

Attorney's Opinion

I, Charles F. Cliggett, being an attorney-at-law duly licensed to practice before courts of record in the State of Colorado, do hereby certify that I have examined the title to all lands shown upon this plat and that title to such lands is vested in Colo-Minn Condominiums, L.L.C., a Colorado limited liability company, free and clear of liens, taxes, and encumbrances, except as follows:

1. Rights or claims of parties in possession not shown by the public records.

2. Easements, or claims of easements, not shown by the public records.

3. Right-of-way for general maintenance of snow removal purposes, including the right to push down fences or other obstructions as absolutely necessary for snow removal purposes, willful and wanton misconduct excepted, extending 38 feet on each side of the centerline of Snowmass Road as reserved in the recorded plat of Lodge Sites Area filed October 21, 1963, as Reception No. 256818.

4. An underground utility easement 16 feet in width for the construction, installation, and maintenance of underground utilities over and across the subject property.

5. A perpetual reserved easement to Crested Butte Mountain Resort, Inc., a Colorado corporation, its successors and assigns, to fully occupy, use, utilize and enjoy the same for open space, skiers' domain, and ski and pedestrian traffic for the Crested Butte Ski Area, as reserved in deed from Crested Butte Mountain Resort, Inc., a Colorado corporation, to Genesee Land Company, a Colorado limited partnership, recorded May 7, 1981, in Book 565 at Page 951, subject to the terms and conditions contained therein.

6. Terms, conditions, provisions, duties and obligations as contained in the Declaration of Covenants, conditions and restrictions as recorded December 23, 1981, in Book 575 at Page 738. (To be deleted)

7. Terms, conditions, provisions, duties and obligations as contained in the Declaration of Covenants, conditions and restrictions as recorded _____, 1999, at Reception No. _____. (To be recorded).

8. Deed of Trust from Colo-Minn Condominiums, L.L.C., to the Public Trustee of Gunnison County, Colorado, for the use of Community Banks of Colorado, recorded May 5, 1999, at Reception No. 492837.

9. Deed of Trust from Colo-Minn Condominiums, L.L.C., to the Public Trustee for the use of Raymond A. Schumacher as Trustee of the Raymond A. Schumacher Declaration of Trust as recorded May 5, 1999, at Reception No. 492838.

10. Taxes and assessments which are a lien or due and payable; and any tax, special assessments, charges or lien imposed for water or sewer service, or for any other special taxing district; any unredeemed tax sales.

Dated this 15 day of JUNE, 1999.

Charles F. Cliggett, Attorney-at-Law
Supreme Court Registration No. 14036

SILVER RIDGE CONDOMINIUM PROJECT

Know all men by these presents: That Colo-Minn Condominiums, LLC, a Colorado limited liability company, being the owner of the following described real property, hereby declares and executes this preliminary condominium map of SILVER RIDGE CONDOMINIUMS, 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 shown in this preliminary plat as SILVER RIDGE CONDOMINIUMS, shown on this plat is:

Township 13 South, Range 86 West, 6th P.M.

Section 26: 2 parcels of land located in the SE 1/4 NE 1/4 of said Section 26, being more particularly described as follows:

TRACT 1, PARCEL B

Beginning at a point on the easterly boundary of Snowmass Road from whence the SE 1/16 corner of said Section 26 bears S 07° 43'43" W a distance of 2050.56 feet; thence N 19°06'24" E along the easterly boundary of Snowmass Road a distance of 240.09 feet; thence on a curve to the left along said easterly boundary a distance of 26.57 feet, said curve having a radius of 125.00 feet and a chord which bears N 11°21'12" E a distance of 26.52 feet; thence N 56°38'45" E along the southeasterly boundary of Ski Center Condominium site as recorded in the Gunnison County records Reception No. 294345, a distance of 115.67 feet; thence S 06°11'10" W a distance of 69.83 feet; thence S 19°06'24" W a distance of 297.00 feet to a point which is the northeast corner of Parcel A, Tract 1; thence N 66°03'32" W along the northerly boundary of Parcel A, Tract 1 a distance of 82.81 feet to the POINT OF BEGINNING.

