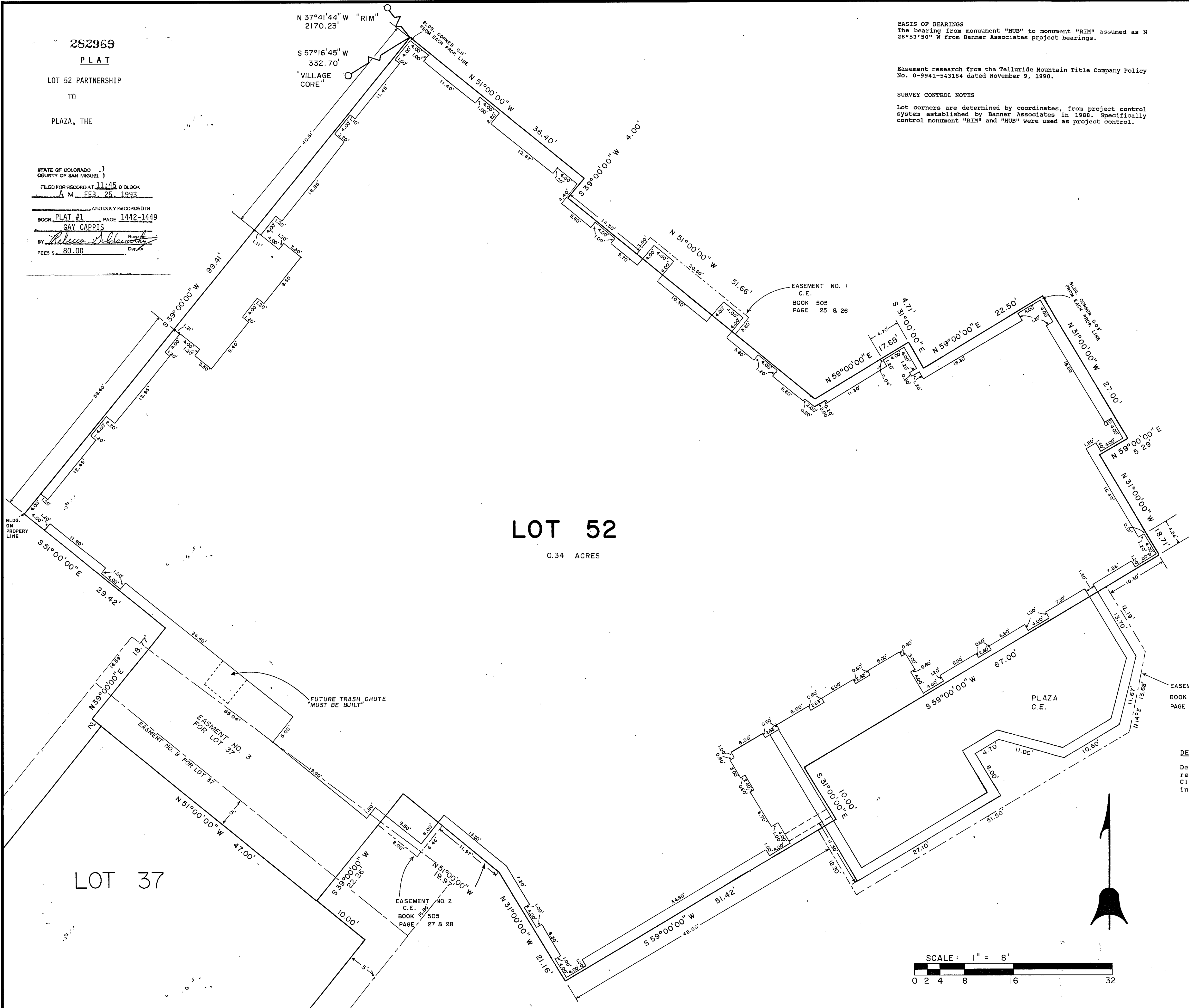


282969
 PLAT

LOT 52 PARTNERSHIP
 TO
 PLAZA, THE

STATE OF COLORADO)
 COUNTY OF SAN MIGUEL)
 FILED FOR RECORD AT 11:45 O'CLOCK
 A.M. FEB. 25, 1993
 AND DULY RECORDED IN
 BOOK PLAT # PAGE 1442-1449
 GAY CAPPIS
 BY: Rebecca A. Blawie
 FEES \$ 80.00



BASIS OF BEARINGS
 The bearing from monument "HUB" to monument "RIM" assumed as N 28°53'50" W from Banner Associates project bearings.

