

ORDINANCE NO. 16

Series 1998

AN ORDINANCE CREATING SPECIAL IMPROVEMENT DISTRICT NO. 98-1 IN THE TOWN OF BRECKENRIDGE, COLORADO; GENERALLY DESCRIBING THE NATURE AND LOCATION OF THE PUBLIC PARKING IMPROVEMENTS TO BE MADE PURSUANT TO SPECIAL IMPROVEMENT DISTRICT 98-1; DESCRIBING THE REAL PROPERTY TO BE INCLUDED WITHIN SPECIAL IMPROVEMENT DISTRICT 98-1; ESTABLISHING THE METHOD OF ASSESSMENT TO BE USED IN CONNECTION WITH SPECIAL IMPROVEMENT DISTRICT 98-1; AND PROVIDING OTHER DETAILS IN CONNECTION WITH THE CREATION OF SPECIAL IMPROVEMENT DISTRICT 98-1

WHEREAS, by Resolution No. 10, Series 1998 ("Initiation Resolution") the Town Council of the Town of Breckenridge, acting pursuant to the provisions of Section 11.8 of the Breckenridge Town Charter and Chapter 6 of Title 9 of the Breckenridge Town Code, initiated the creation of a special improvement district within the Town of Breckenridge for the purposes described in the Initiation Resolution; and

WHEREAS, pursuant to Section 11.8 of the Breckenridge Town Charter and Chapter 6 of Title 9 of the Breckenridge Town Code, and other applicable law, the Town Council hereby finds and determines that there exists a necessity for the creation of Special Improvement District No. 98-1 ("District") in the Town in order (i) to quantify, formalize and enforce the financial commitments of those property owners who agreed to participate in the District in order to meet their off-street parking requirement under the Town's Development Code, and (ii) to authorize the use of funds which are collected through the payment of assessments made in connection with the District to pay or reimburse the Town for all or a portion of certain enumerated costs incurred and to be incurred by the Town in connection with the provision of certain public parking facilities, including, but not limited to, the costs of acquiring and improving certain real properties for use as public parking facilities; and

WHEREAS, notice of a public hearing concerning the creation of the District has been given by publication in at least one issue of The Summit County Journal, a newspaper of general circulation in the Town, at least four (4) days prior to the date of the hearing, and in addition, notice was mailed by the Town Clerk by registered or certified mail to the last known address of each last known owner within the District whose property will be assessed for the costs of the improvements, such addressees and owners being those appearing on the real property assessment rolls for general (ad valorem) taxes of Summit County, Colorado, all in accordance with the requirements of Section 9-6-6 of the Breckenridge Town Code; and

WHEREAS, at the time and place set forth in the Notice, the Town Council met in open session for the purpose of hearing any objections or protests that might be made against the proposed District or the public parking improvements to be paid for through the District; and

WHEREAS, all objections and complaints having been duly heard and considered, the Town Council has determined to proceed with the creation of the District.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BRECKENRIDGE, COLORADO:

Section 1. Creation of District. A special improvement district is hereby created and established in accordance with Section 11.8 of the Breckenridge Town Charter and Chapter 6 of Title 9 of the Breckenridge Town Code, and other applicable law. The District shall be known and designated as "Special Improvement District No. 98-1". All proceedings and actions heretofore taken by the Town of Breckenridge in connection with the District are hereby ratified, approved and confirmed.

Section 2. Approval of Engineering Plans. The engineer's plans and reports prepared in connection with the District as required by Resolution No. 10, Series 1998, together with all of the details, specifications, estimates, maps and schedules thereto attached or appended, are hereby approved and adopted.

Section 3. Properties to be Assessed. The properties to be included within Special Improvement District No. 98-1 and to be assessed with the cost of the public parking improvements hereafter described shall include the following lots or parcels of land located within the corporate limits of the Town of Breckenridge, County of Summit and State of Colorado, to wit:

See attached Exhibit A

Such list of properties shall constitute the "description of the extent of the improvement district to be assessed and the assessment units, if any," as required by Paragraph A of Section 9-6-5 of the Breckenridge Town Code.

Section 4. Description of Public Parking Improvements To Be Paid For Through District. The public parking improvements which are to be or which have heretofore been made by the Town and which are to be paid for through assessments made in connection with Special Improvement District 98-1 are described as follows:

A. The acquisition of the following described real property which is to be used for the construction and operation of public parking facilities:

Lots 9-16 Block 7 Abbett Addition
Part of Lot 85, Lots 86-90 Bartlett and Shock; and Lots 2A and 2B, Sawmill Station Square, Filing 3

B. The grading, surfacing, paving, striping, landscaping and lighting of the following described real property for the operation of public parking facilities.

