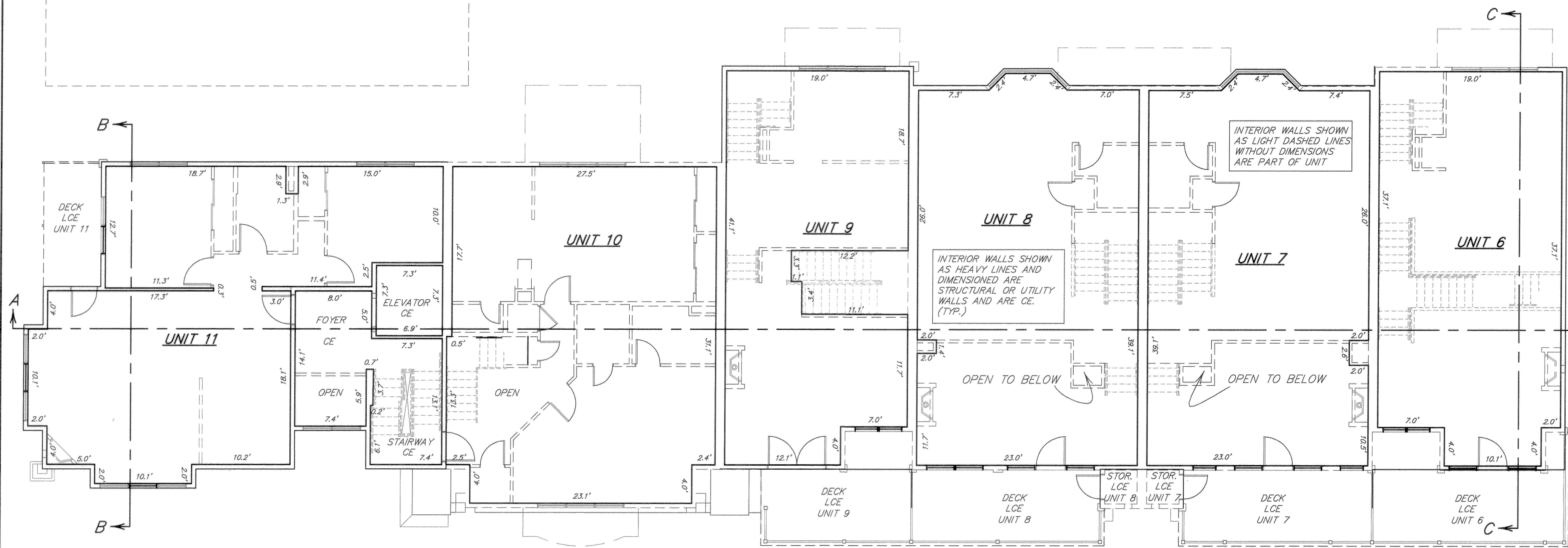
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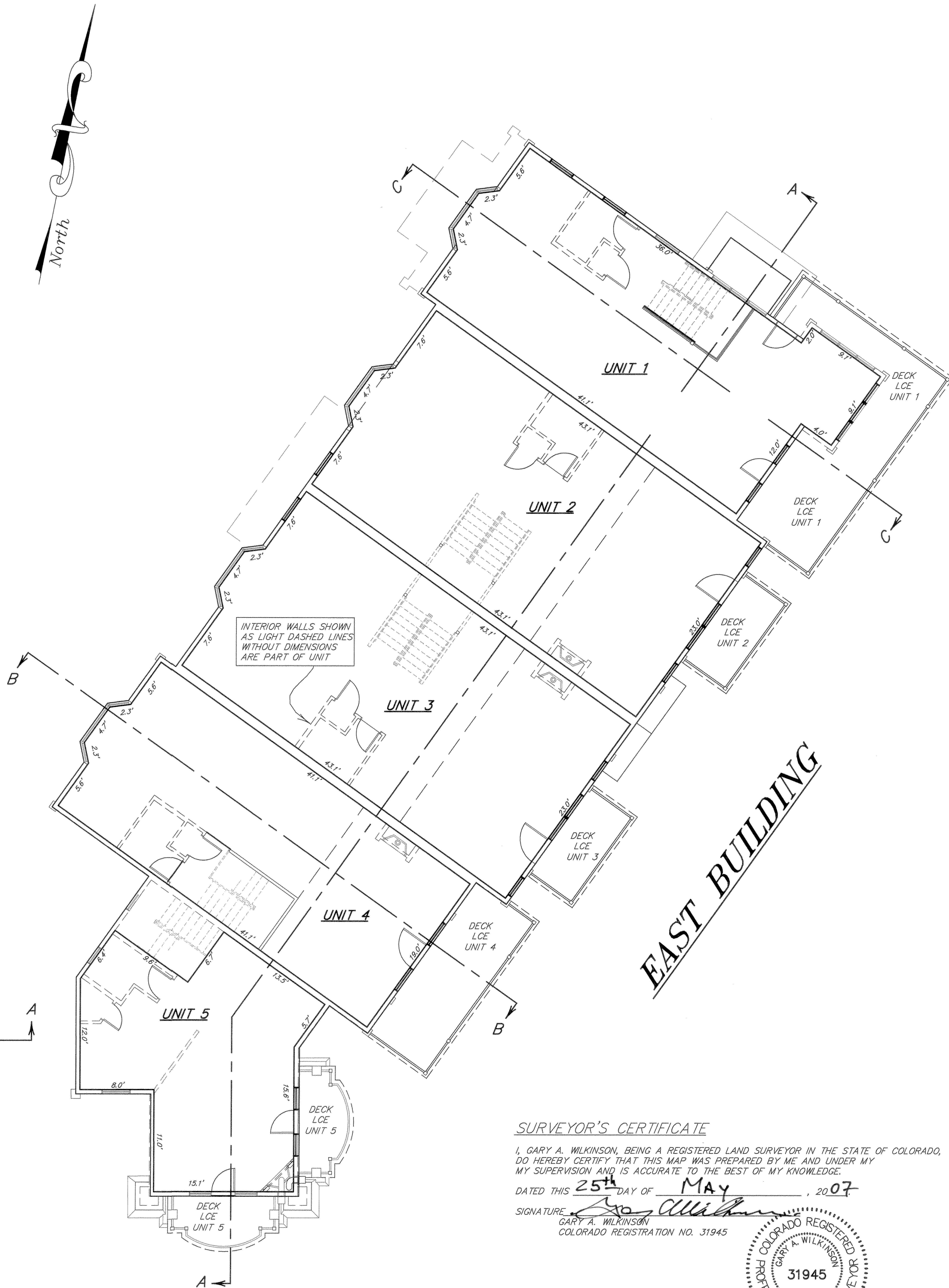
LCE = LIMITED COMMON ELEMENT APPURTENANT  
TO UNITS DESIGNATED