Basement research from the Telluride Mountain Title Company Policy No. 0-9941-543184 dated November 9, 1990.

SURVEY CONTROL NOTES
 Lot corners are determined by coordinates, from project control system established by Banner Associates in 1988. Specifically control monument "RIM" and "HUB" were used as project control.

- NOTES**
- The Units within the Basement Floor Plan, Level One Floor Plan and Level Two Floor Plan are subject to development rights, as set forth in this plat, and as set forth in the Declaration. Specifically, the owners of those Units, as successors to the Declarant, are granted and reserved the right to relocate the boundaries between Units; to create new Units or Common Elements; and/or to further subdivide Units on or within the Basement Floor Plan, the Level One Floor Plan or the Level Two Floor Plan, without the consent of the Association or any other person, for the maximum period of time allowed by law, by complying with the requirements of C.R.S. 38-33.3-209(6).
 - The entire Community is subject to development rights of the Declarant, and certain assignees and successors to the Declarant, as more fully set forth in the Declaration.
 - The following abbreviations are defined for this plat:
 C.E. Common Element
 L.C.E. Limited Common Element
 C.H. Ceiling Height
 S.F. Square Foot
 - The Telluride Mountain Village Resort Company, d/b/a Mountain Village Metropolitan Services, Inc., is responsible for the maintenance, repair and replacement of the cross hatched area indicated on the Basement Floor Plan Level, and that area is not subject to Maintenance, repair and replacement responsibility of the Plaza Community Association, Inc.
 - Dashed lines indicate roof lines or the intended location and dimensions of contemplated improvements that both may be built and are required to be built. The contemplated improvements that are required to be built are labeled on respective pages of this plat as "MUST BE BUILT". The contemplated improvements that are required to be built, but which are not yet built by the Declarant, are labeled on respective pages of this plat, as "MUST BE BUILT".
 - Heavy dashed lines indicate structural components that are not completed as of January 20, 1993.

OWNERSHIP/DECLARANT CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT Lot 52 Partnership, a Colorado general partnership, being the owner and Declarant with regard to the following described land:

Lot 52, Replat of Lot 52, Telluride Mountain Village, Filing 1, a tract of land located in a portion of the NW/4 NE/4 of Section 3, Township 42 North, Range 9 West, N.M.P.M., according to the Plat filed in the office of the Clerk and Recorder in Plat Book 1 at Page 1188, County of San Miguel, State of Colorado.

Has by these presents caused same to be laid out, platted and subdivided into units, as shown on this Planned Community plat, under the name and style of THE PLAZA, A PLANNED COMMUNITY, pursuant to this plat and pursuant to the recorded Declaration for The Plaza, A Planned Community.

OWNER/DECLARANT: Lot 52 Partnership, a Colorado general partnership, by its general partner George I. Brown UDT, a certain unrecorded revocable trust.

By: George I. Brown
 Title/Trustee

OWNER: Lot 52 Partnership, a Colorado general partnership, by its general partner Ronald A. Allred, a Colorado corporation.

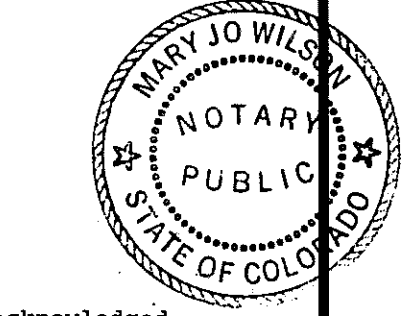
By: Ronald A. Allred
 Title/President

ACKNOWLEDGEMENT

State of Colorado)
 County of San Miguel) ss

The foregoing signature was acknowledged before me this 22nd day of January, 1993 A.D., by George I. Brown, as trustee, under that certain unrecorded revocable trust of George I. Brown UDT, as general partner of Lot 52 Partnership, a Colorado general partnership.

