

OWNER / DEVELOPER
SILVERLEAF RESORTS, INC.
1221 RIVER BEND DRIVE, No 120
DALLAS, TX 75247

ENGINEER
CASCADE ENGINEERING AND DRAINAGE, INC.
P.O. BOX 1406
FRASER, CO 80446

SURVEYOR
ROCKY MOUNTAIN SURVEYS, INC.
P.O. BOX 552
WINTER PARK, CO 80482

THE RIDGE AT WINTER PARK CONDOMINIUM
A RESUBDIVISION OF TRACTS D, E, F AND G,
THE SUMMIT AT WINTER PARK RANCH RECORDED AT RECEPTION No. 197823
LOCATED IN THE NW 1/4 OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH. P.M.,
COUNTY OF GRAND, STATE OF COLORADO
CONVEYANCE TO THE SUBDIVIDER RECORDED AT RECEPTION NO.2007012206

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: Silverleaf Resorts, Inc. is the owner of that Real Property situated in Grand County, Colorado, more fully described as follows:

TRACTS D, E, F AND G,
The Summit at Winter Park Ranch,
According to the plat thereof filed November 1, 1982 at Reception No. 197823,
County of Grand, State of Colorado

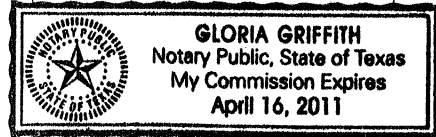
That it has caused said Real Property to be laid out and surveyed as The Ridge at Winter Park Condominium, and does hereby dedicate and set apart all the streets, alleys, trail easements and other public ways and places shown on the accompanying plat for the use of the public forever, and does hereby dedicate those portions of said real property which are indicated as easements on the accompanying plat as easements.

IN WITNESS WHEREOF, Silverleaf Resorts, Inc. has caused their name to be hereunto subscribed this 14th day of November, 2007.

Silverleaf Resorts, Inc.
BY: *Sandra Griffith*
Corporate Secretary

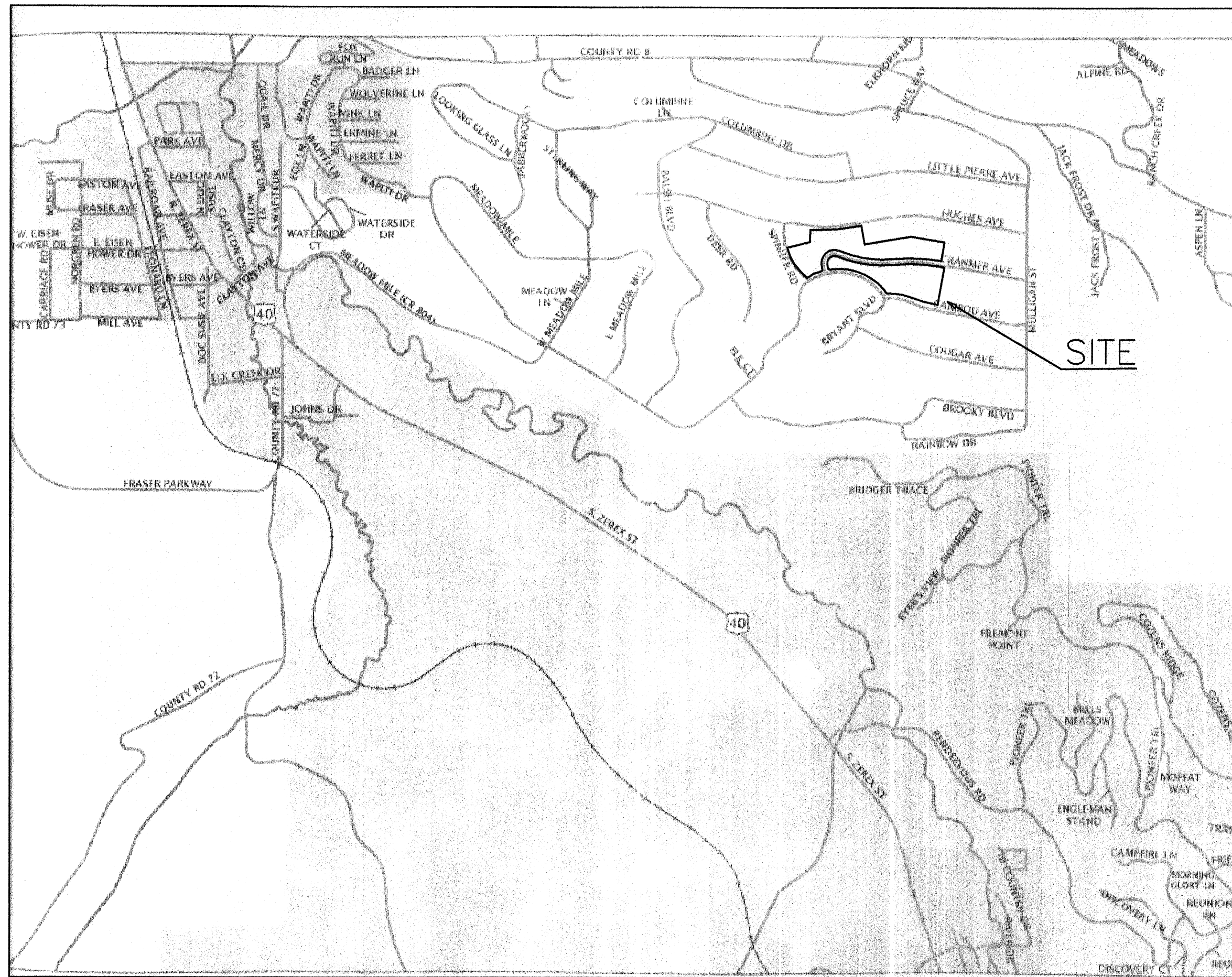
STATE OF } SS
COUNTY OF }

The foregoing instrument was acknowledged before me this 14th day of November, 2007, by Silverleaf Resorts, Inc. by Sandra Griffith, Corporate Secretary.
My Commission Expires: *Sharon Griffith*
Notary Public



NOTES:

- 1) MATERIALS AND COLORS USED IN THE ARCHITECTURE SHALL BE THOSE THAT ARE INDIGENOUS TO THE LOCAL AREA. COLOR SCHEMES FOR BOTH THE BUILDINGS AND ROOFS SHOULD BE COMPATIBLE AND FOUND IN THE NATURAL LANDSCAPE, SUCH AS EARTH TONED SOLIDS (BROWNS, GREENS, GREYS, ETC.), BEDROCK AND WOODLANDS VEGETATIVE GROWTH. THE DESIRED RESULT IS TO BLEND THE ARCHITECTURAL STRUCTURE WITH THE NATURAL SURROUNDINGS AND LESSEN VISUAL IMPACT.
- 2) EXTERIOR LIGHTING SHALL BE MINIMIZED. SHALL BE DIRECTED TO SUBTLY ILLUMINATE FUNCTIONAL AREAS ONLY. SHALL BE HOODED; SHALL NOT BE LOCATED ABOVE EAVE LINES; AND DESIGN AND SPECIFICATIONS OF LIGHTING SHALL BE SUBMITTED WITH BUILDING PERMIT APPLICATION AND SHALL BE SUBJECT TO GRAND COUNTY APPROVAL.
- 3) ALL WINDOWS SHALL BE LOW EMISSIVITY GLASS FOR THE PURPOSE OF REDUCING EXTERIOR GLARE. WINDOW SPECIFICATIONS SHALL BE SUBMITTED WITH AN APPLICATION FOR A BUILDING PERMIT, SUBJECT TO THE APPROVAL OF GRAND COUNTY.
- 4) BUILDING FOOTPRINT SPECIFIC ARCHITECTURAL ELEVATIONS WILL BE REQUIRED TO BE SUBMITTED FOR EACH INDIVIDUAL CONDOMINIUM BUILDING. FINISHED GRADE IS REQUIRED TO BE SHOWN A DISTANCE OF 10 FEET AROUND EACH BUILDING. ROOF OVERHANG IS ALSO REQUIRED TO BE SHOWN AND MUST NOT ENCR OACH MORE THAN THREE (3) FEET INTO ANY SETBACK.
- 5) ALL UTILITIES AND THEIR EXTENSIONS SHALL BE PLACED UNDERGROUND TO PRESERVE THE NATURAL, RURAL CHARACTER OF GRAND COUNTY.
- 6) WILDFIRE MITIGATION IS REQUIRED IN CONJUNCTION WITH EACH STRUCTURE BUILT AND MUST BE IN PLACE PRIOR TO ISSUANCE OF ANY LETTER OF OCCUPANCY BY THE GRAND COUNTY BUILDING DEPARTMENT. COMPLIANCE WITH THE WILDFIRE HAZARD REVIEW AND MITIGATION PLAN, DATED, OCTOBER 2006, IS MANDATORY.
- 7) GRAND COUNTY HAS VARIOUS REGULATIONS REGARDING DISPOSAL OF SLASH. THE RIDGE CLUB SHALL BE REQUIRED TO CONSULT WITH THE GRAND COUNTY DEPARTMENT OF NATURAL RESOURCES PRIOR TO DISPOSAL OF SLASH AND SHALL BE REQUIRED TO COMPLY WITH APPLICABLE RULES AND REGULATIONS REGARDING DISPOSAL OF SLASH.
- 8) NO MORE THAN ONE (1) APPROVED SOLID FUEL BURNING DEVICE PER LOBBY OR OTHER MAIN AMENITY AREA. NO SOLID FUEL BURNING DEVICES WILL BE ALLOWED IN INDIVIDUAL RESIDENTIAL UNITS IN THE RIDGE AT WINTER PARK CONDOMINIUM PROJECT.
- 9) SETBACKS 30' FRONT, 20' REAR, AND 10' SIDE.
- 10) GARBAGE COLLECTION FACILITY WILL PROVIDE BEAR PROOF CONTAINERS.
- 11) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ROCKY MOUNTAIN SURVEYS, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, ROCKY MOUNTAIN SURVEYS, INC. RELIED UPON TITLE COMPANY OF THE ROCKIES, INC. COMMITMENT No. 1107819-C8 EFFECTIVE DATE: JANUARY 18, 2007, AT 7:00 a.m.
- 12) INITIAL GEOTECHNICAL SITE INVESTIGATION WAS PERFORMED BY KUMAR & ASSOCIATES (10/23/06). THE CONTRACTOR SHALL REVIEW THESE RECOMMENDATIONS, ALONG WITH A SITE SPECIFIC GEOTECHNICAL INVESTIGATION PRIOR TO INITIATION OF THE BUILDING PERMIT PROCESS. EACH PHASE SHALL REQUIRE A SITE SPECIFIC GEOTECHNICAL REPORT, INCLUDING SITE SPECIFIC SOIL BORINGS AND DESIGN RECOMMENDATIONS FOR A FOUNDATION, AND RADON SYSTEM TO BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION.
- 13) SILVERLEAF RESORTS INC. HAS CONVEYED CERTAIN PERPETUAL EASEMENTS FOR USE BY THE PUBLIC, INCLUDING OWNERS OF UNITS AND TOWNSHIP INTERESTS AT THE RIDGE AT WINTER PARK CONDOMINIUM PROJECT DEPICTED HEREON, FOR ALL TRAILS A, B, C, D AND E NOTED ON THE FINAL PLAT THROUGH SEPERATE EASEMENT AGREEMENT RECORDED UNDER SEPERATE RECEPTION NUMBER.
- 14) SILVERLEAF RESORTS INC. AS THE DEVELOPER, HEREBY REPRESENTS AND WARRANTS THAT IT SHALL ENTER INTO A SUBDIVISION IMPROVEMENTS AGREEMENT WITH GRAND COUNTY FOR THE COMPLETION OF ALL PUBLIC IMPROVEMENTS TO BE CONSTRUCTED DURING EACH PHASE OF THE RIDGE AT WINTER PARK CONDOMINIUM PROJECT DEPICTED HEREON, AND SHALL RETAIN PRINCIPAL RESPONSIBILITY FOR THE MAINTENANCE AND PUBLIC APPEARANCE OF THE PROJECT AT ALL TIMES. REGARDLESS OF ANY SUBSEQUENT AGREEMENT ASSIGNING OR CONTRACTING OF MAINTENANCE OR CONSTRUCTION DUTIES AS MAY APPEAR IN DECLARATIONS, COVENANTS, OR OTHER PROJECT INSTRUMENTS, NOW EXISTING OR SUBSEQUENTLY CREATED, THE SUBDIVISION IMPROVEMENTS AGREEMENT FOR PHASE 1, AS NOTED ON THE FINAL PLAT, SHALL NOT BE RELEASED UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED FOR PHASE 1 AND ALL PUBLIC IMPROVEMENTS HAVE BEEN INSTALLED AND CONSTRUCTED THEREIN IN ACCORDANCE WITH GRAND COUNTY'S LAND-USE AND BUILDING CODES.
- 15) SILVERLEAF RESORTS INC., AS THE DEVELOPER, HEREBY REPRESENTS AND WARRANTS THAT THE AMENITIES, RECREATIONAL EASEMENTS, AND SERVICE FACILITIES (INCLUDING BUT NOT LIMITED TO CLUBHOUSE, SWIMMING POOL, TRAILS, PARKING, ROADS, STREETS, DRIVES, AND UTILITIES) SHOWN ON THE FINAL PLAT WILL AT ALL TIMES BE AVAILABLE TO THE MEMBERS OF THE RIDGE CLUB, AND NO SALE, MORTGAGE OR TRANSFER THEREOF MAY BE MADE UNLESS SUCH SALE, MORTGAGE OR TRANSFER IS MADE SUBORDINATE TO THE RIGHTS OF THE MEMBERS OF THE RIDGE CLUB.
- 16) THIS PLAT IS RESTRICTED FROM ANY CHANGES TO THE INTERIOR FLOOR PLANS, BUILDING FOOTPRINT, AMENITIES, RECREATIONAL EASEMENTS, TRAILS, AND SERVICE FACILITIES (INCLUDING, BUT NOT LIMITED TO THE CLUBHOUSE, PARKING, SWIMMING POOL, ETC.) THAT COULD INCREASE THE UNIT DENSITY AND/OR DECREASE OPEN SPACE CALCULATIONS AS SHOWN ON THE FINAL PLAT, OR ANY CHANGES THAT MAY AFFECT IN ANY MANNER THE PLAT'S COMPLIANCE WITH THE GRAND COUNTY LAND-USE REGULATIONS, WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS FOR GRAND COUNTY, COLORADO.
- 17) ALL BUILDINGS AND SITE FEATURES ARE SHOWN IN THEIR PROPOSED LOCATION. A PHASED AS-BUILT CONDOMINIUM PLAT WILL BE PROVIDED TO GRAND COUNTY PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.
- 18) ALL LANDS NOT WITHIN THE BUILDING FOOTPRINT OR PARKING STALLS ARE COMMON ELEMENTS; INCLUDING BUT NOT LIMITED TO TRASH ENCLOSURE AREAS, POOL, SIGN AREAS AND OPEN SPACE AREAS.
- 19) LANDSCAPING WITHIN THIS DEVELOPMENT SHALL FOLLOW COLORADO STATE UNIVERSITY "FIREWISE" PLANS AND RECOMMENDATIONS FOR DEFENSIBLE SPACE AROUND BUILDINGS.
- 20) THE EAST GRAND FIRE DEPARTMENT SHALL BE NOTIFIED THAT THE WATER MAIN SYSTEM AND NEW FIRE HYDRANT(S) HAVE BEEN INSTALLED WITHIN EACH PHASE OF THIS DEVELOPMENT PRIOR TO THE FIRST BUILDING PERMIT BEING ISSUED WITHIN ANY PHASE.
- 21) THE CIVIL DESIGN ENGINEER AND GEOTECHNICAL ENGINEER SHALL PROVIDE WRITTEN VERIFICATION THAT THE PROJECT WAS BUILT AND COMPLETED ACCORDING TO THE DESIGN DOCUMENTATION.
- 22) NOXIOUS WEEDS SHALL BE CONTROLLED IN COMPLIANCE WITH THE GRAND COUNTY NOXIOUS WEED MANAGEMENT PLAN ON FILE WITH THE GRAND COUNTY DEPARTMENT OF NATURAL RESOURCES IN PERPETUITY.
- 23) DESIGN PLANS FOR THE SWIMMING POOL SHALL BE SUBMITTED WITH THE CLUB HOUSE BUILDING PLANS. APPROVAL BY THE COLORADO DEPARTMENT OF PUBLIC HEALTH SHALL BE REQUIRED PRIOR TO BUILDING PERMIT APPROVAL FOR THE CLUB HOUSE.
- 24) PARKING REQUIREMENTS HAVE BEEN REDUCED BY THE BOARD OF COUNTY COMMISSIONERS ON THIS PLAT TO PROVIDE OPEN SPACE AND REDUCE IMPACTS TO NEIGHBORING PROPERTIES. THE AREA SHOWN AS RESERVED PARKING IS RESTRICTED TO SUCH USE AND ADDITIONAL PARKING MAY ONLY BE BUILT IF DEEMED NECESSARY AND APPROVED BY AMENDING THE FINAL PLAT IN COMPLIANCE WITH ALL GRAND COUNTY REGULATIONS.
- 25) THIS CONDOMINIUM PROJECT IS REQUIRED TO COMPLY WITH C.R.S. TITLE 9, ARTICLE 5; STANDARDS FOR ACCESSIBLE HOUSING.



VICINITY MAP NOT TO SCALE

OVERALL SITE DATA TABLE for THE RIDGE AT WINTER PARK CONDOMINIUM							
PHASE	BUILDINGS	UNIT COUNT	TOTAL AREA (SQ. FEET)	OPEN SPACE REQUIRED (SQ. FEET)	OPEN SPACE* PROVIDED (SQ. FEET)	PARKING REQUIRED	PARKING PROVIDED
I	CLUB HOUSE & POOL	N/A	73,535 SF (100 %)	112,964 SF (60 %)	48,517 SF (66.0 %)	8	23
II	BUILDINGS 1-5	48	188,274 SF (100 %)	44,121 SF (60 %)	124,743 SF (66.3 %)	58	65
III	BUILDINGS 10-15	72	283,201 SF (100 %)	169,920 SF (60 %)	177,255 SF (62.6 %)	87	87
IV	BUILDINGS 6-9	16	122,285 SF (100 %)	73,359 SF (60 %)	82,730 SF (67.7 %)	20	30
TOTAL		136	667,275 SF (100 %)	400,365 SF (60 %)	439,472 SF (65.9 %)	173	205

*SEE TABLES BELOW FOR OPEN SPACE CALCULATIONS WITH FUTURE PARKING. (PHASES II AND III ONLY)

PHASE I - LAND USE TABULATION		
73,535 SF. FT. TOTAL		
1 CLUB HOUSE & POOL		
DESCRIPTION-PHASE I	AREA IN SQUARE FEET	PERCENT
BUILDINGS & POOL	5,150	7.00%
DRIVEWAYS & PARKING	17,145	23.32%
SIDEWALK	1,130	1.54%
DECK	1,183	1.61%
AIR HANDLERS	8	0.01%
MONUMENT	137	0.19%
GARBAGE	285	0.39%
OPEN SPACE	48,517	65.96%
TOTAL	73,535	100.00%
SNOW STORAGE REQUIRED: 5,144 SQ.FT.		
SNOW STORAGE PROVIDED: 5,554 SQ.FT.		

PHASE III - LAND USE TABULATION		
283,201 SF. FT. TOTAL		
BUILDING'S 10-15		
DESCRIPTION-PHASE III	AREA IN SQUARE FEET	PERCENT
BUILDINGS	37,248	13.15%
DRIVEWAYS & PARKING	59,685	21.08%
SIDEWALK	2,083	0.74%
RETAINING WALL>4'	2,460	0.87%
AIR HANDLERS	288	0.10%
GARBAGE	124	0.04%
OPEN SPACE	177,255	62.59%
TOTAL	283,201	100.00%
SNOW STORAGE REQUIRED: 19,679 SQ.FT.		
SNOW STORAGE PROVIDED: 19,888 SQ.FT.		
FUTURE PARKING (1800 S.F.): 61,485		
DRIVEWAYS & PARKING: 175,255		
OPENSACE: 175,255		

PHASE II - LAND USE TABULATION		
188,274 SF. FT. TOTAL		
BUILDING'S 1 - 5		
DESCRIPTION-PHASE II	AREA IN SQUARE FEET	PERCENT
BUILDINGS	25,450	13.52%
DRIVEWAYS & PARKING	39,545	21.02%
SIDEWALK	5,511	2.93%
RETAINING WALL>4'	1,598	0.85%
AIR HANDLERS	124	0.10%
GARBAGE	282	0.15%
OPEN SPACE	124,743	66.28%
TOTAL	188,274	100.00%
SNOW STORAGE REQUIRED: 10,817 SQ.FT.		
SNOW STORAGE PROVIDED: 10,818 SQ.FT.		
FUTURE PARKING (1408 S.F.): 31,952		
DRIVEWAYS & PARKING: 123,337		
OPENSACE: 123,337		

PHASE IV - LAND USE TABULATION		
122,285 SF. FT. TOTAL		
BUILDING'S 6 - 9		
DESCRIPTION-PHASE IV	AREA IN SQUARE FEET	PERCENT
BUILDINGS	13,674	11.18%
DRIVEWAYS & PARKING	21,983	17.98%
SIDEWALK	3,165	2.59%
RETAINING WALL>4'	1,407	1.15%
AIR HANDLERS	64	0.05%
GARBAGE	128	0.10%
OPEN SPACE	82,730	67.88%
TOTAL	122,285	100.00%
SNOW STORAGE REQUIRED: 7,275 SQ.FT.		
SNOW STORAGE PROVIDED: 7,823 SQ.FT.		

SURVEYOR'S CERTIFICATE

I, John B. Guyton, a duly licensed Land Surveyor in the State of Colorado, do hereby certify that this plat of The Ridge at Winter Park Condominium, truly and correctly represents the results of a survey made by me or under my direction, and that said plat complies with the requirements of Title 38, Article 51, Colorado Revised Statutes, 1973, and that the monuments required by said Statute and by the Grand County Subdivision Regulations have been placed on the ground.

John B. Guyton, Colorado P.L.S. 16406

COMMISSIONERS CERTIFICATE

Approved this _____ day of _____, 20____, by the Board of County Commissioners of Grand County, Colorado. Acceptance of this plotted subdivision by the County of Grand does not constitute an acceptance of the roads and rights-of-way reflected hereon for maintenance by said county. Until such roads and rights-of-way meet County specifications and are specifically accepted for maintenance by resolution of the Board of County Commissioners of Grand County, the maintenance, construction, and all other matters pertaining to or affecting said roads and rights-of-way are the sole responsibility of the owners of the land embraced within the subdivision. This approval does not guarantee that the size or soil conditions of any lot shown herein are such that a building permit may be issued.

Chairman
Board of Commissioners
Grand County, Colorado

Planning Commission Certificate

Approved this _____ day of _____, 20____, by the Grand County Planning Commission, Grand County, Colorado

Chairman

PLANNER'S CERTIFICATE

We, Cascade Engineering and Drainage, Inc., being a qualified professional engineer, or engineering, designing or planning firm, certify that this plat of The Ridge at Winter Park Condominium has been engineered, designed and planned in accordance with all applicable design standards and other requirements of the Grand County Subdivision Regulations.

John B. Guyton 12-707
Rose Lamberson, P.E. No. 37532
For and on Behalf of Cascade Engineering and Drainage, Inc.

LIEN HOLDER

IN WITNESS WHEREOF, Textron Financial Corporation has caused their name to be hereunto subscribed this 14th day of November, 2007.

BY: *John B. Guyton*
Textron Financial Corporation

STATE OF *Colorado* } SS
COUNTY OF *HARRIS* }

The foregoing instrument was acknowledged before me this 19th day of November, 2007, for Textron Financial Corporation.

MARIE G. IRIZARRY
NOTARY PUBLIC
MY COMMISSION EXPIRES JULY 31, 2012
Marie G. Irizarry
Notary Public



P.O. Box 552, Winter Park, CO 80482 Phone: 970.726.7166

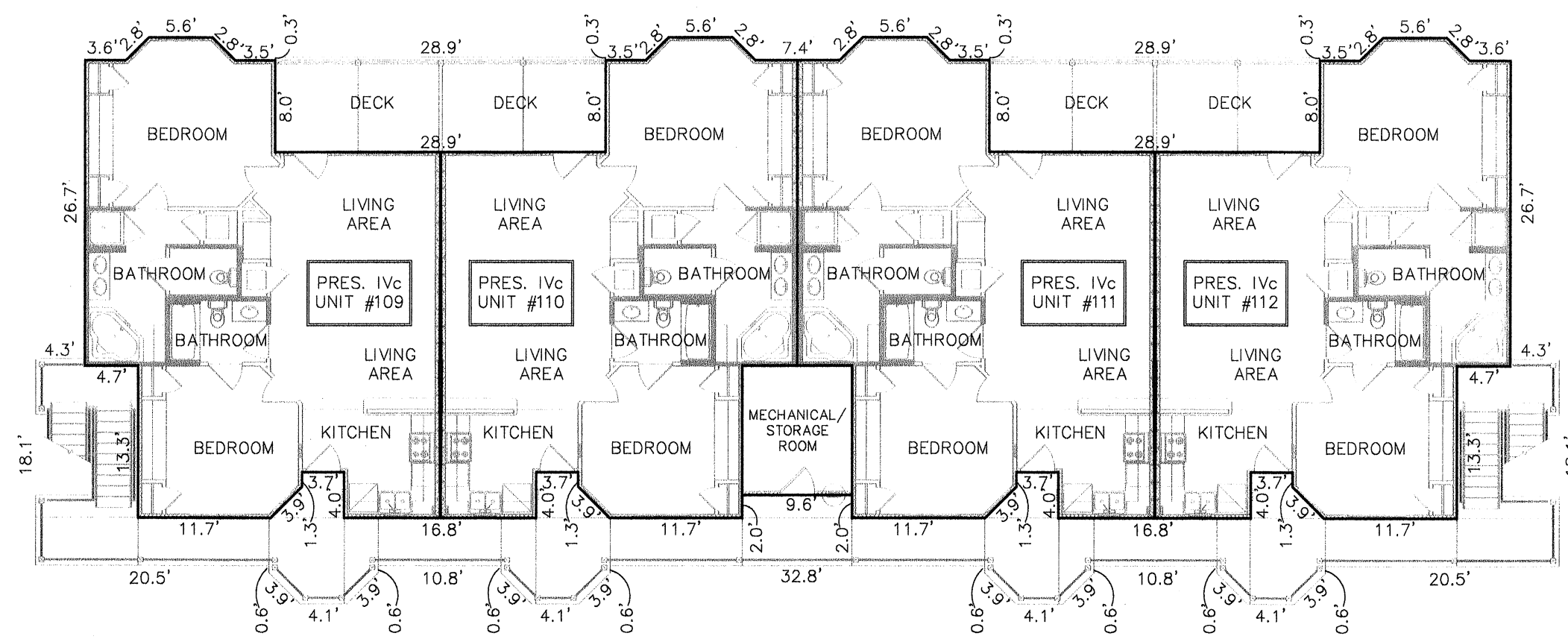
THE RIDGE AT WINTER PARK CONDOMINIUM
A RESUBDIVISION OF TRACTS D, E, F AND G,
THE SUMMIT AT WINTER PARK RANCH RECORDED AT RECEPTION No. 197823
LOCATED IN THE NW 1/4 OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 75 WEST
OF THE 6TH. P.M.,
COUNTY OF GRAND, STATE OF COLORADO
CONVEYANCE TO THE SUBDIVIDER RECORDED AT RECEPTION NO.2007012206

SCALE: 1"=60' DRAWN BY: P.N.