SOUTH AND EAST BUILDINGS  
SECOND LEVEL PLAN VIEWS

**WEST BUILDING**  
(PREVIOUSLY PLATTED)



**SOUTH BUILDING**

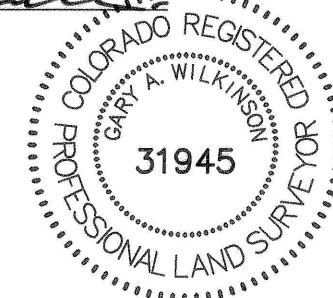


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GARY A. WILKINSON  
COLORADO REGISTRATION NO. 31945

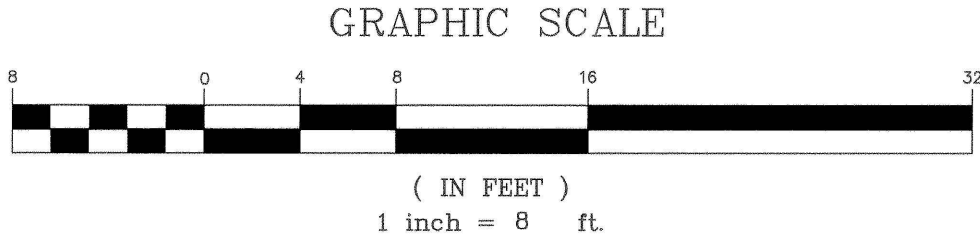


Drawn GAW	Dwg 189042ND.DWG	Project 18094
Checked RRJ	Date 03/26/07	Sheet 5 of 8
<b>RANGE WEST</b> ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		

