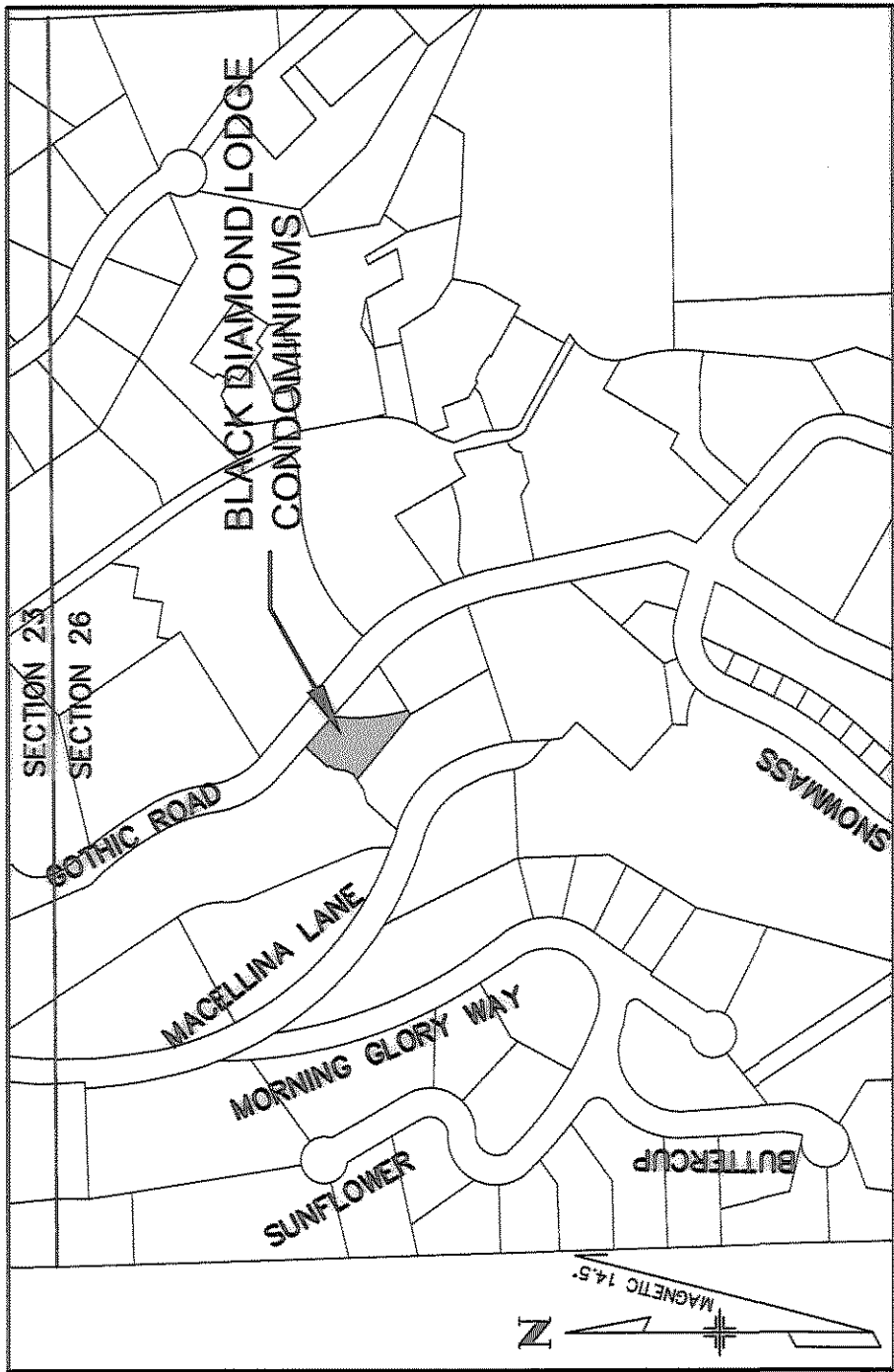
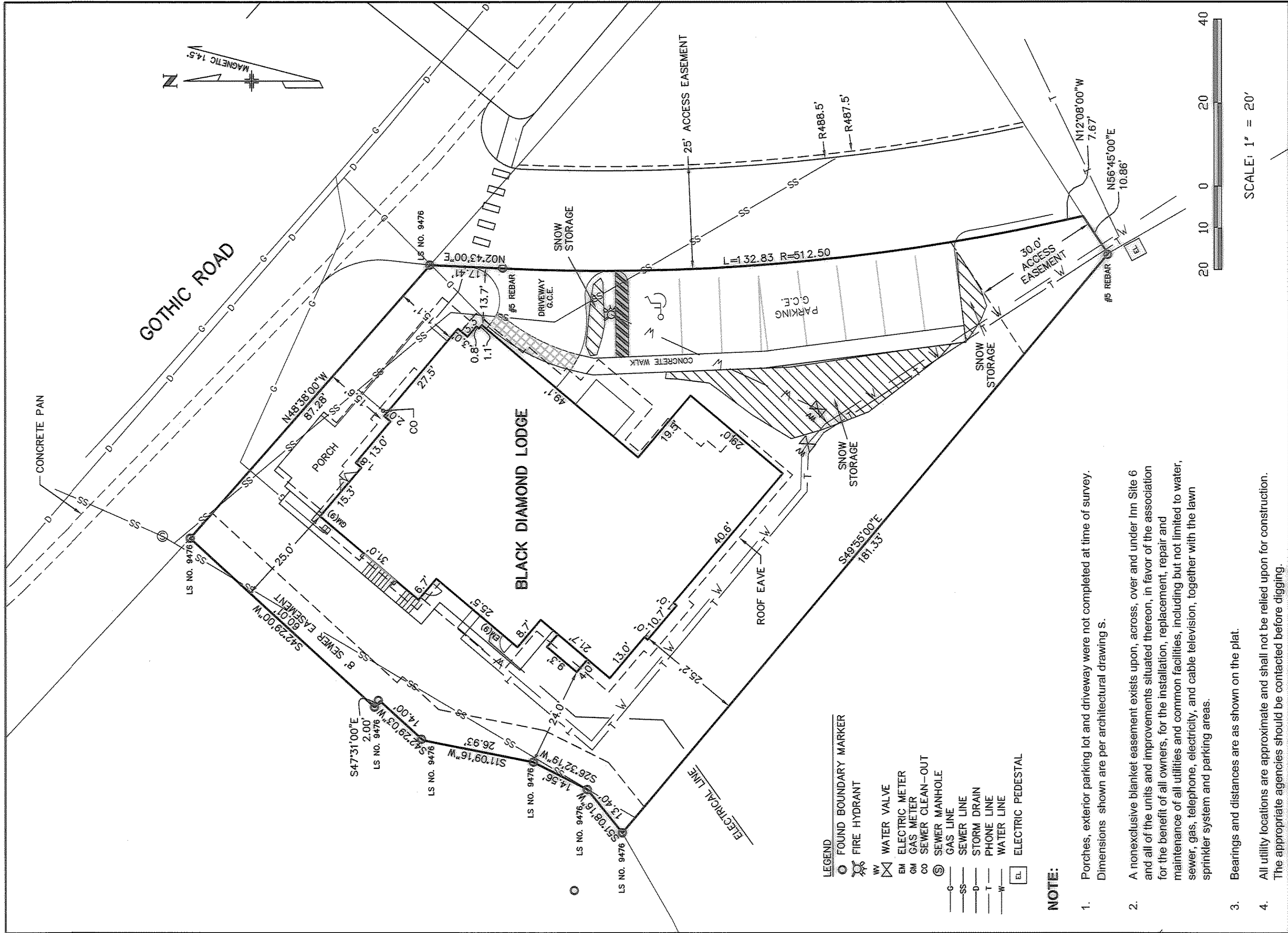