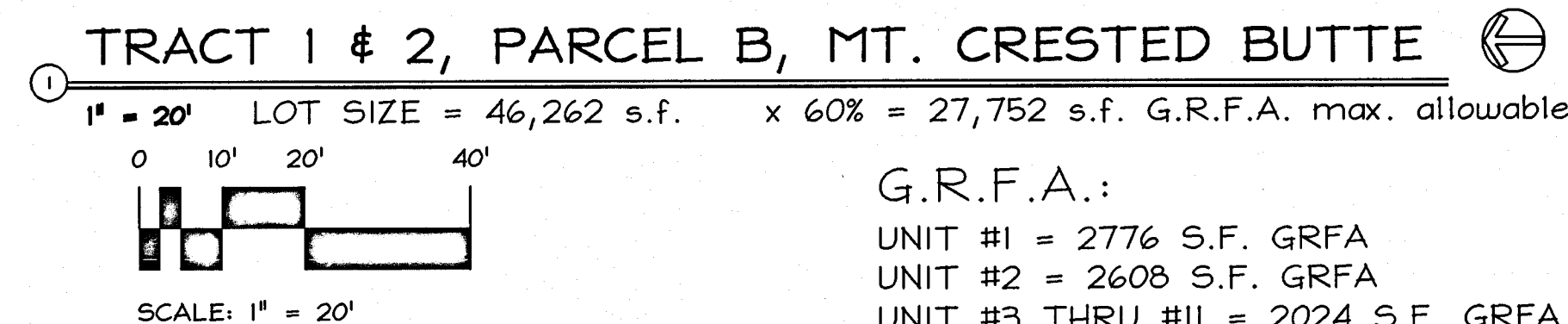
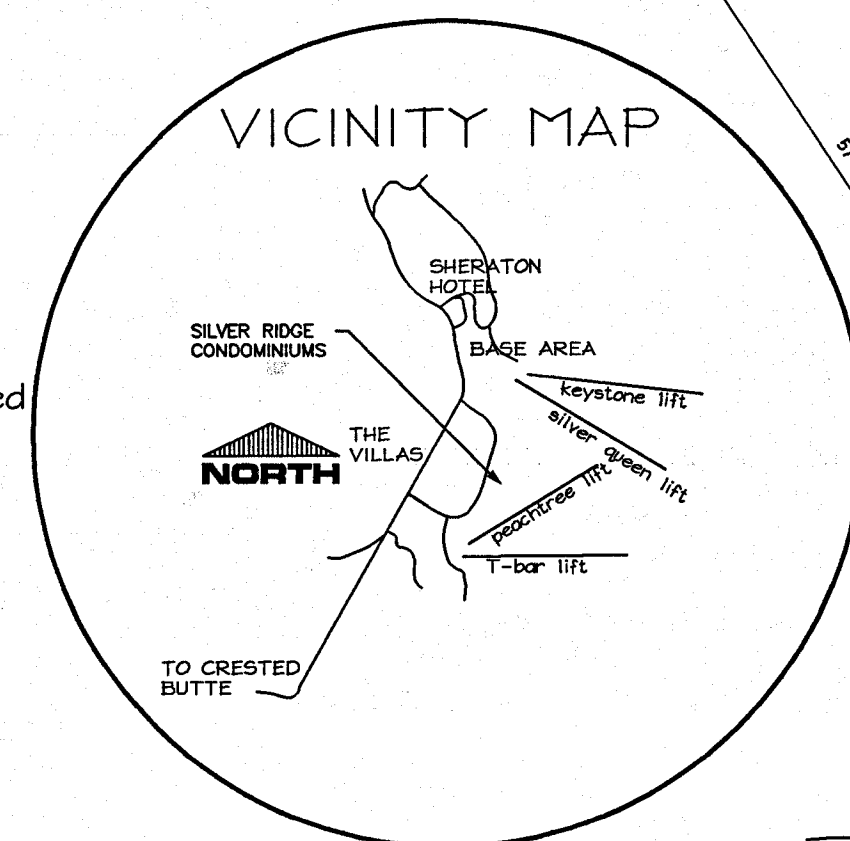
TRACT 2, PARCEL B

Beginning at a point which is the southeast corner of Tract 1; thence N 19°06'24" E along the easterly boundary of Tract 1 a distance of 297.00 feet; thence N 06°11'10" E a distance of 69.83 feet along the easterly boundary of Tract 1 to a point on the southeasterly boundary of Ski Center Condominium site; thence N 56°38'45" E along the southeasterly boundary of Ski Center Condominium site a distance of 21.03 feet; thence S 16°40'28" E a distance of 100.74 feet; thence S 19°06'24" W a distance of 304.76 feet to a point which is the northeast corner of Parcel A, Tract 2; thence N 66°03'32" W along the northerly boundary of Parcel A, Tract 2 a distance of 56.30 feet to the POINT OF BEGINNING.