My commission expires 7-22-95
 Witness my hand and seal
 Mary Jo Wilson
 Notary Public

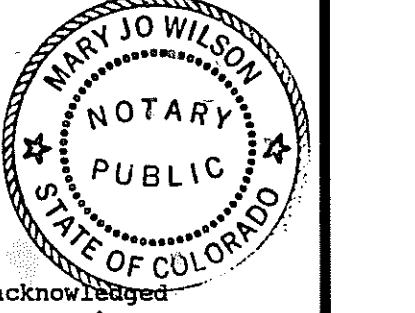


ACKNOWLEDGEMENT

State of Colorado)
 County of San Miguel) ss

The foregoing signature was acknowledged before me this 22nd day of January, 1993 A.D., by Ronald A. Allred, President of The Telluride Company, a Colorado corporation, as general partner of Lot 52 Partnership, a Colorado general partnership.

My commission expires 7-22-95
 Witness my hand and seal
 Mary Jo Wilson
 Notary Public



NOTICE
 According to Colorado law you must commence any legal action based upon defect in this survey within three years after you first discovered 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.

RECORDER'S CERTIFICATE

This plat was filed for record in the office of the County Clerk and Recorder of San Miguel County on this 22nd day of January, 1993, in Book No. 282969 Page No. 1442-1449 Reception No. 282969 Time 11:45 AM

Gay Capps
 San Miguel County Clerk



UNIT #	TOTAL SQUARE FOOTAGE
10	3166
11	926
12	1830
13	2008
14	408
101	4580
102	347
103	2192
104	3022
105	482
101	10952
301	3051
302	3506
303	3096
401	10566
501	6040