PLAT OF
BLACK DIAMOND LODGE CONDOMINIUMS
LOT 1, THE GARDENS SUBDIVISION
TOWN OF MT. CRESTED BUTTE
NW1/4 NE1/4 SECTION 26
TOWNSHIP 13 SOUTH, RANGE 86 WEST, 6th PRINCIPAL MERIDIAN
GUNNISON COUNTY, COLORADO



NOTES:

1. BASIS OF BEARING- S49°55'00"E between found boundary marker, Ls No. 9476, located at the west corner of Lot 1 and found monument, #5 rebar, located at the south corner of Lot 1.
2. According to Colorado law, you must commence 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 on any defect in this survey be commenced more than ten years from the date of the surveyor's certificate shown hereon.

ATTORNEY'S OPINION

- I, James H. Starr, 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 herein dedicated and shown upon this plat and that title to such lands is in the dedicator free and clear of all liens, taxes and encumbrances, except as follows:
1. Reservations and exceptions as set forth in United States Patent recorded May 28, 1906 in Book 101 at Page 373.
 2. Easements by Richard S. Ellis in Deed recorded April 3, 1970 in Book 417 at page 99.
 3. Easement for a powerline as shown by maps of Crested Butte Water and Sanitation District filed July 12, 1977 bearing Reception No. 271173 and Reception No. 271174.
 4. Restrictive Covenant recorded May 3, 1977 in Book 501 at Page 571.
 5. Terms, conditions, and easement as set forth in Warranty Deed recorded May 24, 1983 in Book 592 at Page 970, in Special Warranty Deed recorded January 12, 1987 in Book 639 at Page 297, and in Warranty Deed recorded September 28, 1987 in Book 646 at Page 991.
 6. Covenants, conditions, notations, restrictions, easements and rights of way for utility and other purposes as reserved on the Plat of THE GARDENS SUBDIVISION recorded May 18, 1983 bearing Reception No. 374111.
 7. All easements, conditions, notations, restrictions, easements and rights of way for utility and other purposes as reserved on the Plat of THE GARDENS SUBDIVISION recorded May 18, 1983 bearing Reception No. 374111.
 8. Construction Deed of Trust for the benefit of Community Banks of Colorado recorded August 9, 2006 and bearing Reception No. 567832.
 9. Assignment of Rents for the benefit of Community Banks of Colorado recorded August 9, 2006 and bearing Reception No. 567833.
 10. Disburser's Notice recorded August 17, 2006 and bearing Reception No. 568091.
 11. UCC Financing Statement for the benefit of Community Banks of Colorado recorded August 17, 2006 and bearing Reception No. 568092.
 12. Assignment of Rents for the benefit of Community Banks of Colorado recorded September 6, 2007 and bearing Reception No. 578538.
 13. Assignment of Rents for the benefit of Community Banks of Colorado recorded September 6, 2007 and bearing Reception No. 578539.
 14. UCC Financing Statement for the benefit of Community Banks of Colorado recorded September 6, 2007 and bearing Reception No. 578541.
 15. Construction Deed of Trust for the benefit of Community Banks of Colorado recorded April 2, 2008 and bearing Reception No. 583080.
 16. Assignment of Rents for the benefit of Community Banks of Colorado recorded April 2, 2008 and bearing Reception No. 583083.
 17. UCC Financing Statement for the benefit of Community Banks of Colorado recorded April 2, 2008 and bearing Reception No. 583083.
 18. The lien for real property taxes for 2008 and subsequent years.
 19. Declaration of Covenants, Conditions, and Restrictions of Black Diamond Lodge Condominiums dated November 20, 2007 and recorded _____, 2008, bearing Reception No. 8573.

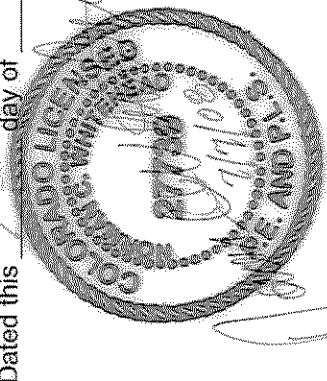
Dated this 9th day of July, A.D. 2008

James H. Starr
Attorney-At-Law
Surgine Court Registration No. 8573

LAND SURVEYOR'S CERTIFICATE

I, Norman C. Whitehead, being a registered land surveyor in the State of Colorado, do hereby certify that this condominium plat of BLACK DIAMOND LODGE CONDOMINIUMS, was made by me and under my supervision and is accurate to the best of my knowledge, that the improvements as constructed conform substantially to this plat, that this plat fully and accurately depicts the layout, measurements and location of the improvements on the real property, the condominium unit designations, and the dimensions of such units and the elevations of the unfinished floors and ceilings.

Dated this 7th day of July, 2008.



Norman C. Whitehead, P.E., P.L.S.
COLORADO LS NO. 27739

DEDICATION

Know all men by these presents: that JCS Development, LLC, a Colorado limited liability company, being the owner of the following described real property, hereby declares and executes this condominium plat of BLACK DIAMOND LODGE 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 platted as BLACK DIAMOND LODGE CONDOMINIUMS shown on this plat is:

Lot 1, THE GARDENS SUBDIVISION, according to the Plat recorded May 18, 1983 bearing Reception No. 374111, Town of Mt. Crested Butte, County of Gunnison, State of Colorado.