The bearings of the above described parcel is based on the bearing of S 89°28'38" E between the Southeast 1/16 corner and the South 1/16 corner of said Section 26.

Any references in the above legal description to Parcel A, Tract 1 or Parcel A, Tract 2 shall mean those tracts of land described in a Warranty Deed from Crested Butte Mountain Resort, Inc., a Colorado corporation to Genesee Land Company, a Colorado limited partnership as recorded in Book 555 at page 304 of the records of Gunnison County, Colorado.

Town of Mt. Crested Butte,
County of Gunnison,
State of Colorado.



G.R.F.A.:

UNIT #1 = 2776 S.F. GRFA
UNIT #2 = 2608 S.F. GRFA
UNIT #3 THRU #11 = 2024 S.F. GRFA
UNIT #12 = 2741 S.F. GRFA
TOTAL PROJECT = 26,341 S.F. GRFA

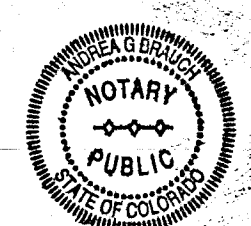
2. This preliminary condominium plat of SILVER RIDGE CONDOMINIUMS does not create a condominium project upon the subject real property, it being understood that a condominium project, including units and common elements, may be created only by the final condominium map in accordance with the Condominium Ownership Act of the State of Colorado and the Condominium Ordinance of the Town of Mt. Crested Butte, Colorado. In the event that the proposed condominium project is not constructed or declared in accordance with said act and ordinance, and within any time requirements as established by the design review approval or P.U.D. final approval and/or the conditions of the applicable building permit, this preliminary condominium plat shall become automatically null and void and of no further force and effect. Further, in the event a final plat of this proposed condominium project is properly recorded, this preliminary condominium plat shall automatically become null and void and of no further force and effect. Nothing in this preliminary plat or its recording shall create any interest, subdivisions or rights in the property described herein; its sole purpose being to provide compliance with state laws and municipal ordinances relating to presale of condominiums.

In witness whereof, Colo-Minn Condominiums, LLC, a Colorado limited liability company, being the owner has executed this statement this 3 day of JUNE, 1999.

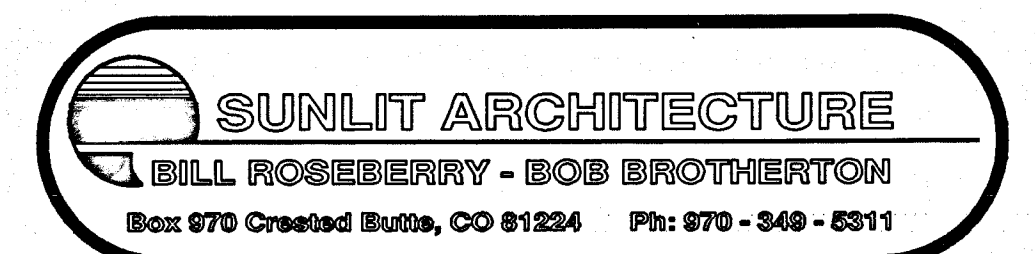
BY: James S. Watt

ATTEST: Andrew H. Branch

NOTARY



MY COMMISSION EXPIRES:
February 22, 2003



KEY:

EXISTING CONTOURS -

PROPOSED SPOT ELEVATIONS -

ASPEN TREE -

FIR TREE -

EVERGREEN SHRUBS -

EXISTING GATEWAY CONDOS

MT. CRESTED BUTTE TOWN COUNCIL

The within preliminary plat of SILVER RIDGE CONDOMINIUMS, is approved for filing this 2nd

day of JUNE, A.D. 1999.