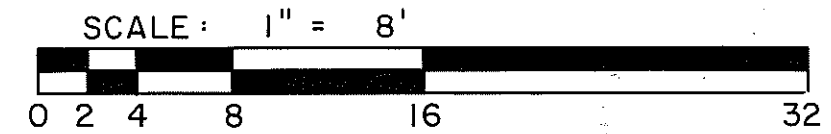
DECLARATIONS

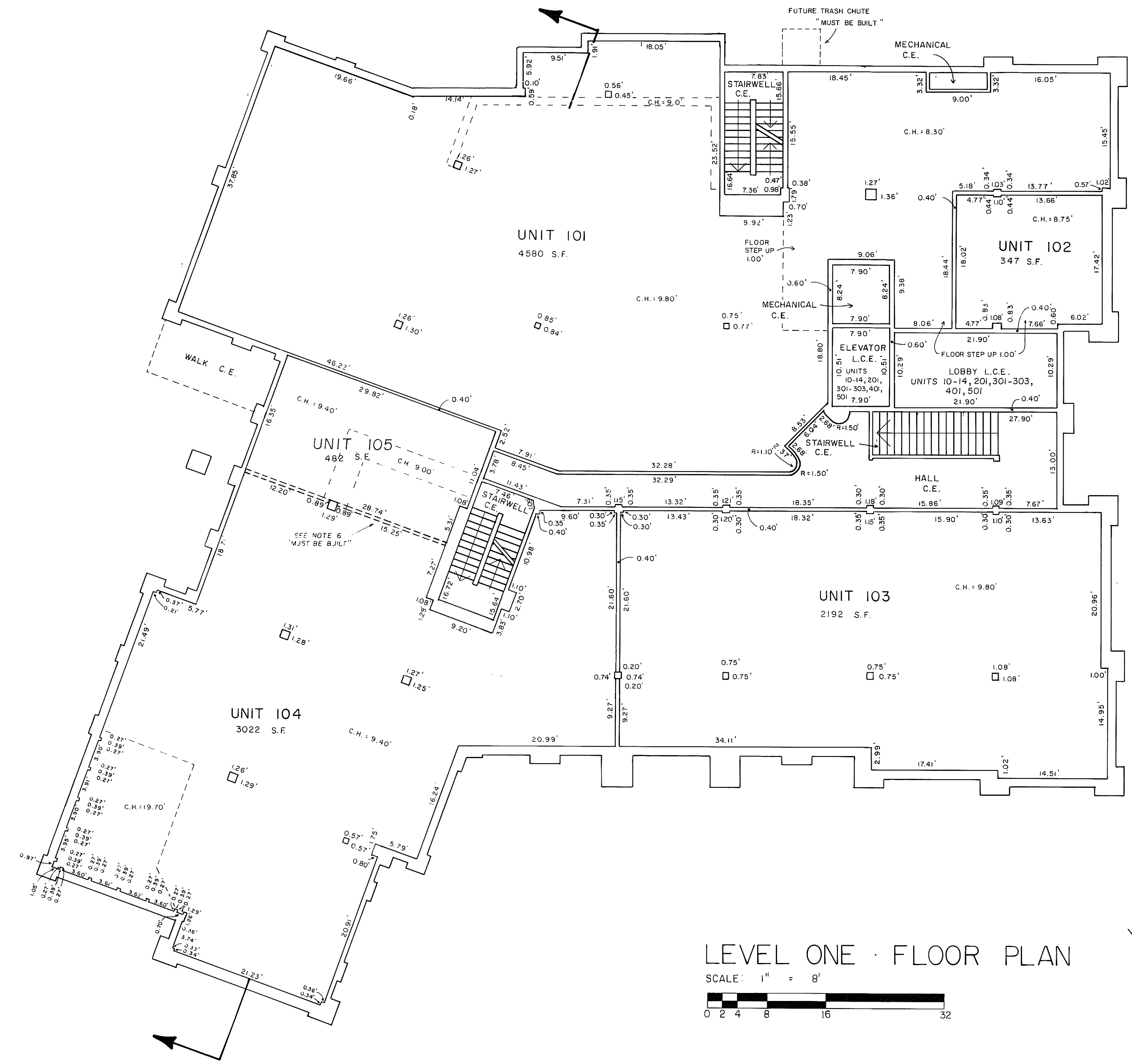
Declarations of covenants, conditions, and restrictions are recorded in the office of the Clerk and Recorder of San Miguel County, Colorado in Book 506 Pages 351 through 398

SURVEYOR'S CERTIFICATE

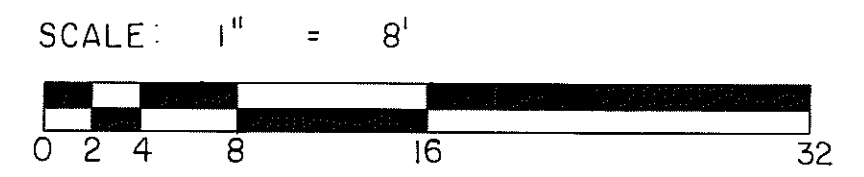
I, J. David Foley, do hereby certify (i) that this accompanying plat and survey was performed under my direct responsibility, supervision, and checking; (ii) that the information contained herein is true and accurate to the best of my belief and knowledge; (iii) that this plat is clear and legible; (iv) that all structural components of the building as indicated on this plat, are substantially completed in accordance with the plans of the Declarant, except as indicated. See Note 6. (v) that the plat contains all the information required under C.R.S. 38-33.3-209 and C.R.S. 38-51-102;