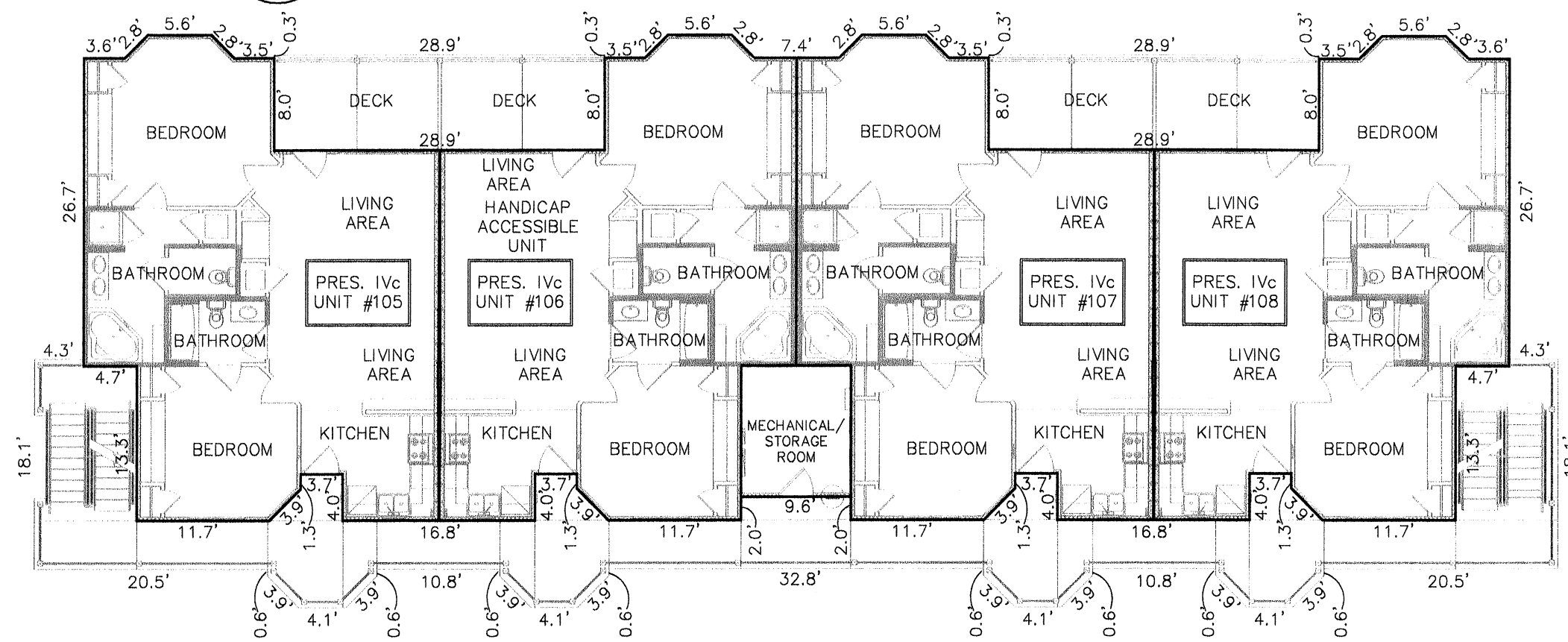
APPROVED BY:

JOB # RIDGE DATE: OCTOBER 9, 2006
SHEET 1 OF 13 REV: NOVEMBER 1, 2007

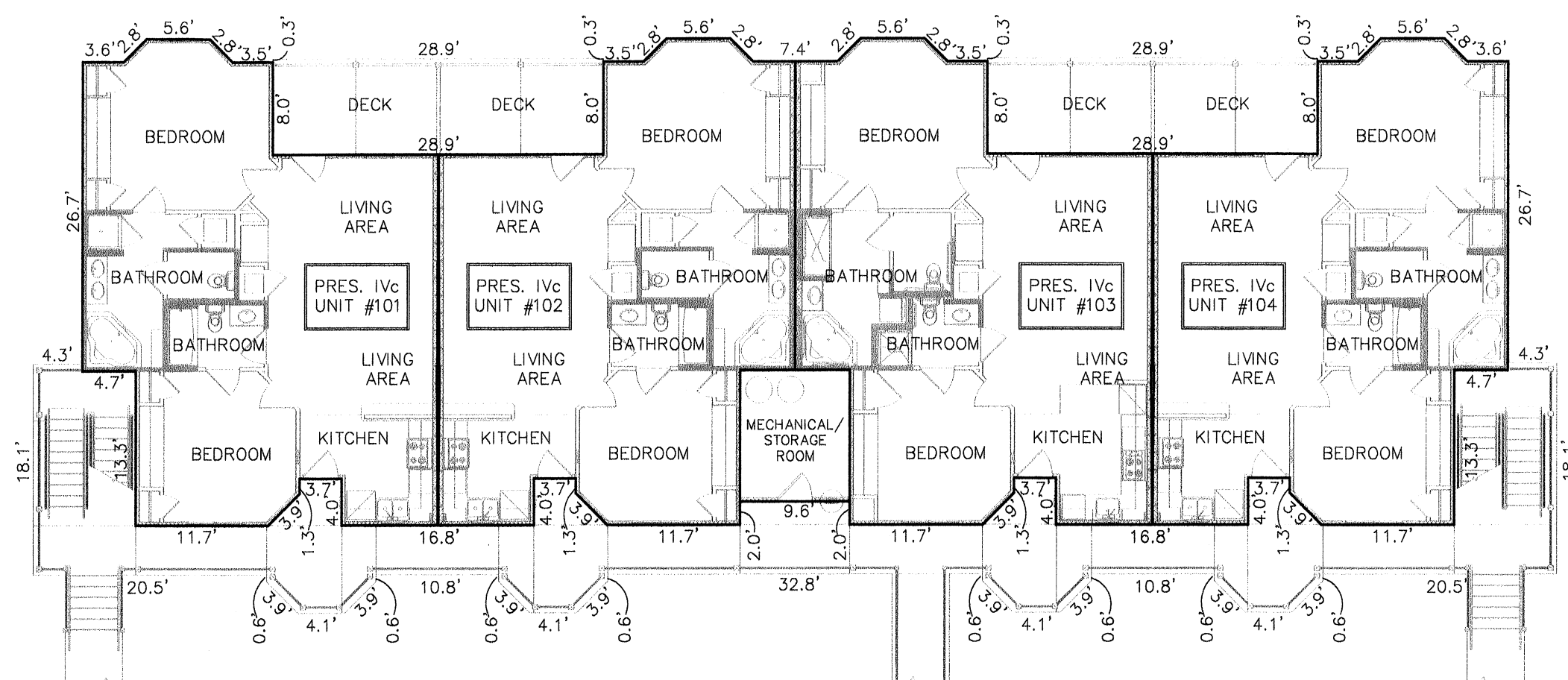
NOTICE: According to Colorado law, you MUST commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any legal action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.



3 PRESIDENTS IVc – 12 PLEX
BLDG. 5 THIRD FLOOR PLAN



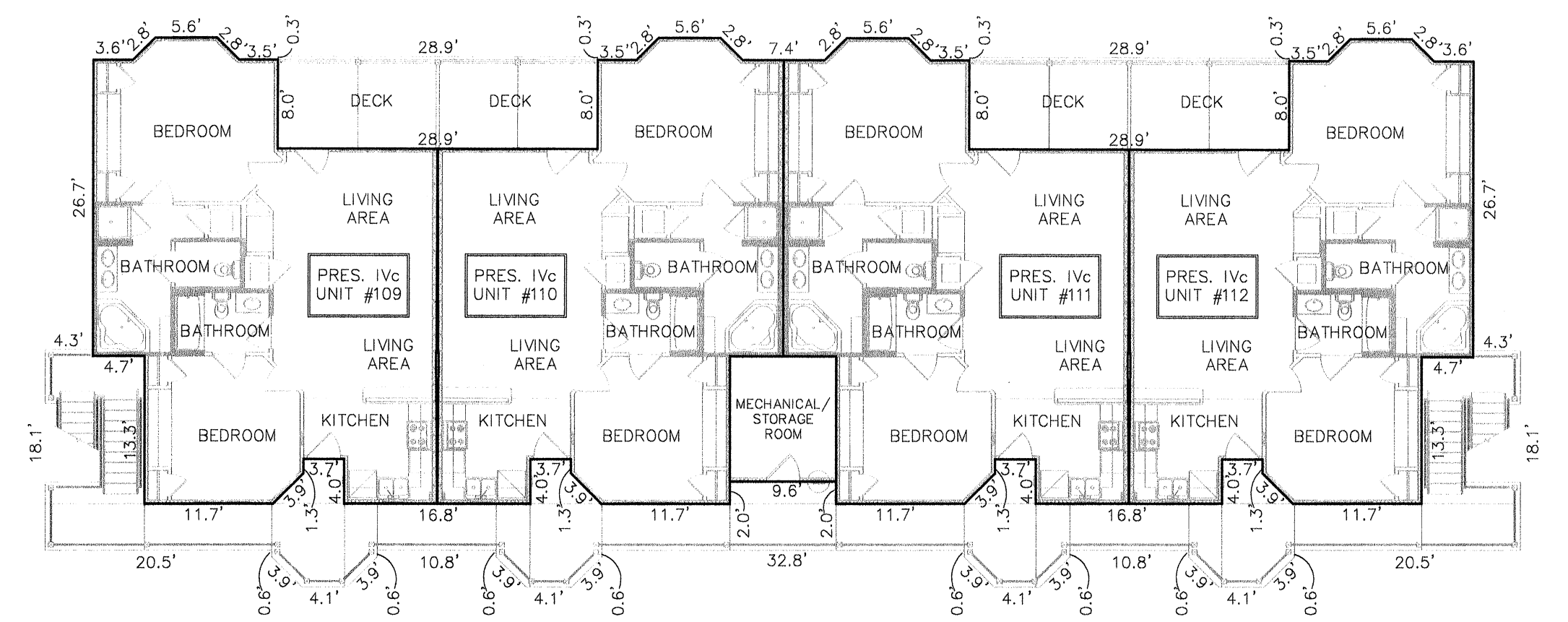
2 PRESIDENTS IVc – 12 PLEX
BLDG. 5 SECOND FLOOR PLAN



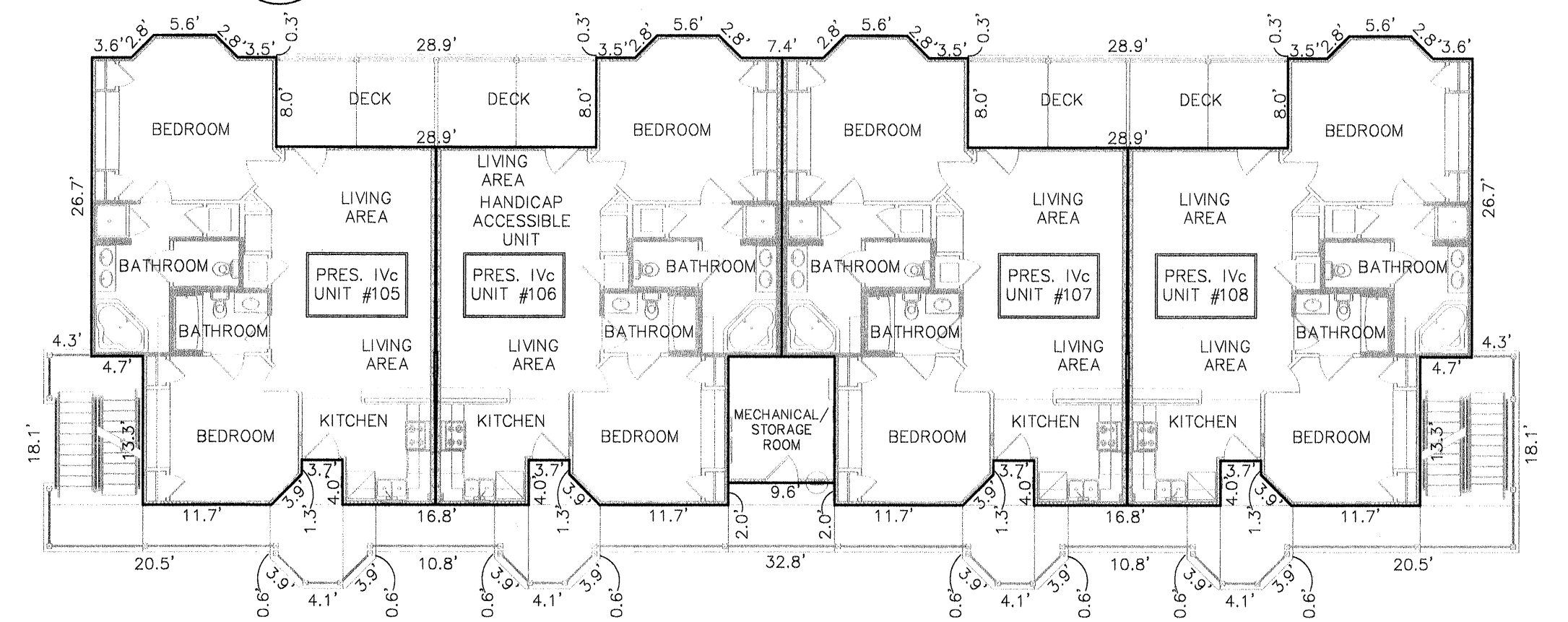
1 PRESIDENTS IVc – 12 PLEX
BLDG. 5 FIRST FLOOR PLAN

LEGEND

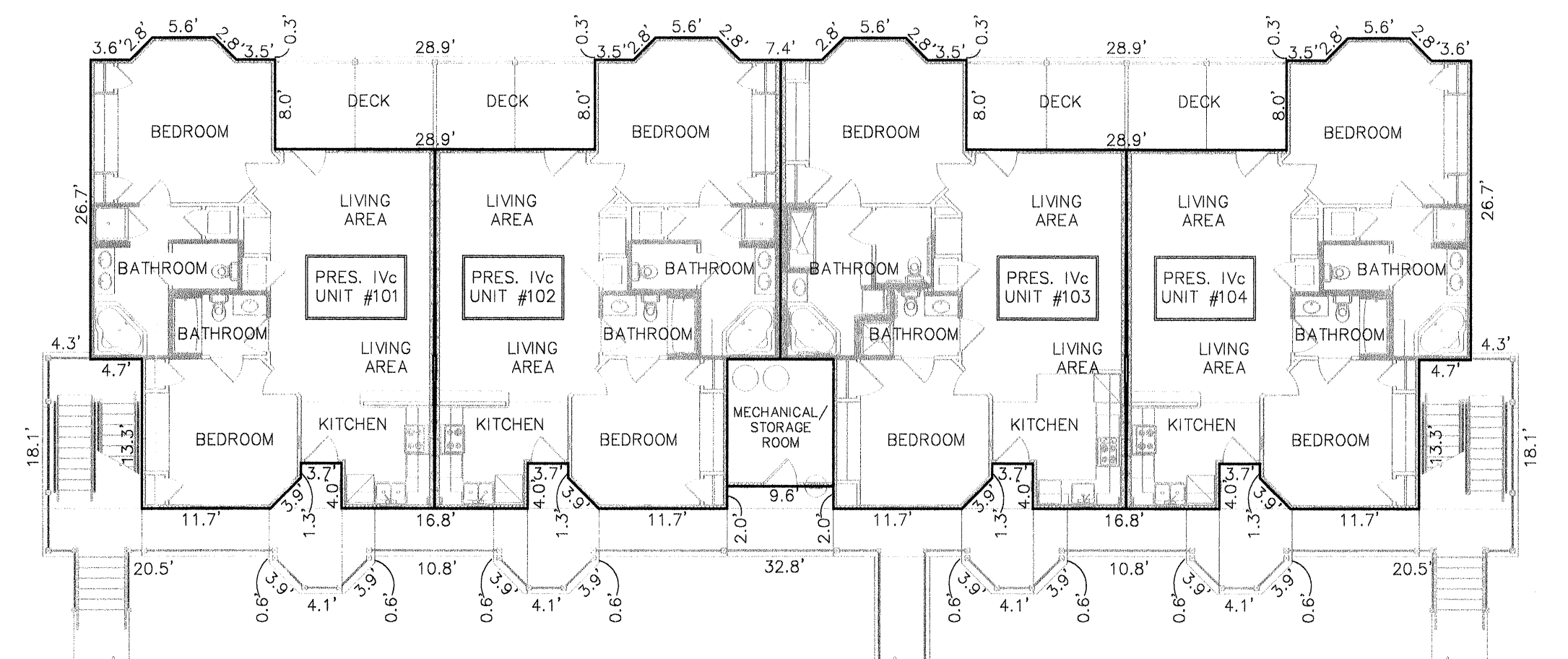
PHASE NUMBER	BUILD OUT UNITS
1	1 CLUB HOUSE
2	48 UNITS
3	72 UNITS
4	16 UNITS



3 PRESIDENTS IVc – 12 PLEX
BLDG. 4 THIRD FLOOR PLAN



2 PRESIDENTS IVc – 12 PLEX
BLDG. 4 SECOND FLOOR PLAN



1 PRESIDENTS IVc – 12 PLEX
BLDG. 4 FIRST FLOOR PLAN

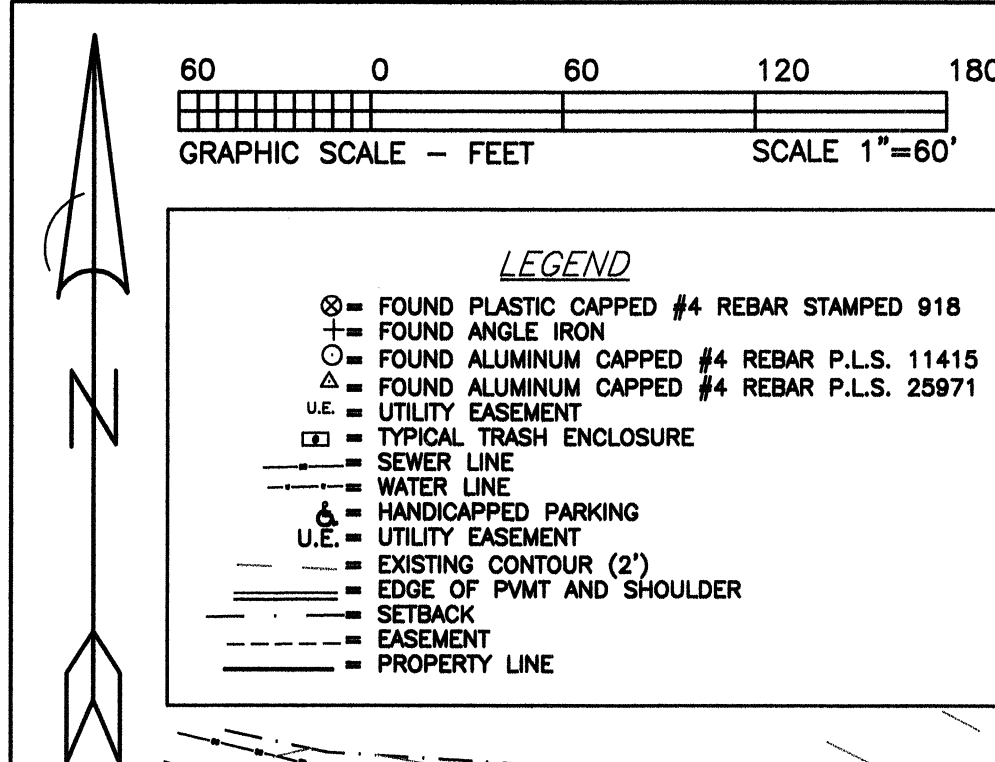


PO Box 552, Winter Park, CO 80482 Phone: 970.726.7166

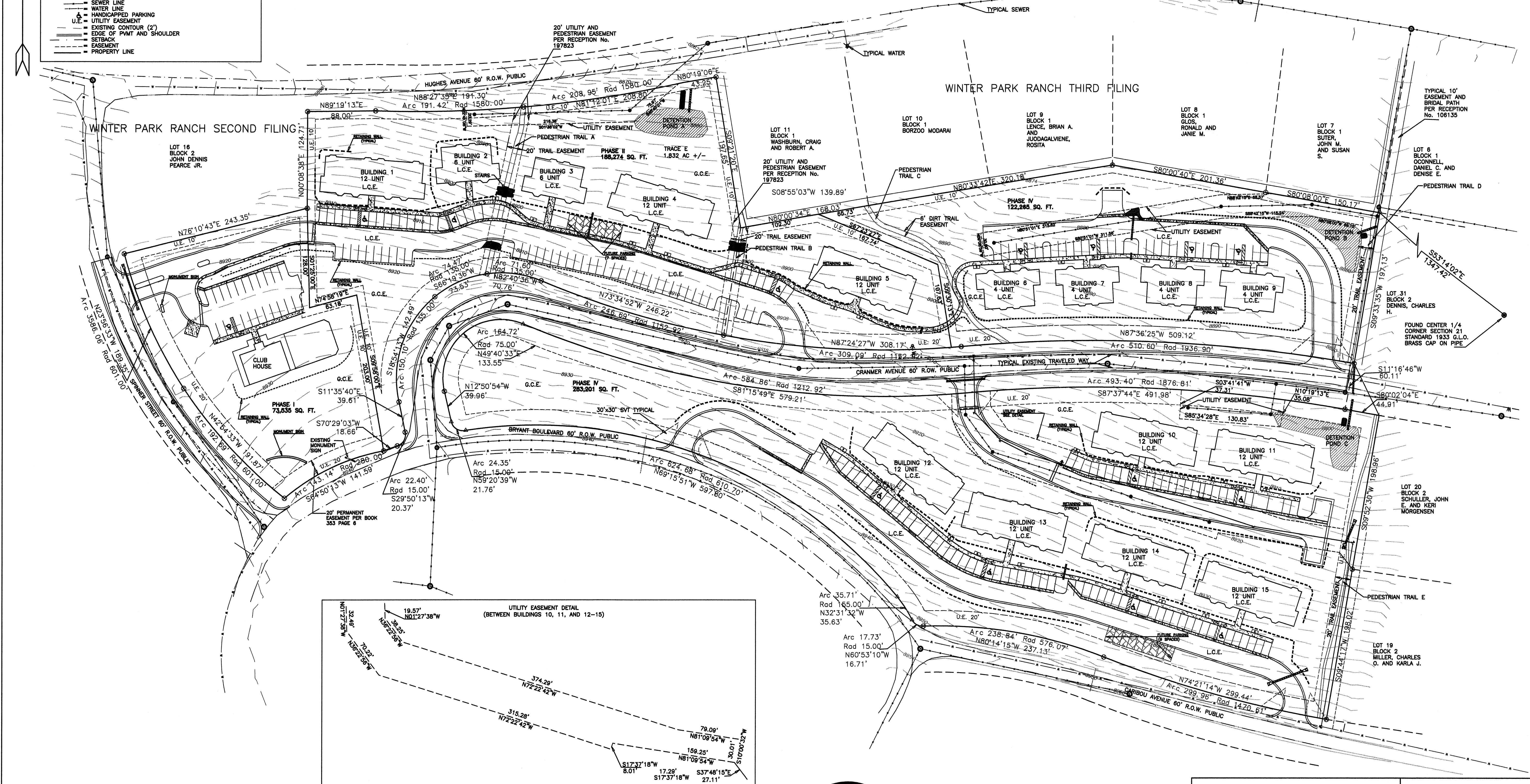
THE RIDGE AT WINTER PARK CONDOMINIUM
A RESUBDIVISION OF TRACTS D, E, F AND G,
THE SUMMIT AT WINTER PARK RAISON RECORDED AT RECEPTION NO. 197823
LOCATED IN THE NW 1/4 OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 75 WEST
OF THE 6TH P.M.
COUNTY OF GRAND, STATE OF COLORADO
CONVEYANCE TO THE SUBDIVIDER RECORDED AT RECEPTION NO.2007012208

DRAWN BY: P.N.	
APPROVED BY:	
JOB #	DATE: OCTOBER 9, 2006
SHEET 8 OF 13	REV: NOVEMBER 1, 2007

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 legal action based upon any defect in this survey be commenced more than ten years from the date of certification shown herein.



THE RIDGE AT WINTER PARK CONDOMINIUM
A RESUBDIVISION OF TRACTS D, E, F AND G,
THE SUMMIT AT WINTER PARK RANCH RECEPTION No. 197823
LOCATED IN THE NW 1/4 SECTION 21, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH. P.M.,
GRAND COUNTY, COLORADO

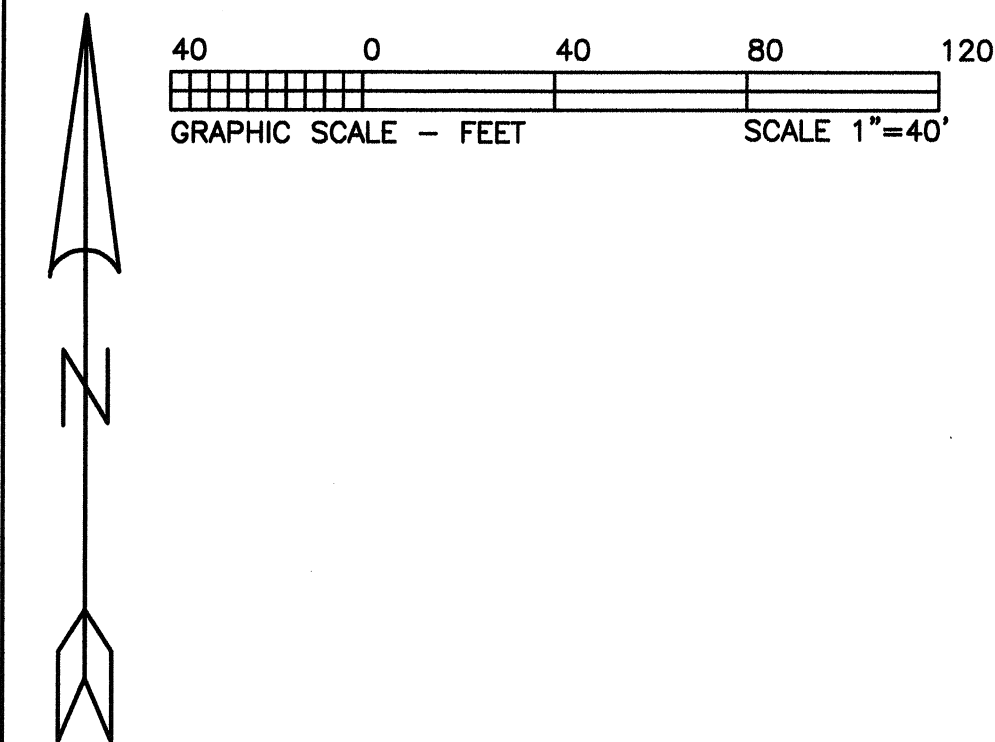


NOTES:
1) BASIS OF BEARINGS IS NORTH 09 DEGREES 44 MINUTES 17 SECONDS EAST BETWEEN THE SOUTHEAST CORNER AND THE EAST ANGLE POINT OF TRACT G PER ALTA/ASMS LAND TITLE SURVEY DATED 08-11-06, WARREN WARD COLORADO P.L.S. 25971 JOB No. A2803.
2) ALL PARKING AREAS ARE LIMITED COMMON ELEMENTS.