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TOWN OF FRISCO,  
SUMMIT COUNTY, COLORADO  
SHEET 6 OF 8

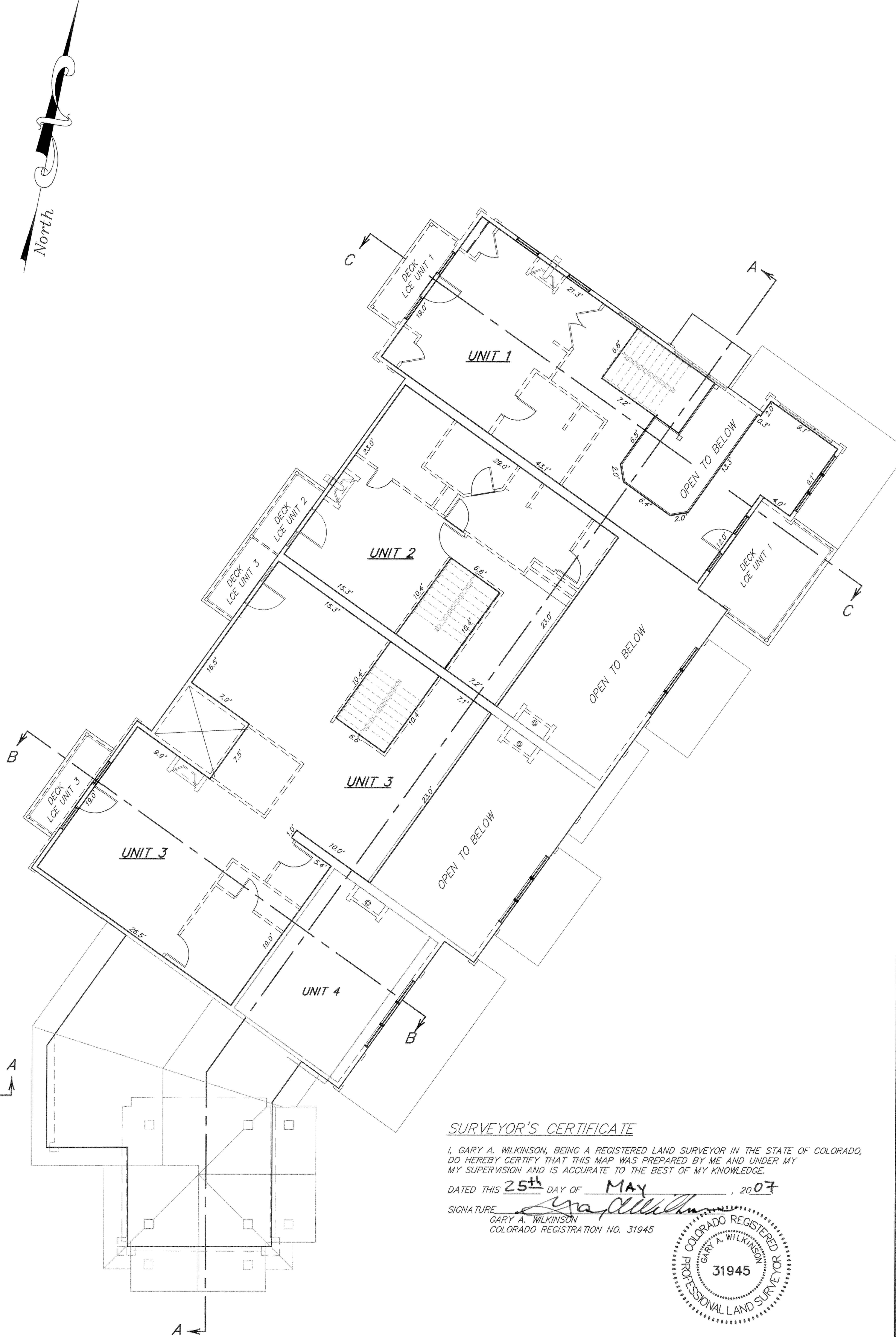
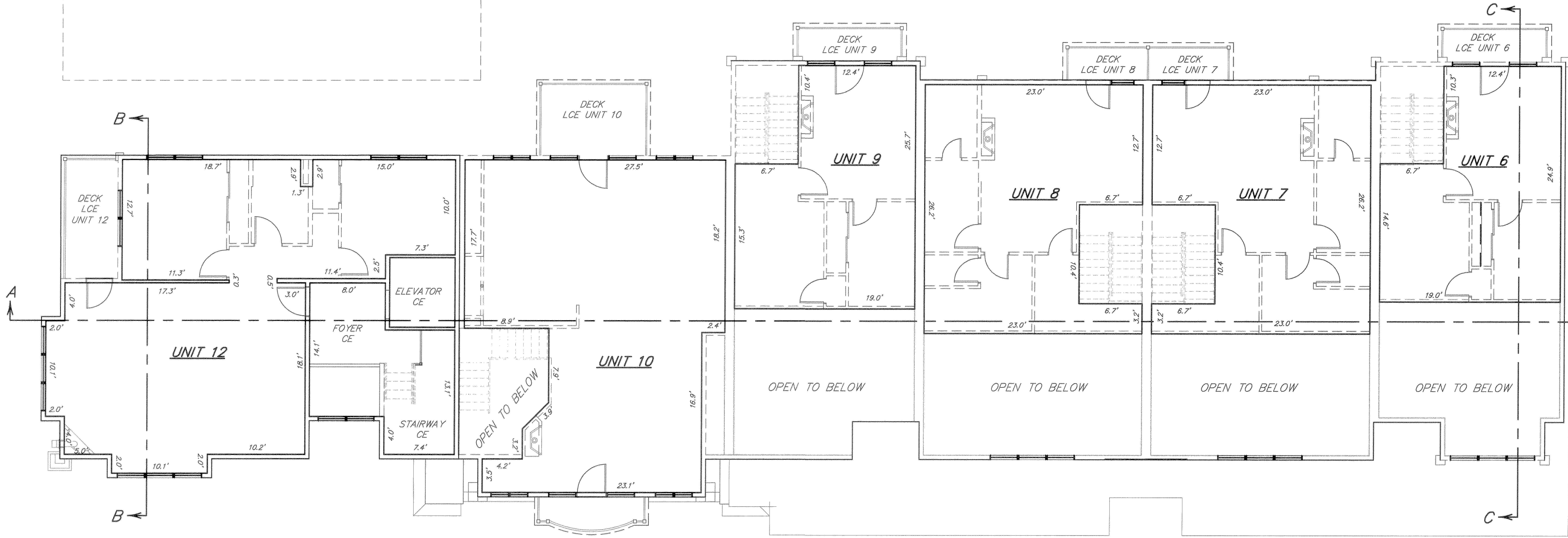


Legend

CE = COMMON ELEMENT  
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TO UNITS DESIGNATED

