

#12907
1 of 14

STEAMBOAT GRAND RESORT HOTEL CONDOMINIUM

A CONDOMINIUM LOCATED IN LOT 1 OF THE KNOLL AND
LOCATED IN THE SE1/4SE1/4 OF SECTION 21 AND IN THE NE1/4NE1/4
OF SECTION 28, T6N, R84W, OF THE 6TH P.M., CITY OF STEAMBOAT SPRINGS
ROUTT COUNTY, COLORADO.
SHEET 1 OF 14

CERTIFICATE OF REDDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS
That GRAND SUMMIT RESORT PROPERTIES, INC., a Maine Corporation, being
the owner of the real property described as follows:
Lot 1 of the Knoll, a subdivision is filed by plat with the Routt
County Clerk and Recorder recorded on September 3, 2008 and appearing
at File No. 12587, of the 6th P.M., Routt County, Colorado.

Containing 19.96 Acres more or less, here by these presents sold
out, divided, created and subdivided the same as condominiums as
shown on the plat, under the name and style of STEAMBOAT GRAND RESORT
HOTEL CONDOMINIUM, consisting of 88 residential condominium units,
one parking unit and one commercial unit and hereby submit the real
property and improvements thereon to the Declaration of Condominium
and Plan of Quarter Share Easements for the Steamboat Grand Resort
Hotel Condominium recorded 5/22/2008 at Reception Number
533327, as may be amended from time to time (the "Condominium
Declaration").

Further by these presents the owner does hereby dedicate to the
perpetual use of the City of Steamboat Springs a 10 foot wide non
exclusive easement for installation and maintenance of underground
public utilities, said easement being 50 feet on each side of the
center line of the existing electric, telephone, gas, and cable tv
lines on and under the Common Elements in such lands lying outside the
perimeter walls of the building foundations shown hereon or hereafter
constructed and further so hereby dedicate to the perpetual use of the
Mt. Werner Water and Sanitation District a 20 foot wide non exclusive
easement for installation and maintenance of water and sewer lines,
said easement being 10 feet on each side of the center line of the
existing water and sewer lines on and under the Common Elements in
such lands lying outside the perimeter walls of the building
foundations shown hereon or hereafter constructed.

This dedication is specific to all utilities classified as utilities.
Service lines are precluded from this dedication.

The easement dedications preclude the construction of fences or
other improvements, or the placement of landscaping or other
materials within the easement areas, which could impair their use as
provided for in this dedication.

Such dedicated easements may be vacated in part or parts by the
recorded ordinance of the City of Steamboat Springs, alone.

In witness whereof the said GRAND SUMMIT RESORT PROPERTIES, INC., a
Maine Corporation has caused its name to be hereunto subscribed this
23rd day of September, A.D. 2008.

GRAND SUMMIT RESORT PROPERTIES, INC., a Maine Corporation
by John H. Hines Vice President

State of Colorado
County of Routt

The foregoing Certificate of Reddication and Ownership was
acknowledged before me this 23rd day of September, A.D. 2008, by
John H. Hines, Vice President of GRAND SUMMIT RESORT PROPERTIES, INC., a Maine Corporation.

My commission expires 5/16/2011

Witness my hand and official seal
this 23rd day of September, A.D. 2008.

JOHN H. HINES
Vice President

CONSENT OF DEED OF TRUST BENEFICIARY

The undersigned, being the beneficiary under that
certain Declaration of Trust, Security Agreement and
Future Financing Statement (Steamboat) recorded on September 28,
1998, at Reception No. 499715 in Book 750 of Page 1831 of the real
property records of Routt County, Colorado, and the Administrative
Agent on behalf of certain lenders and creditors referred to therein
(the "Deed of Trust"), hereby expressly consents to and joins in the
recognition and recording of this plat and agrees to cooperate with
that certain Subordination Agreement, recorded 5/22/2008 at
Reception No. 533327 of the real property records of Routt County,
Colorado, that the Deed of Trust shall be and hereby is now
subordinate, secondary, and subject to this plat and the dedication of
easements shown or noted hereon.

TEXTON FINANCIAL CORPORATION, A DELAWARE CORPORATION,
ADMINISTRATIVE AGENT
By John H. Hines
John H. Hines
JOHN H. HINES
Vice President
of ROUTT COUNTY, COLORADO

The foregoing Consent of Deed of Trust Beneficiary was acknowledged
before me this 23rd day of September, A.D. 2008, by John
H. Hines, Vice President of ROUTT COUNTY, COLORADO.

Date: 9-20-08

State of Connecticut
County of Hartford

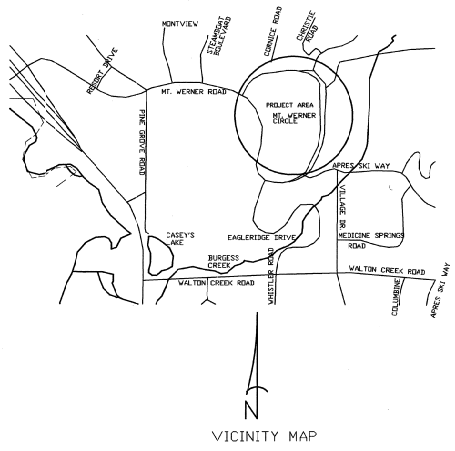
The foregoing Consent of Deed of Trust Beneficiary was acknowledged
before me this 19th day of September, A.D. 2008, by
John H. Hines, Vice President of ROUTT COUNTY, COLORADO,
of TEXTON FINANCIAL CORPORATION, A DELAWARE CORPORATION,
AS ADMINISTRATIVE AGENT.

My commission expires Nov. 30, 2001.

Witness my hand and official seal.
this 19th day of September, A.D. 2008.