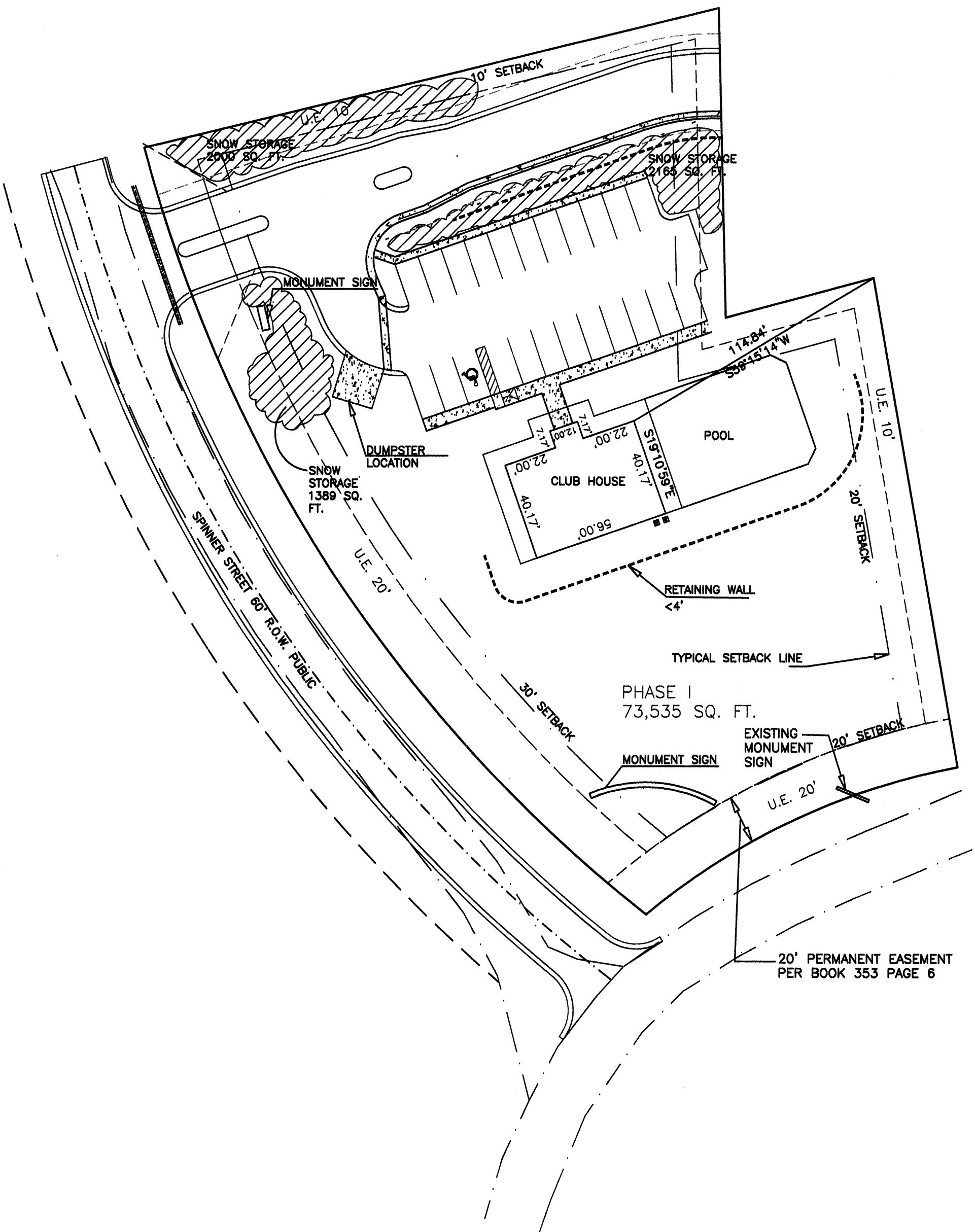
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 Rocky Mountain
Surveys, Inc.
PO Box 552, Winter Park, CO 80482 Phone: 970.726.7166

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SCALE: 1"=60'	DRAWN BY: P.N.
	APPROVED BY:
JOB # RIDGE	DATE: OCTOBER 9, 2006
SHEET 2 OF 13	REV: NOVEMBER 1, 2007



THE RIDGE AT WINTER PARK CONDOMINIUM PHASE I
A RESUBDIVISION OF TRACTS D, E, F AND G,
THE SUMMIT AT WINTER PARK RANCH RECEPTION No. 197823
LOCATED IN THE NW 1/4 SECTION 21, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH. P.M.,
GRAND COUNTY, COLORADO



PHASE I - LAND USE TABULATION		
73,535 SF. FT. TOTAL		
1 CLUB HOUSE & POOL		
DESCRIPTION-PHASE I	AREA IN SQUARE FEET	PERCENT
BUILDINGS & POOL	5,150	7.00%
DRIVEWAYS & PARKING	17,145	23.32%
SIDEWALK	1,130	1.54%
DECK	1,183	1.61%
AIR HANDLERS	8	0.01%
MONUMENT	137	0.19%
GARBAGE	265	0.36%
OPEN SPACE	48,517	65.98%
TOTAL	73,535	100.00%
SNOW STORAGE REQUIRED: 5,144 SQ.FT.		
SNOW STORAGE PROVIDED: 5,554 SQ.FT.		

LEGEND	
[Symbol]	= TYPICAL TRASH ENCLOSURE
[Symbol]	= AIR HANDLING UNIT
[Symbol]	= HANDICAPPED PARKING
[Symbol]	= EDGE OF PVMT AND SHOULDER
[Symbol]	= SETBACK
[Symbol]	= PROPERTY LINE

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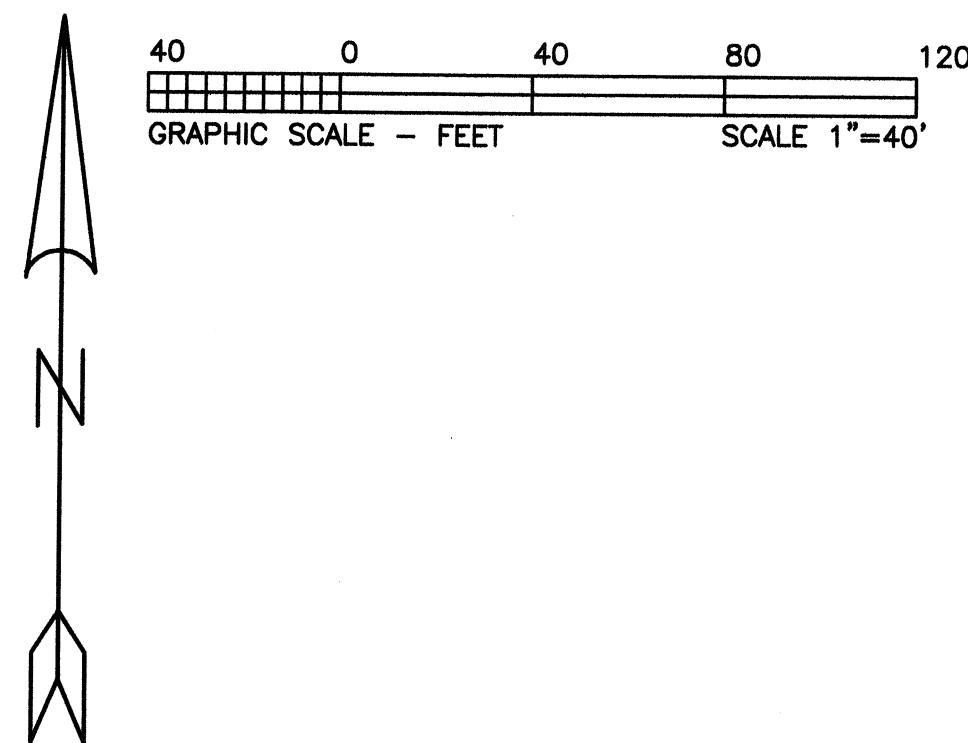
		PROPOSED PARKING		FUTURE PARKING	
		SPACES REQ'D	SPACES PROVIDED	SPACES REQUIRED	SPACES PROVIDED
CLUB HOUSE	Single Building	8	23	N/A	N/A
(2335)					
TOTAL		8	23		



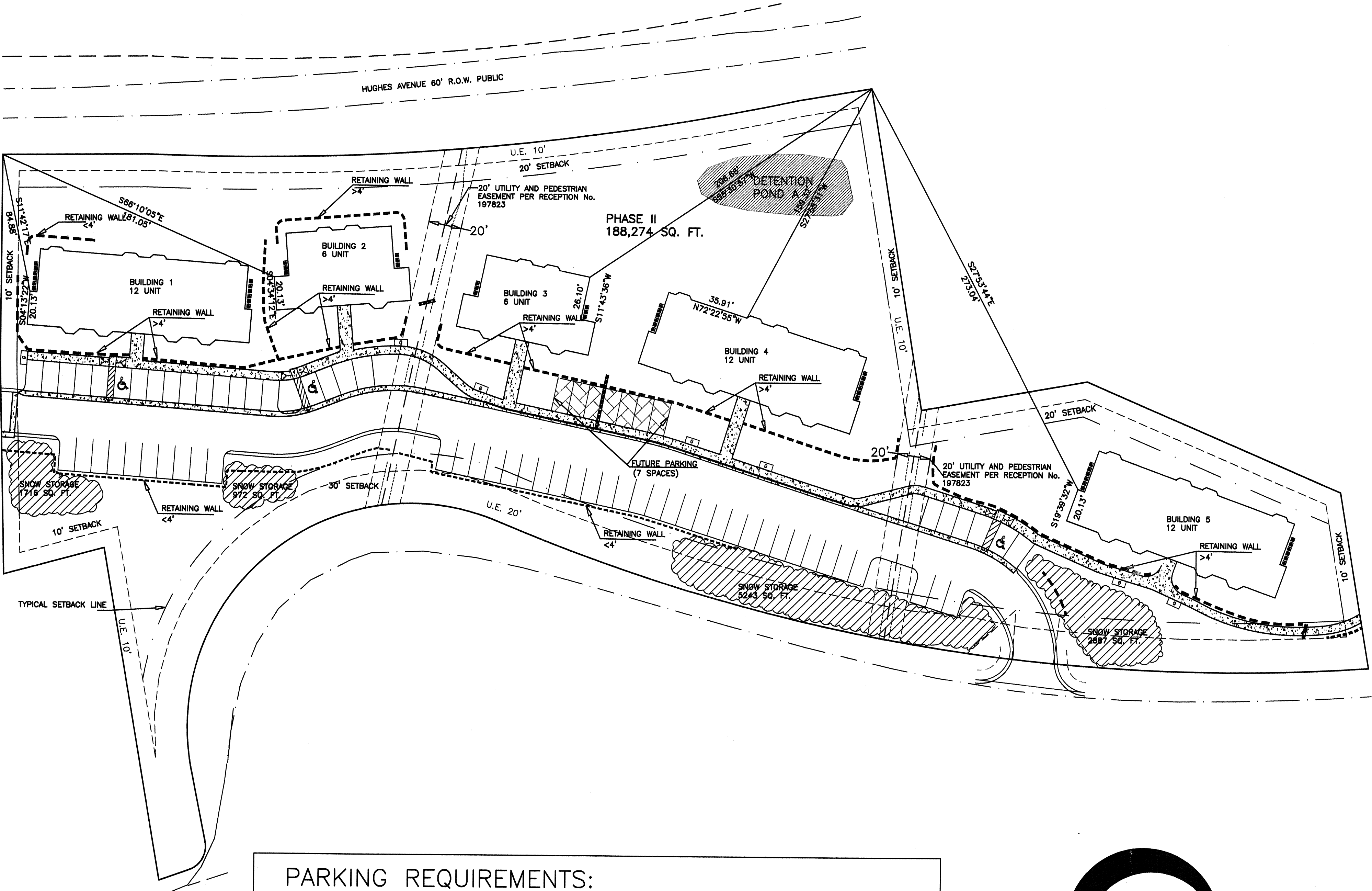
Rocky Mountain
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PO Box 552, Winter Park, CO 80482 Phone: 970.726.7166

THE RIDGE AT WINTER PARK CONDOMINIUM A RESUBDIVISION OF TRACTS D, E, F AND G, THE SUMMIT AT WINTER PARK RANCH RECORDED AT RECEPTION No. 197823 LOCATED IN THE NW 1/4 OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH. P.M., COUNTY OF GRAND, STATE OF COLORADO CONVEYANCE TO THE SUBDIVIDER RECORDED AT RECEPTION NO.2007012206	
SCALE: 1"=40'	DRAWN BY: P.N.
	APPROVED BY:
JOB # RIDGE	DATE: OCTOBER 9, 2006
SHEET 3 OF 13	REV: NOVEMBER 1, 2007



THE RIDGE AT WINTER PARK CONDOMINIUM PHASE II
A RESUBDIVISION OF TRACTS D, E, F AND G,
THE SUMMIT AT WINTER PARK RANCH RECEPTION No. 197823
LOCATED IN THE NW 1/4 SECTION 21, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH. P.M.,
GRAND COUNTY, COLORADO



PHASE II - LAND USE TABULATION		
188,274 SF. FT. TOTAL		
BUILDING'S 1 - 5		
DESCRIPTION-PHASE II	AREA IN SQUARE FEET	PERCENT
BUILDINGS	25,460	13.52%
DRIVEWAYS & PARKING	30,546	16.22%
SIDEWALK	5,511	2.93%
RETAINING WALL >4'	1,598	0.85%
AIR HANDLERS	192	0.10%
GARBAGE	224	0.12%
OPEN SPACE	124,743	66.26%
TOTAL	188,274	100.00%
SNOW STORAGE REQUIRED: 10,817 SQ.FT.		
SNOW STORAGE PROVIDED: 10,818 SQ.FT.		
FUTURE PARKING (1406 S.F.):		
DRIVEWAYS & PARKING	31,952	16.97%
OPENSACE	123,337	65.51%

LEGEND

- [Symbol] = TYPICAL TRASH ENCLOSURE
- [Symbol] = AIR HANDLING UNIT
- [Symbol] = HANDICAPPED PARKING
- [Symbol] = EXISTING CONTOUR (2')
- [Symbol] = EDGE OF PVMT AND SHOULDER
- [Symbol] = SETBACK
- [Symbol] = PROPERTY LINE

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PARKING REQUIREMENTS:					
BUILDING	UNIT DESCRIPTION	PROPOSED PARKING		FUTURE PARKING	
		SPACES REQ'D (1.2 SP's/UNIT)	SPACES PROVIDED	SPACES REQUIRED (1.5 SP's/UNIT)	SPACES PROVIDED
BUILDING #1	12-PLEX (6208 s.f.)	14.4		18	
BUILDING #2	6 -PLEX (3119 s.f.)	7.2		9	
BUILDING #3	6-PLEX (3119 s.f.)	7.2		9	
BUILDING #4	12-PLEX (6208 s.f.)	14.4		18	
BUILDING #5	12-PLEX (6208 s.f.)	14.4		18	
TOTAL		57.6	65	72	72
(7 Additional Parking Spaces Shown)					

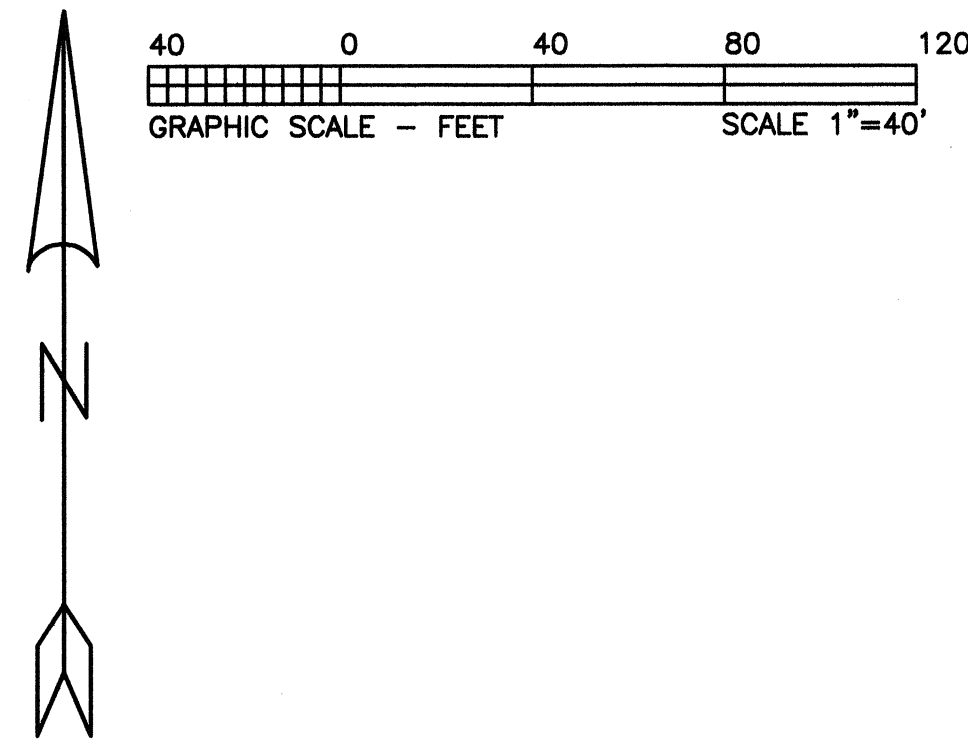


Rocky Mountain
Surveys, Inc.

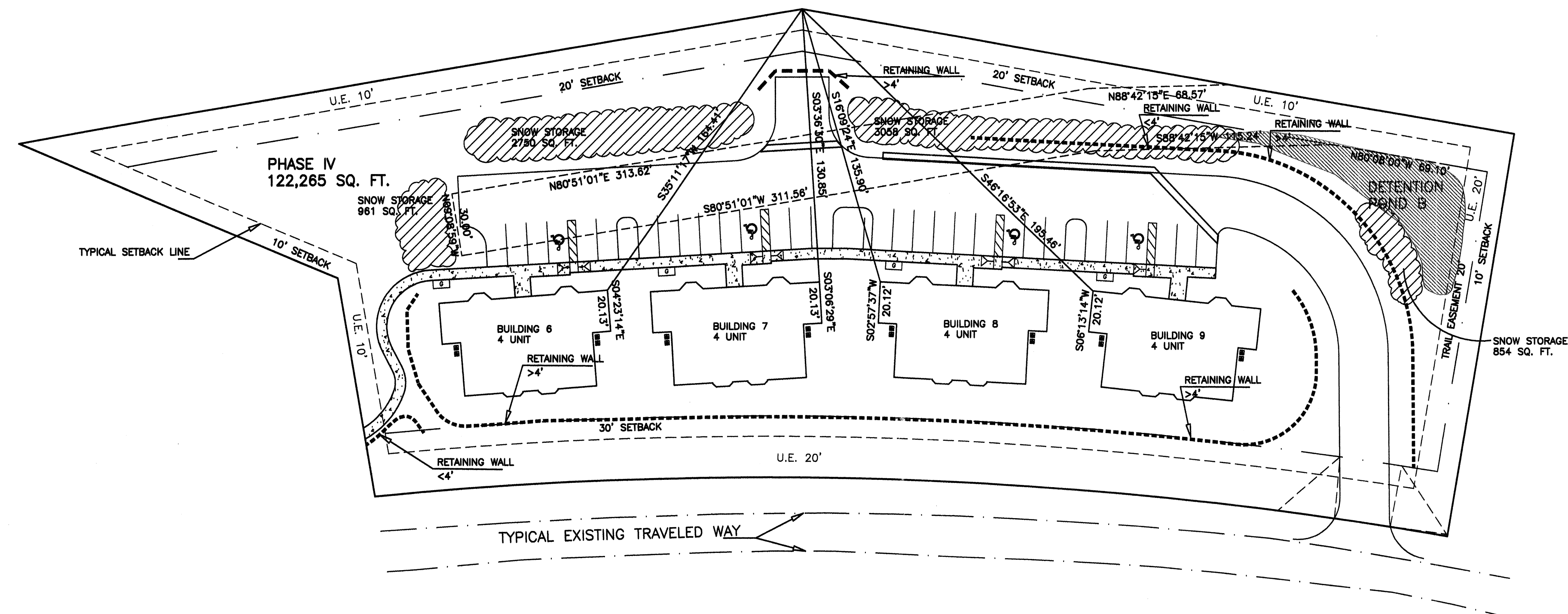
PO Box 552, Winter Park, CO 80482 Phone: 970.726.7166

THE RIDGE AT WINTER PARK CONDOMINIUM
A RESUBDIVISION OF TRACTS D, E, F AND G,
THE SUMMIT AT WINTER PARK RANCH RECORDED AT RECEPTION No. 197823
LOCATED IN THE NW 1/4 OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 75 WEST
OF THE 6TH. P.M.,
COUNTY OF GRAND, STATE OF COLORADO
CONVEYANCE TO THE SUBDIVIDER RECORDED AT RECEPTION NO.2007012208

SCALE: 1"=40'	DRAWN BY: P.N.
APPROVED BY:	
JOB # RIDGE	DATE: OCTOBER 9, 2006
SHEET 4 OF 13	REV: NOVEMBER 1, 2007



THE RIDGE AT WINTER PARK CONDOMINIUM PHASE IV
A RESUBDIVISION OF TRACTS D, E, F AND G,
THE SUMMIT AT WINTER PARK RANCH RECEPTION No. 197823
LOCATED IN THE NW 1/4 SECTION 21, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH. P.M.,
GRAND COUNTY, COLORADO



PHASE IV - LAND USE TABULATION		
122,265 SF. FT. TOTAL		
BUILDING'S 6 - 9		
DESCRIPTION-PHASE IV	AREA IN SQUARE FEET	PERCENT
BUILDINGS	13,674	11.18%
DRIVEWAYS & PARKING	21,088	17.25%
SIDEWALK	3,165	2.59%
RETAINING WALL > 4'	1,407	1.15%
AIR HANDLERS	64	0.05%
GARBAGE	128	0.10%
OPEN SPACE	82,730	67.68%
TOTAL	122,265	100.00%
SNOW STORAGE REQUIRED: 7,275 SQ.FT.		
SNOW STORAGE PROVIDED: 7,623 SQ.FT.		

LEGEND	
	= TYPICAL TRASH ENCLOSURE
	= AIR HANDLING UNIT
	= HANDICAPPED PARKING
	= EXISTING CONTOUR (2')
	= EDGE OF PVMT AND SHOULDER
	= SETBACK
	= PROPERTY LINE

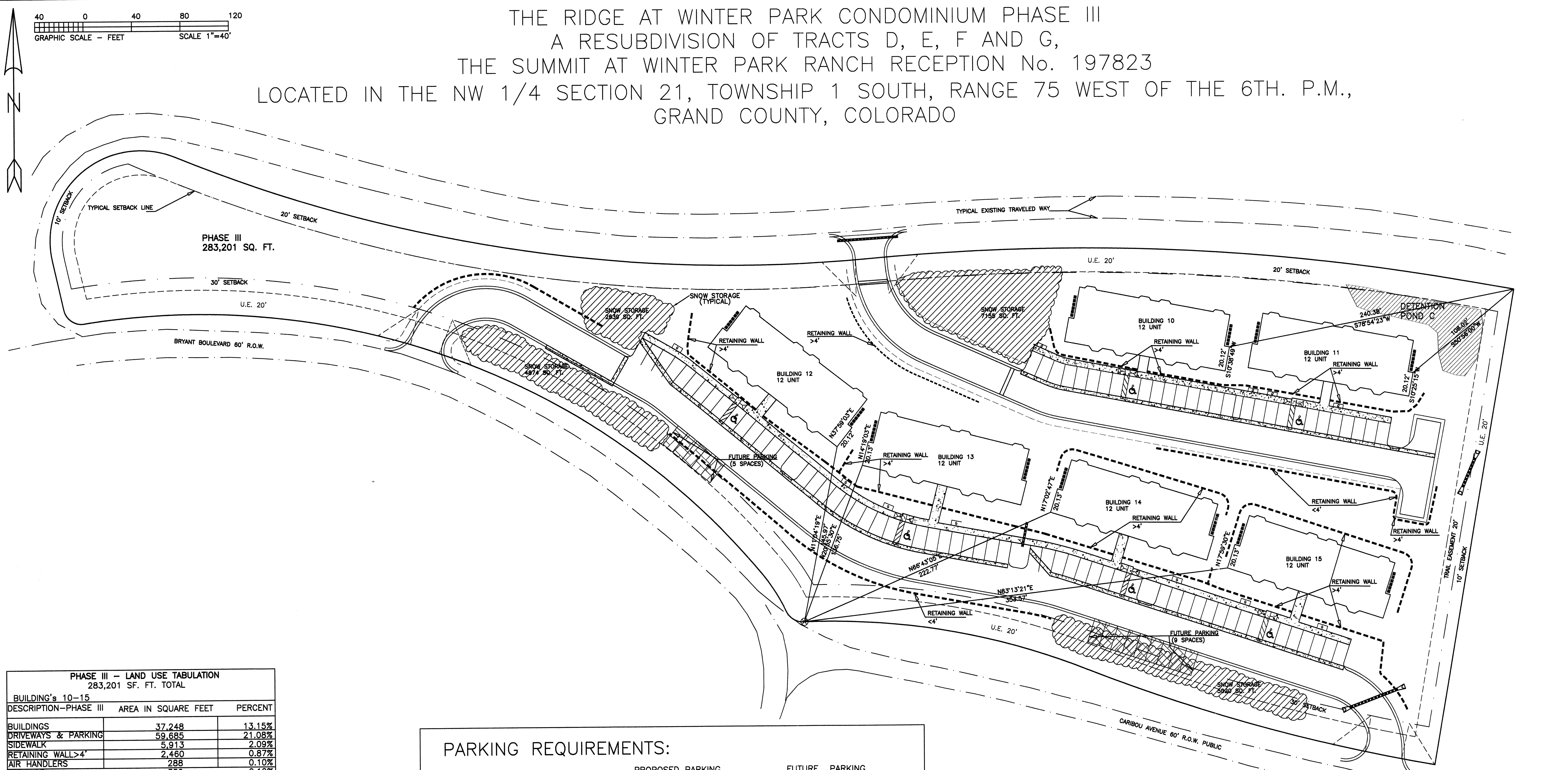
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PARKING REQUIREMENTS:					
BUILDING	UNIT DESCRIPTION	PROPOSED PARKING		FUTURE PARKING	
		SPACES REQ'D (1.2 SP's/UNIT)	SPACES PROVIDED	SPACES REQUIRED (1.5 SP's/UNIT)	SPACES PROVIDED
BUILDING #6 (3119 s.f.)	4- PLEX (4-2BdRm Units)	4.8		6	
BUILDING #7 (3119 s.f.)	4- PLEX (4-2BdRm Units)	4.8		6	
BUILDING #8 (3119 s.f.)	4- PLEX (4-2BdRm Units)	4.8		6	
BUILDING #9 (3119 s.f.)	4- PLEX (4-2BdRm Units)	4.8		6	
TOTAL		19.2	30	24	30
(0 Additional Parking Spaces Shown)					



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SCALE: 1"=40'	DRAWN BY: P.N.
	APPROVED BY:
JOB # RIDGE	DATE: OCTOBER 9, 2006
SHEET 5 OF 13	REV: NOVEMBER 1, 2007



PHASE III - LAND USE TABULATION 283,201 SF. FT. TOTAL		
BUILDING'S 10-15		
DESCRIPTION-PHASE III	AREA IN SQUARE FEET	PERCENT
BUILDINGS	37,248	13.15%
DRIVEWAYS & PARKING	59,685	21.08%
SIDEWALK	5,913	2.09%
RETAINING WALL >4'	2,460	0.87%
AIR HANDLERS	288	0.10%
GARBAGE	352	0.12%
OPEN SPACE	177,255	62.59%
TOTAL	283,201	100.00%
SNOW STORAGE REQUIRED: 19,679 SQ.FT.		
SNOW STORAGE PROVIDED: 19,688 SQ.FT.		
FUTURE PARKING (1800 S.F.):		
DRIVEWAYS & PARKING	61,485	21.71%
OPENSACE	175,255	61.95%

LEGEND	
[Symbol]	= TYPICAL TRASH ENCLOSURE
[Symbol]	= AIR HANDLING UNIT
[Symbol]	= HANDICAPPED PARKING
[Symbol]	= EXISTING CONTOUR (2')
[Symbol]	= EDGE OF PVMT AND SHOULDER
[Symbol]	= SETBACK
[Symbol]	= PROPERTY LINE