SOUTH AND EAST BUILDINGS  
THIRD LEVEL PLAN VIEWS

**WEST BUILDING**  
(PREVIOUSLY PLATTED)



SURVEYOR'S CERTIFICATE  
I, GARY A. WILKINSON, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO,  
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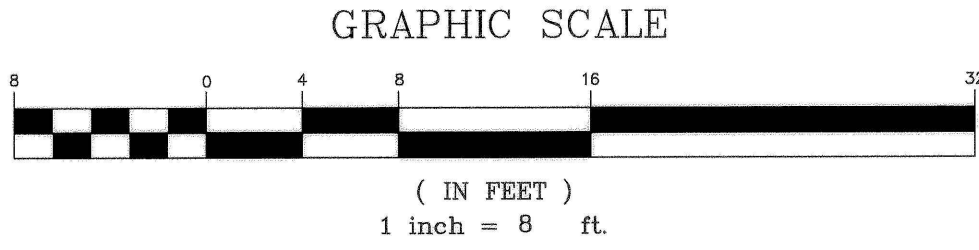


Drawn GAW	Dwg 18904.3RD.DWG	Project 18094
Checked RRU	Date 05/23/07	Sheet 6 of 8
<b>RANGE WEST</b> ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		

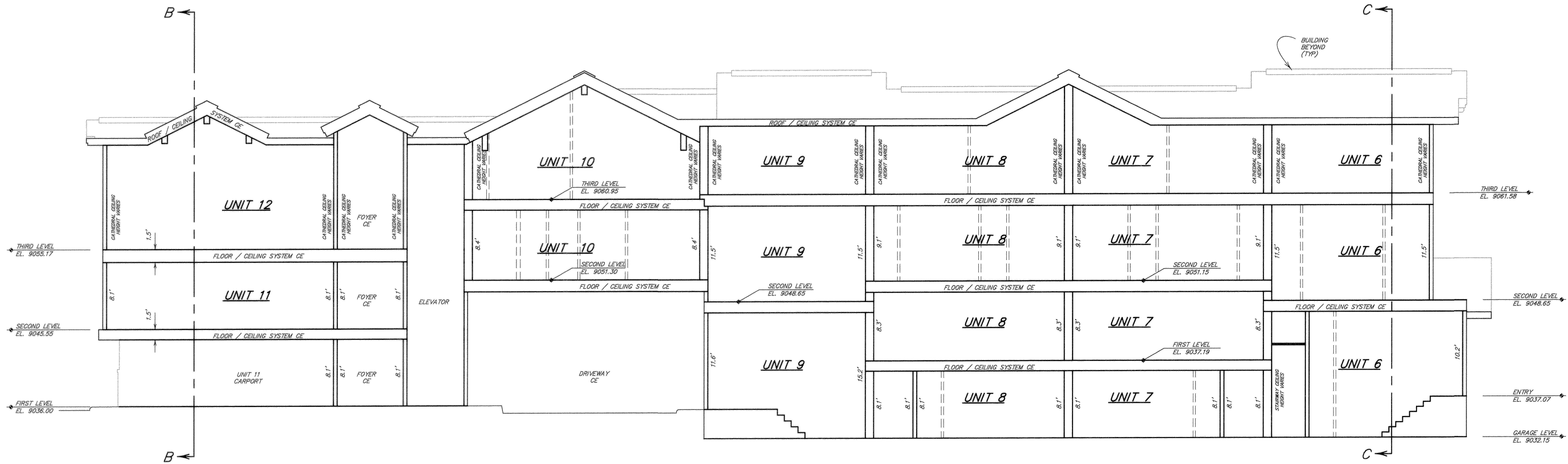
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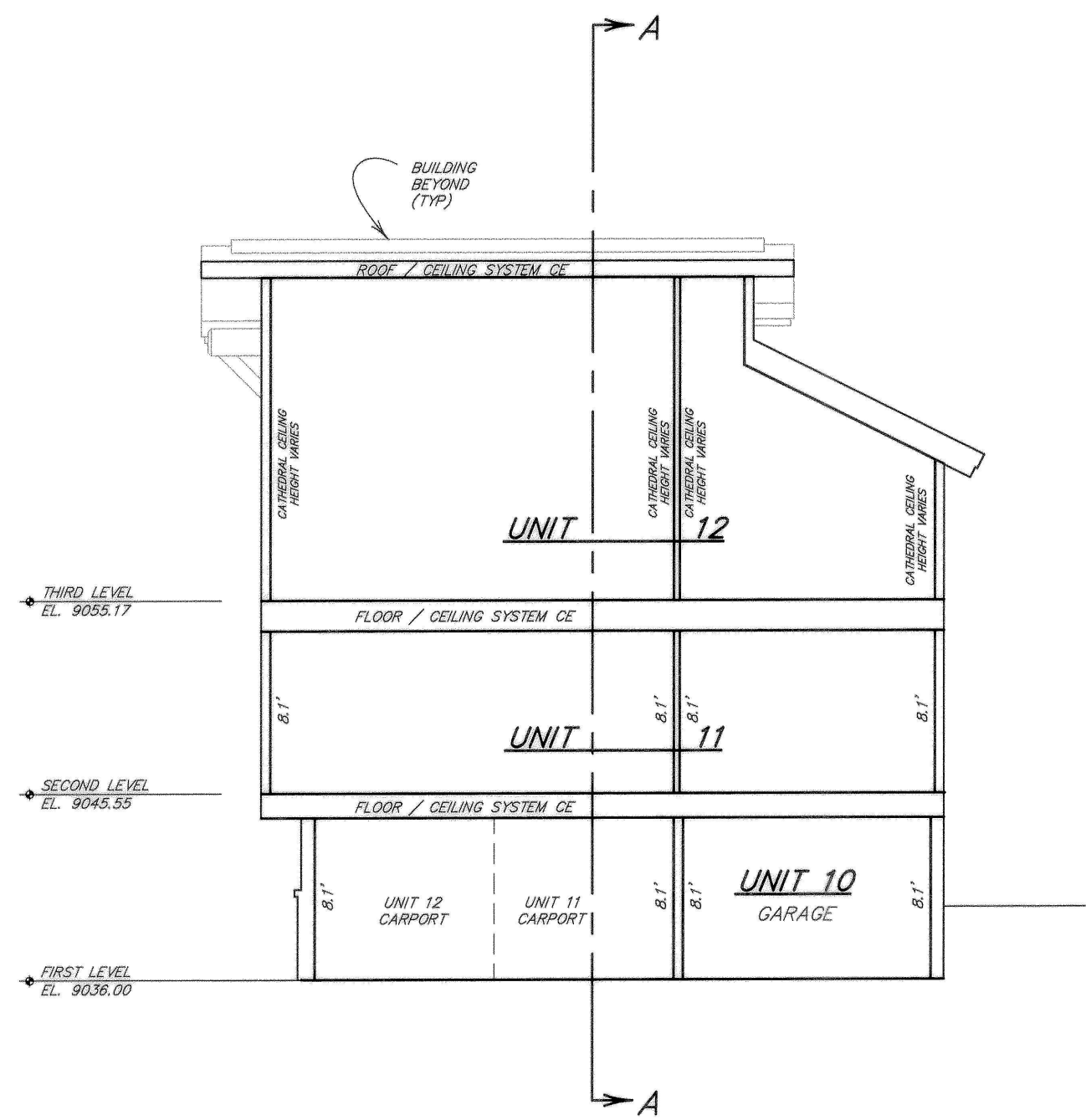
THE FIRST SUPPLEMENTAL CONDOMINIUM MAP OF  
**MARINA PARK CONDOMINIUMS**  
**SOUTH AND EAST BUILDINGS**  
TOWN OF FRISCO,  
SUMMIT COUNTY, COLORADO  
SHEET 7 OF 8