JOHN H. HINES
Notary Public

JESSICA D. SHIMALL
NOTARY PUBLIC
9020 MISSOURI EXPRESS RD. SW, SE, 2008



VICINITY MAP

NOTICE

All parcels of Real Estate no-need 'Subject to Development'
Rights are subject to the Development Rights reserved to the
Declaration of Condominium and Plan of Quarter Share Easements, the Steamboat Grand Resort Hotel
Condominium recorded 5/22/2008 at Reception No.
533327 in the real property records of Routt County,
Colorado. Any or all of the Development Rights reserved to
the Declaration may be exercised at any time with respect to
all or any part of a parcel of real estate marked 'Subject to
Development Rights' on the plat. No assurance is made with
respect to the boundaries of any parcels to be developed or the
Developer's right with respect to any one parcel does not
represent exercise of a Development Right on any parcel of real
estate subject to Development Rights. No assurance is made,
however, that any further development will occur.

NOTICE OF RESEARCH

PURSUANT TO C.R.S. § 30-25 (UNIFORM) RESEARCH REGARDING
THE RIGHTS-OF-WAY AND EASEMENTS AS SHOWN HEREON WAS
OBTAINED BY TITLE COMMITTEE AND RESEARCH C-2 PREPARED BY
TRANSACTION TITLE INSURANCE COMPANY AS OF 09-25-08 AND MET FROM
THE PERSONAL SEARCH OF R.C. MOON, A PROFESSIONAL LAND SURVEYOR
IN THE STATE OF COLORADO.

SURVEYORS CERTIFICATE

I, R.C. Moon, being a registered Land Surveyor in the State
of Colorado, do hereby state that this condominium map and plat of
the STEAMBOAT GRAND RESORT HOTEL CONDOMINIUM, consisting of 14
sheets, was prepared subsequent to substantial completion of the
foundation and structure.

I further state that this plat and maps was prepared by me or under
my responsible charge and said plat and maps contain all the
information, where applicable, as required by Colorado Statute 30-
303-209 and by any Statute succeeding the same, and further state
said plat and maps are accurate and true to the best of my knowledge
and belief.

Dated this 22nd day of Sept. A.D. 2008

R.C. Moon C.R.S. Reg. #13221

CITY OF STEAMBOAT SPRINGS PLANNING COMMISSION

The Director of Planning Services of the City of Steamboat
Springs, Colorado, does hereby authorize and approve this plat of
the above described the 22nd day of September, A.D. 2008.

Wendie Schuler
WENDIE SCHULER, DIRECTOR OF PLANNING SERVICES

CITY OF STEAMBOAT SPRINGS CITY COUNCIL APPROVAL

The within plat of the STEAMBOAT GRAND RESORT HOTEL CONDOMINIUM is
approved for filing this 22nd day of September, 2008.

The dedication of the easements shown or noted hereon
is hereby accepted for the purposes noted.

By John H. Hines
JOHN H. HINES, City Council President Pro-Tem

ATTEST John H. Hines
JOHN H. HINES, CITY CLERK

COUNTY SURVEYOR LAND SURVEY PLAT CERTIFICATE

THIS PLAT WAS INDEXED AS FILE NO. 955 IN THE INDEX OF
LAND SURVEY PLATS MAINTAINED IN THE OFFICE OF THE COUNTY CLERK
AND RECORDER IN ROUTT COUNTY, COLORADO, THIS 23rd day of
September, A.D. 2008, at Reception Number
533327.

ROUTT COUNTY SURVEYOR
R.C. MOON C.R.S. REG. NO. 13221

CLERK AND RECORDER CERTIFICATE

This plat was accepted for filing in the office of the Clerk
and Recorder of Routt County, Colorado, this 23rd day of
September, A.D. 2008, at Reception Number
533327.

CLERK AND RECORDER
JOHN H. HINES

533318 09/20/2008 09:51a Ray Weisland
1 of 14 R. 46:00 D 1.00 Routt County, CO

NOTICE: CONVEYANCE TO BE RECORDED MUST BE FILED WITH THE CLERK AND RECORDER OF ROUTT COUNTY, COLORADO, IN ORDER TO BE RECORDED. THE CLERK AND RECORDER OF ROUTT COUNTY, COLORADO, DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLERK AND RECORDER OF ROUTT COUNTY, COLORADO.

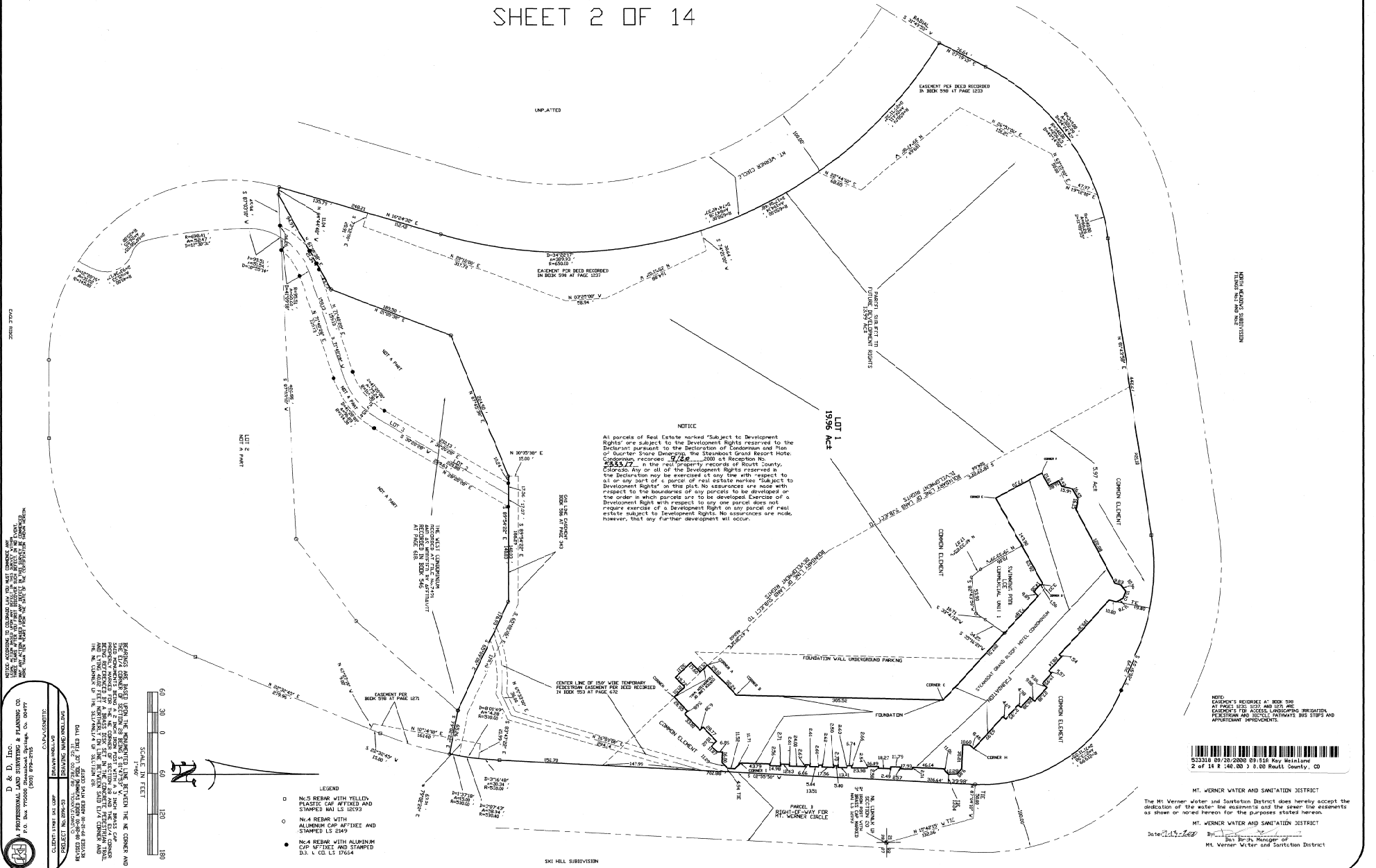
D & D, INC.
A PROFESSIONAL LAND SURVEYING & PLANNING CO.
P.O. Box 77008 Steamboat Springs, Co. 80477
(970) 839-2733