Lots 9-16 Block 7 Abbett Addition.
Part of Lot 85, Lots 86-90 Bartlett and Shock Addition; and Lots 2A and 2B, Sawmill Station Square, Filing 3.
Lot 1 Rodeo Grounds Subdivision.
Lots 37,38,39,39½ Bartlett and Shock Addition.

As used in this Ordinance, the term "Public Parking Improvements" shall mean and include only those items described in Paragraphs A and B of this Section 4. The above description shall constitute the description of the "kind of improvements" to be made as part of the District as required by Paragraph B of Section 9-6-5 of the Breckenridge Town Code.

Section 5. Public Parking Improvements Approved. The acquisition of the real property described in Paragraph A of Section 4 of this Ordinance, as well as the construction and installation of the parking-related improvements described in Paragraph B of Section 4 of this Ordinance, all as shown by the plans, specifications and maps thereof prepared by the Engineer and approved by the Town Council of the Town and now on file in the office of the Town Clerk, be and the same is hereby approved, ratified and confirmed.

Section 6. Cost of Public Parking Improvements. The maximum total cost of the Public Parking Improvements, including incidentals, shall be \$1,446,832.

Section 7. Estimated Portion of Cost of Improvements to be Paid By Town. The Town will not pay any part of the cost of the improvements to be made in connection with the District; provided, however, that, as set forth in Section 8 of this Ordinance, the Town shall adjust the "per deficient parking space" assessment against the several properties to be located within Special Improvement District 98-1 to reflect the few circumstances where the Town failed through administrative error to obtain commitments from developers to participate in the District.

Section 8. Basis of Assessment. The assessment of the costs set forth in Section 6 of this Ordinance shall be made against the several properties located within Special Improvement District 98-1 on a "per deficient parking space" basis. For the purposes of Special Improvement District 98-1, a "deficient parking space" is an on-site parking space which was required to be provided on the site of a particular development at the time of the issuance of a Development Permit pursuant to the Town's Development Code, but which parking space was not so provided. The assessment to be made in connection with Special Improvement District 98-1 shall not exceed the amount of \$1,100 Dollars per deficient parking space. In determining the amount of the per deficient parking space assessment to be made against the several properties located within Special Improvement District 98-1 the Town shall reduce such assessment amount so as to properly account for those development projects described on the attached Exhibit "B" (which is incorporated herein by reference) for which the Town, through administrative error, failed to obtain written commitments to participate in Special Improvement District 98-1. This adjustment will have the effect of providing a per deficient parking space assessment against the properties to be assessed in connection with Special Improvement District 98-1 in the same amount as if the Town had obtained commitments to participate in the District from each developer from whom such a commitment should have been obtained.

The number of deficient parking spaces for each of the several properties located within Special Improvement District 98-1 shall be calculated on the following basis:

(i) based upon the number of deficient parking spaces set forth in a written covenant, development permit or agreement signed by an owner or former owner of the subject property and recorded with the Clerk and Recorder of Summit County, Colorado; or

(ii) where no number of deficient parking spaces is set forth in a written covenant, development permit or agreement signed by an owner or former owner of the subject property and recorded with the Clerk and Recorder of Summit County, Colorado, or where no written and recorded covenant, development permit or agreement exists, based upon the difference between the number of on-site parking spaces required by the Town's Development Code at the time of the issuance of the Development Permit minus the number of on-site parking spaces provided on site pursuant to such Development Permit.

This method of assessment is determined by the Town Council to be an equitable method for apportioning the costs to be paid by the property owners in connection with the District.

Section 9. Public Hearing. The public hearing on the creation of the District shall be held on Tuesday, May 12, 1998 at 7:30 o'clock P.M., or as soon thereafter as the matter may be heard, in the Council Chambers of the Breckenridge Town Hall, 150 Ski Hill Road, Breckenridge, Colorado. Such time and place shall also be the time and place at which the Town Council will consider the adoption of this Ordinance on second reading.

Section 10. Interest on Assessments. The maximum rate of interest to be paid on unpaid and deferred installments of an assessment shall of (7%) per annum.

Section 11. Benefits. The Town Council hereby finds and determines that the Public Parking Improvements described above in Section 4 of this Ordinance will confer a special benefit upon the property within the District and a general benefit to the Town at large.

Section 10. Repealer. All ordinances or resolutions, or parts thereof in conflict herewith are hereby repealed.