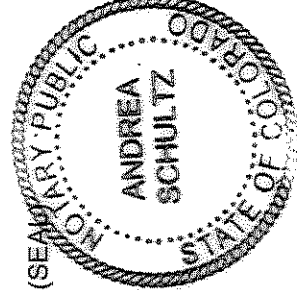
2. Condominium Declaration. The real property laid out as BLACK DIAMOND LODGE CONDOMINIUMS, Town of Mt. Crested Butte, Gunnison County, Colorado, is platted and dedicated pursuant to the terms and conditions of the Declaration of Covenants, Conditions, and Restrictions of BLACK DIAMOND LODGE CONDOMINIUMS dated November 20, 2007 and recorded July 24, 2008, at Reception No. 8573 for the official records of Gunnison County, Colorado.

In witness whereof, JCS Development, LLC, executes this dedication this 9th day of July, 2008.

JCS DEVELOPMENT, LLC, a Colorado limited liability company
By *Steve Finkel*

Steve Finkel, Manager of Crested Beauty, LLC

ATTEST for Steve Finkel as Manager of Crested Beauty, LLC, Manager of JCS Development, LLC, a Colorado limited liability company.



Andrea Schultz
Notary Public
My Commission expires 10/15/2010

MT. CRESTED BUTTE TOWN COUNCIL

The 13th day of July, A.D., 2008.