CLIENTS: PROPERTY TAX MAPS, ZONING, EASEMENTS, BOUNDARY, ETC.
CONVEYANCES, ETC.
REVISED 04-01-08
NOTARY PUBLIC
NOTARY PUBLIC
NOTARY PUBLIC

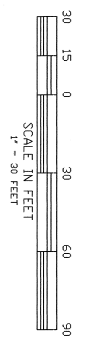


STEAMBOAT GRAND RESORT HOTEL CONDOMINIUM

SHEET 2 OF 14



THE STEAMBOAT GRAND RESORT HOTEL CONDOMINIUM PARKING AND COMMERCIAL UNIT AIRSPACE SHEET 3 OF 14



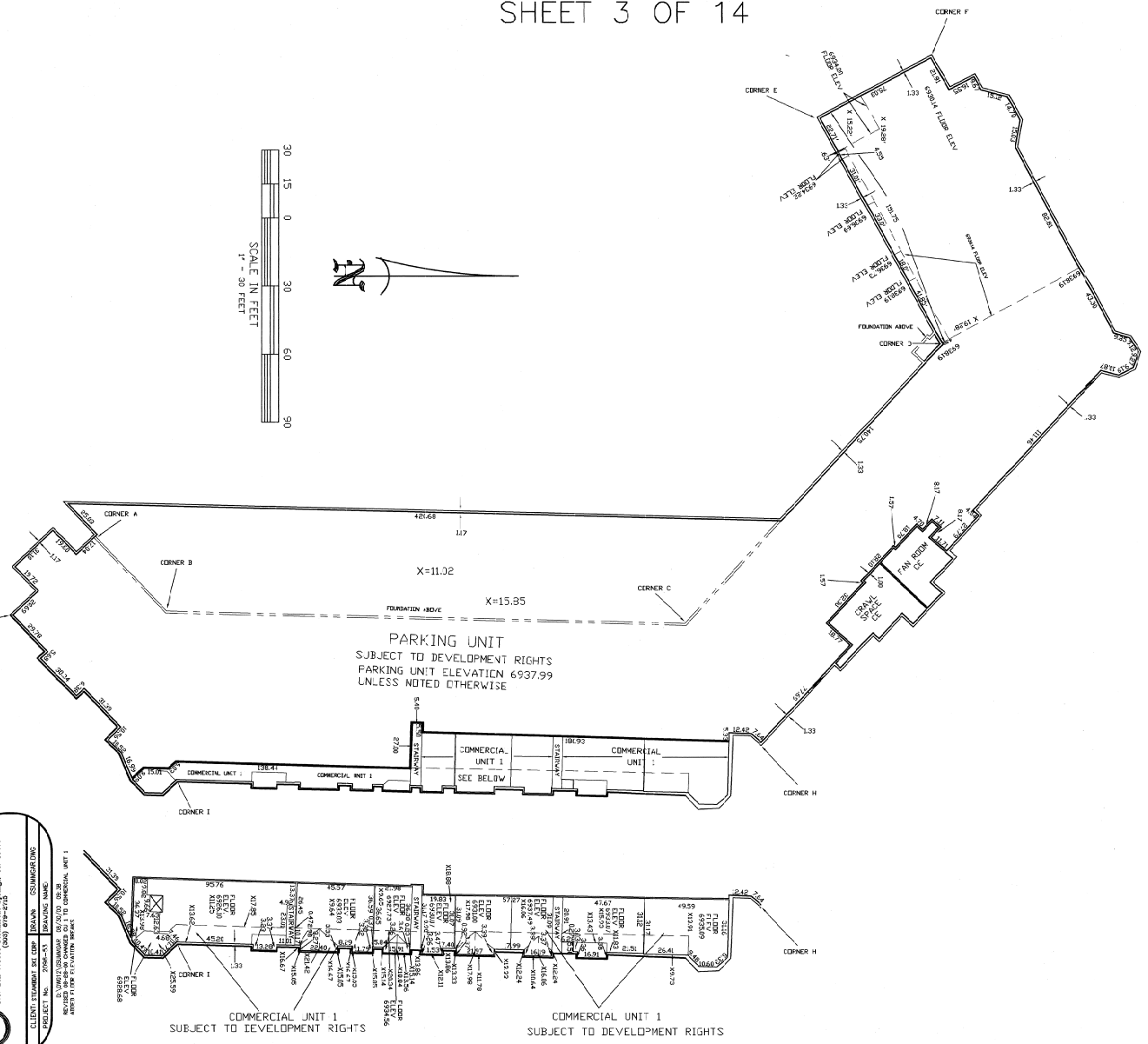
X = CEILING HEIGHT FROM FLOOR	CHANGE IN ELEVATION
CE	COMMON ELEMENT
LCE	LIMITED COMMON ELEMENT
(U)	UNIT DESIGNATION
(E)	ELEVATION
(F)	ENTRANCE
DECK	LIMITED COMMON ELEMENT TO UNIT DESIGNATED
ELEVATOR	COMMON ELEMENT
JANITORIAL	COMMON ELEMENT
ELECTRICAL ROOM	COMMON ELEMENT
MECH ROOM	COMMON ELEMENT
REST ROOM	COMMON ELEMENT
STAIRWAY	COMMON ELEMENT
STAIRWAY/LANDING	COMMON ELEMENT
HALLWAY	COMMON ELEMENT
TE. = TELEPHONE ROOM	COMMON ELEMENT
HK. = HOUSEKEEPING/STORAGE	COMMON ELEMENT
VENDING	COMMON ELEMENT
DEAD SPACE	COMMON ELEMENT
STORAGE	COMMON ELEMENT