Section 11. Severability. If any one or more sections or provisions of this Ordinance be judicially determined invalid or unenforceable, such determination shall not affect, impair or invalidate the remaining provisions hereof, the intention being that the various provisions hereof are severable.

Section 12. Recording and Authentication. This Ordinance shall be recorded in a book kept for that purpose, shall be authenticated by the signatures of the Mayor and Town Clerk, and shall be published in accordance with law.

Section 13. Authority. The Town Council hereby finds, determines and declares that it has the power to adopt this Ordinance pursuant to the authority granted to home rule municipalities by Article XX of the Colorado Constitution and the powers contained in the Breckenridge Town Charter.

Section 14. Effective Date. This Ordinance shall be published and become effective as provided by Section 5.9 of the Breckenridge Town Charter.

INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED PUBLISHED IN FULL this 28th day of April, 1998. A Public Hearing shall be held at the regular meeting of the Town Council of the Town of Breckenridge, Colorado on the 12th day of May, 1998, at 7:30 P.M., or as soon thereafter as possible in the Municipal Building of the Town.

ATTEST:

TOWN OF BRECKENRIDGE


Mary Jean Loufek, CMC, Town Clerk


Stephen C. West, Mayor

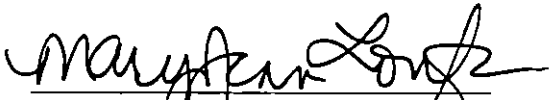
This Ordinance was published in full in The Summit County Journal, a newspaper of general circulation within the Town of Breckenridge, on May 7, 1998.

READ, ADOPTED ON SECOND READING AND ORDERED PUBLISHED BY TITLE this 12th day of May, 1998


A copy of this Ordinance and Exhibit is available for inspection in the office of the Town Clerk.

ATTEST:

TOWN OF BRECKENRIDGE

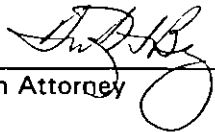


Mary Jean Loufek, CMC, Town Clerk



Stephen C. West, Mayor

APPROVED IN FORM:



Town Attorney

5/12/98
Date

This Ordinance was published by title in The Summit County Journal, a newspaper of general circulation within the Town of Breckenridge, on May 21, 1998.

Parking District Legal Descriptions

Owner Name	Legal Description
Liz Tovar	Lots 6-7, Block 15, Abbets Addition
Jim Beck	Lots 16 and the south 22.5 feet of Lot 15, Block 6 Stiles Addition to the Town of Breckenridge, County of Summit, State of Colorado.
Sam McCleneghan III	Site F Adam's Ridge Subdivision, According to the recorded plat thereof together with all improvements thereon.
Josephine S. Norton and Tyler K. Norton	Lots 30, 31 and 32, except the east 30 feet of lots 30, 31 and 32, Block 10, Abbets Addition to the Town of Breckenridge, County of Summit, State of Colorado.
Prism Square Partners	Site G, Adams Ridge Subdivision
Raymond McGinnis	CONDOMINIUM UNIT C1, WELLINGTON PLACE CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP THEREOF RECORDED MAY 22, 1981 UNDER RECEPTION NO. 223811 AND THE CONDOMINIUM DECLARATION OF WELLINGTON PLACE CONDOMINIUMS RECORDED ON MAY 22, 1981 UNDER RECEPTION NO. 223812, COUNTY OF SUMMIT, STATE OF COLORADO.
R G B Inc.	CONDOMINIUM UNIT C3, WELLINGTON PLACE CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP THEREOF RECORDED MAY 22, 1981 UNDER RECEPTION NO. 223811 AND THE CONDOMINIUM DECLARATION OF WELLINGTON PLACE CONDOMINIUMS RECORDED ON MAY 22, 1981 UNDER RECEPTION NO. 223812, COUNTY OF SUMMIT, STATE OF COLORADO.
Timothy J. and Patricia A. Casey	Condominium Unit 105, according to the Condominium Declaration for The Exchange recorded August 19, 1980 at Reception No. 210359 and the map thereof recorded in August 19, 1980 at Reception No. 210360
R G B Inc.	CONDOMINIUM UNIT C4, WELLINGTON PLACE CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP THEREOF RECORDED MAY 22, 1981 UNDER RECEPTION NO. 223811 AND THE CONDOMINIUM DECLARATION OF WELLINGTON PLACE CONDOMINIUMS RECORDED ON MAY 22, 1981 UNDER RECEPTION NO. 223812, COUNTY OF SUMMIT, STATE OF COLORADO.