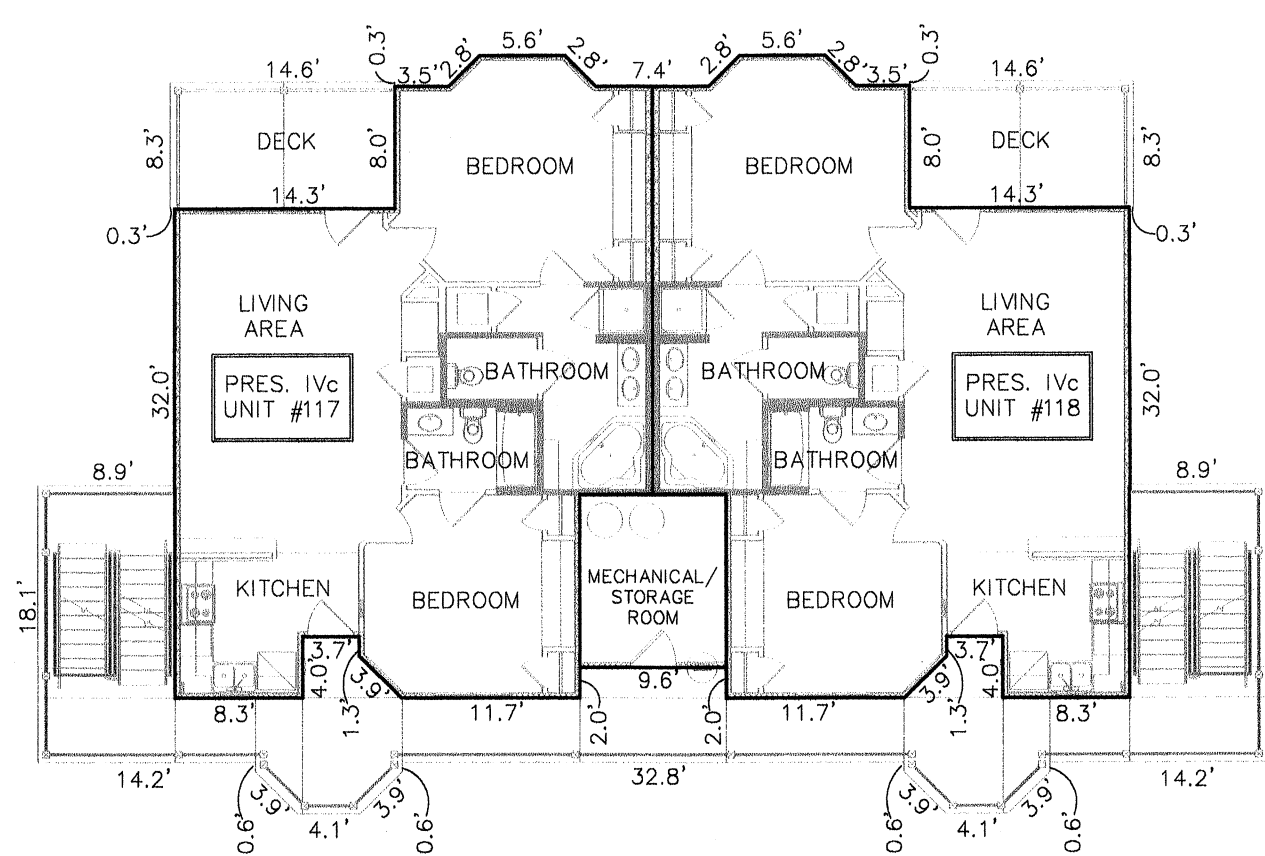
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PARKING REQUIREMENTS:					
BUILDING	UNIT DESCRIPTION	PROPOSED PARKING		FUTURE PARKING	
		SPACES REQ'D	SPACES PROVIDED	SPACES REQUIRED	SPACES PROVIDED
DRIVEWAY D		(1.2 SP's/UNIT)		(1.5 SP's/UNIT)	
BUILDING #10	12- PLEX	14.4		18	
(6208 s.f.)	(12-2BdRm Units)				
BUILDING #11	12- PLEX	14.4		18	
(6208 s.f.)	(12-2BdRm Units)				
TOTAL		28.4	29	36	36
(7 Additional Parking Spaces Shown)					
DRIVEWAY E					
BUILDING #12	12- PLEX	14.4		18	
(6208 s.f.)	(12-2BdRm Units)				
BUILDING #13	12- PLEX	14.4		18	
(6208 s.f.)	(12-2BdRm Units)				
BUILDING #14	12- PLEX	14.4		18	
(6208 s.f.)	(12-2BdRm Units)				
BUILDING #15	12- PLEX	14.4		18	
(6208 s.f.)	(12-2BdRm Units)				
TOTAL		57.6	58	72	72
(14 Additional Parking Spaces Shown)					

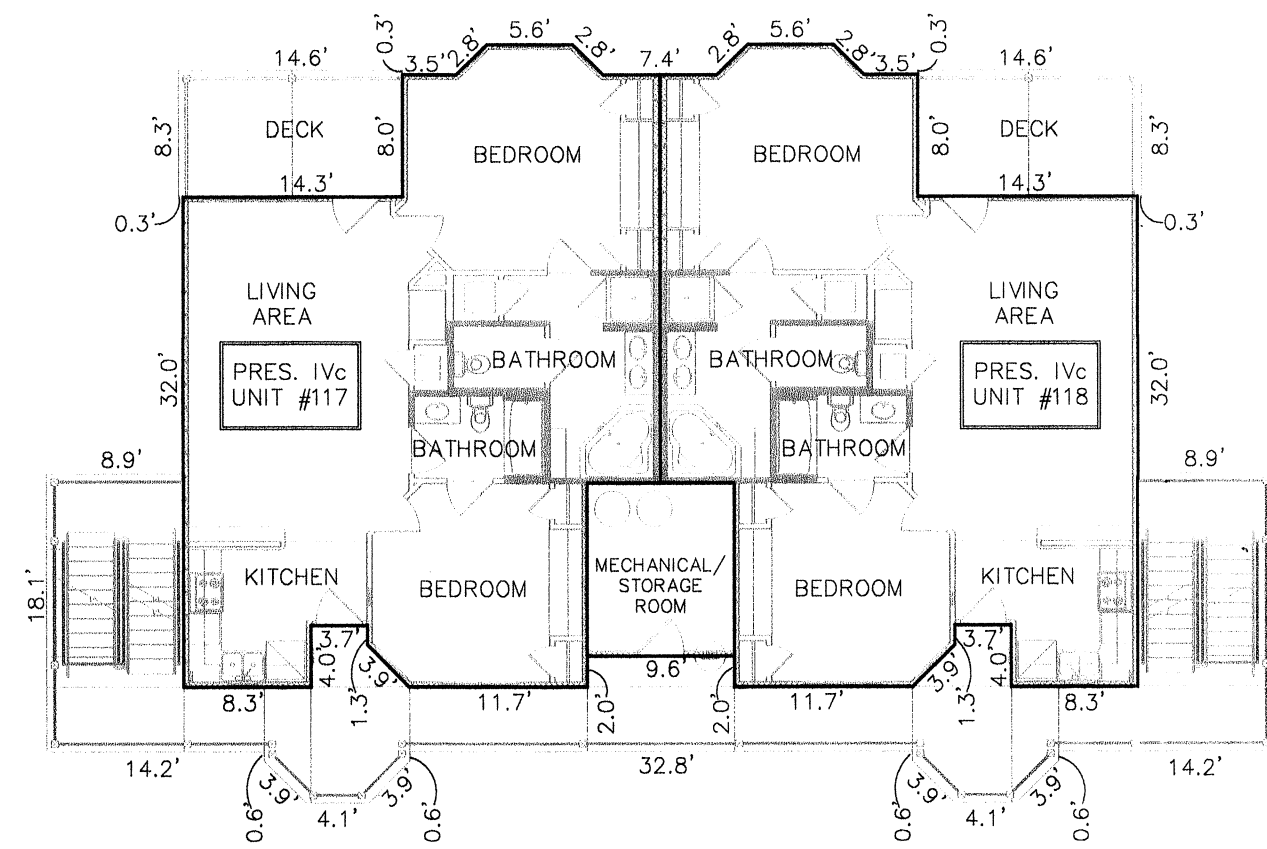


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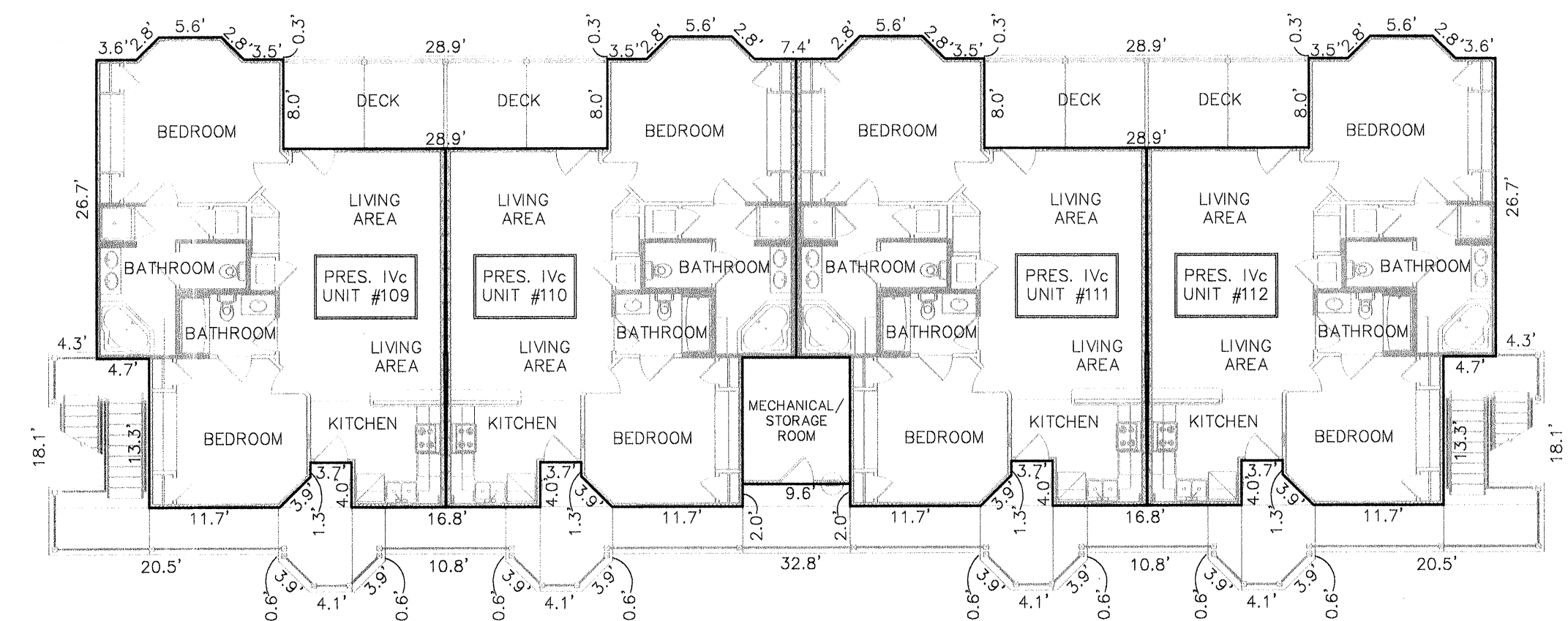
THE RIDGE AT WINTER PARK CONDOMINIUM A RESUBDIVISION OF TRACTS D, E, F AND G, THE SUMMIT AT WINTER PARK RANCH RECORDED AT RECEPTION No. 197823 LOCATED IN THE NW 1/4 OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH. P.M., COUNTY OF GRAND, STATE OF COLORADO CONVEYANCE TO THE SUBDIVIDER RECORDED AT RECEPTION No.2007012208	
SCALE: 1"=40'	DRAWN BY: P.N.
	APPROVED BY:
JOB # RIDGE	DATE: OCTOBER 9, 2006
SHEET 6 OF 13	REV: NOVEMBER 1, 2007



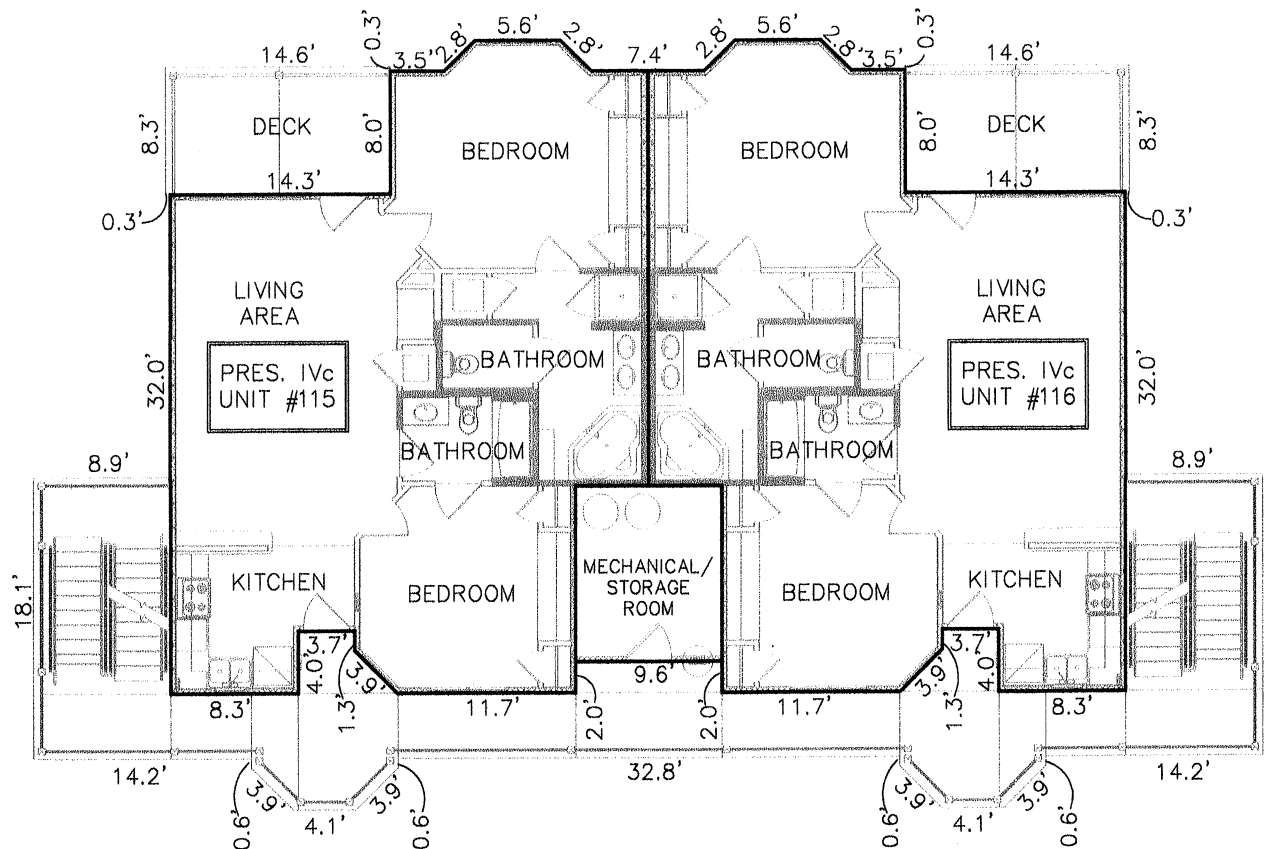
3 PRESIDENTS IVc - 6 PLEX
BLDG. 3 THIRD FLOOR PLAN



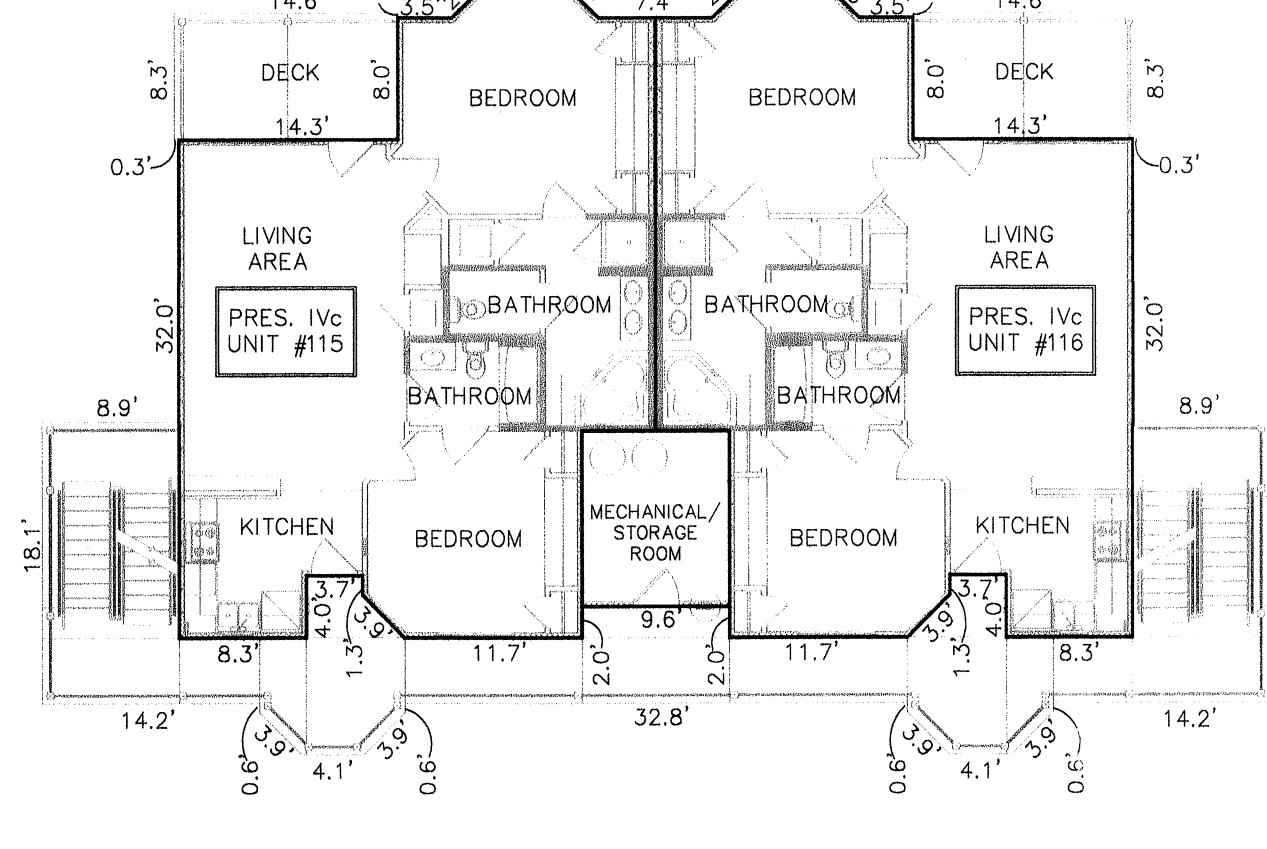
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BLDG. 2 THIRD FLOOR PLAN



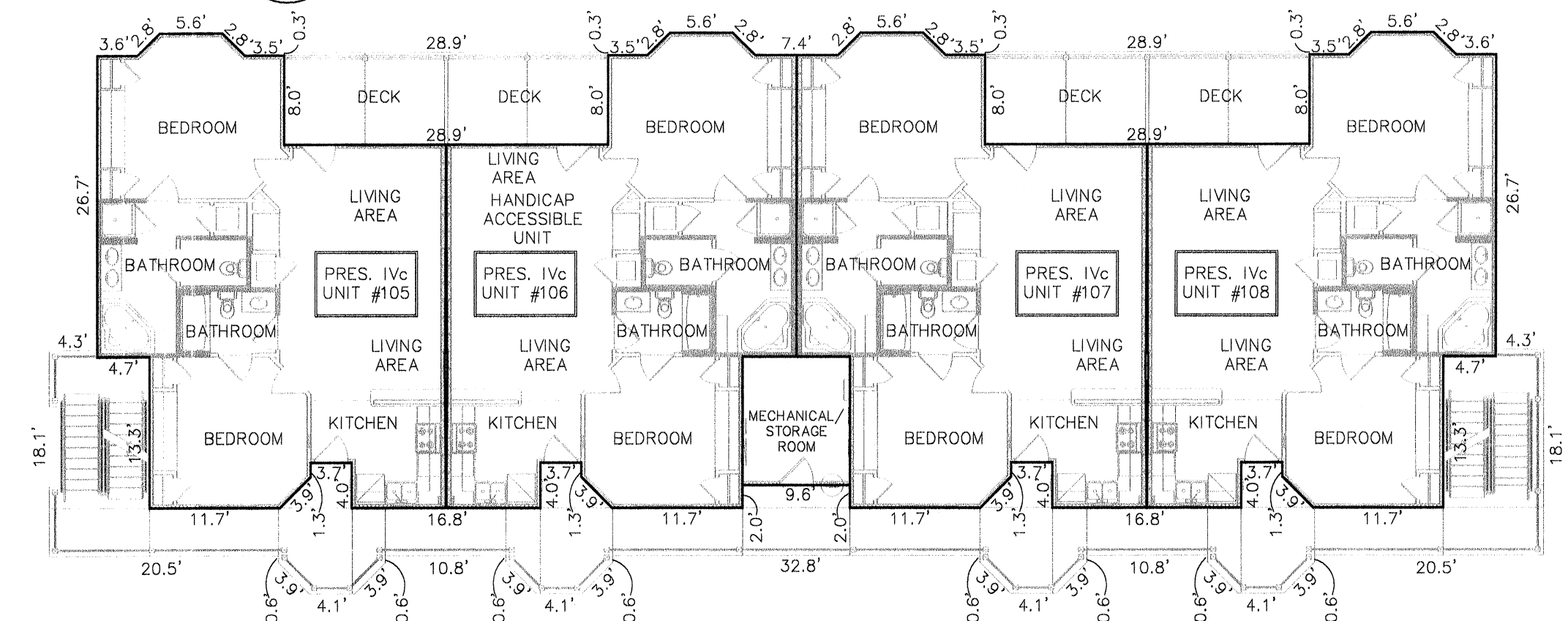
3 PRESIDENTS IVc - 12 PLEX
BLDG. 1 THIRD FLOOR PLAN



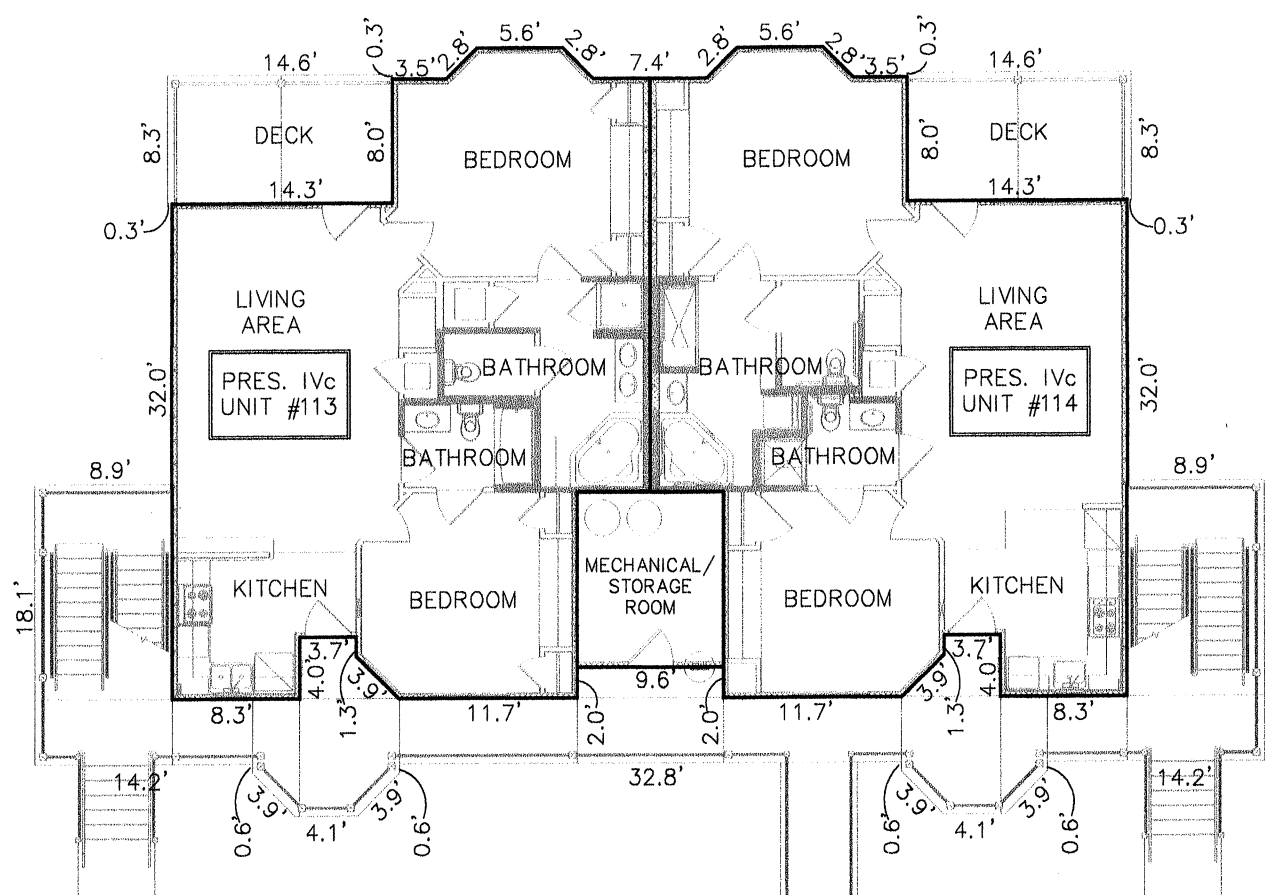
2 PRESIDENTS IVc - 6 PLEX
BLDG. 3 SECOND FLOOR PLAN



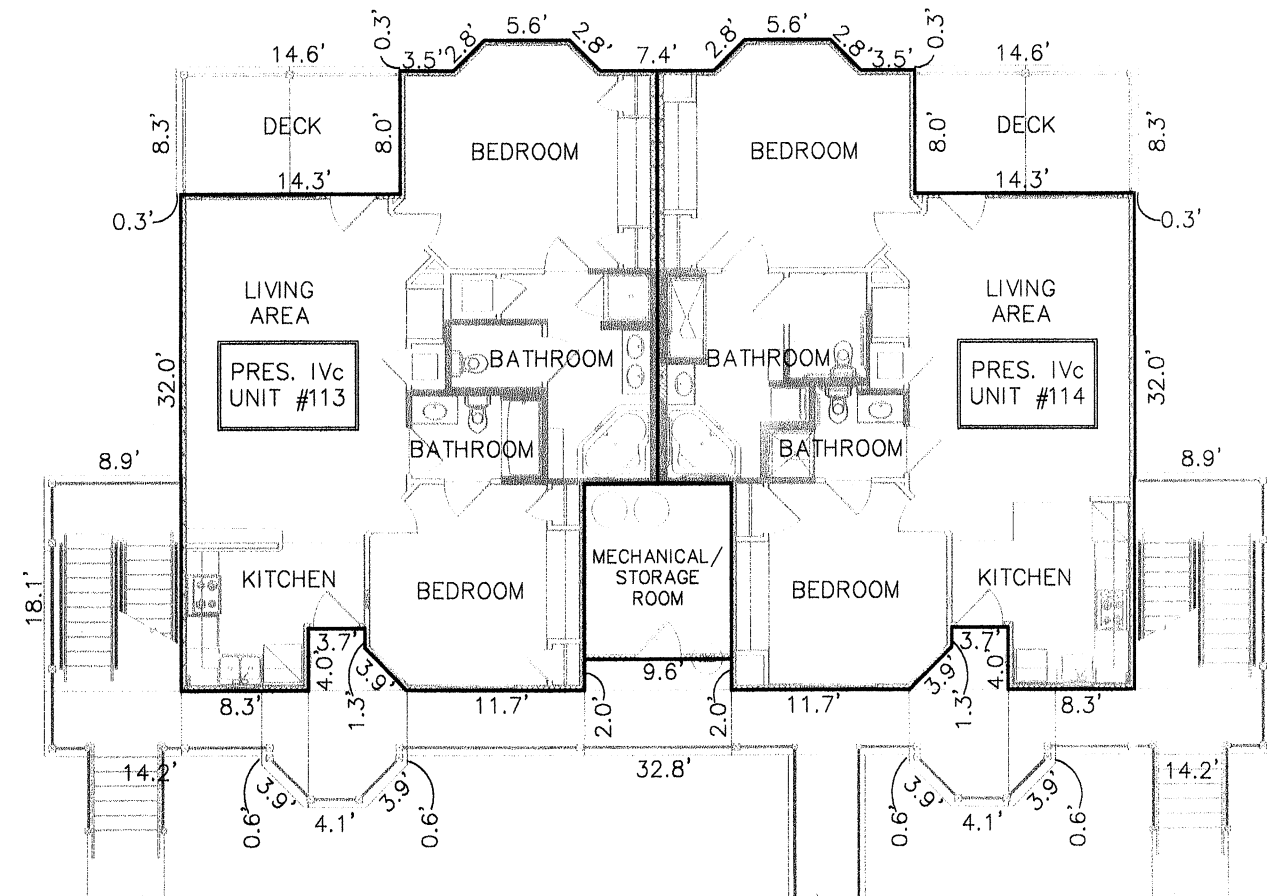
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BLDG. 2 SECOND FLOOR PLAN