TOWN COUNCIL,
MT. CRESTED BUTTE, COLORADO

Donna Woodward
Mayor

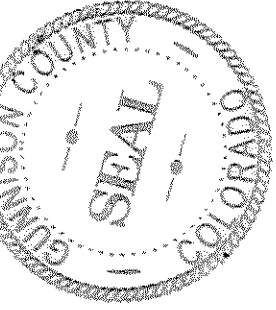
ATTEST:
Donna Woodward
TOWN CLERK



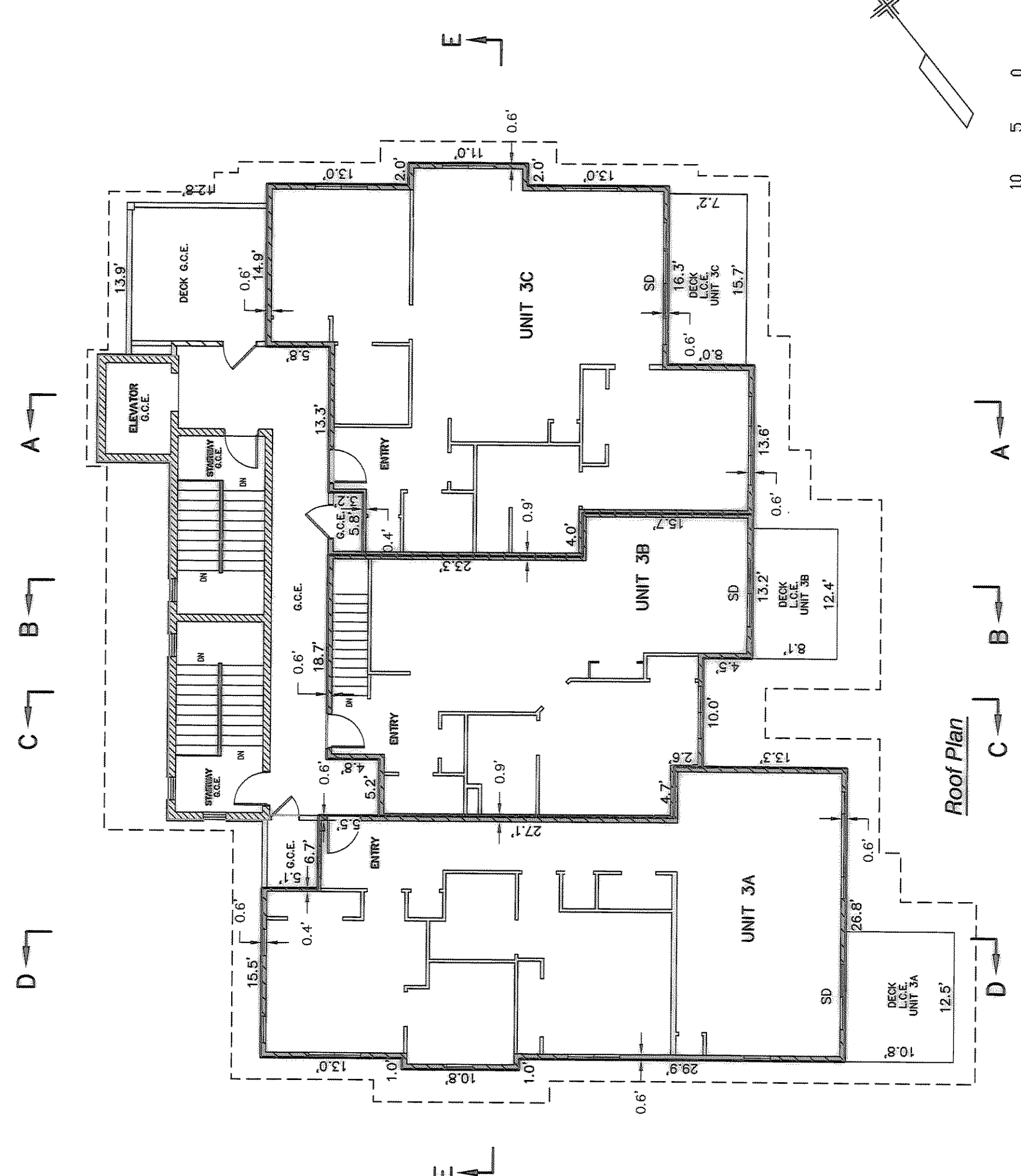