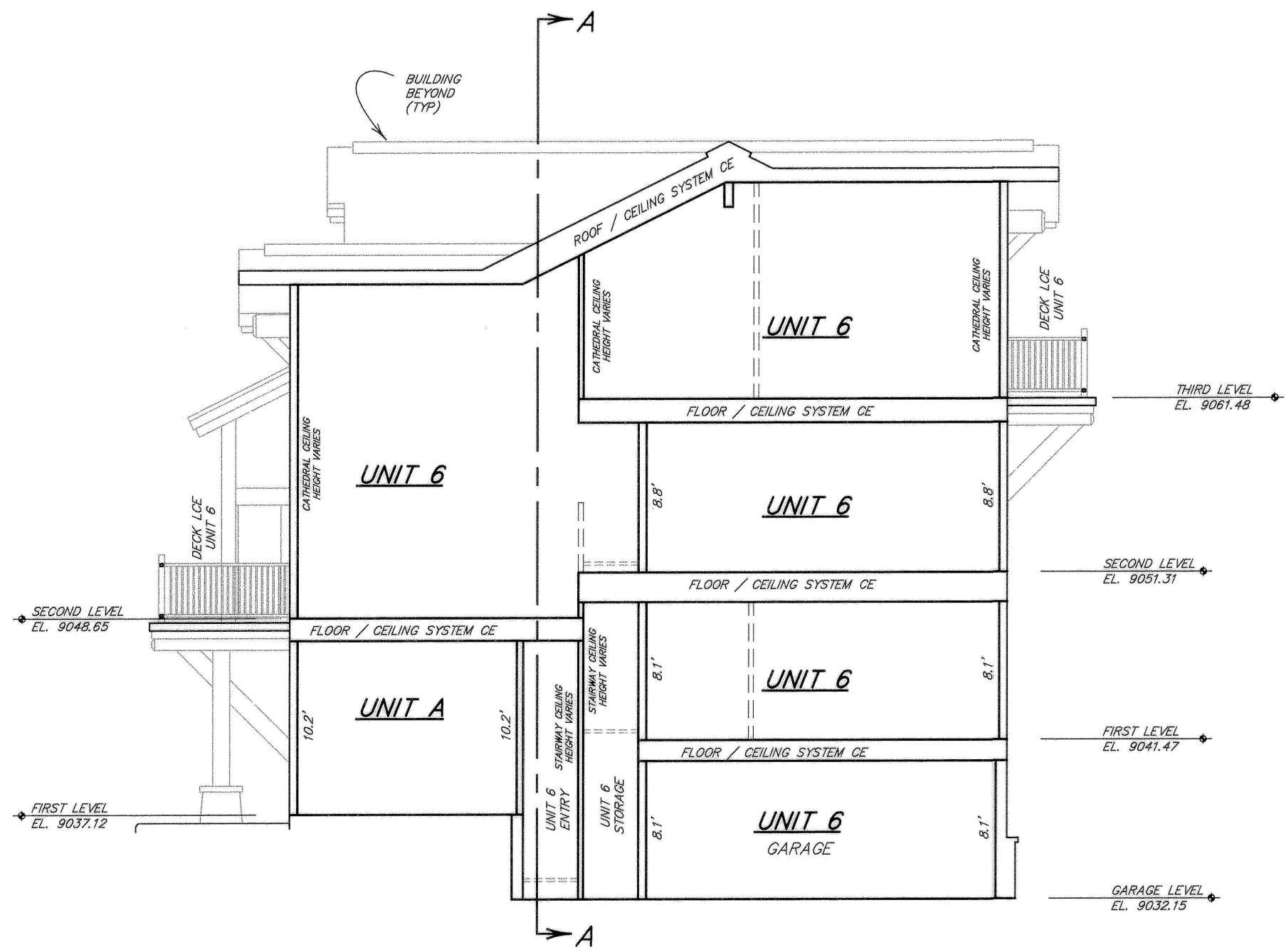
**Legend**  
CE = COMMON ELEMENT  
LCE = LIMITED COMMON ELEMENT APPURTENANT  
TO UNITS DESIGNATED