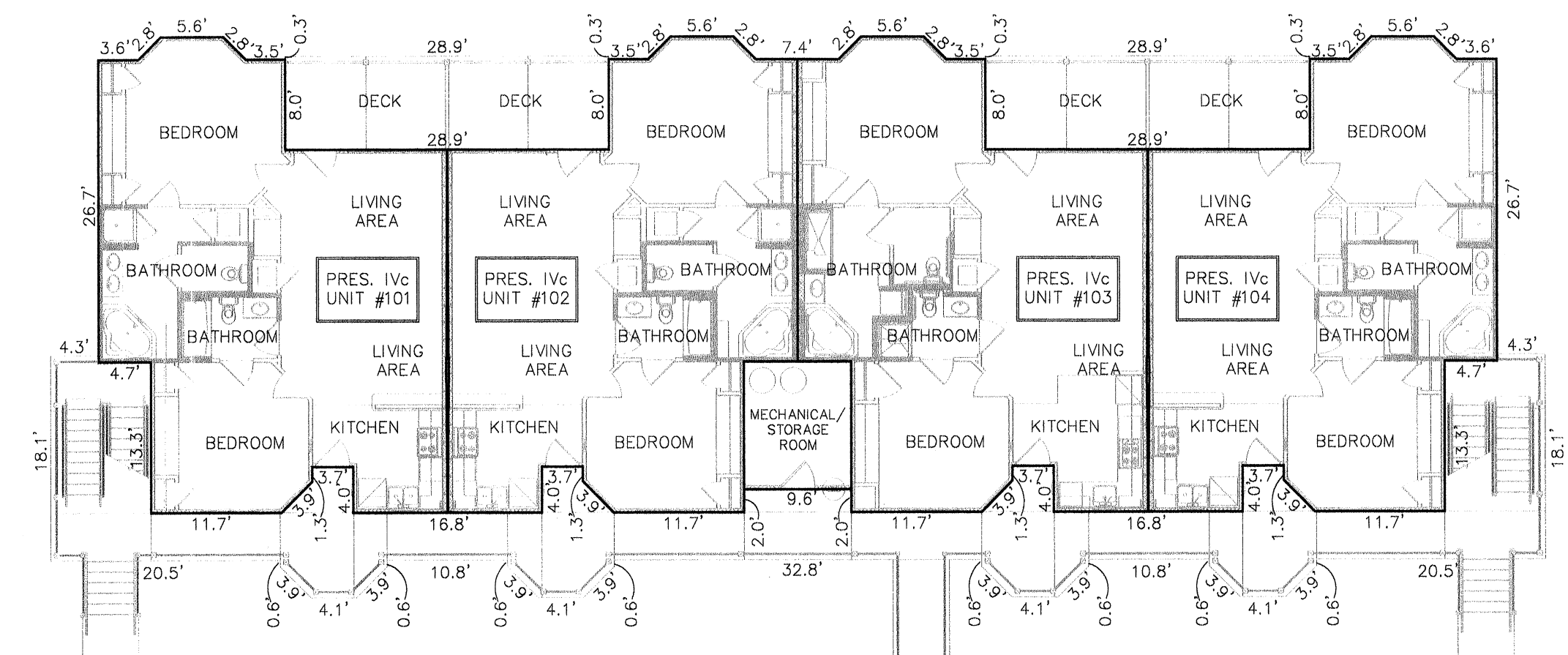
2 PRESIDENTS IVc - 12 PLEX
BLDG. 1 SECOND FLOOR PLAN



1 PRESIDENTS IVc - 6 PLEX
BLDG. 3 FIRST FLOOR PLAN



1 PRESIDENTS IVc - 6 PLEX
BLDG. 2 FIRST FLOOR PLAN



1 PRESIDENTS IVc - 12 PLEX
BLDG. 1 FIRST FLOOR PLAN

LEGEND

PHASE NUMBER	BUILD OUT UNITS
1	1 CLUB HOUSE
2	48 UNITS
3	72 UNITS
4	16 UNITS

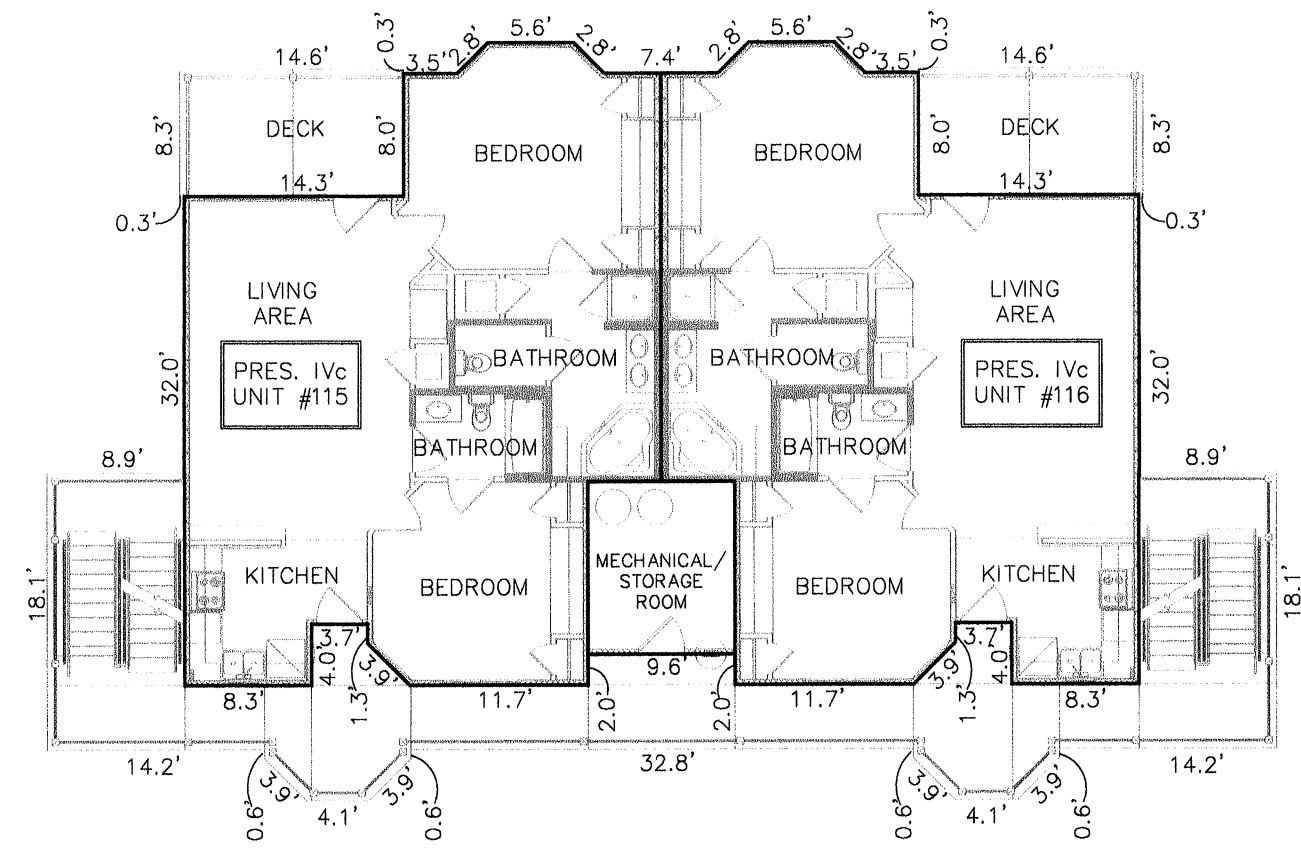
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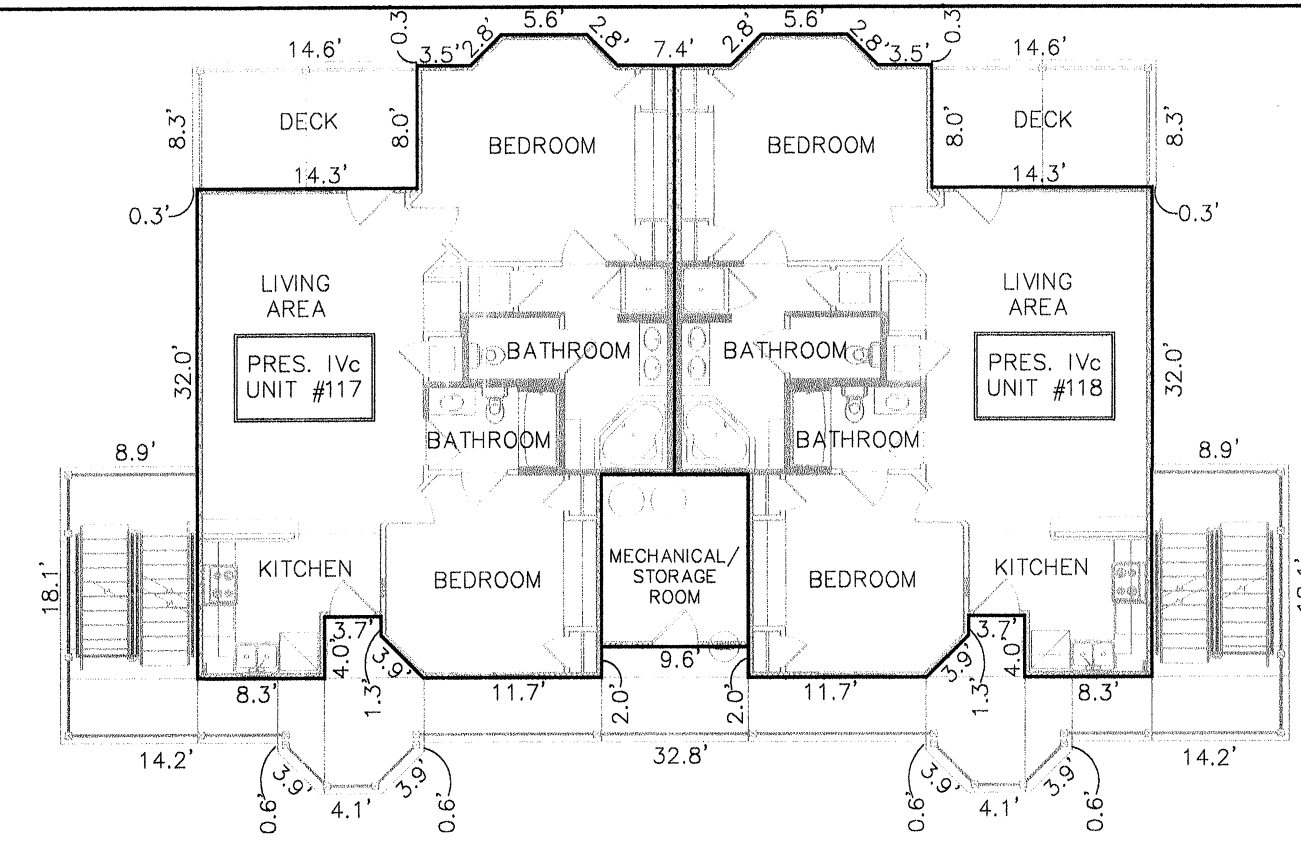
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THE RIDGE AT WINTER PARK CONDOMINIUM
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COUNTY OF GRAND, STATE OF COLORADO
CONVEYANCE TO THE SUBDIVIDER RECORDED AT RECEPTION NO. 2007012206

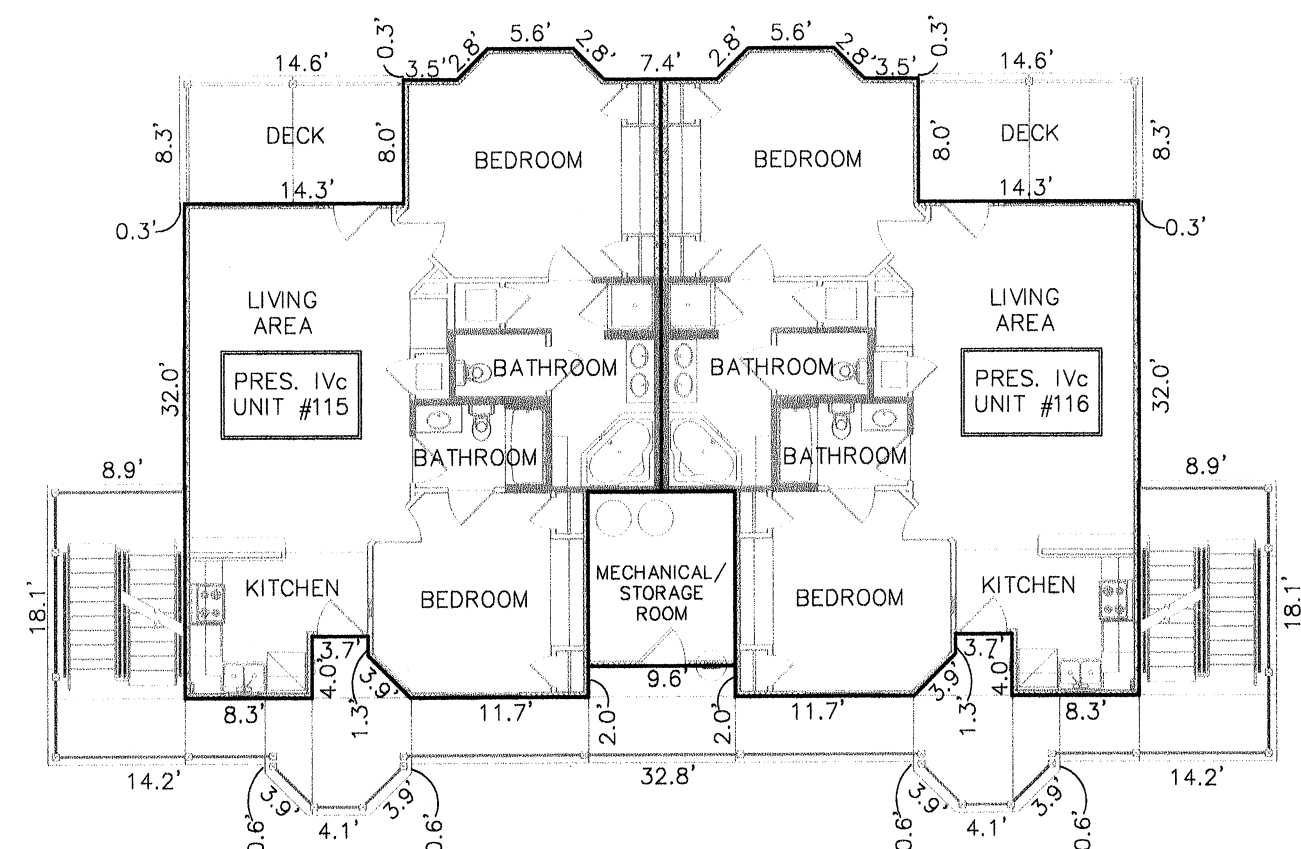
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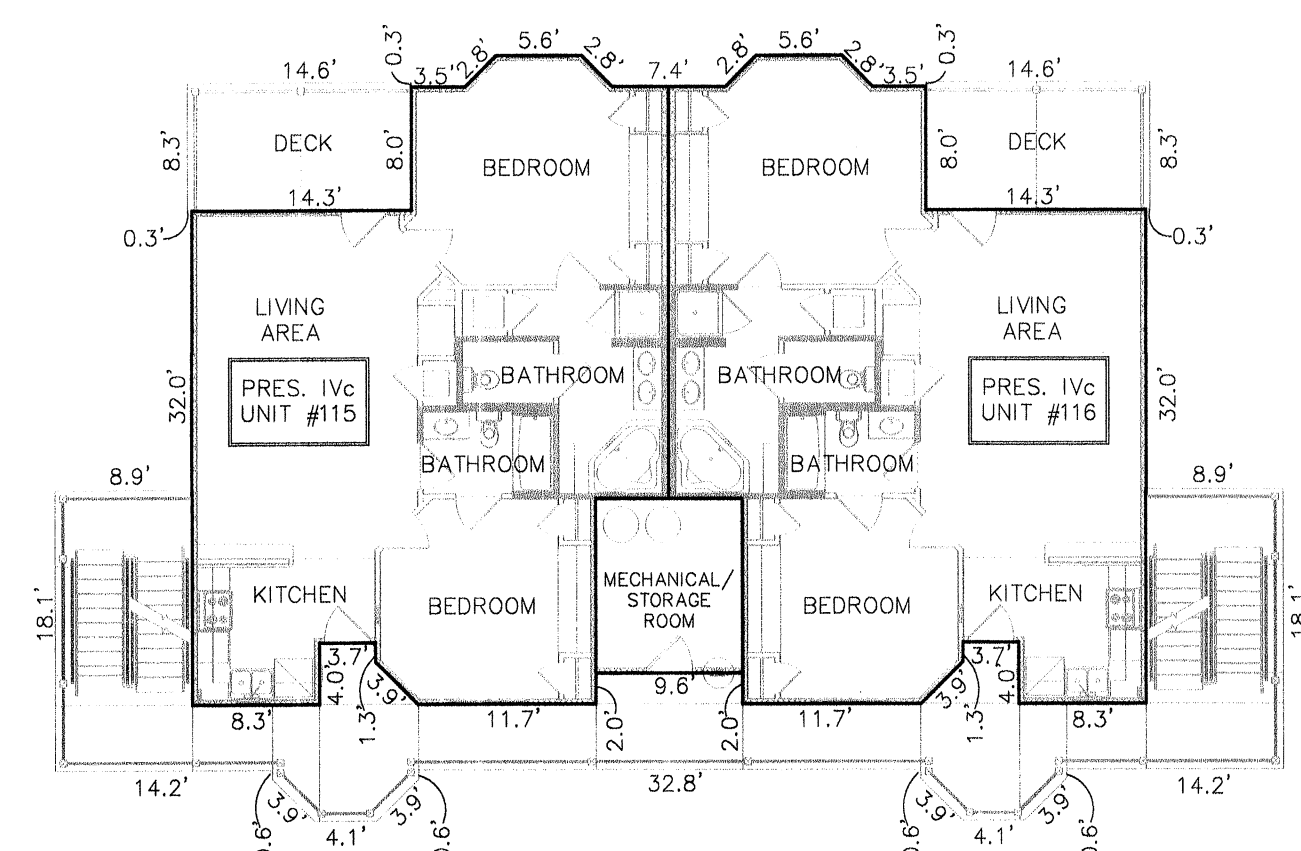
3 PRESIDENTS IVc - 6 PLEX
BLDG. 7 THIRD FLOOR PLAN



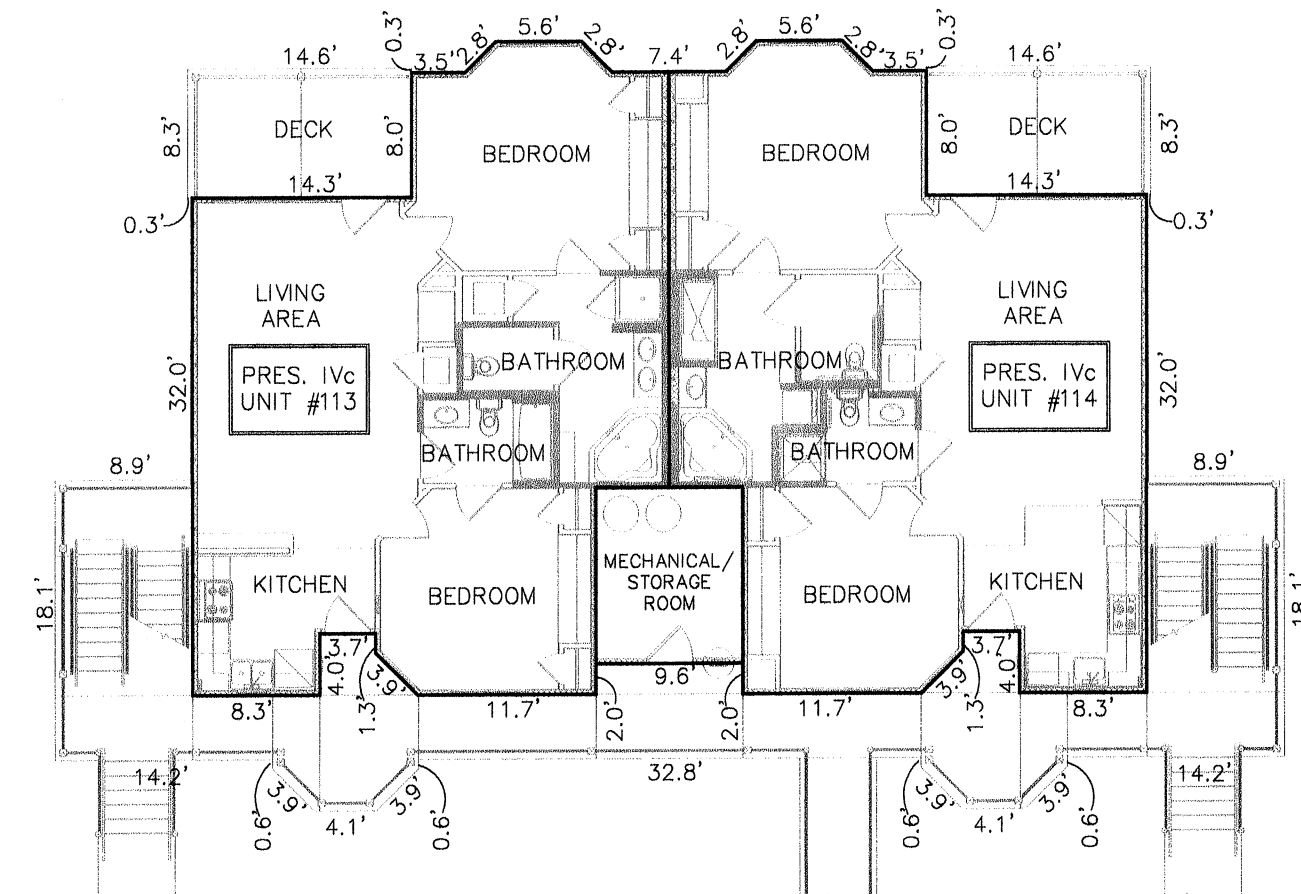
3 PRESIDENTS IVc - 6 PLEX
BLDG. 6 THIRD FLOOR PLAN



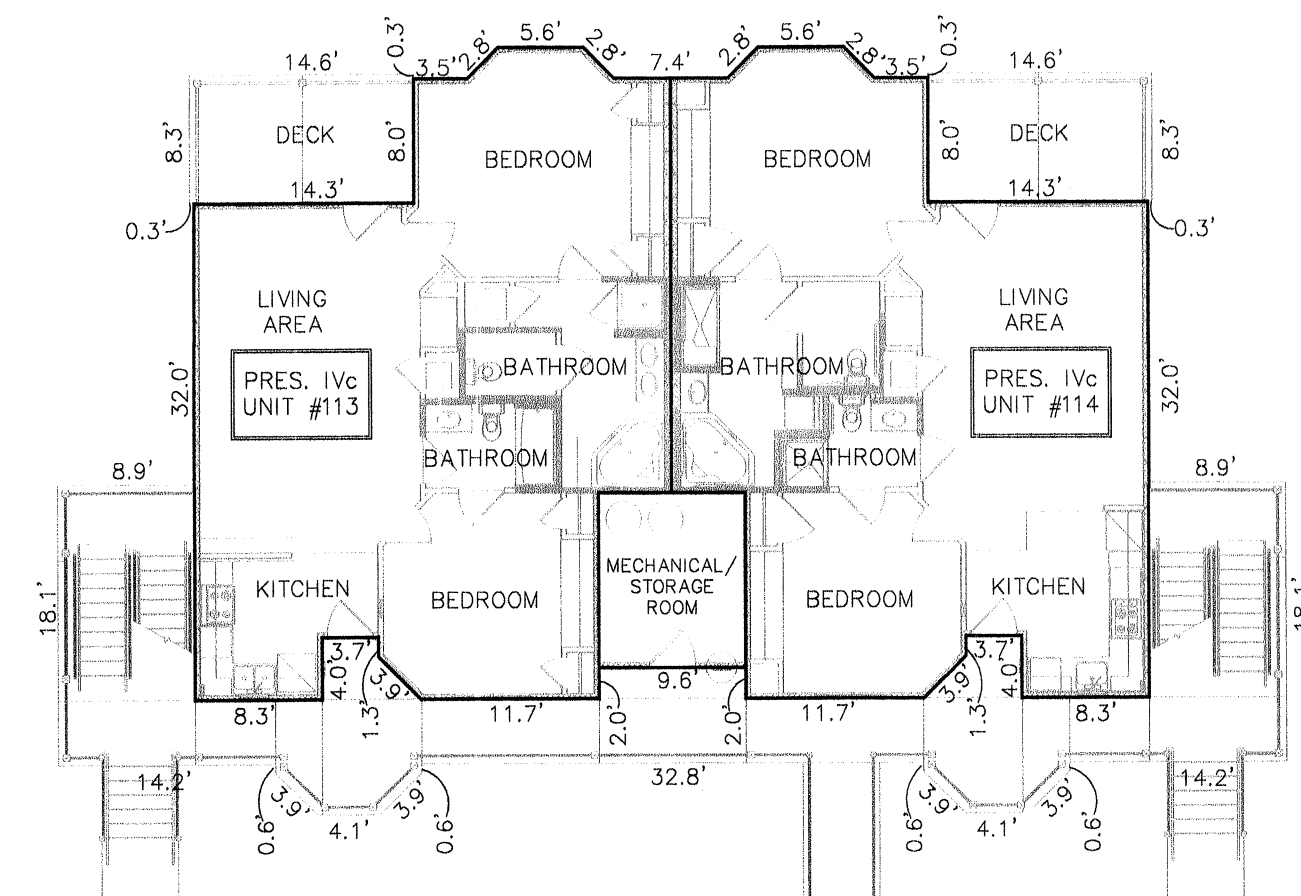
2 PRESIDENTS IVc - 6 PLEX
BLDG. 7 SECOND FLOOR PLAN