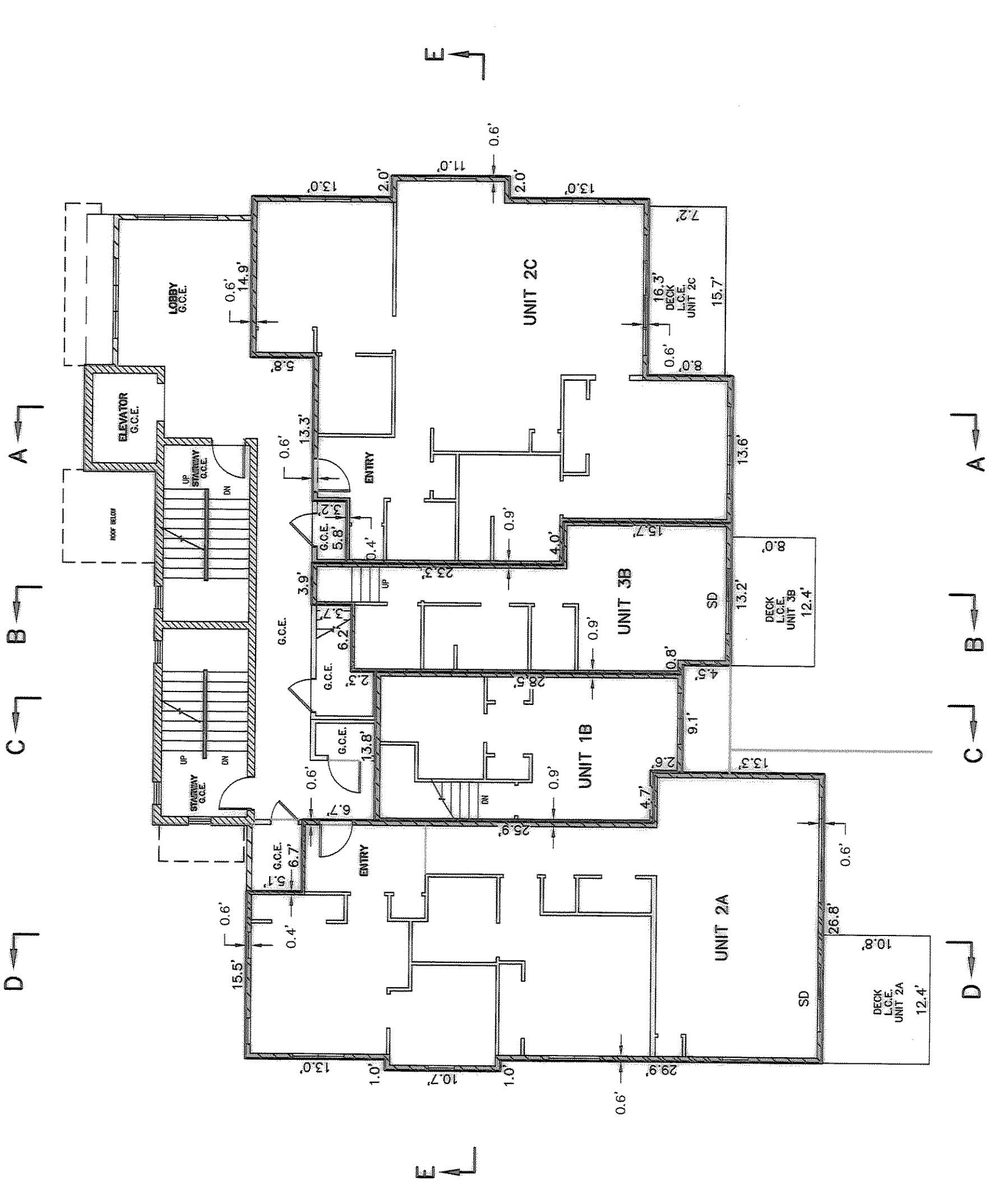
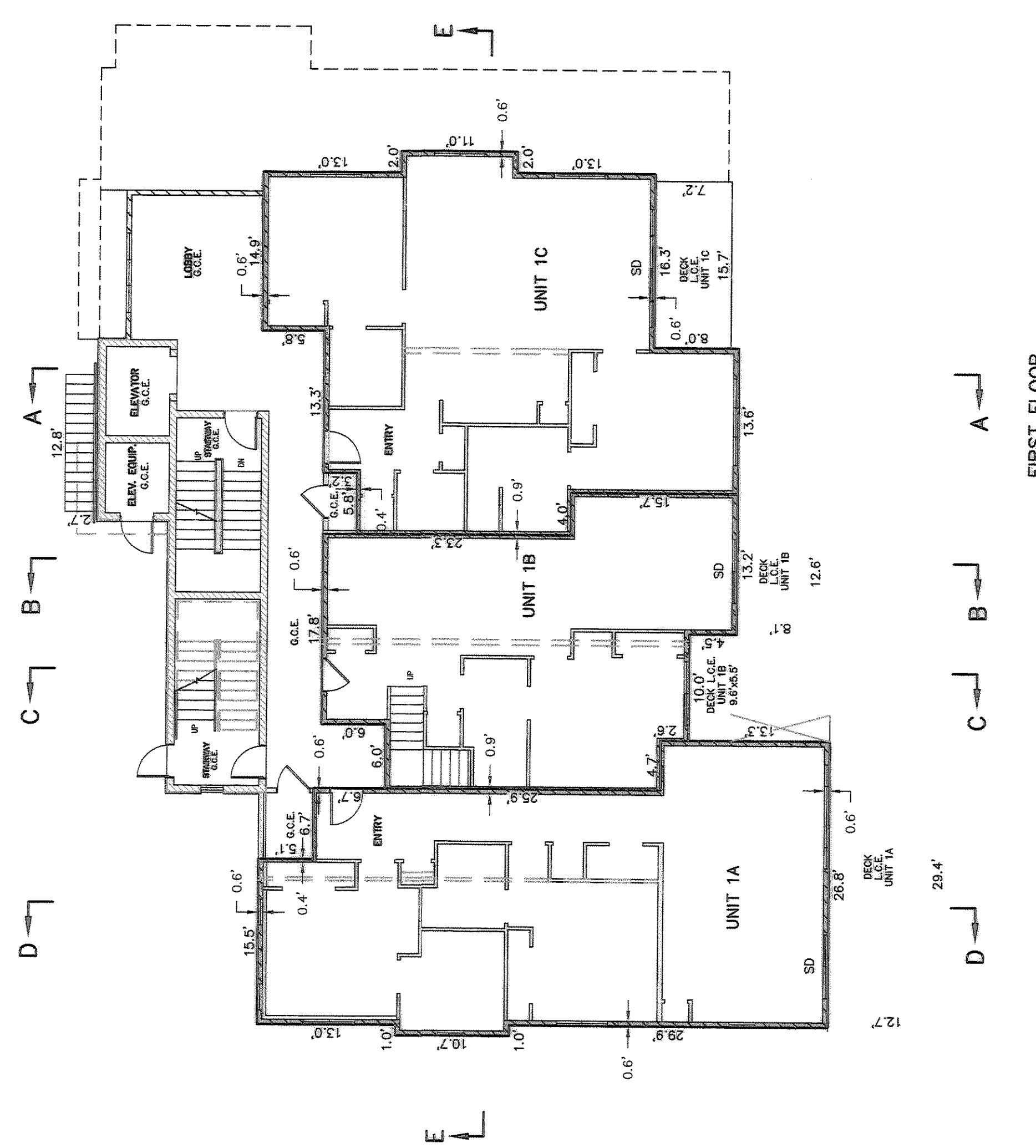
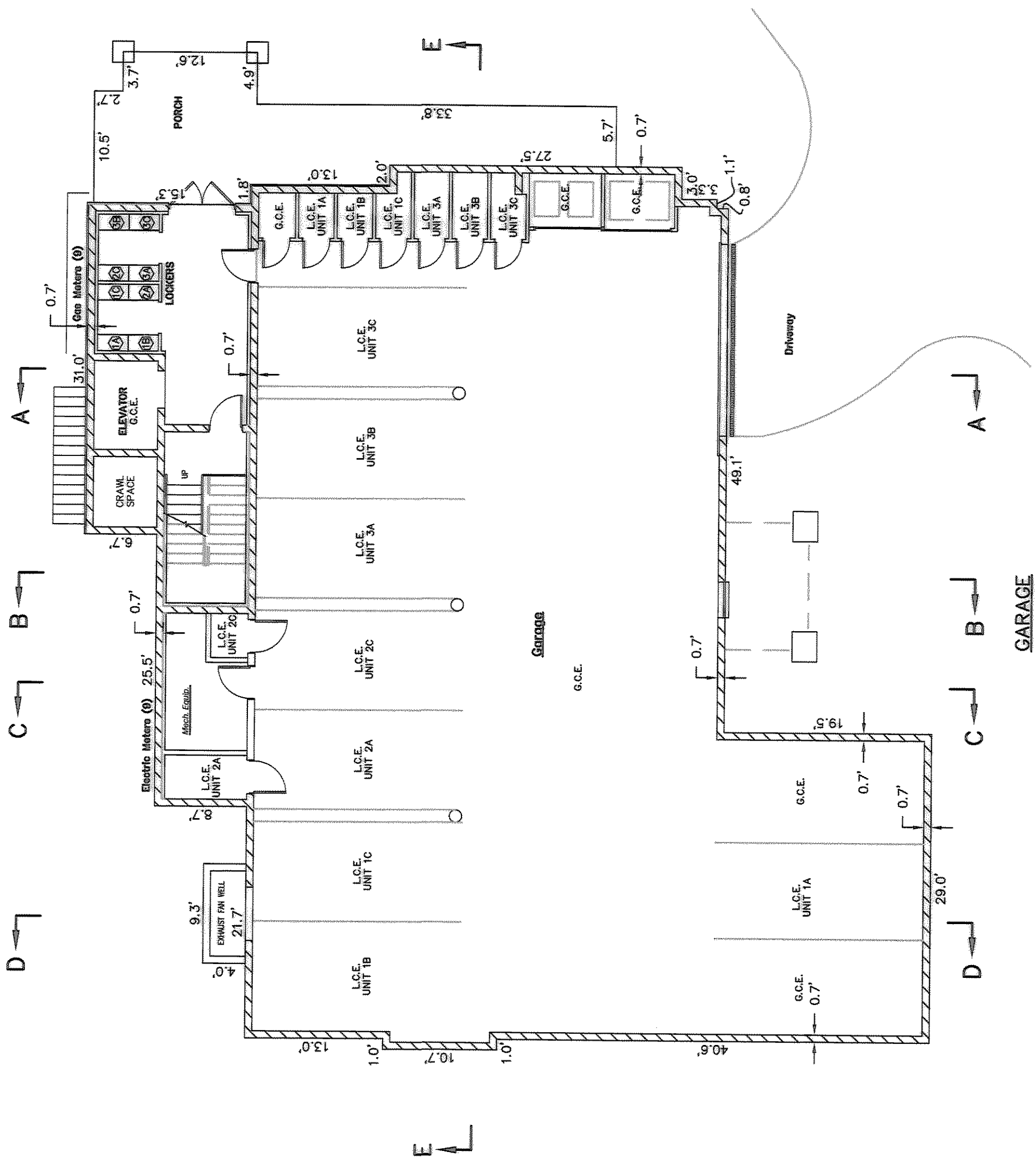
GUNNISON COUNTY CLERK AND RECORDERS ACCEPTANCE