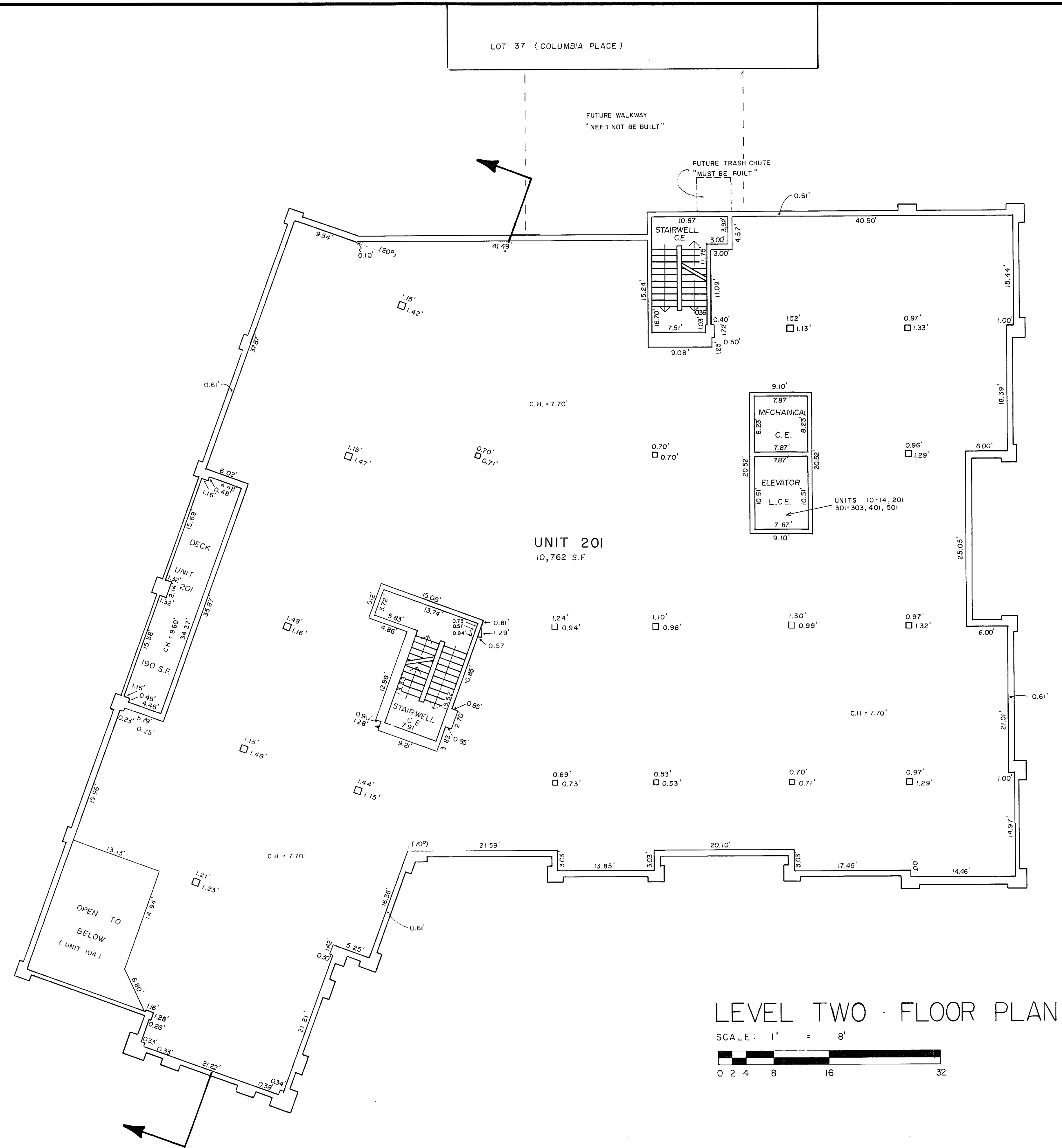
J. David Foley
 L.C. No. 24954 1/2/93



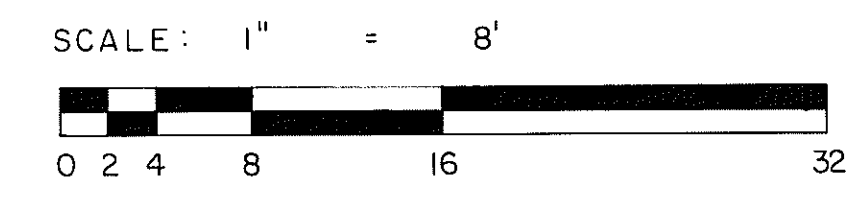