2 PRESIDENTS IVc - 6 PLEX
BLDG. 6 SECOND FLOOR PLAN



1 PRESIDENTS IVc - 6 PLEX
BLDG. 7 FIRST FLOOR PLAN



1 PRESIDENTS IVc - 6 PLEX
BLDG. 6 FIRST FLOOR PLAN

LEGEND

PHASE NUMBER	BUILD OUT UNITS
1	1 CLUB HOUSE
2	48 UNITS
3	72 UNITS
4	16 UNITS

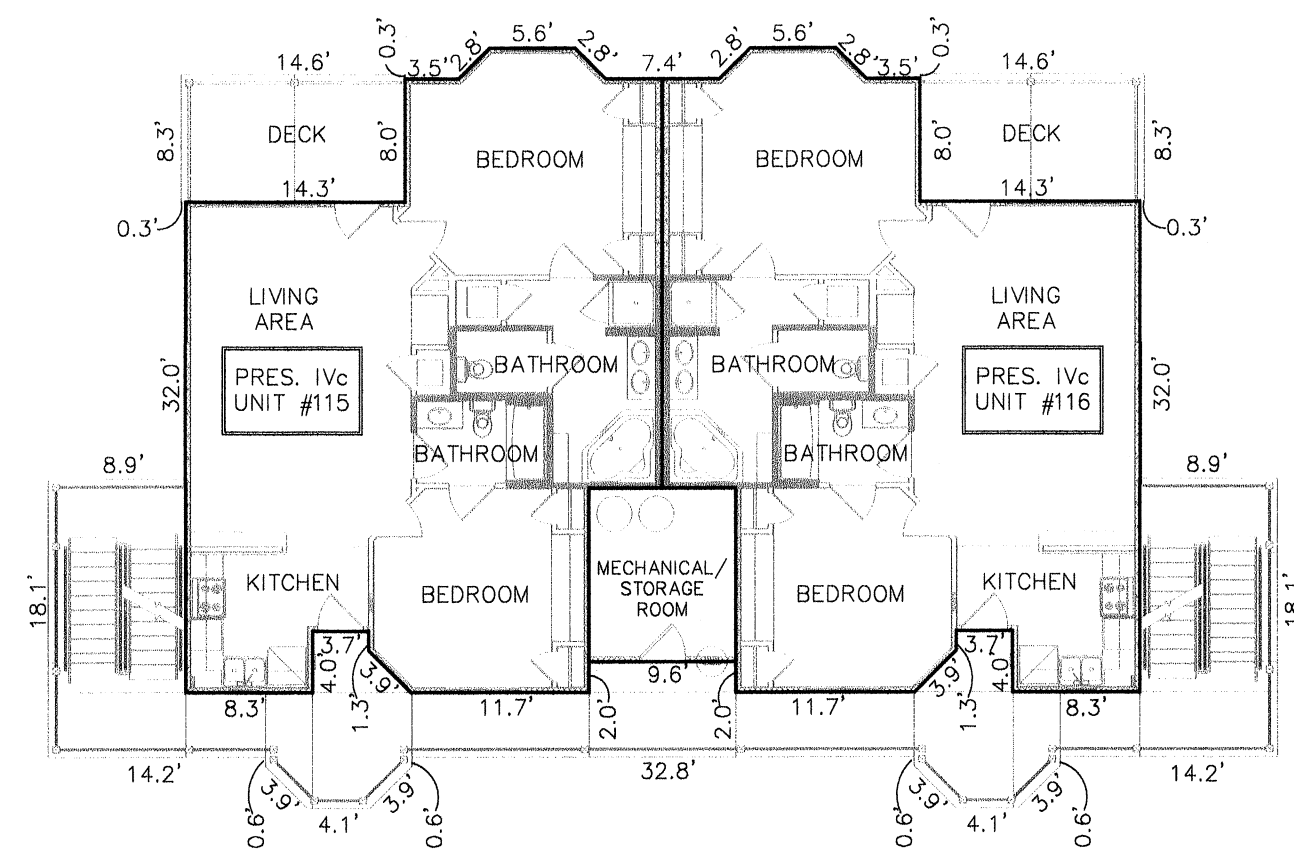
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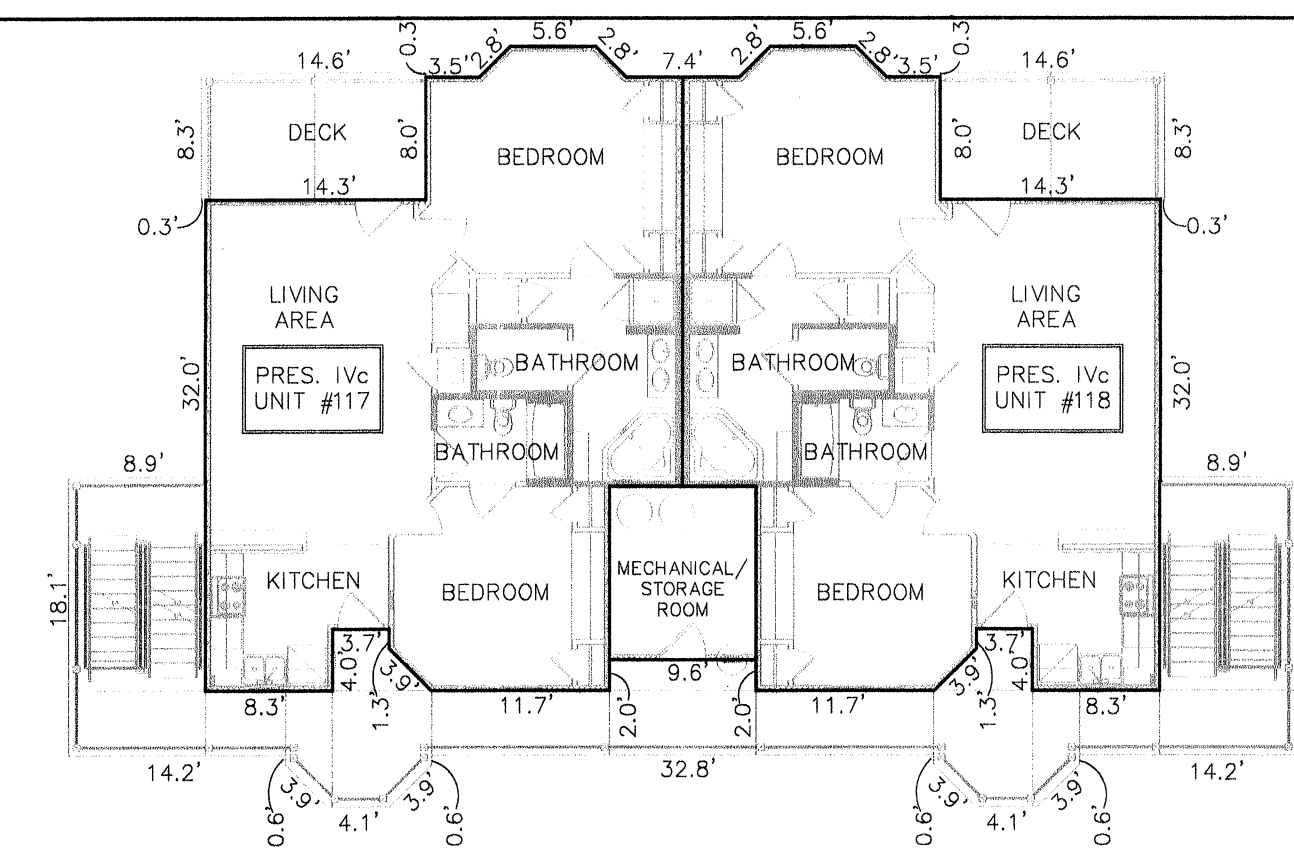
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THE RIDGE AT WINTER PARK CONDOMINIUM
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COUNTY OF GRAND, STATE OF COLORADO
CONVEYANCE TO THE SUBDIVIDER RECORDED AT RECEPTION NO. 2007012206

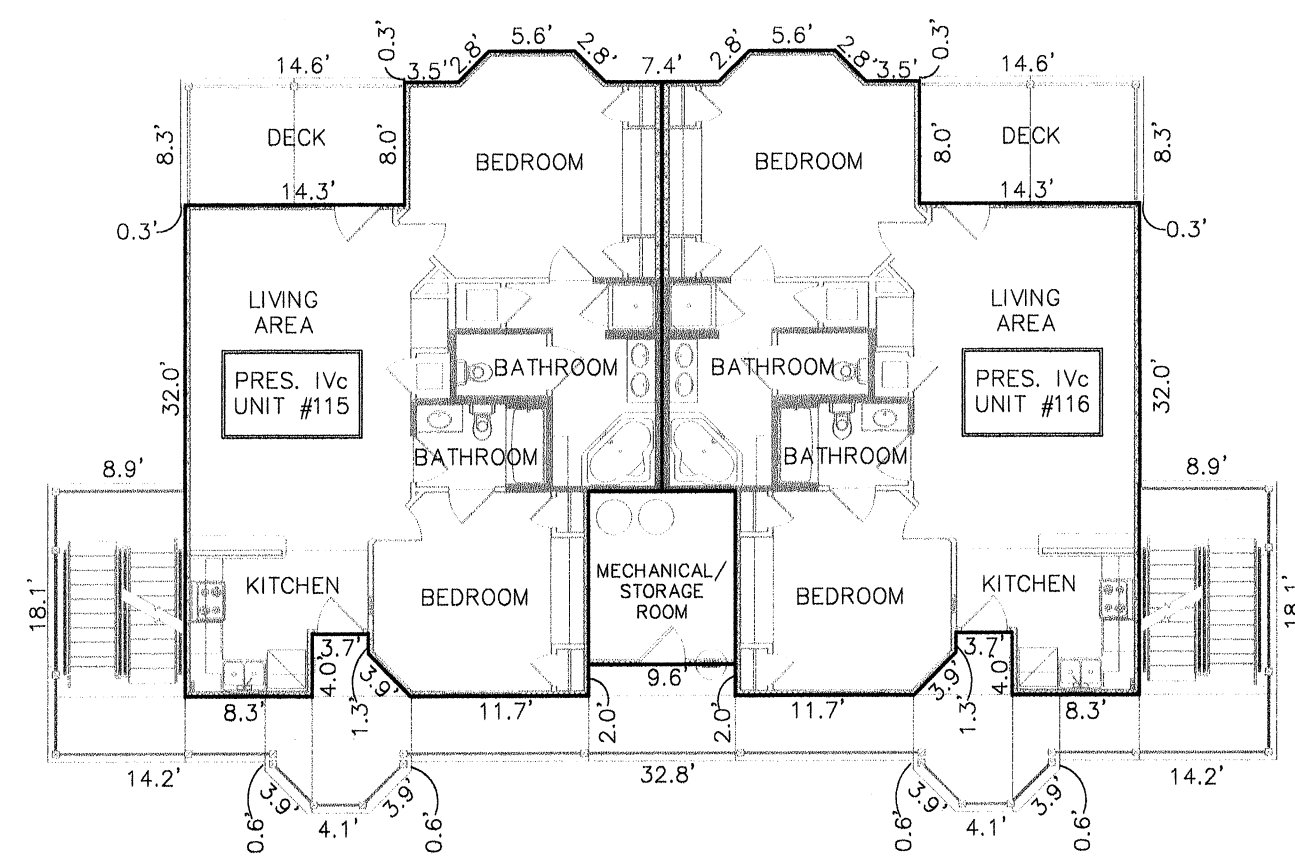
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JOB #	DATE: OCTOBER 9, 2006
SHEET 9 OF 13	REV: NOVEMBER 1, 2007



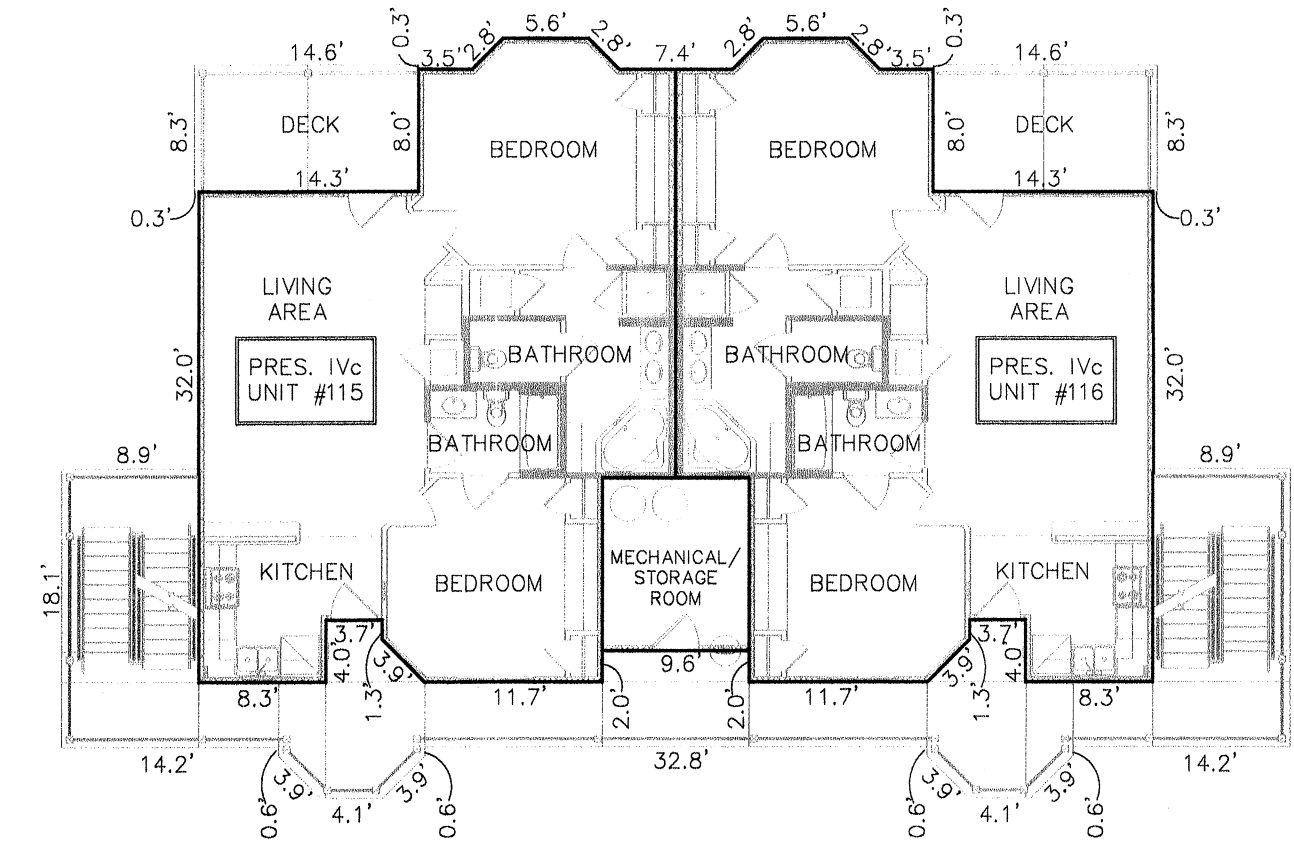
3 PRESIDENTS IVc – 6 PLEX
BLDG. 9 THIRD FLOOR PLAN



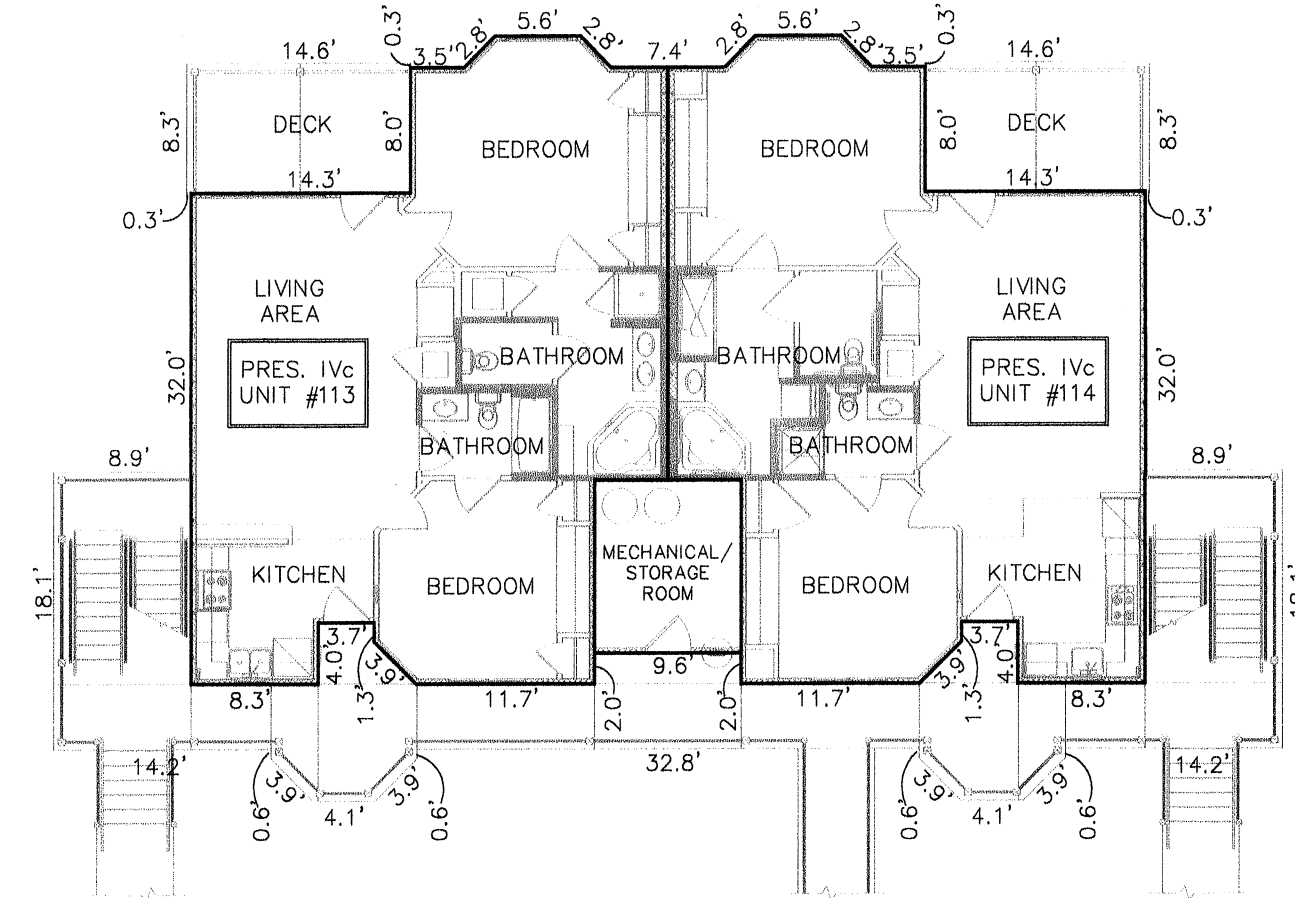
3 PRESIDENTS IVc – 6 PLEX
BLDG. 8 THIRD FLOOR PLAN



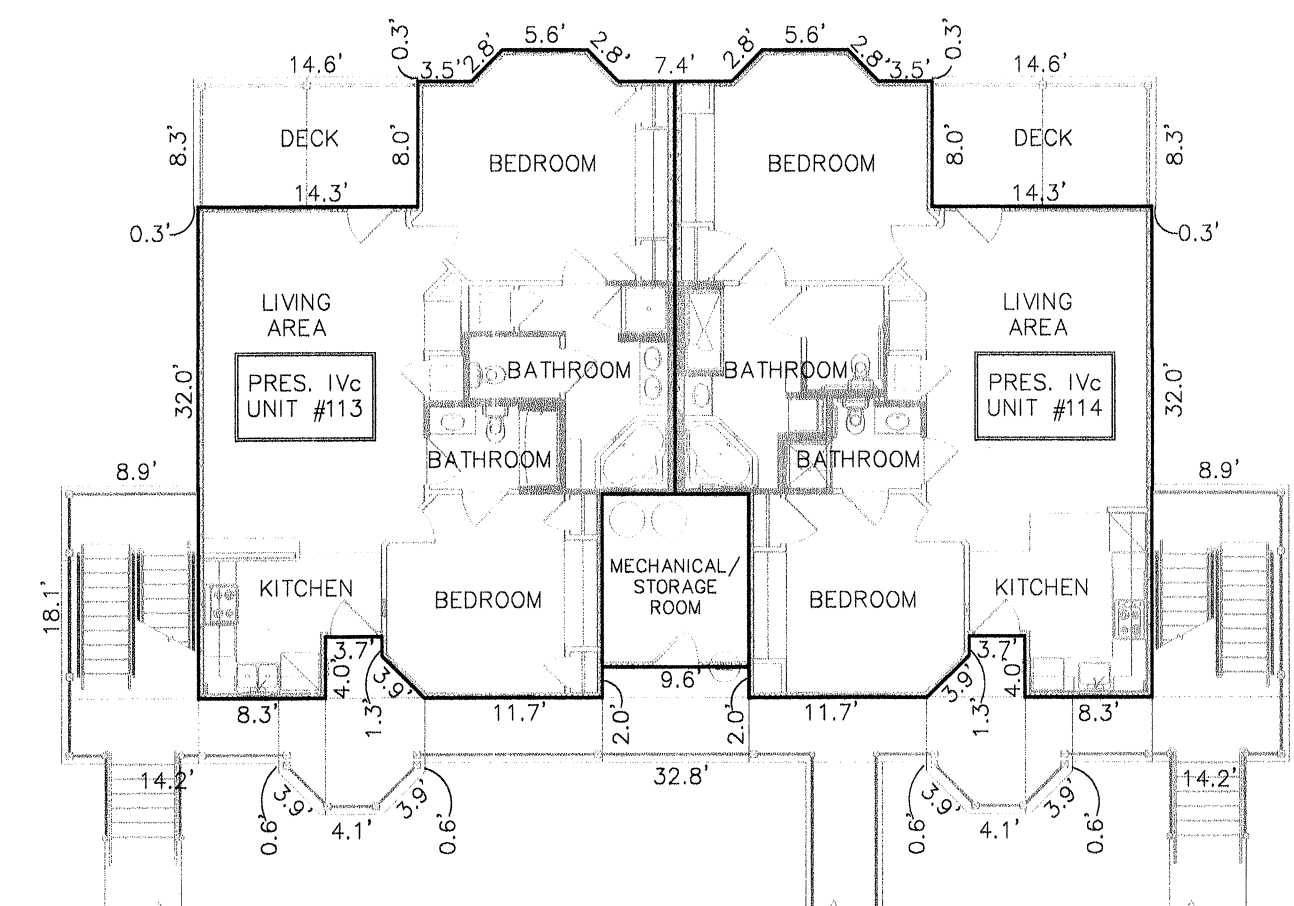
2 PRESIDENTS IVc – 6 PLEX
BLDG. 9 SECOND FLOOR PLAN



2 PRESIDENTS IVc – 6 PLEX
BLDG. 8 SECOND FLOOR PLAN



1 PRESIDENTS IVc – 6 PLEX
BLDG. 9 FIRST FLOOR PLAN



1 PRESIDENTS IVc – 6 PLEX
BLDG. 8 FIRST FLOOR PLAN

LEGEND

PHASE NUMBER	BUILD OUT UNITS
1	1 CLUB HOUSE
2	48 UNITS
3	72 UNITS
4	16 UNITS

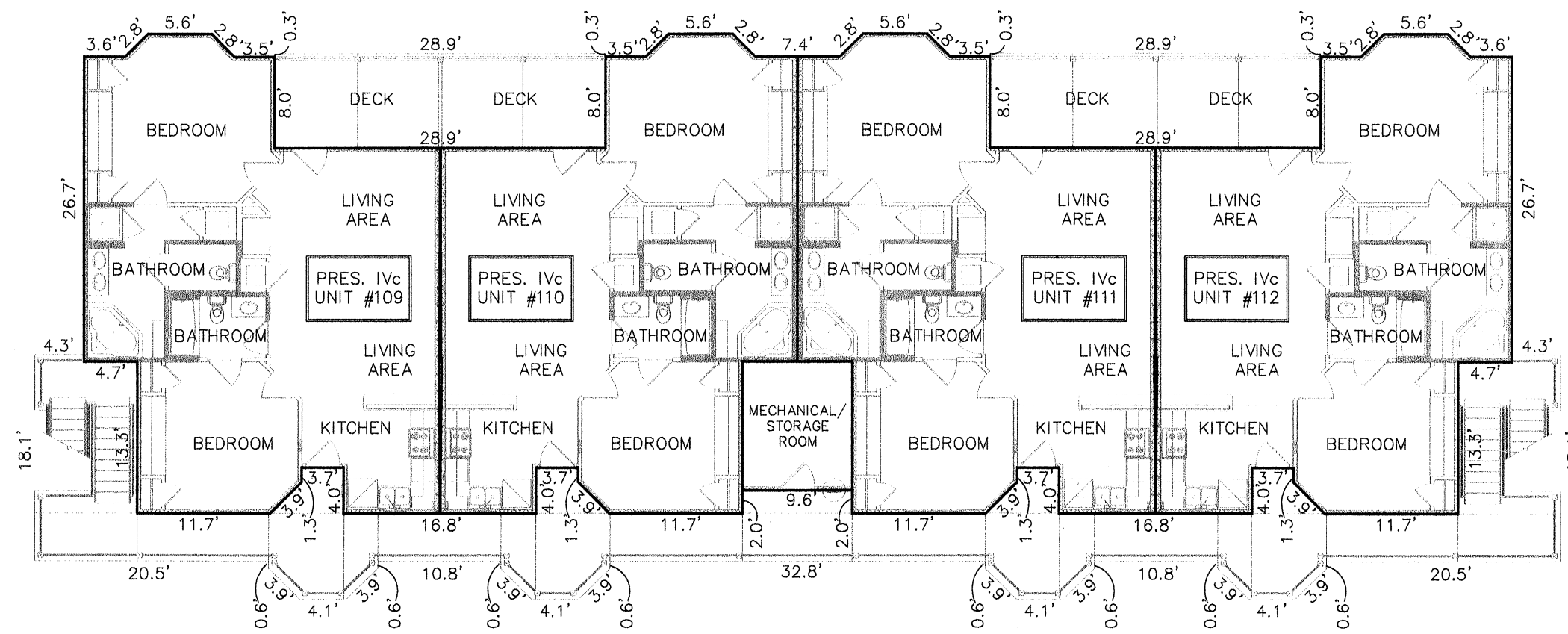
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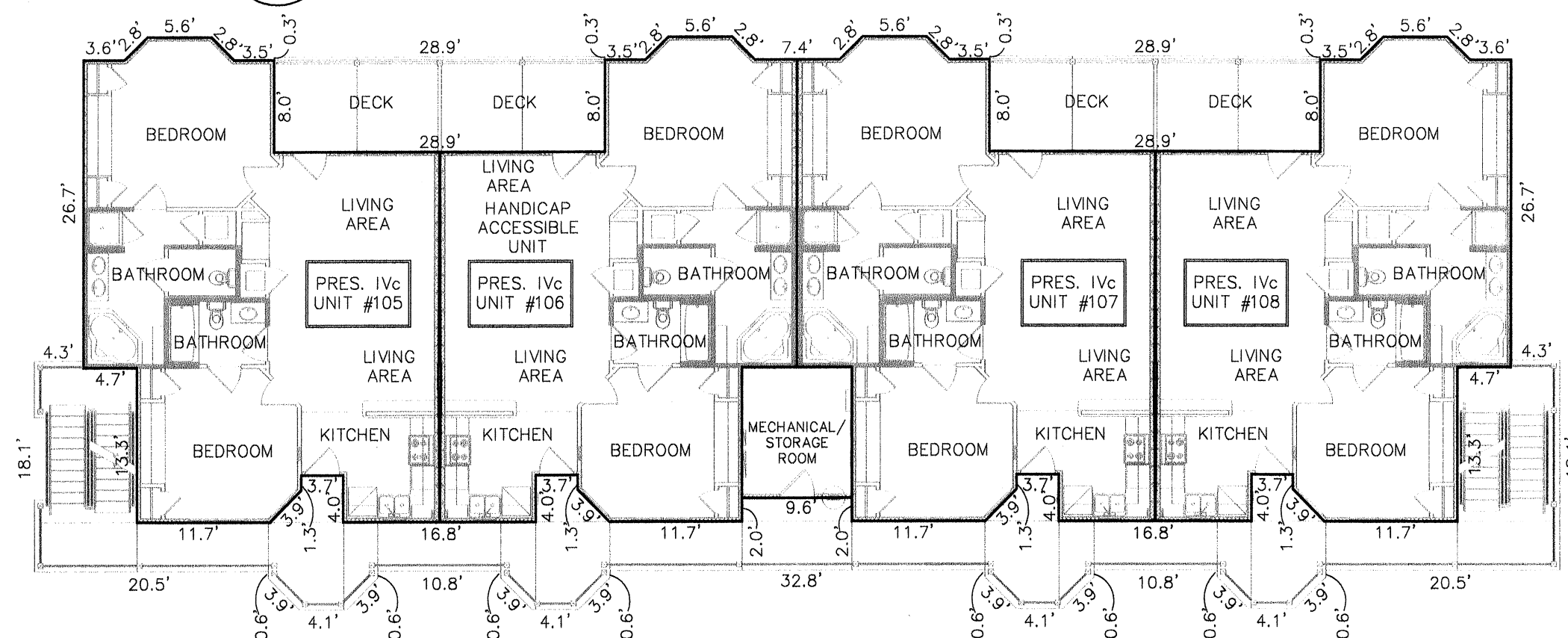
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COUNTY OF GRAND, STATE OF COLORADO
CONVEYANCE TO THE SUBDIVIDER RECORDED AT RECEPTION No.2007012206