This plat was accepted for filing in the office of the Clerk and Recorder of Gunnison County, Colorado, on this 24th day of July, A.D., 2008.

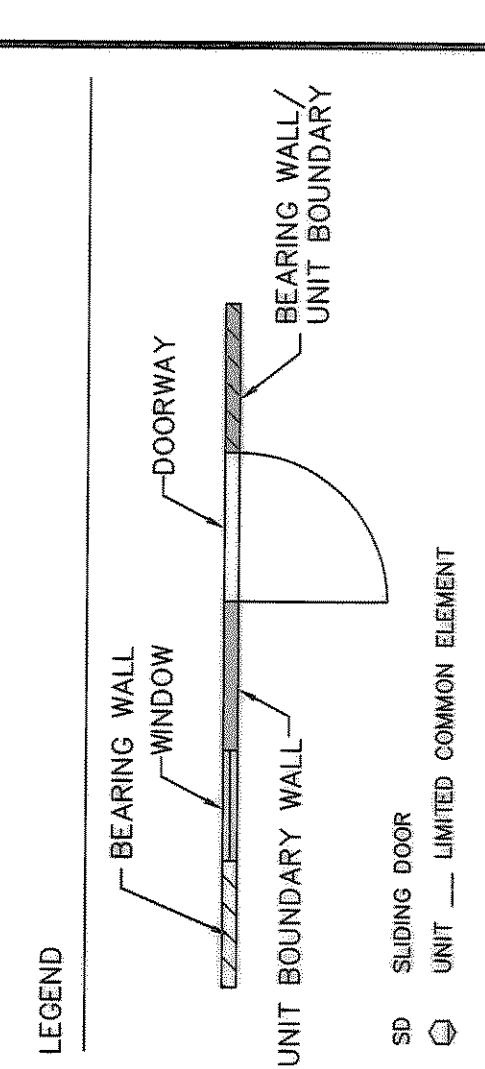
Reception Number: 585381 Time 11:46 AM Date 7/24/08
Sharon Woodward
County Clerk



BLACK DIAMOND LODGE CONDOMINIUMS MT. CRESTED BUTTE, COLORADO	
Prepared By:	NCW & Associates, Inc.
P.O. Box 3688	Crested Butte Colorado 81224
272 Goren St.	Fax (970) 349-6384
(970) 349-6384	PROJECT: 6122.00
DWG.: CWR F063008	DATE: 7/7/08
SHEET 1	OF 3