ELEVATIONS ARE BASED UPON 6781.6 AT U.S.S BENCHMARK P-28 LINE 101 COLORADO.

NOTES: 1. THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. 2. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT. 3. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. 4. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY CHANGES OR MODIFICATIONS TO THE DESIGN AFTER THE DATE OF ISSUANCE OF THIS PLAN.

D. & D. Inc.
A PROFESSIONAL LAND SURVEYING & PLANNING CO.
P.O. Box 775088 Steamboat Springs, Co. 80477
(970) 877-4711

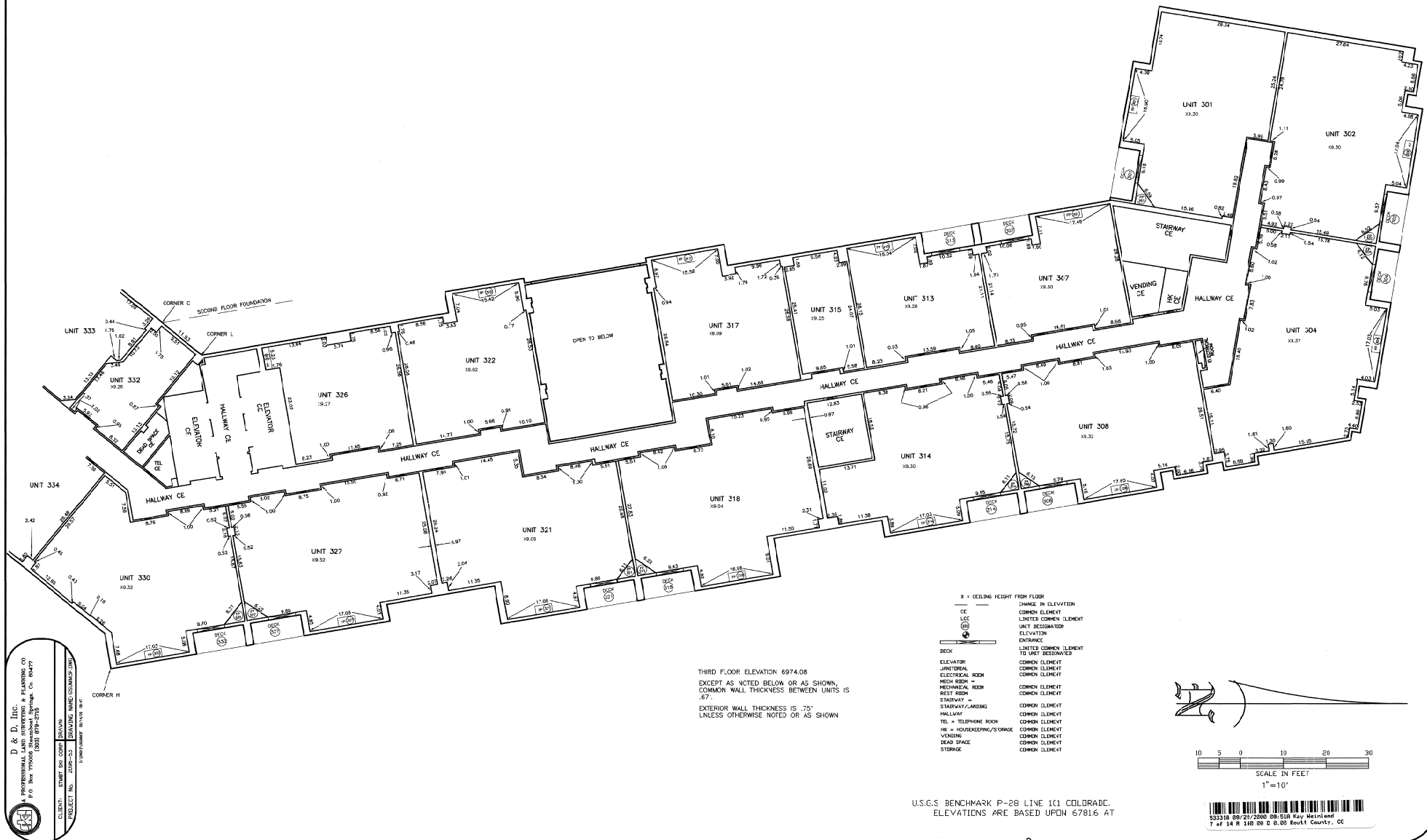
CLIENT	STANLEY INC.
PROJECT	COMMERCIAL UNIT
DATE	08/10/2008
BY	SP955
CHECKED	SP955
APPROVED	SP955