Town Council, Mt. Crested Butte, Colorado

BY: Donna Arwood

Mayor

ATTEST: Donna Arwood

Deputy Clerk

GUNNISON COUNTY CLERK AND RECORDER'S ACCEPTANCE

This preliminary plat was accepted for filing in the office of the Clerk and Recorder of Gunnison County, Colorado, on this _____ day of _____, 1999.

Reception Number _____ Time _____ Date _____

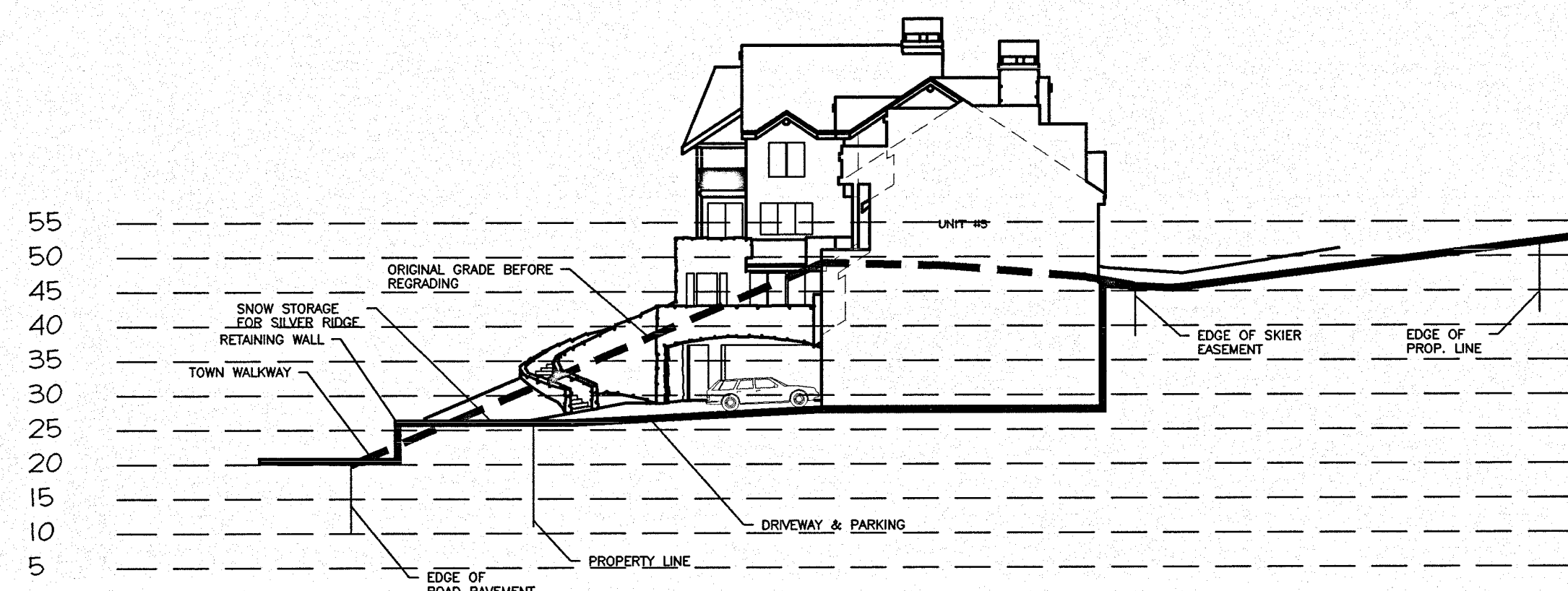
County Clerk

PROJECT:
SILVER RIDGE CONDOMINIUMS

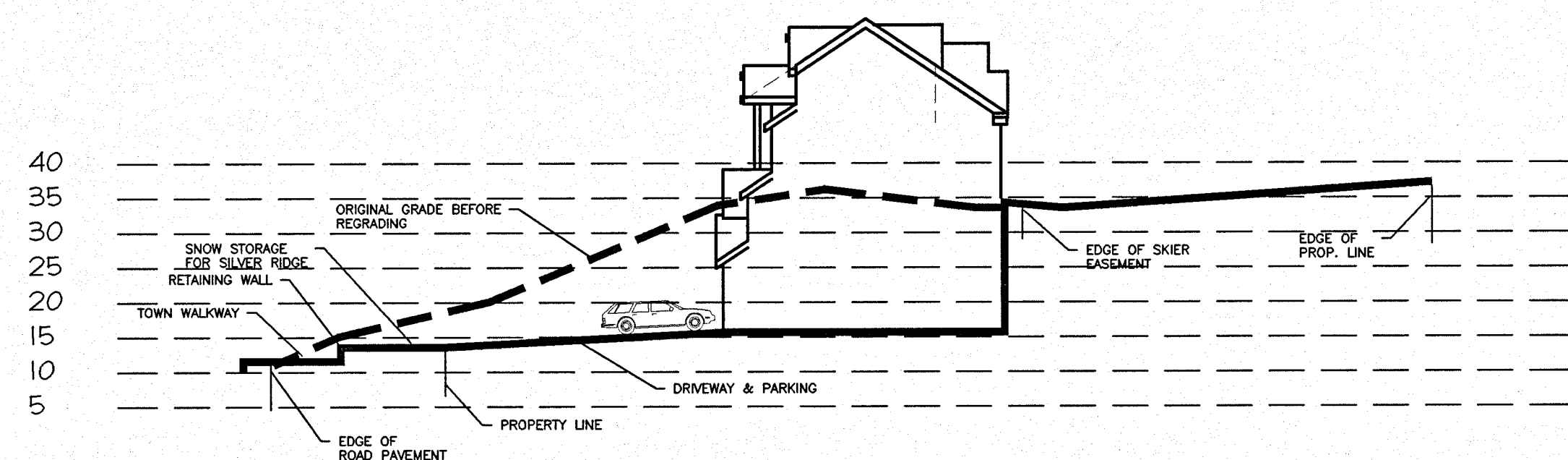
SHEET TITLE:
PRELIMINARY CONDOMINIUM PLAT

DATE: 6-8-99 REVISIONS: 5-10-99

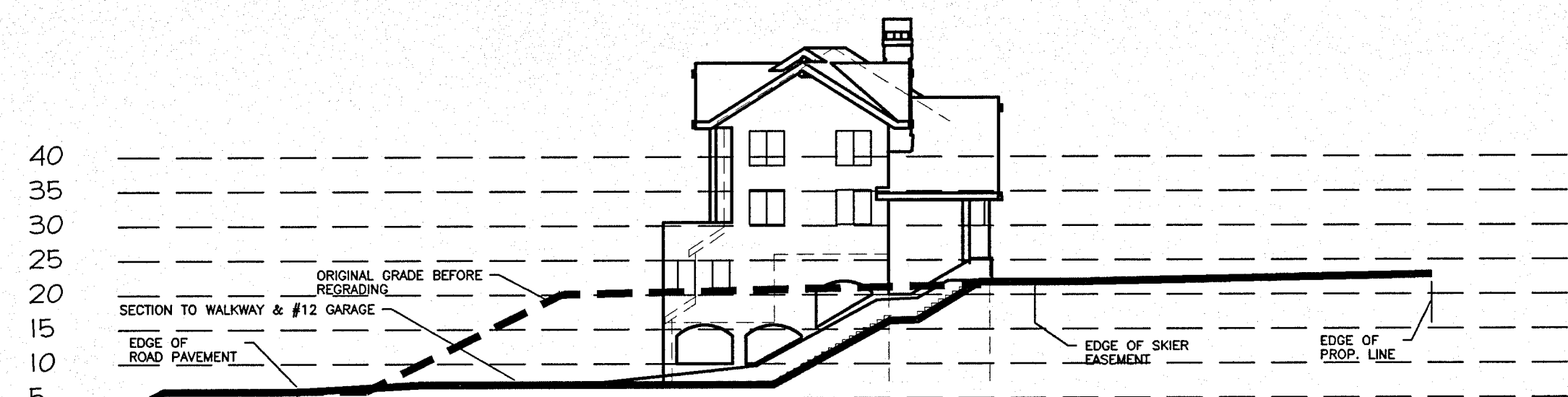
Plat
1



PROFILE 4
 1" = 20'