**SOUTH BUILDING**  
**SECTION A-A**



**SOUTH BUILDING**  
**SECTION B-B**



**SOUTH BUILDING**  
**SECTION C-C**

**SURVEYOR'S CERTIFICATE**

I, GARY A. WILKINSON, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO,  
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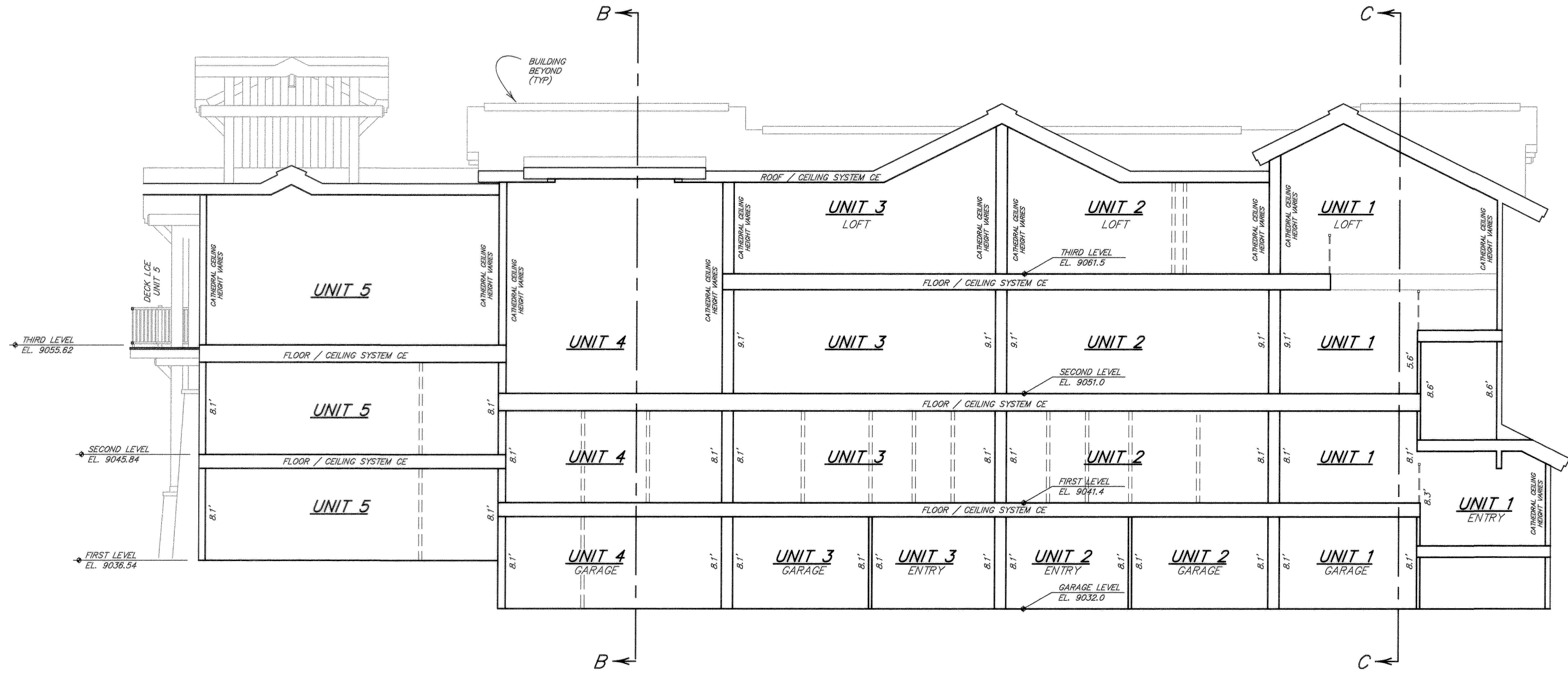
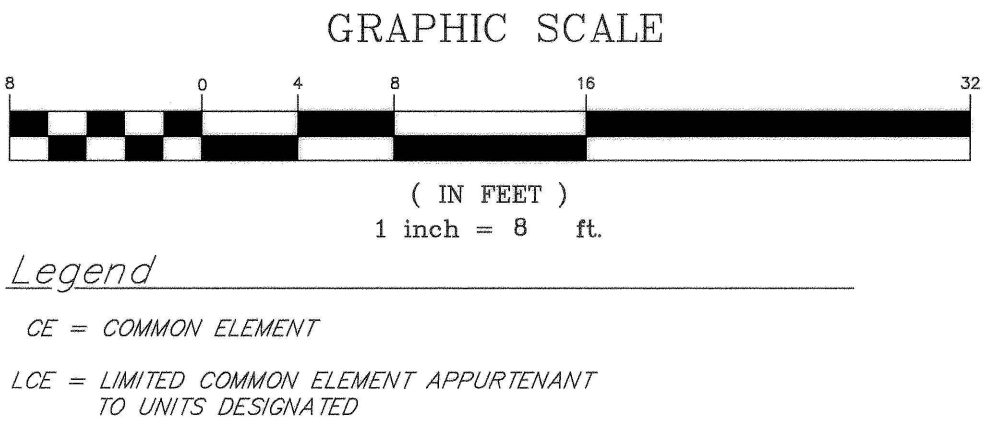