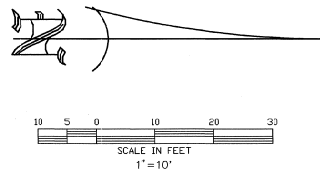
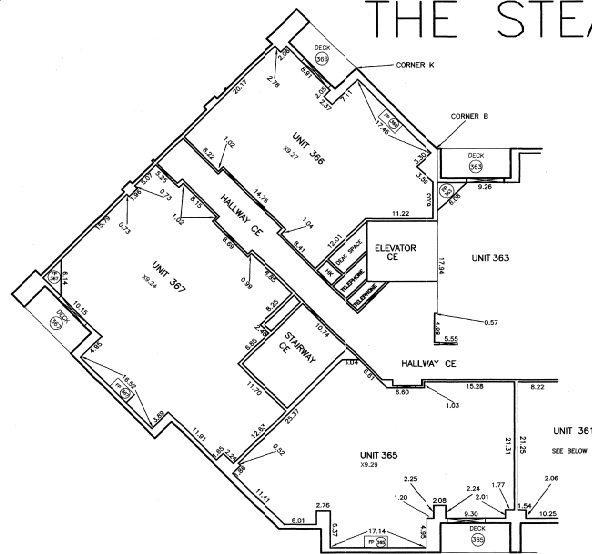
THE STEAMBOAT GRAND RESORT HOTEL CONDOMINIUM

THIRD FLOOR AIRSPACE

SHEET 7 OF 14



THE STEAMBOAT GRAND RESORT HOTEL CONDOMINIUM
THIRD FLOOR AIRSPACE
SHEET 8 OF 14



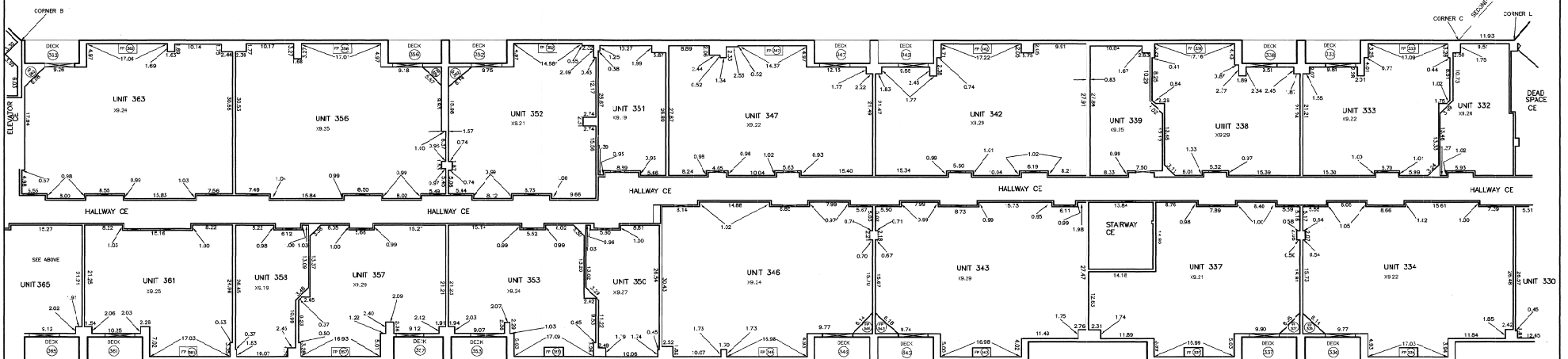
X = CEILING HEIGHT FROM FLOOR		CHANGE IN ELEVATION
CE		COMMON ELEMENT
EE		LIMITED COMMON ELEMENT
		UNIT DESIGNATION
		ELEVATION
		ENTRANCE
DECK		LIMITED COMMON ELEMENT TO UNIT DESIGNATED
ELEVATOR		COMMON ELEMENT
JAMBU/IRAIL		COMMON ELEMENT
ELECTRICAL ROOM		COMMON ELEMENT
KITCHEN		COMMON ELEMENT
MECHANICAL ROOM		COMMON ELEMENT
REST ROOM		COMMON ELEMENT
STORAGE		COMMON ELEMENT
STAIRWAY/LANDING		COMMON ELEMENT
HALLWAY		COMMON ELEMENT
TEL. = TELEPHONE ROOM		COMMON ELEMENT
HR. = HOUSEKEEPING/STORAGE		COMMON ELEMENT
VENDING		COMMON ELEMENT
BEAD SPACE		COMMON ELEMENT
STORAGE		COMMON ELEMENT

ELEVATIONS ARE BASED UPON 6731.6 AT
U.S.G.S BENCHMARK P-28 LINE 101 COLORADO.

THIRD FLOOR ELEVATION 6974.08

EXCEPT AS NOTED BELOW OR AS SHOWN,
COMMON WALL THICKNESS BETWEEN UNITS IS
.67".

EXTERIOR WALL THICKNESS IS .75'
UNLESS OTHERWISE NOTED OR AS



D & D, Inc.
PROFESSIONAL LAND SURVEYING & PLANNING CO.
P.O. Box 775008 Steamboat Springs, Co. 80477
(303) 859-2715