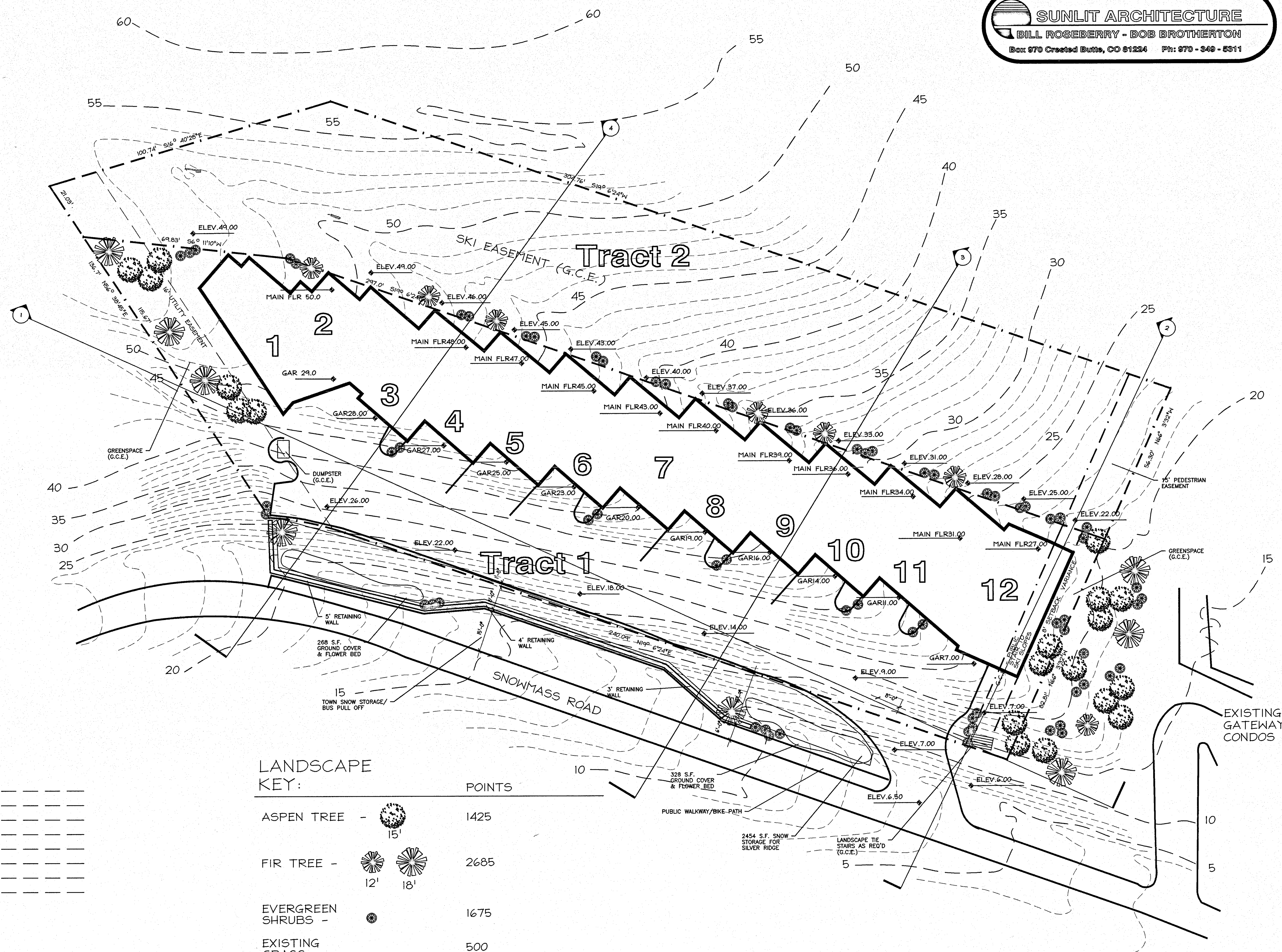
PROFILE 3
 1" = 20'



PROFILE 2
 1" = 20'



PROFILE 1
 1" = 20'



LANDSCAPE KEY:

	POINTS
ASPEN TREE - 15'	1425
FIR TREE - 12' 18'	2685
EVERGREEN SHRUBS - 15'	1675
EXISTING GRASS -	500
GROUND COVER/ FLOWER BEDS -	119
PAVERED WALKS -	45
TOTAL -	7184

TRACT 1 & 2, PARCEL B, MT. CRESTED BUTTE