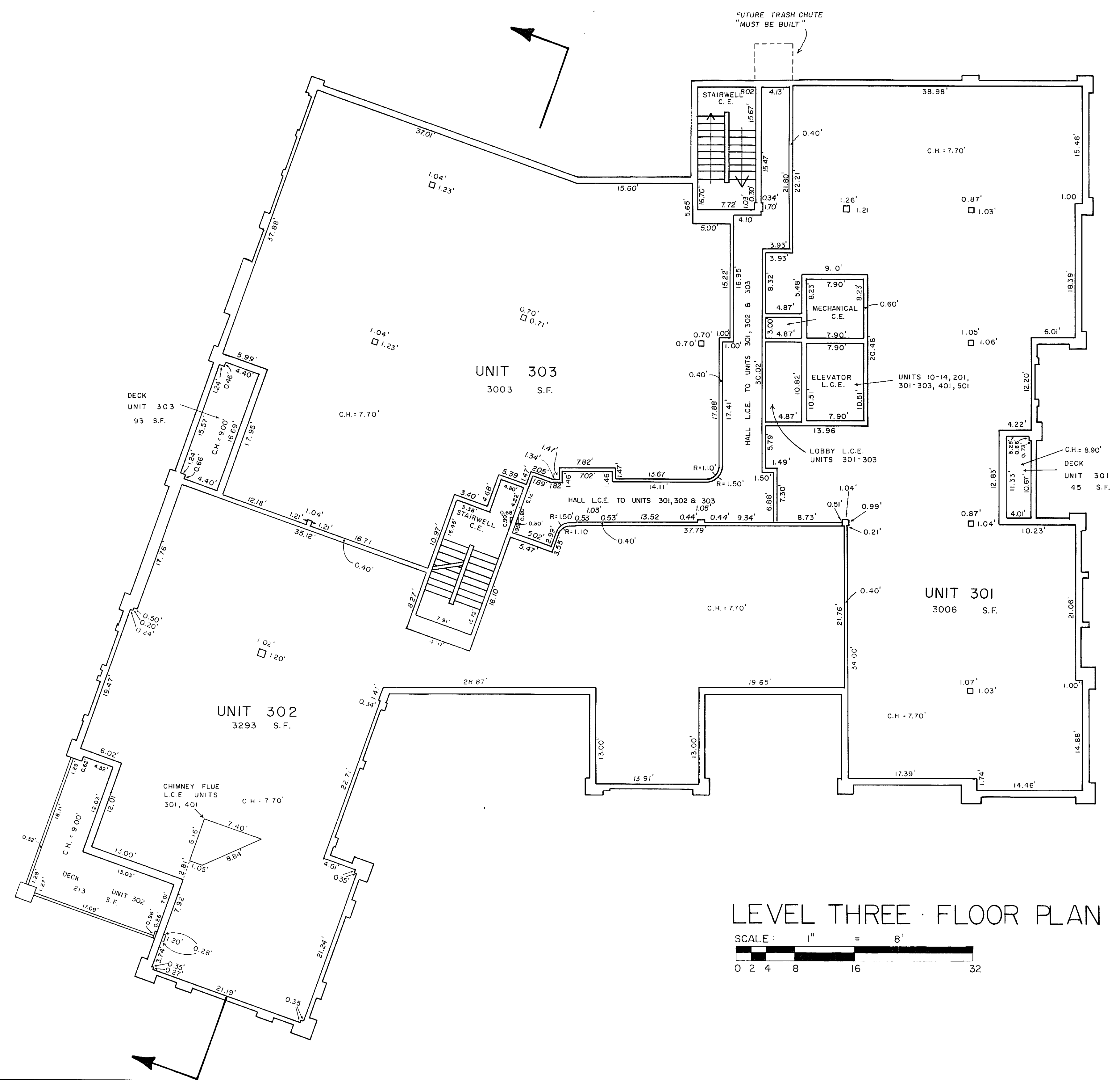
LEVEL ONE FLOOR PLAN