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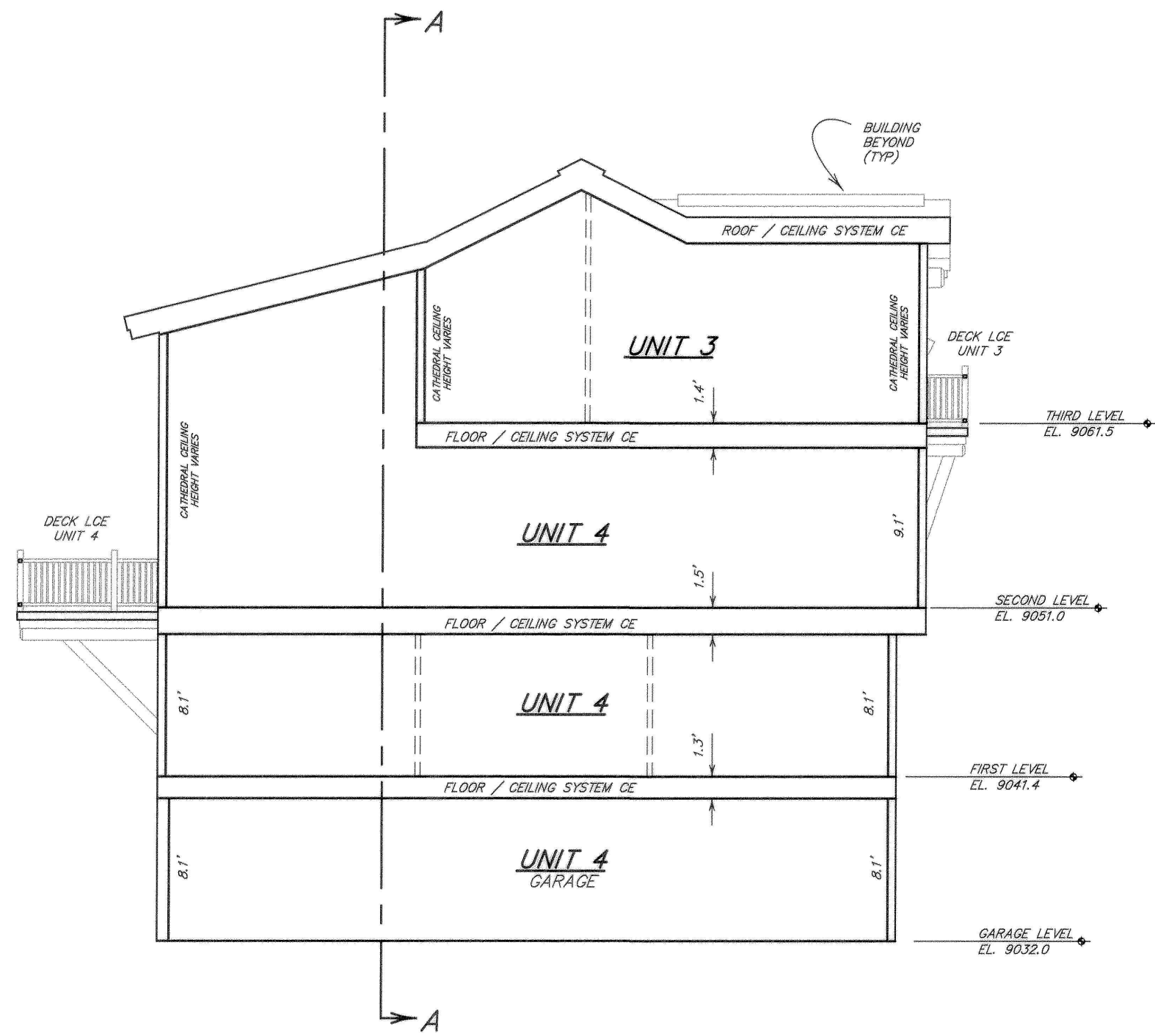
Drawn GAW/RLB	Dwg 5-SEC	Project 18094
Checked RRL	Date 03/23/07	Sheet 7 of 8
<b>RANGEWEST</b> ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		