CLIENT: STMBT SKI CORP	DRAWN:
PROJECT No. 2008-53	DRAWING NAME: GSUNMM3F.DWG

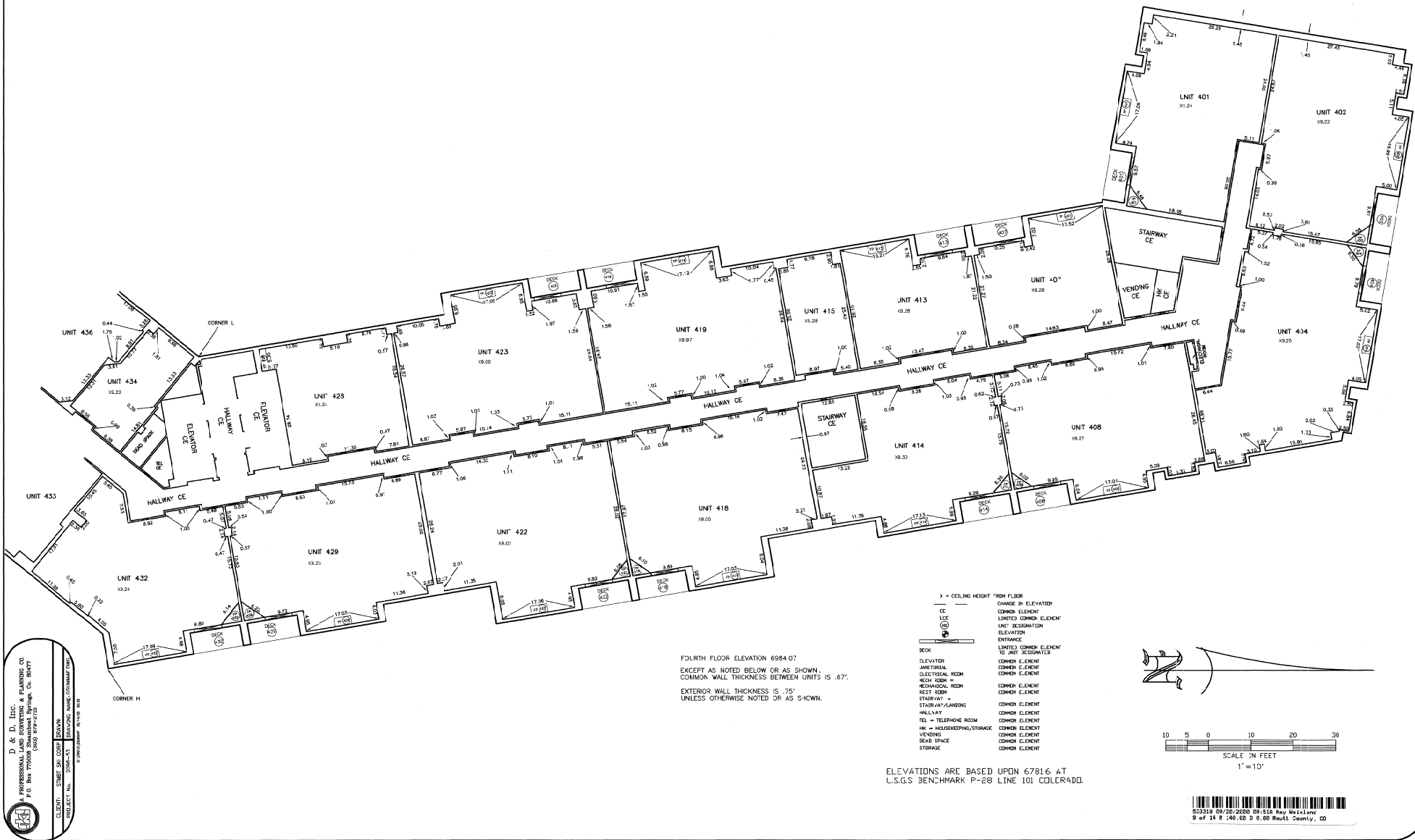
D:\JONES\2\200807 08/14/00 12:24

533318 09/20/2002 09:51A Kay Weiland
8 of 14 R 140.00 D 0.00 Routt County, CO

THE STEAMBOAT GRAND RESORT HOTEL CONDOMINIUM

FOURTH FLOOR AIRSPACE

SHEET 9 OF 14



D & D, INC.
A PROFESSIONAL LAND SURVEYING & PLANNING CO.
P.O. Box 770088 Steamboat Springs, CO 80477
(970) 839-0733

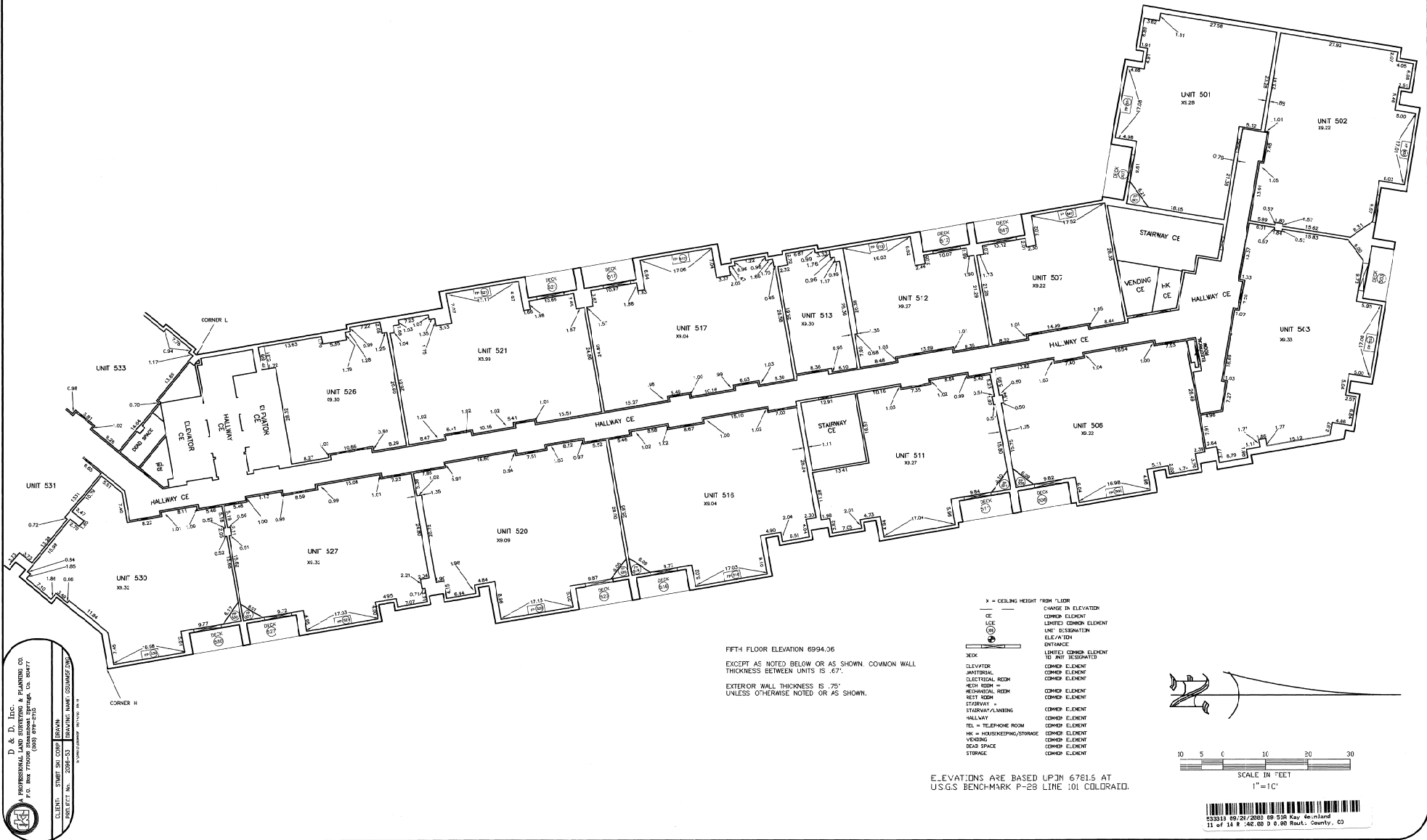
CLIENT: STEAMBOAT GRAND RESORT
PROJECT NO.: 2006-03
DRAWING NAME: CONDO UNIT FLOOR PLANS
DATE: 08/15/06