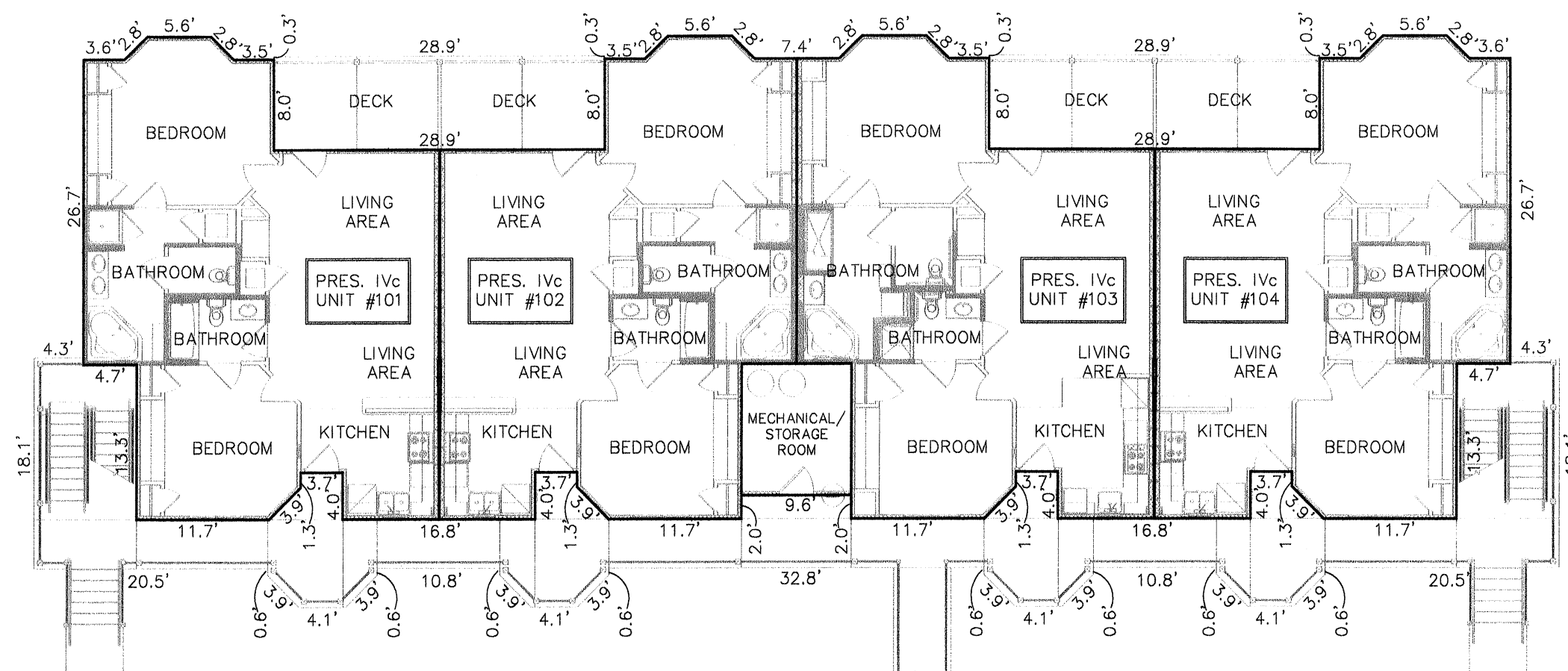
DRAWN BY: P.N.	
APPROVED BY:	
JOB #	DATE: OCTOBER 9, 2006
SHEET 10 OF 13	REV: NOVEMBER 1, 2007



3 PRESIDENTS IVc - 12 PLEX
BLDG. 11 THIRD FLOOR PLAN



2 PRESIDENTS IVc - 12 PLEX
BLDG. 11 SECOND FLOOR PLAN

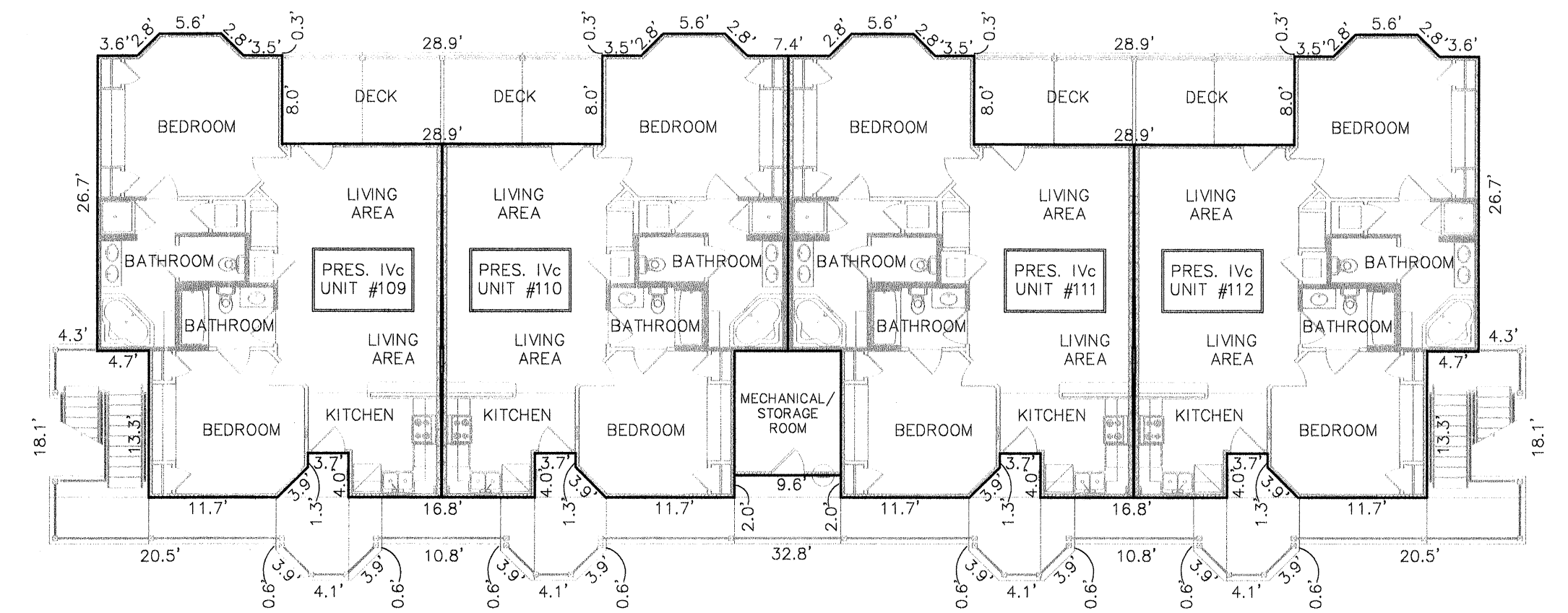


1 PRESIDENTS IVc - 12 PLEX
BLDG. 11 FIRST FLOOR PLAN

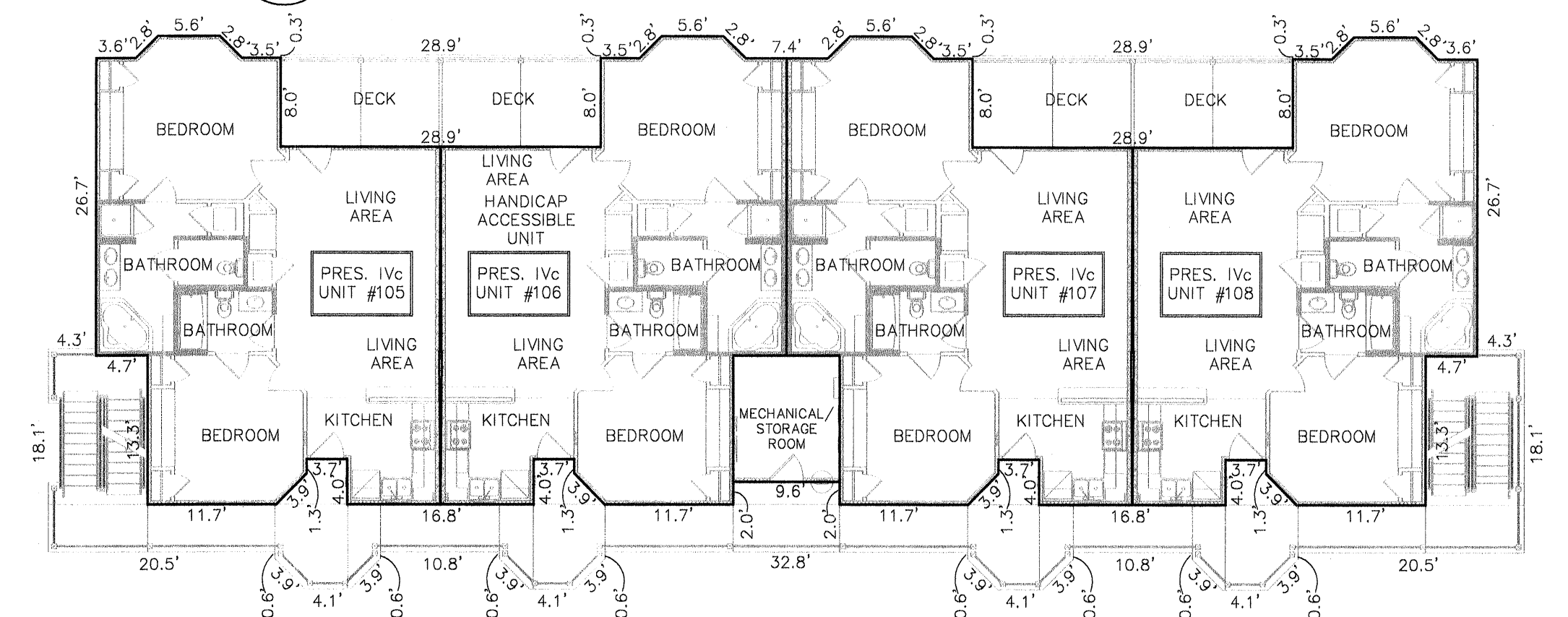
LEGEND

PHASE NUMBER	BUILD OUT UNITS
1	1 CLUB HOUSE
2	48 UNITS
3	72 UNITS
4	16 UNITS

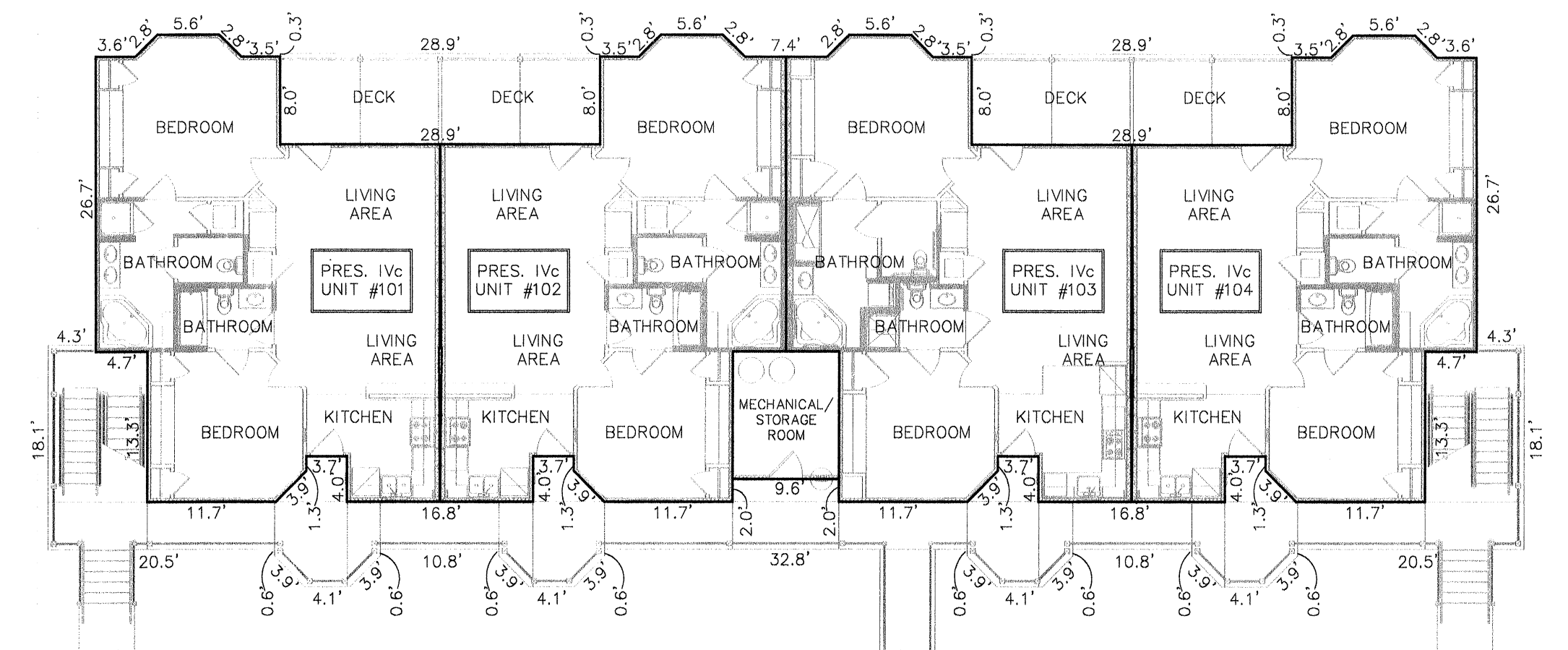
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3 PRESIDENTS IVc - 12 PLEX
BLDG. 10 THIRD FLOOR PLAN



2 PRESIDENTS IVc - 12 PLEX
BLDG. 10 SECOND FLOOR PLAN

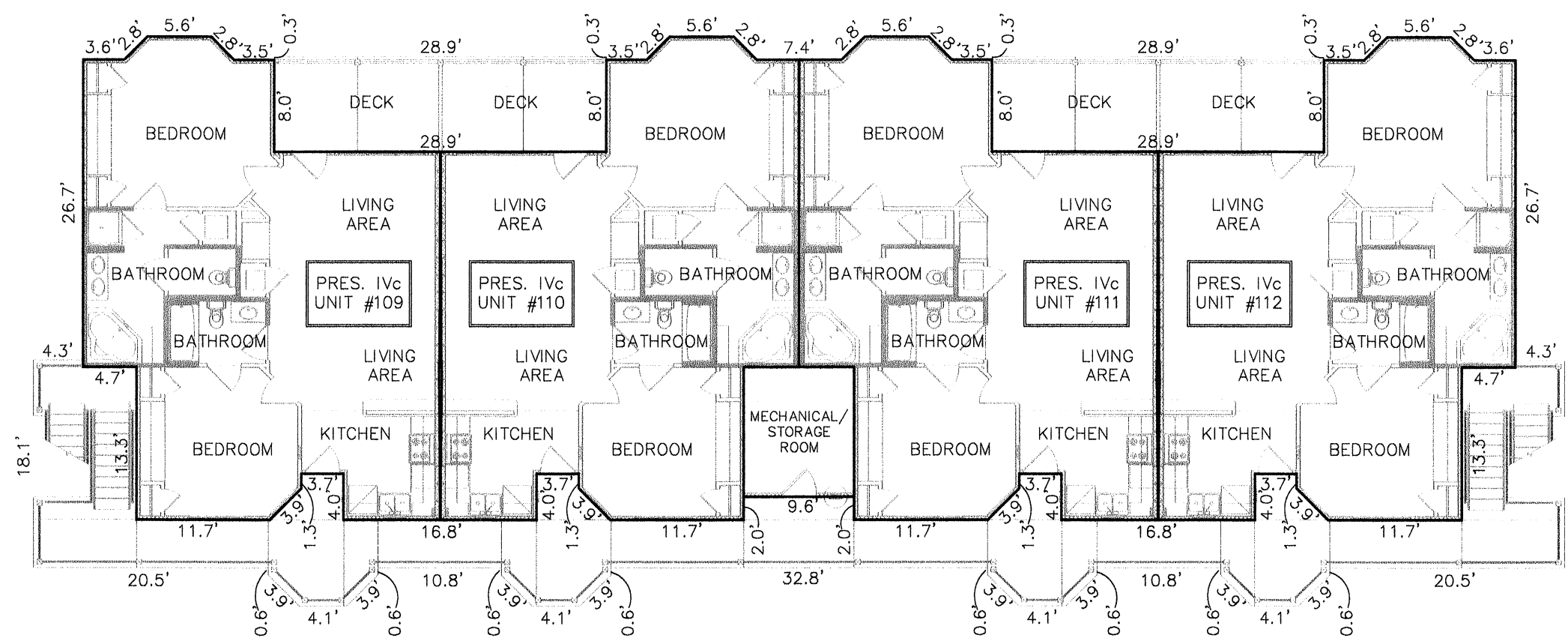


1 PRESIDENTS IVc - 12 PLEX
BLDG. 10 FIRST FLOOR PLAN

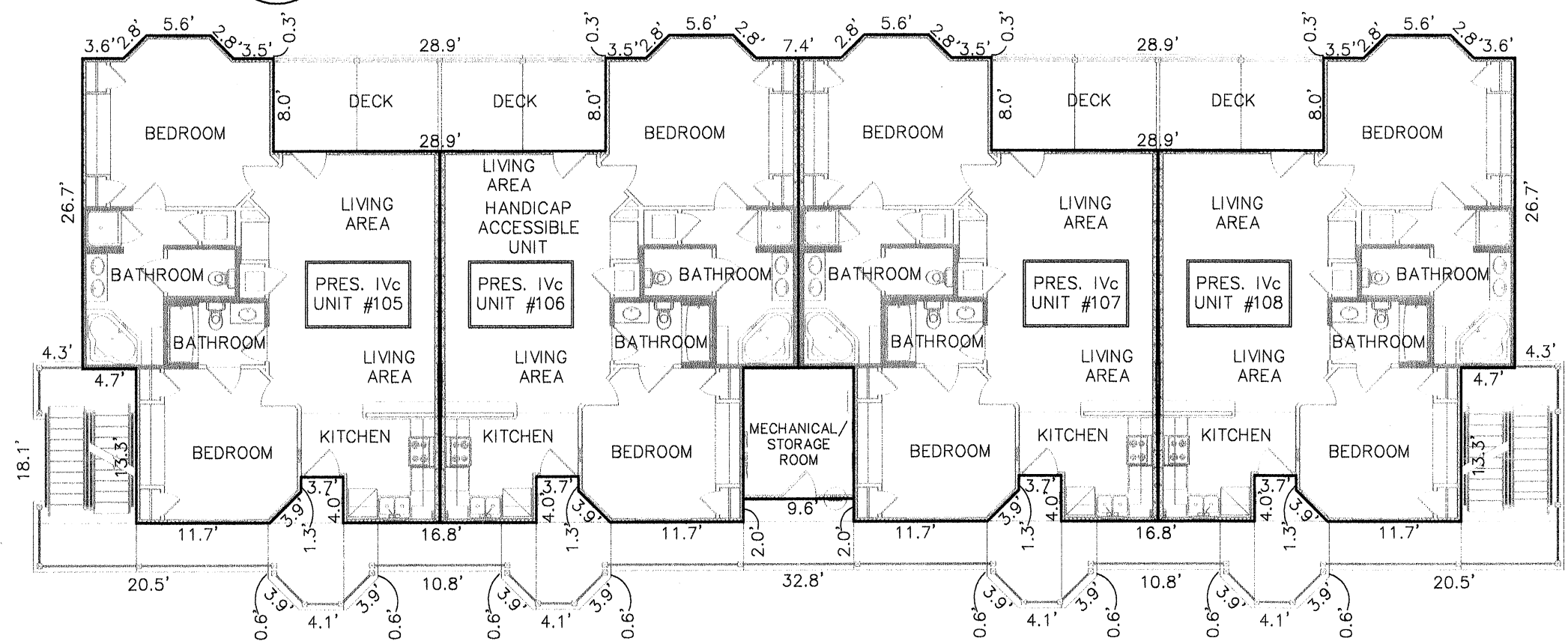


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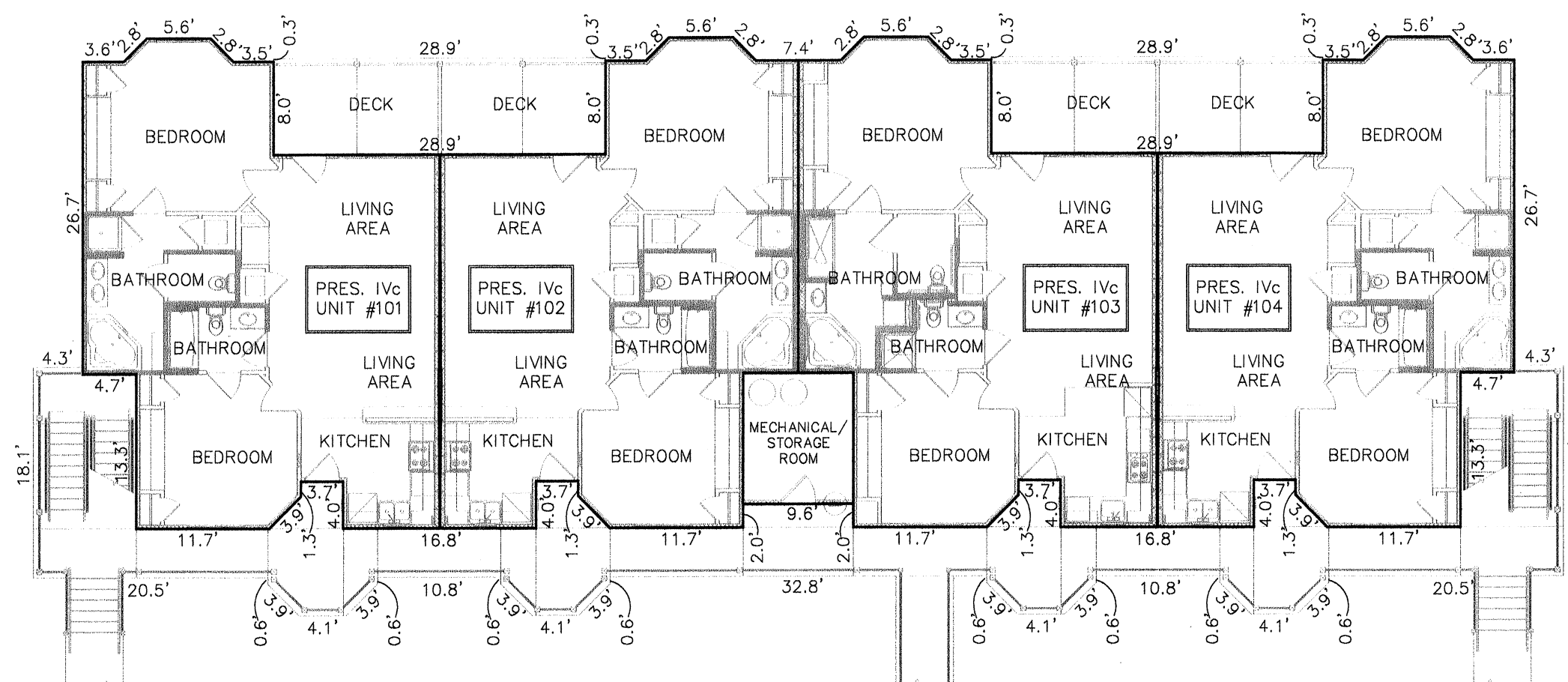
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DRAWN BY: P.N.	
APPROVED BY:	
JOB #	DATE: OCTOBER 9, 2006
SHEET 11 OF 13	REV: NOVEMBER 1, 2007