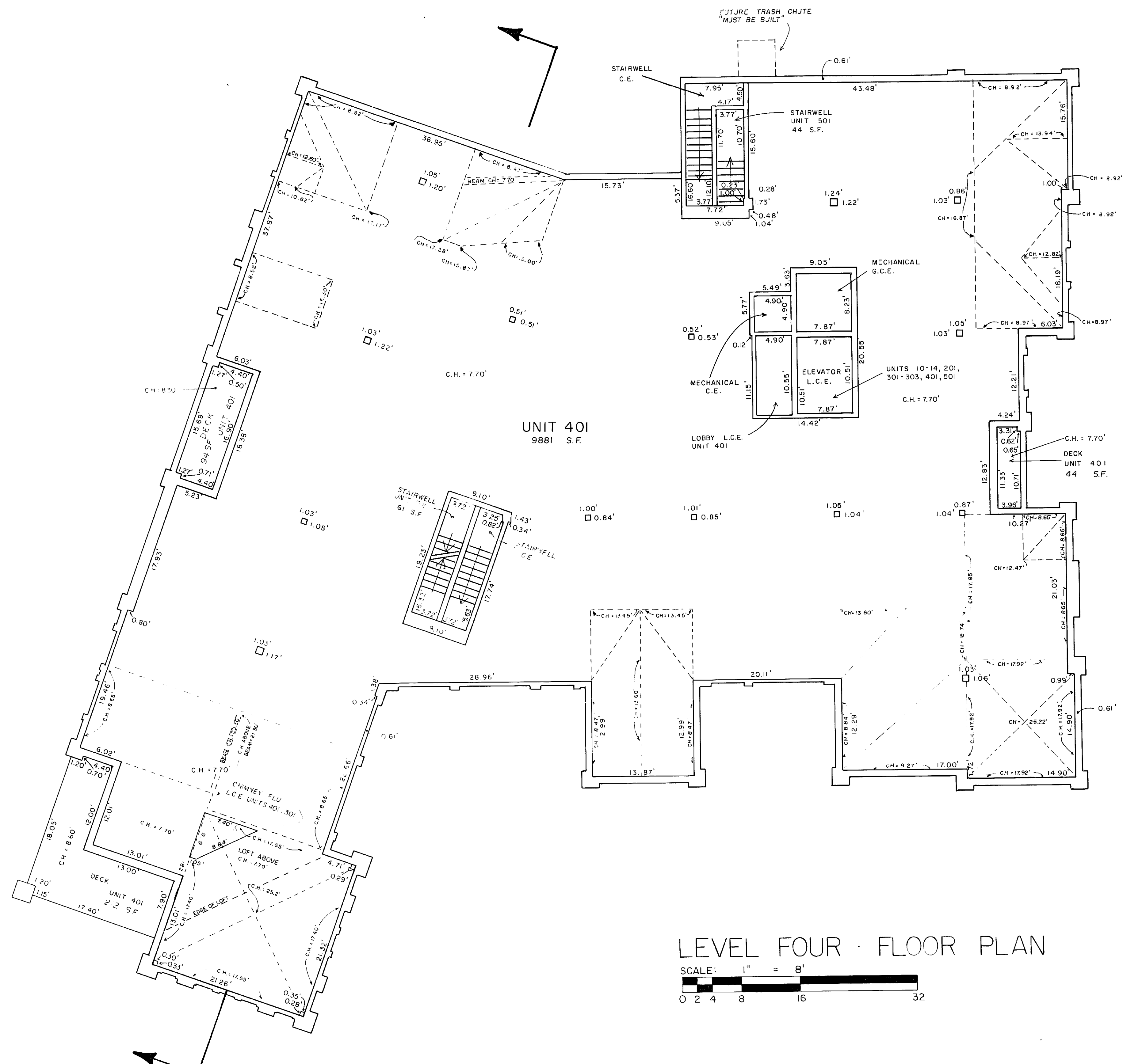


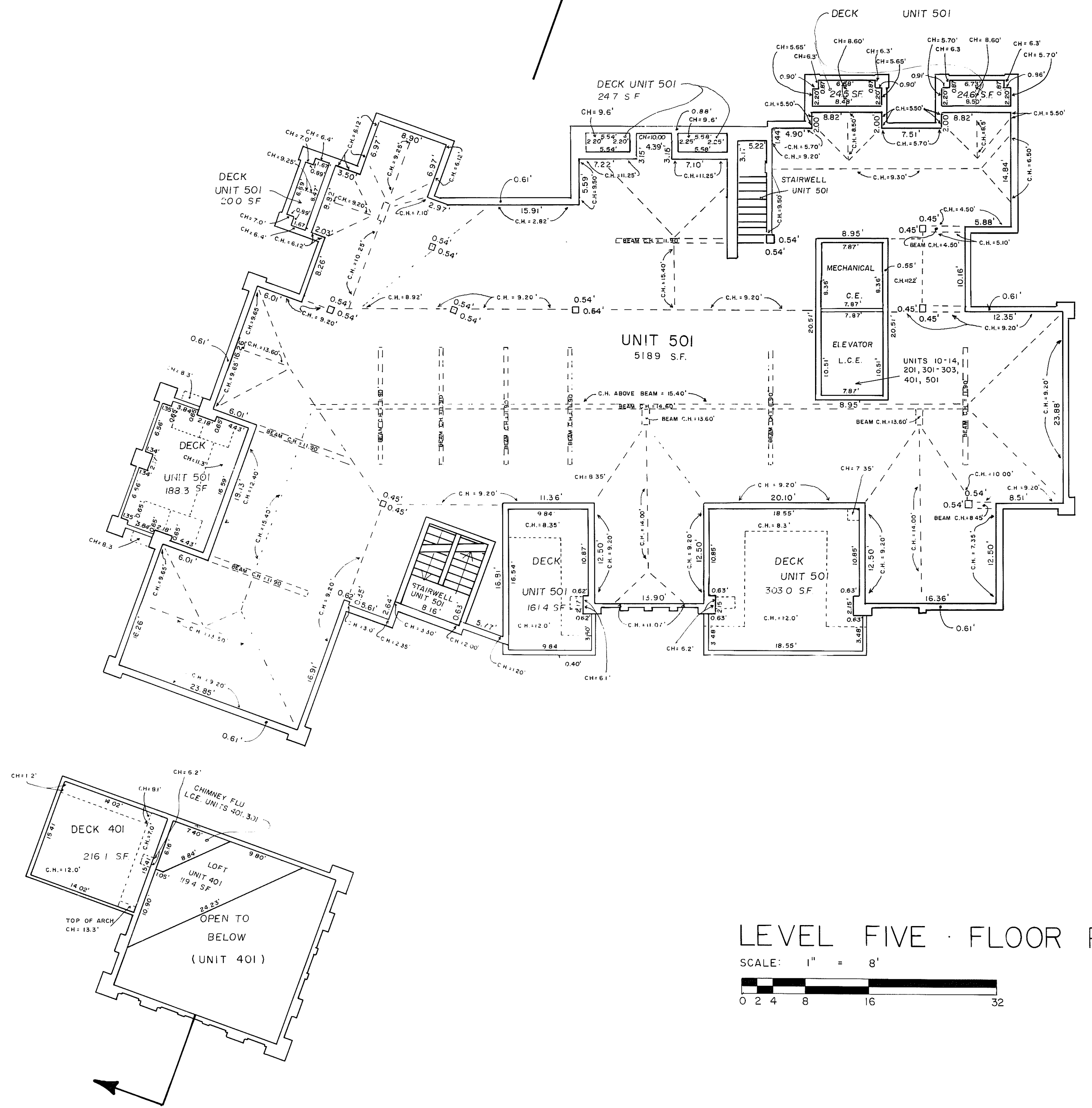
LEVEL TWO FLOOR PLAN





LEVEL THREE FLOOR PLAN
 SCALE: 1" = 8'
 0 2 4 8 16 32





LEVEL FIVE FLOOR PLAN
 SCALE: 1" = 8'
 0 2 4 8 16 32