#12907
11 of 14

THE STEAMBOAT GRAND RESORT HOTEL CONDOMINIUM

FIFTH FLOOR AIRSPACE

SHEET 11 OF 14

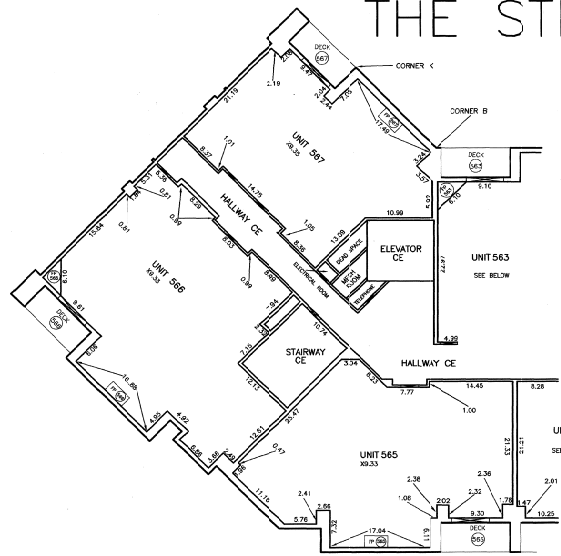


#12907
12 of 14

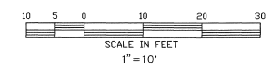
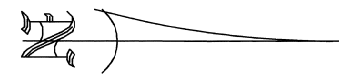
THE STEAMBOAT GRAND RESORT HOTEL CONDOMINIUM

FIFTH FLOOR AIRSPACE

SHEET 12 OF 14

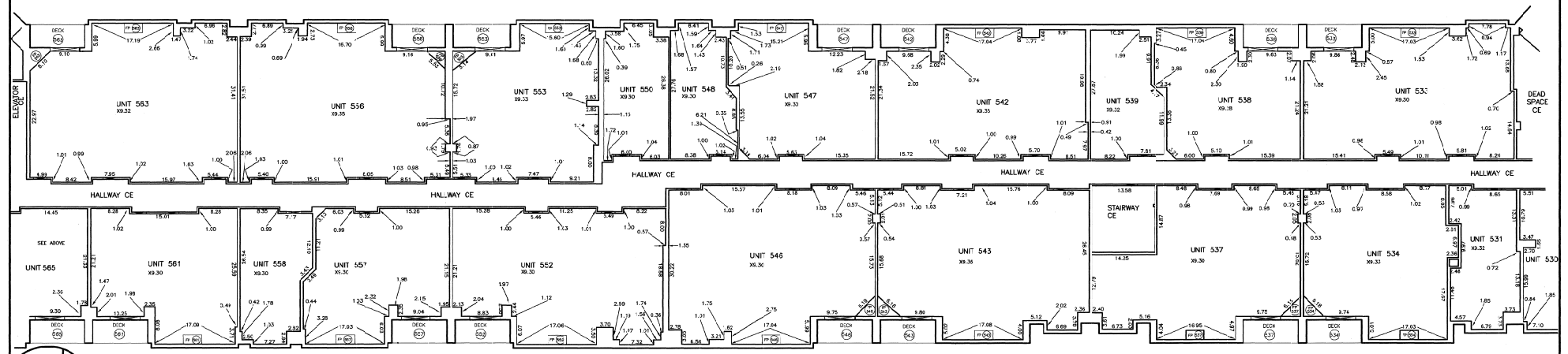


FIFTH FLOOR ELEVATION 6994.06
EXCEPT AS NOTED BELOW OR AS SHOWN,
COMMON WALL THICKNESS BETWEEN UNITS IS .67"
EXTERIOR WALL THICKNESS IS .75"
UNLESS OTHERWISE NOTED OR AS SHOWN.



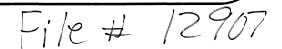
X = CEILING HEIGHT FROM FLOOR	
CE	CHANGE IN ELEVATION
CC	COMMON ELEMENT
UC	UNITED COMMON ELEMENT
UN	UNIT RESERVATION
E	ELEVATION
INT	UNITED COMMON ELEMENT
INT	TO UNIT RESERVATION
DECK	COMMON ELEMENT
ELEVATOR	COMMON ELEMENT
JANITORIAL	COMMON ELEMENT
ELECTRICAL ROOM	COMMON ELEMENT
DECK ROOM	COMMON ELEMENT
REST ROOM	COMMON ELEMENT
STAIRWAY	COMMON ELEMENT
STAIRWAY/LANDINGS	COMMON ELEMENT
HALLWAY	COMMON ELEMENT
TEL. = TELEPHONE ROOM	COMMON ELEMENT
HR. = HOUSEKEEPING/STORAGE	COMMON ELEMENT
VENDING	COMMON ELEMENT
DECK SPACE	COMMON ELEMENT
STORAGE	COMMON ELEMENT