3 PRESIDENTS IVc - 12 PLEX
BLDG. 13 THIRD FLOOR PLAN



2 PRESIDENTS IVc - 12 PLEX
BLDG. 13 SECOND FLOOR PLAN

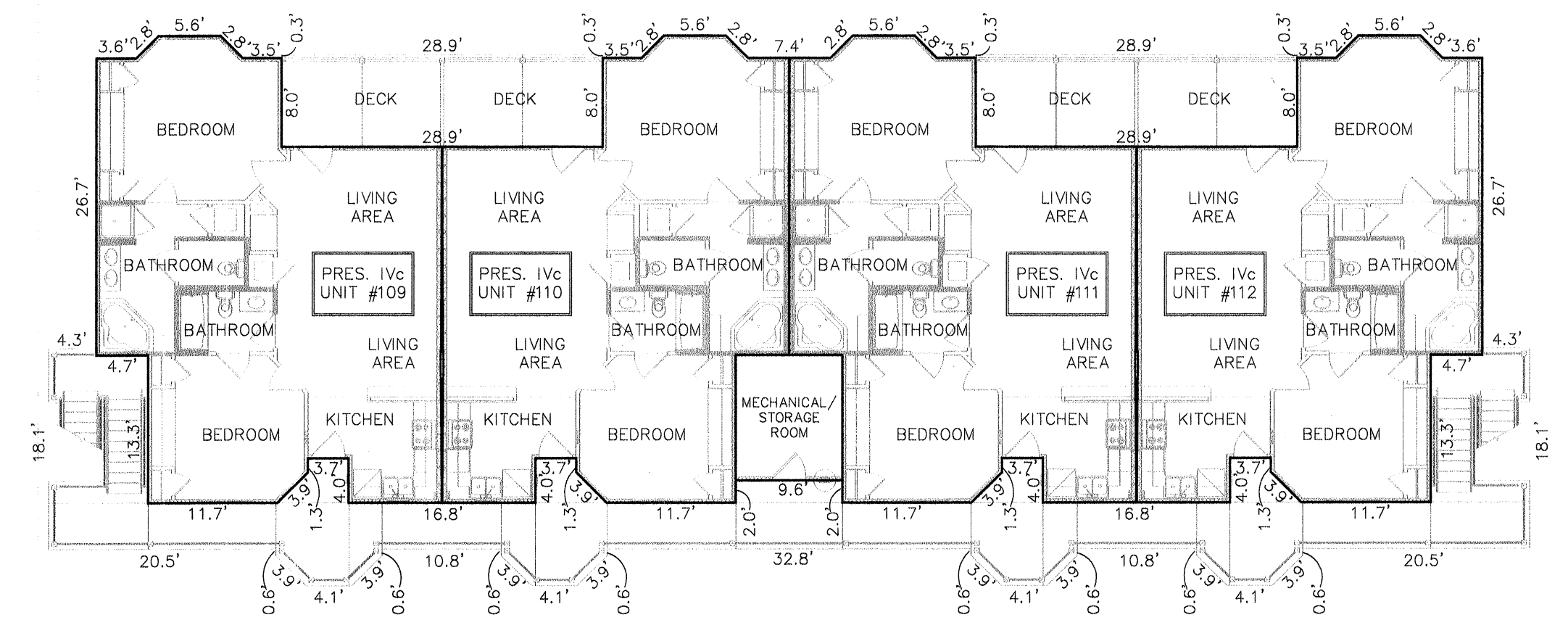


1 PRESIDENTS IVc - 12 PLEX
BLDG. 13 FIRST FLOOR PLAN

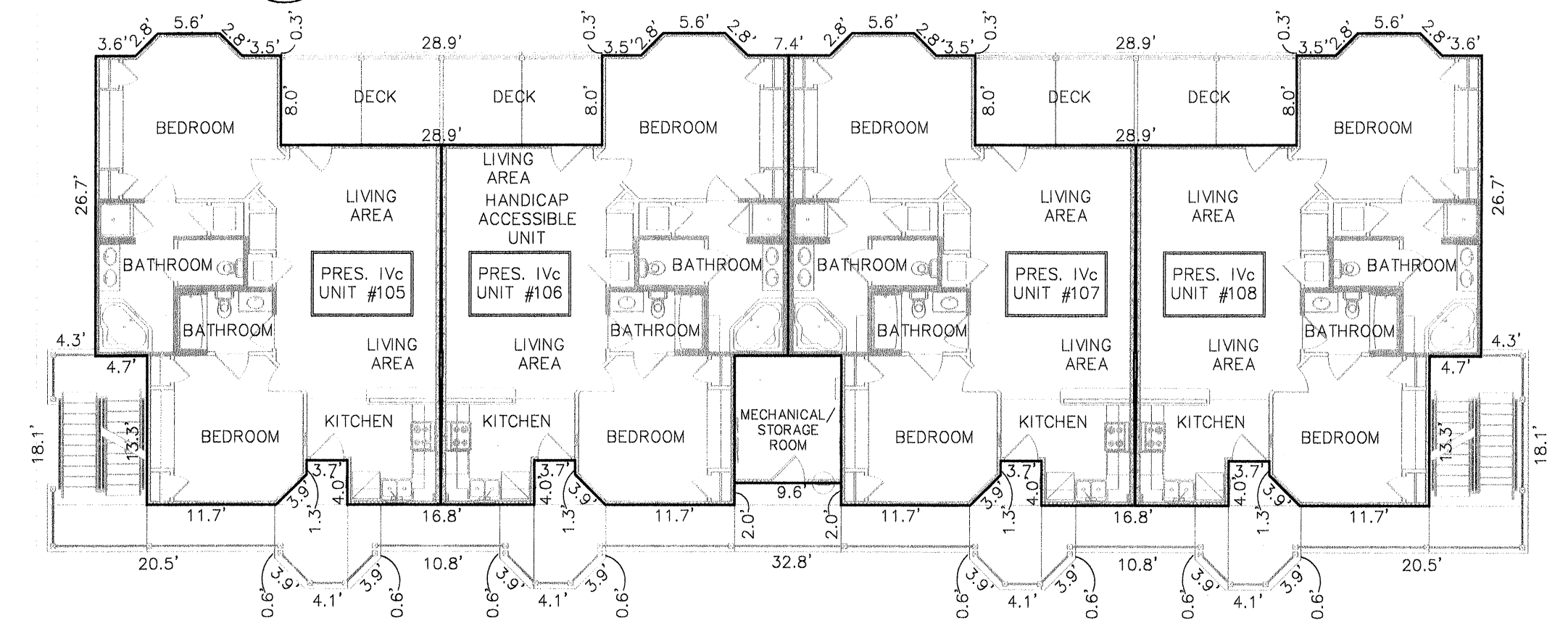
LEGEND

PHASE NUMBER	BUILD OUT UNITS
1	1 CLUB HOUSE
2	48 UNITS
3	72 UNITS
4	16 UNITS

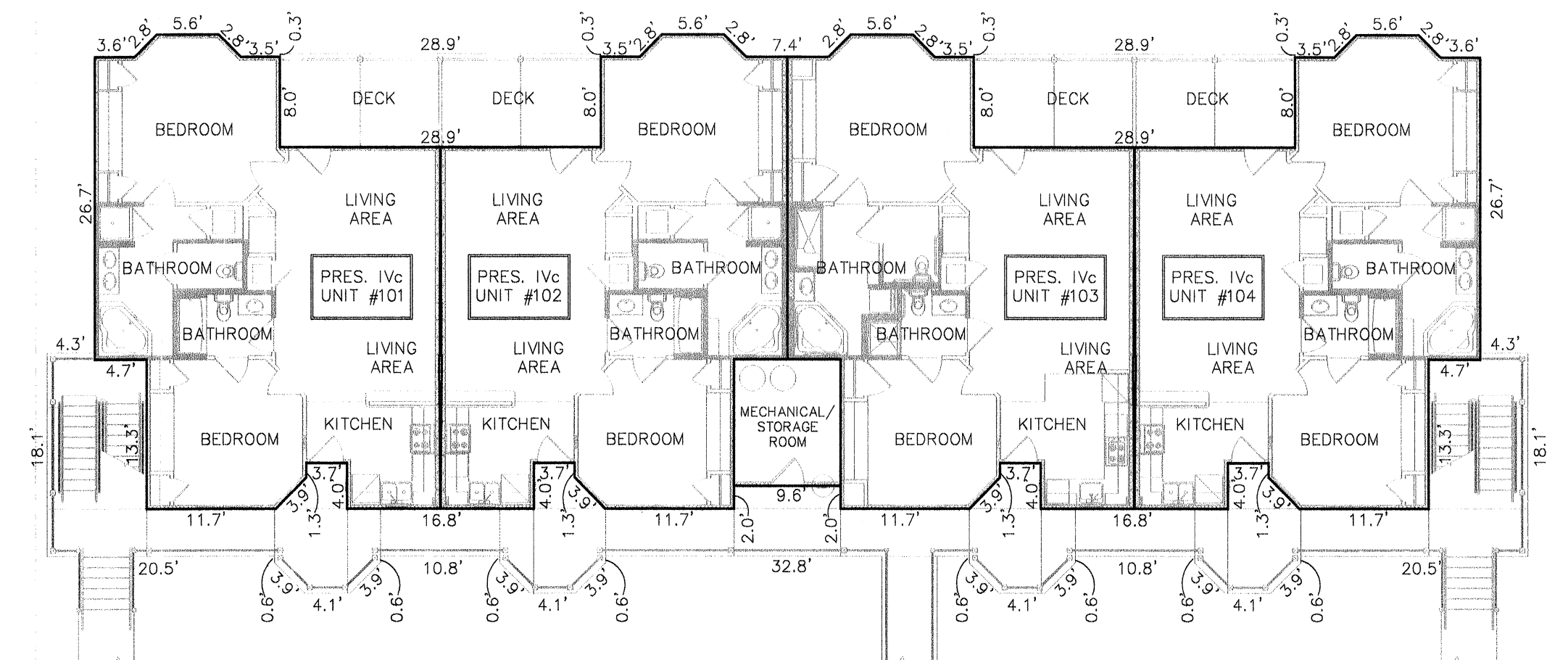
NOTICE: According to Colorado law, you MUST commence any legal action based upon any defect in this survey within three years after you first discover such defect, in no event, may any legal action based upon any defect in this survey be commenced more than ten years from the date of certification shown herein.



3 PRESIDENTS IVc - 12 PLEX
BLDG. 12 THIRD FLOOR PLAN



2 PRESIDENTS IVc - 12 PLEX
BLDG. 12 SECOND FLOOR PLAN



1 PRESIDENTS IVc - 12 PLEX
BLDG. 12 FIRST FLOOR PLAN



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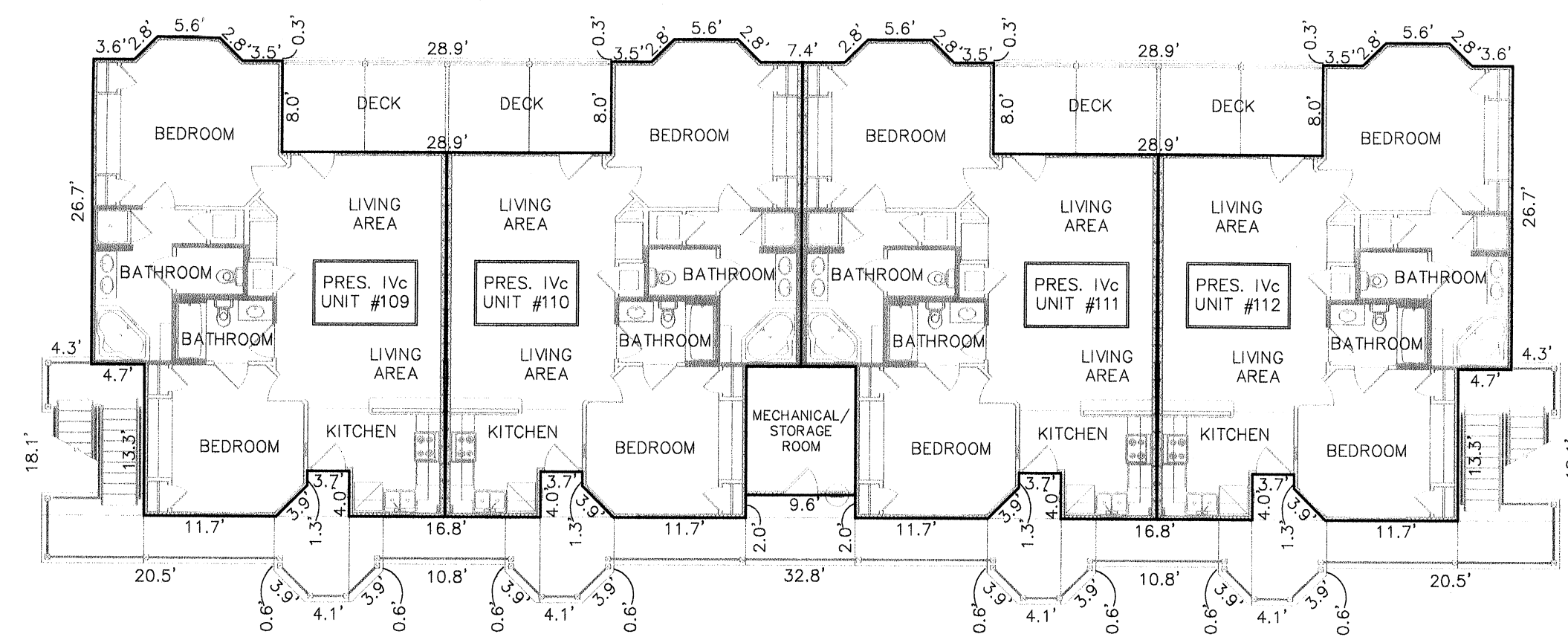
THE RIDGE AT WINTER PARK CONDOMINIUM
A RESUBDIVISION OF TRACTS D, E, F AND G,
THE SUMMIT AT WINTER PARK RANCH, RECORDED AT RECEPTION NO. 197823
LOCATED IN THE NW 1/4 OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 78 WEST
COUNTY OF GRAND, STATE OF COLORADO
CONVEYANCE TO THE SUBDIVIDER RECORDED AT RECEPTION NO. 2007012208

DRAWN BY: P.N.

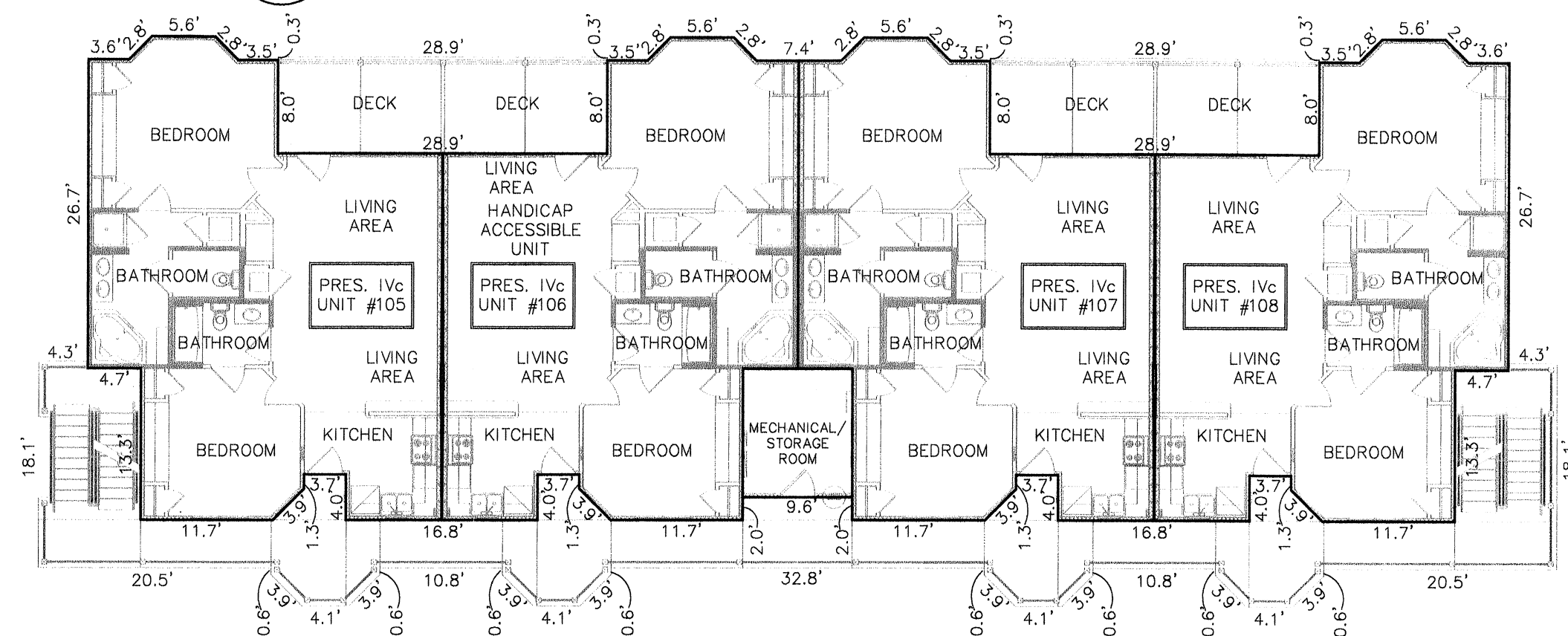
APPROVED BY:

JOB # DATE: OCTOBER 9, 2006

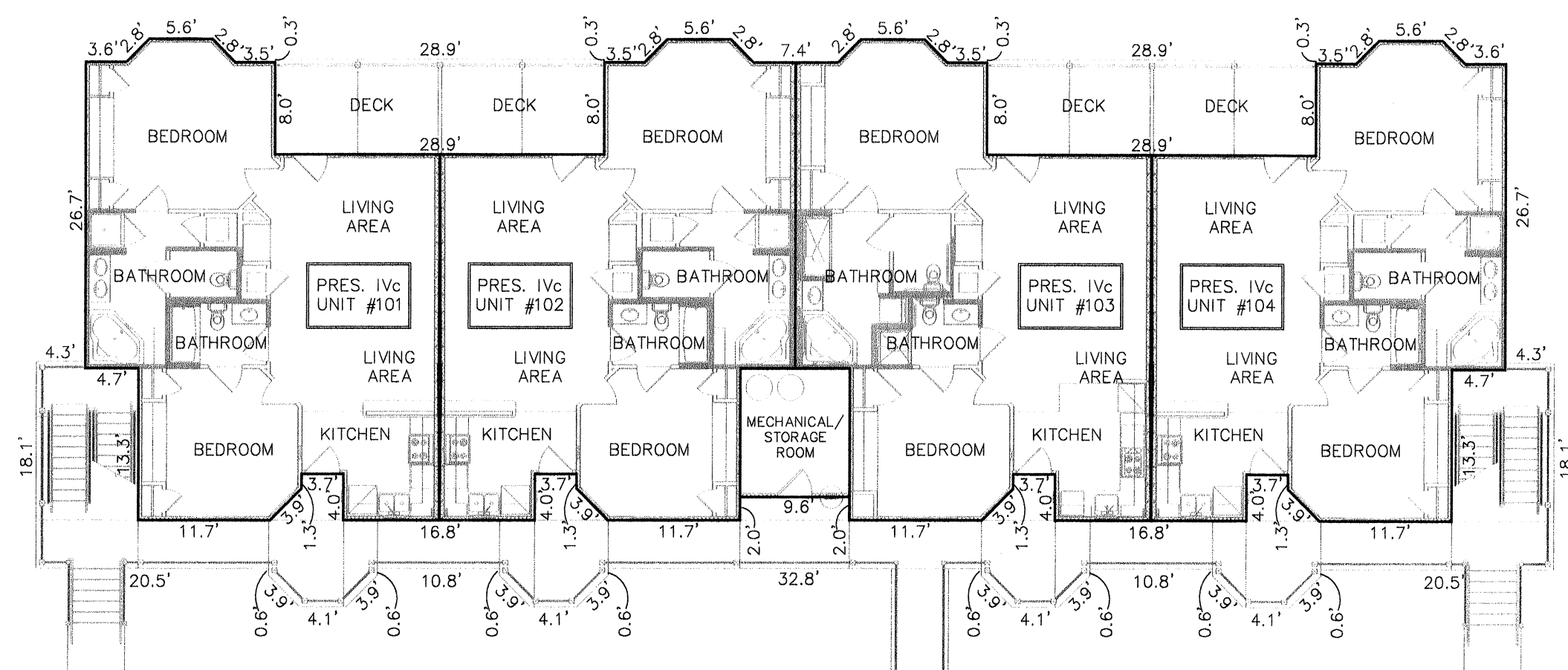
SHEET 12 OF 13 REV: NOVEMBER 1, 2007



3 PRESIDENTS IVc - 12 PLEX
BLDG. 15 THIRD FLOOR PLAN



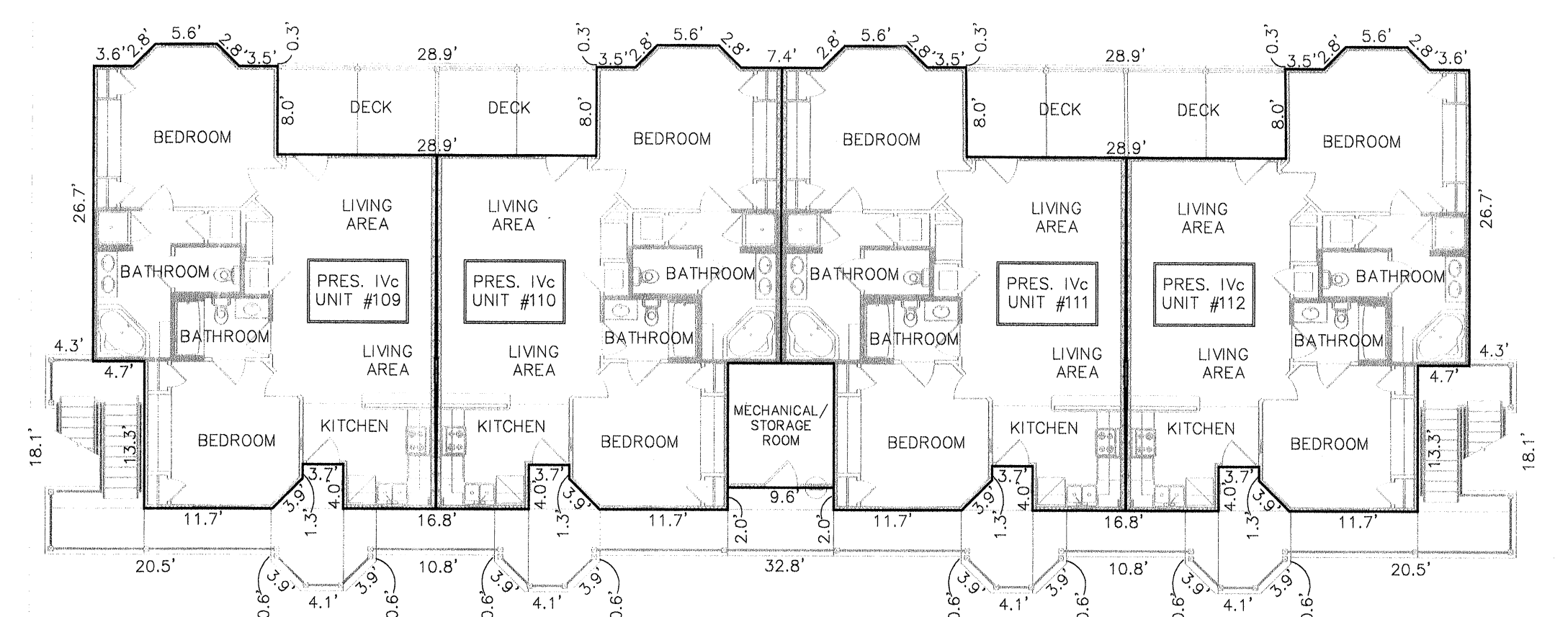
2 PRESIDENTS IVc - 12 PLEX
BLDG. 15 SECOND FLOOR PLAN



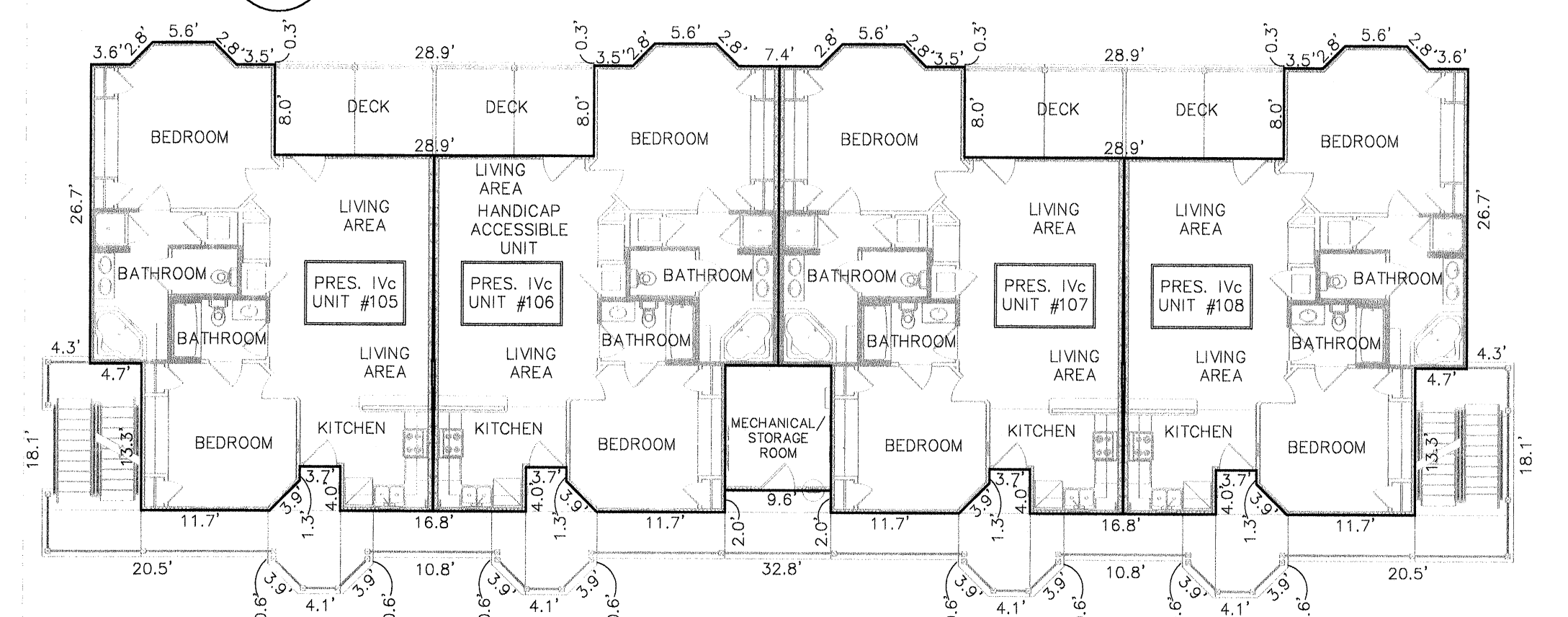
1 PRESIDENTS IVc - 12 PLEX
BLDG. 15 FIRST FLOOR PLAN

LEGEND

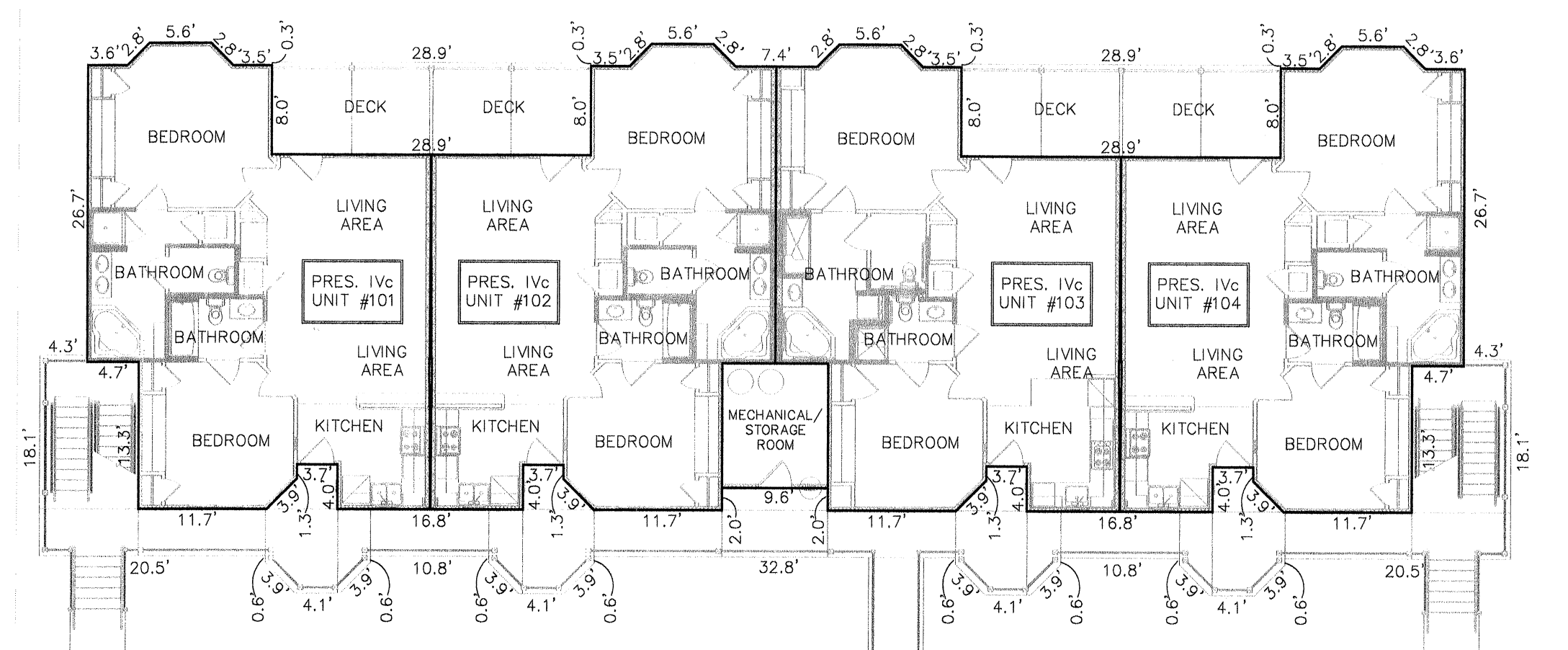
PHASE NUMBER	BUILD OUT UNITS
1	1 CLUB HOUSE
2	48 UNITS
3	72 UNITS
4	16 UNITS



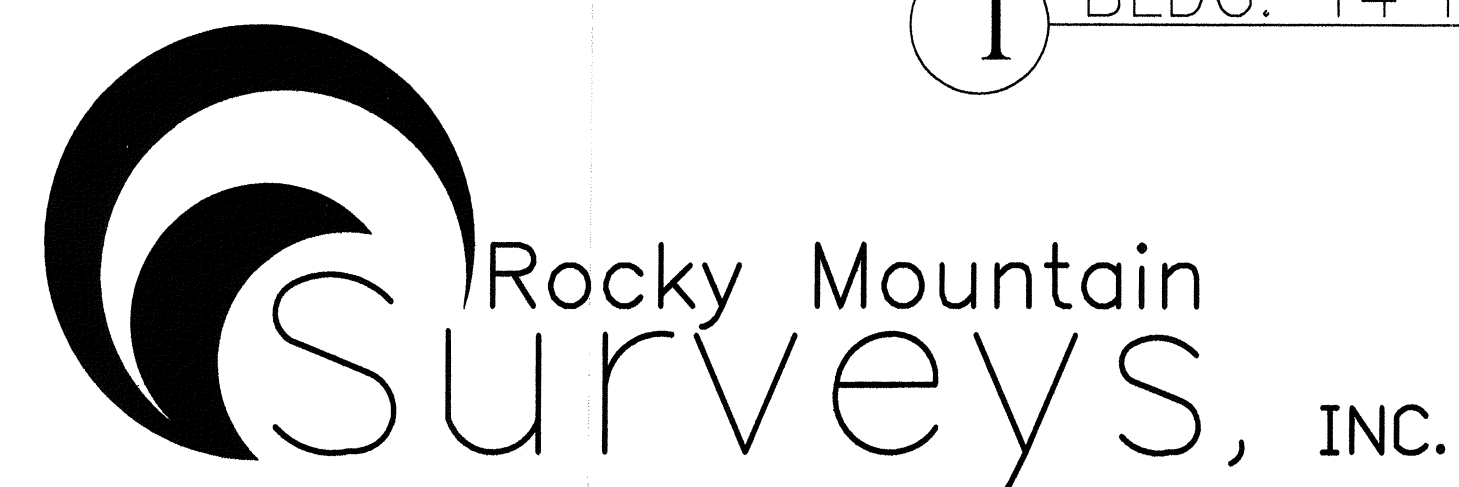
3 PRESIDENTS IVc - 12 PLEX
BLDG. 14 THIRD FLOOR PLAN



2 PRESIDENTS IVc - 12 PLEX
BLDG. 14 SECOND FLOOR PLAN



1 PRESIDENTS IVc - 12 PLEX
BLDG. 14 FIRST FLOOR PLAN



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THE RIDGE AT WINTER PARK CONDOMINIUM A RESUBDIVISION OF TRACTS D, E, F AND G THE SUMMIT AT WINTER PARK RANCH RECORDED AT RECEPTION NO. 197823 LOCATED IN THE NW 1/4 OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 76 WEST OF THE 6TH P.M. COUNTY OF GRAND, STATE OF COLORADO CONVEYANCE TO THE SUBDIVISION RECORDED AT RECEPTION NO. 2007012208	
DRAWN BY: P.N.	
APPROVED BY:	
JOB #	DATE: OCTOBER 9, 2006
SHEET 13 OF 13	REV: NOVEMBER 1, 2007

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