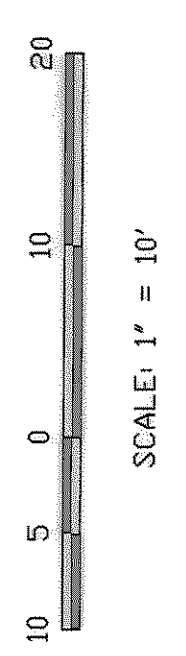


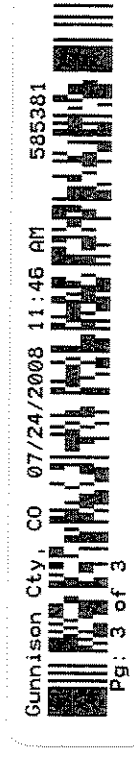
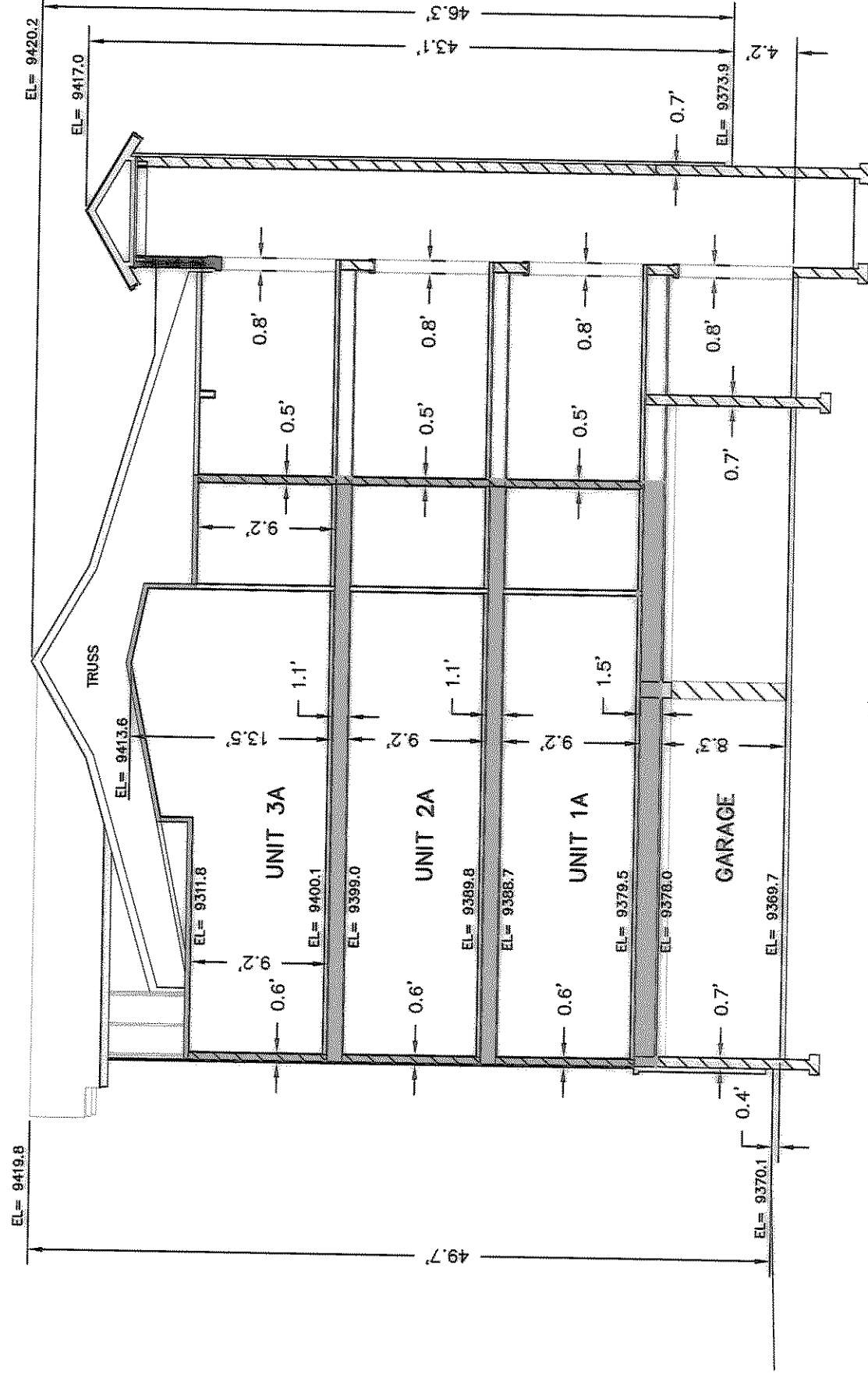
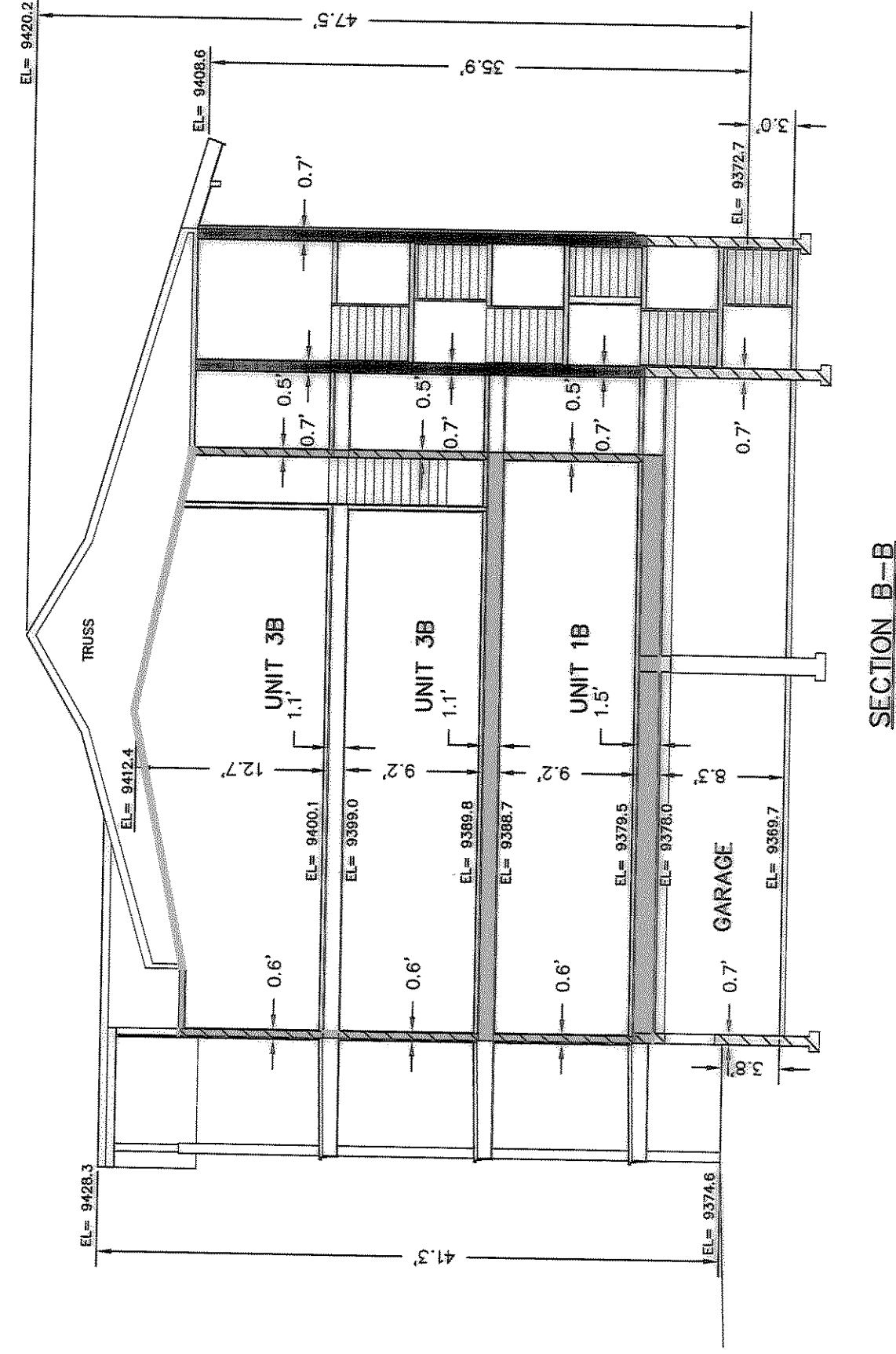
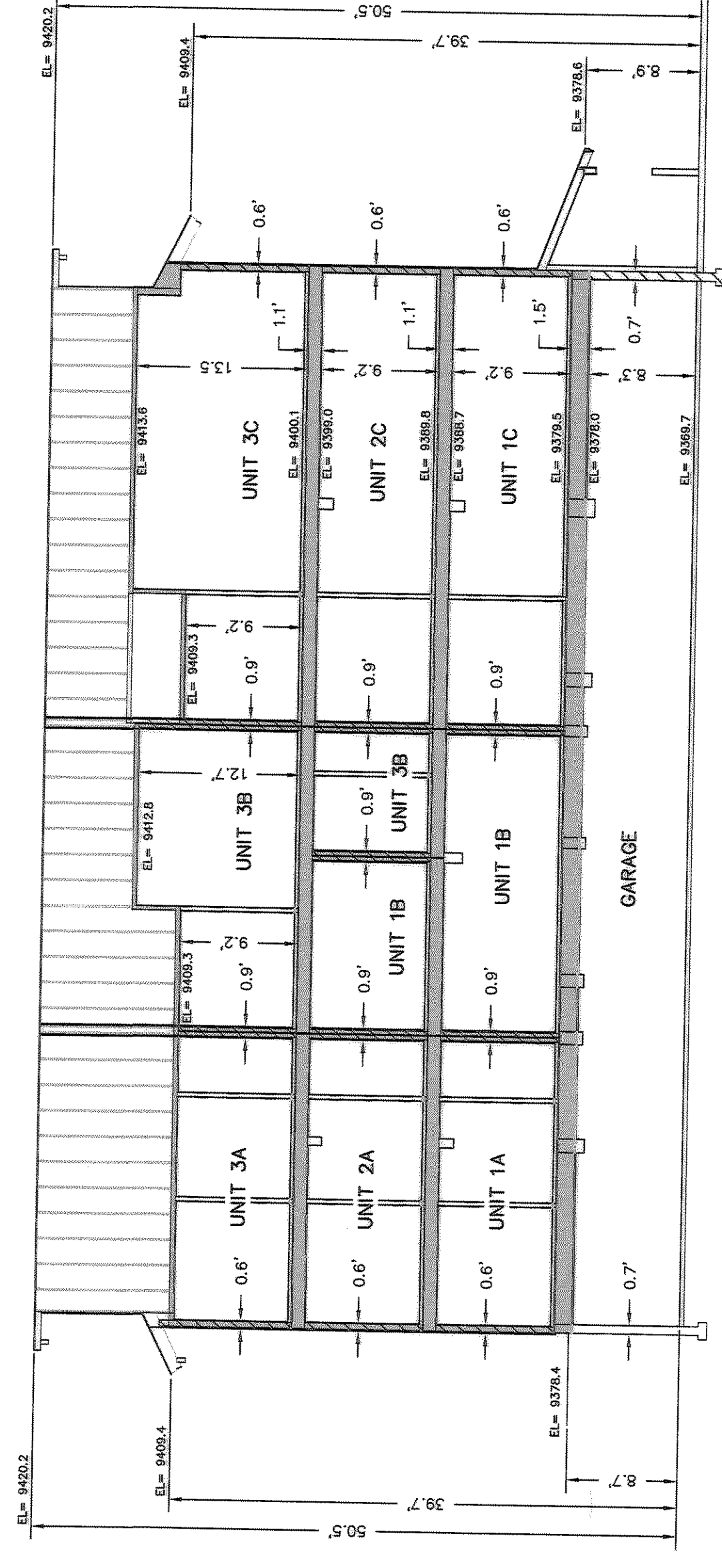
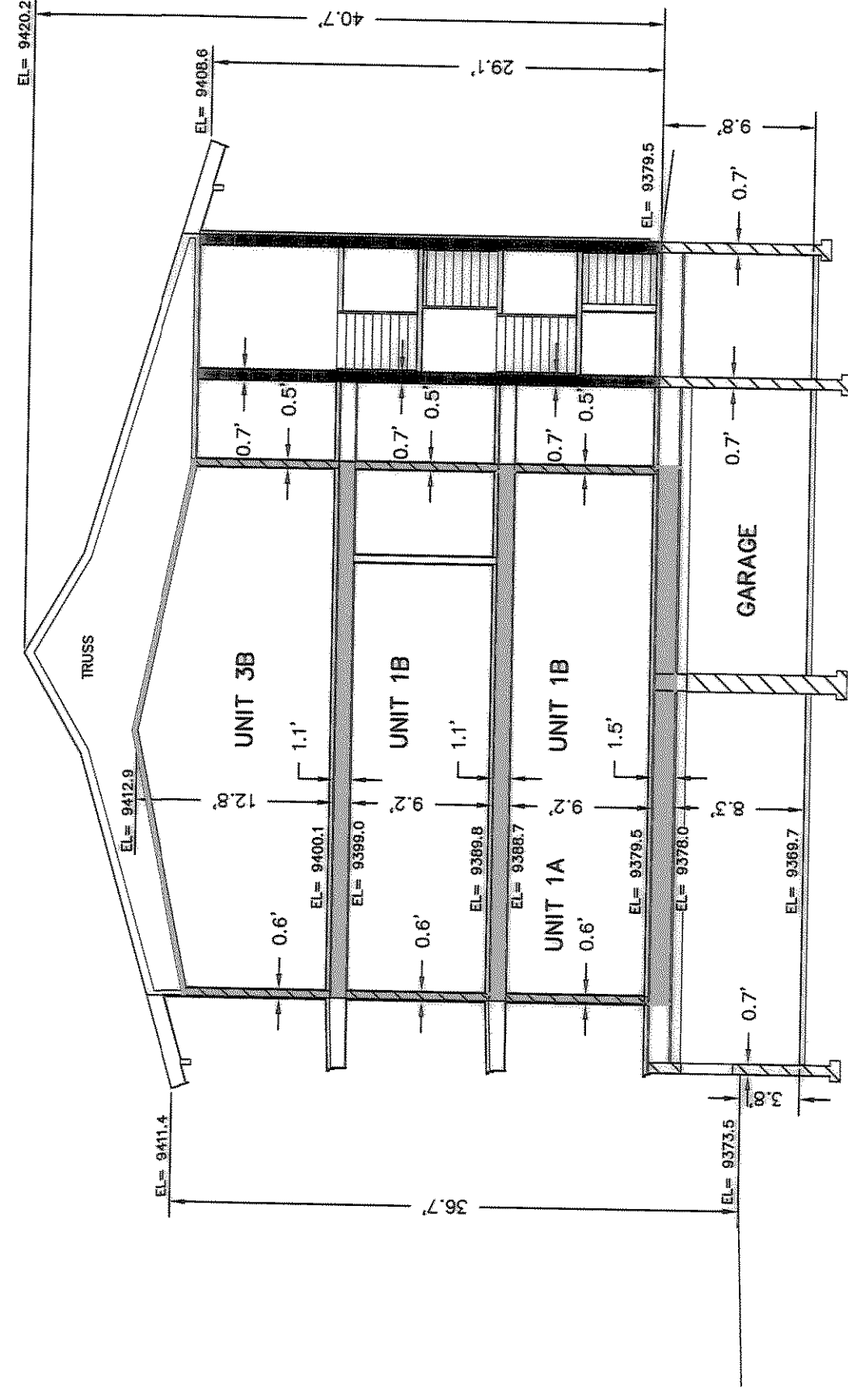
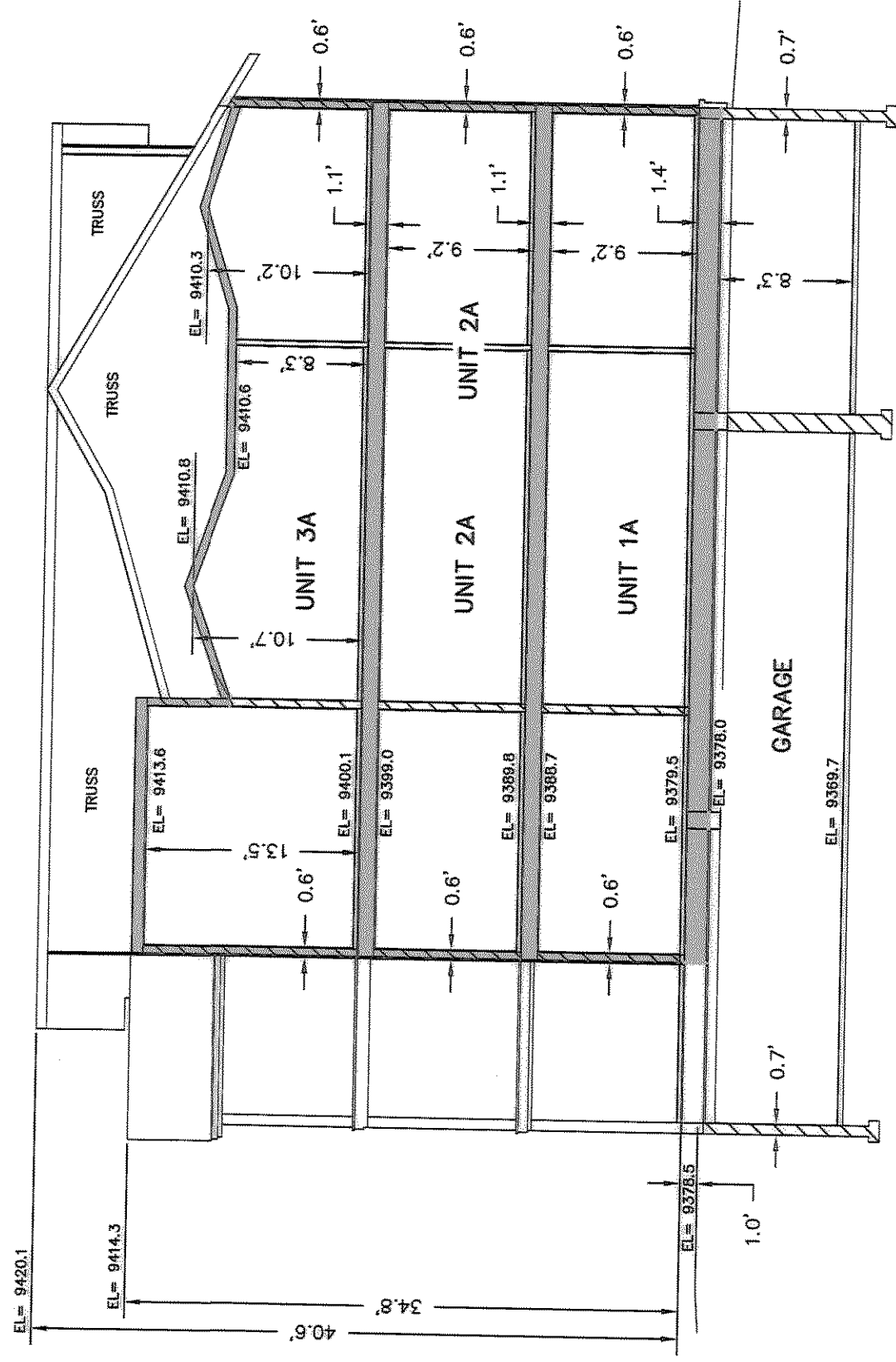
- NOTES:**
1. PORCHES, EXTERIOR PARKING LOT, EXTERIOR STAIRCASE, AND DRIVEWAY WERE NOT COMPLETED AT TIME OF SURVEY. DIMENSIONS SHOWN ARE PER ARCHITECTURAL DRAWINGS.



Gunnison City, CO 81224/2003 11:46 AM
Pg. 2 of 3
555331

BLACK DIAMOND LODGE CONDOMINIUMS MT. CRESTED BUTTE, COLORADO	
PLAN	
Prepared By:	NCW & Associates, Inc.
P.O. Box 3688	Crested Butte
272 Garen St.	Colorado 81224
(970) 349-6384	Fax (970) 349-6297
PROJECT: 6122.00	DWG: SH12A
DATE: 7/7/08	SHEET 2 OF 3





BLACK DIAMOND LODGE CONDOMINIUMS
MT. CRESTED BUTTE, COLORADO

SECTIONS

Prepared By:	NCW & Associates, Inc.
P.O. Box 3688	Crested Butte
272 Goren St.	Colorado 81224
(970) 349-6384	Fax (970) 349-6297
PROJECT: 6122.00	DWG.: SHT2A
DATE: 7/7/08	SHEET 3 OF 3