ELEVATIONS ARE BASED UPON 6761.6 AT
U.S.G.S BENCHMARK P-28 LINE 101 COLORADO



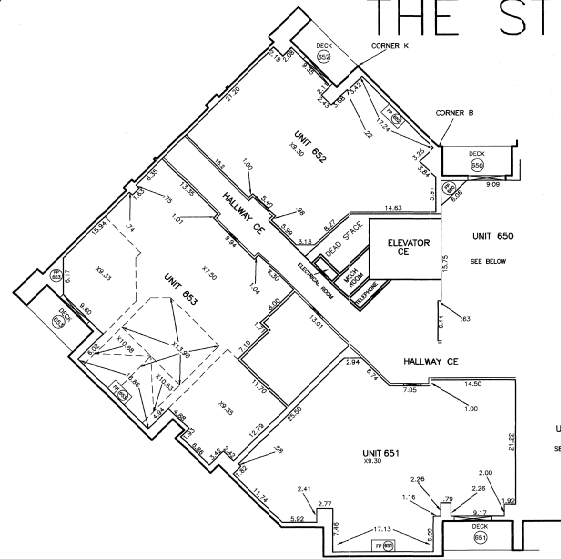
D & D, Inc.
A PROFESSIONAL LAND SURVEYING & PLANNING CO.
P.O. Box 17500
Denver, Colorado 80217
CLERK: STAFF: 2005-23
PROJECT: 12 OF 14
DRAWING: 12 OF 14





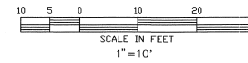
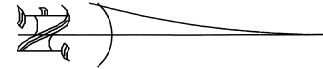
#12907
14 of 14

THE STEAMBOAT GRAND RESORT HOTEL CONDOMINIUM SIXTH FLOOR AIRSPACE SHEET 14 OF 14



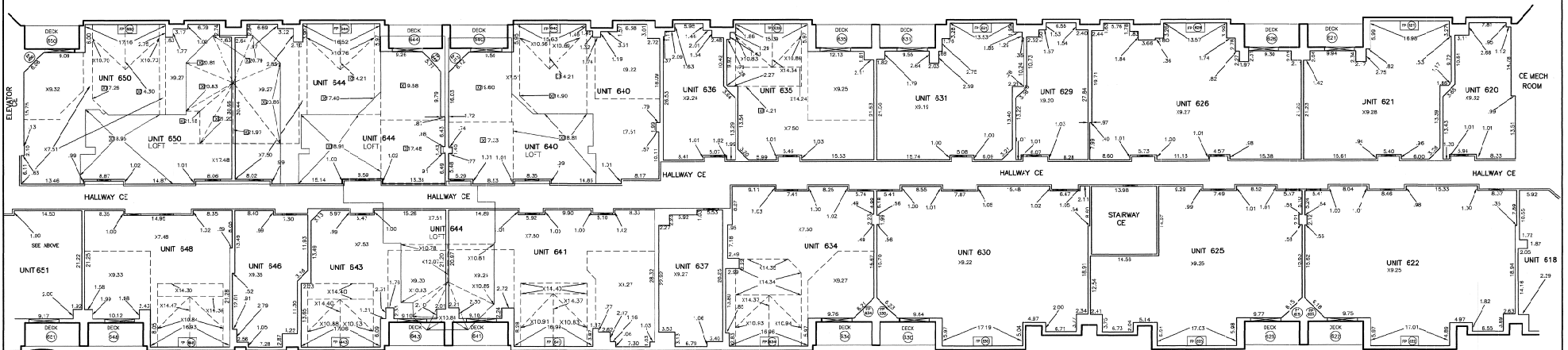
THE SEVENTH AND EIGHTH FLOOR OF THE STEAMBOAT GRAND RESORT HOTEL CONDOMINIUM IS ONE RESIDENTIAL DEVELOPMENT UNIT AND SHALL BE "SUBJECT TO DEVELOPMENT RIGHT". THE VERTICAL BOUNDARY OF SAID RESIDENTIAL UNIT SHALL BE THE FORWARD EXTENSION OF THE OUTSIDE SURFACE OF THE SIXTH FLOOR EXTERIOR WALLS. THE LOWER HORIZONTAL BOUNDARY OF SAID RESIDENTIAL UNIT SHALL BE DEFINED AS THE PRESENT SEVENTH FLOOR BOUNDARY AT ELEVATION 704.06 AND THE UPPER HORIZONTAL BOUNDARY OF SAID RESIDENTIAL UNIT SHALL BE 704.15. EXCEPT THAT PART OF THE SIXTH FLOOR AIRSPACE AS SHOWN AND DEFINED ON THIS SHEET.

SIXTH FLOOR ELEVATION 7004.05
EXCEPT AS NOTED OR AS SHOWN,
COMMON WALL THICKNESS BETWEEN UNITS IS .67".
EXTERIOR WALL THICKNESS IS .75"
UNLESS OTHERWISE NOTED OR AS SHOWN.



DECK	CEILING HEIGHT FROM FIFTH FLOOR ELEVATION
ELEVATOR	CHANGE IN ELEVATION
INTERIOR	COMMON ELEMENT
ELECTRICAL ROOM	UNITED COMMON ELEMENT
MED. RESP.	UNIT DESIGNATION
MECHANICAL ROOM	ELEVATOR
REST ROOM	ENTRANCE
STAIRWAY	LIMITED COMMON ELEMENT
STAIRWAY/LANDINGS	COMMON ELEMENT
HALLWAY	COMMON ELEMENT
TEL. TELEPHONE ROOM	COMMON ELEMENT
HK. HOUSEKEEPING/STORAGE	COMMON ELEMENT
VEHICLE	COMMON ELEMENT
DECK SPACE	COMMON ELEMENT
STORAGE	COMMON ELEMENT

ELEVATIONS ARE BASED UPON 6781.6 AT
U.S.G.S BENCHMARK P-28 LINE 101 COLDRAD.



D. & D. Inc.
A PROFESSIONAL LAND SURVEYING & PLANNING CO.
P.O. Box 175008 Steamboat Springs, Co. 80417
(970) 877-0112
CLIENT: STEAMBOAT GRAND RESORT HOTEL
PROJECT NO. 2006-053
DRAWING NAME: CONDOMINIUM
C:\P\2006\053\2006-053.DWG