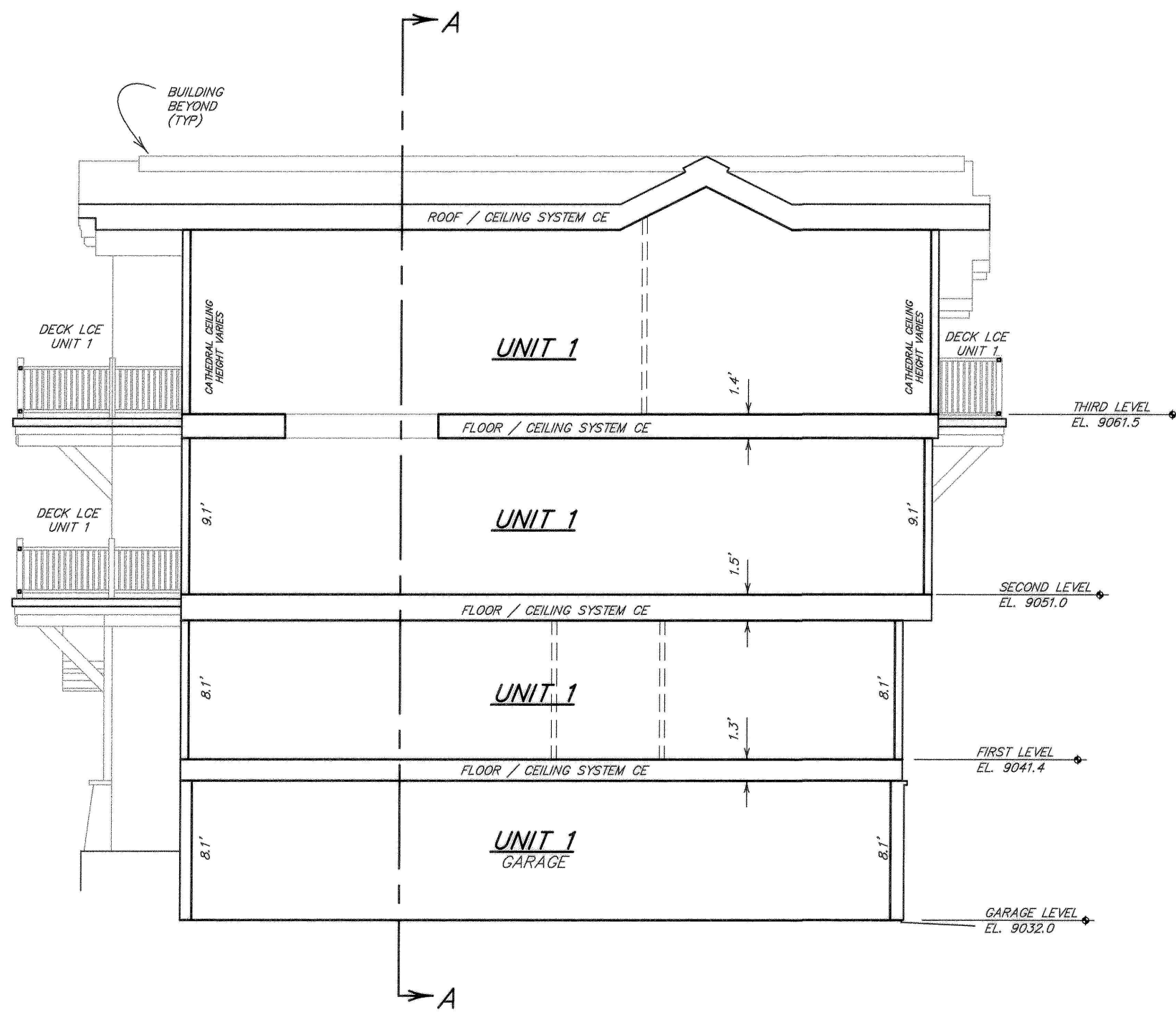
THE FIRST SUPPLEMENTAL CONDOMINIUM MAP OF  
**MARINA PARK CONDOMINIUMS**  
**SOUTH AND EAST BUILDINGS**  
TOWN OF FRISCO,  
SUMMIT COUNTY, COLORADO  
SHEET 8 OF 8



**EAST BUILDING**  
**SECTION A-A**



**EAST BUILDING**  
**SECTION B-B**



**EAST BUILDING**  
**SECTION C-C**

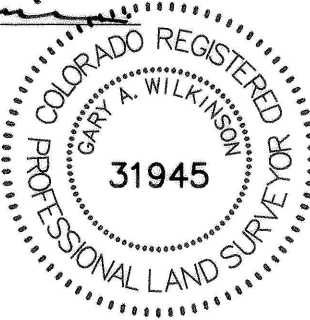
**SURVEYOR'S CERTIFICATE**

I, GARY A. WILKINSON, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME AND UNDER MY MY SUPERVISION AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE.

DATED THIS 25<sup>th</sup> DAY OF MAY, 2007

SIGNATURE GARY A. WILKINSON

GARY A. WILKINSON  
COLORADO REGISTRATION NO. 31945



Drawn GAW/RLB	Dwg E-SEC	Project 18094
Checked RRJ	Date 03/23/07	Sheet 8 of 8
<b>R-A-N-G-E-W-E-S-T</b> ENGINEERS & SURVEYORS INC.		
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