Owner Name	Legal Description
Kerry J. Feldman and Denise Bloch	Lots 23 and 24, Block 9, ABBETT'S ADDITION TO THE TOWN OF BRECKENRIDGE
Dr. John G. Warner DDS	Condominium Unit 103, according to the Condominium Declaration for The Exchange recorded August 19, 1980 at Reception No. 210359 and the map thereof recorded in August 19, 1980 at Reception No. 210360
R G B Inc	CONDOMINIUM UNIT C2, WELLINGTON PLACE CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP THEREOF RECORDED MAY 22, 1981 UNDER RECEPTION NO. 223811 AND THE CONDOMINIUM DECLARATION OF WELLINGTON PLACE CONDOMINIUMS RECORDED ON MAY 22, 1981 UNDER RECEPTION NO. 223812, COUNTY OF SUMMIT, STATE OF COLORADO.
Wendell Square Condominium Suite 2 LLC, a Colorado limited liability company	Commercial Unit 2, Wendell Square Condominiums, according to the Condominium declaration for Wendell Square Condominiums recorded January 27 1994 under Reception No. 461167, and the condominium map recorded January 13, 1994 under reception No. 460306, County of Summit, State of Colorado.
High Timber Construction Inc.	Commercial Unit 3, Wendell Square Condominiums, according to the Condominium declaration for Wendell Square Condominiums recorded January 27 1994 under Reception No. 461167, and the condominium map recorded January 13, 1994 under reception No. 460306, County of Summit, State of Colorado.
Richard & Christine Witzke	Commercial Unit 4, Wendell Square Condominiums, according to the Condominium declaration for Wendell Square Condominiums recorded January 27 1994 under Reception No. 461167, and the condominium map recorded January 13, 1994 under reception No. 460306, County of Summit, State of Colorado.
Richard & Christine Witzke	Commercial Unit 5, Wendell Square Condominiums, according to the Condominium declaration for Wendell Square Condominiums recorded January 27 1994 under Reception No. 461167, and the condominium map recorded January 13, 1994 under reception No. 460306, County of Summit, State of Colorado.
Unit 104 A Colorado General Partners	Condominium Unit 104, according to the Condominium Declaration for The Exchange recorded August 19, 1980 at Reception No. 210359 and the map thereof recorded in August 19, 1980 at Reception No. 210360

Owner Name**Legal Description**

Veronica Nagymihaly

Commercial Unit 6, Wendell Square Condominiums, according to the Condominium declaration for Wendell Square Condominiums recorded January 27 1994 under Reception No. 461167, and the condominium map recorded January 13, 1994 under reception No. 460306, County of Summit, State of Colorado.

John G. and Carre L. Warner

Condominium Unit 102, according to the Condominium Declaration for The Exchange recorded August 19, 1980 at Reception No. 210359 and the map thereof recorded in August 19, 1980 at Reception No. 210360

Exchange Building Ltd

Condominium Unit 201B, according to the Condominium Declaration for The Exchange recorded August 19, 1980 at Reception No. 210359 and the map thereof recorded in August 19, 1980 at Reception No. 210360

Exchange Building Ltd.

Condominium Unit 204, according to the Condominium Declaration for The Exchange recorded August 19, 1980 at Reception No. 210359 and the map thereof recorded in August 19, 1980 at Reception No. 210360

Exchange Building Ltd.

Condominium Unit 203, according to the Condominium Declaration for The Exchange recorded August 19, 1980 at Reception No. 210359 and the map thereof recorded in August 19, 1980 at Reception No. 210360

Mary Ellen Conlee

Lot 6, Block 13, REPLAT OF LOTS 6 & 7 BLOCK 13, ABBETTS ADDITION TO THE TOWN OF BRECKENRIDGE according to the plat thereof recorded July 1, 1981 as Reception No. 225432 in the office of the Summit County Clerk , State of Colorado.

Exchange Building Ltd

Condominium Unit 101, according to the Condominium Declaration for The Exchange recorded August 19, 1980 at Reception No. 210359 and the map thereof recorded in August 19, 1980 at Reception No. 210360

Robert A.Theobald & Lois G. Theobald

That portion of Lots 1, 2 and 3, Block 11, Abbett Addition to the Town of Breckenridge, described as follows: Beginning at Cor. No. 6, U.S. Survey No. 843, Abbett Placer, which is also the Northeast Cor. Of Lot 1 and the true point of beginning, thence W. 28.50 ft. to Cor. No. 2, thence S. 9 degrees 21'4" E. 66.90 ft. to Cor. No. 3, thence N. 80 degrees E. 28.83 ft. to Cor. No. 4 on the west line of French Street, thence N. 10 degrees W. along the west line of French Street 62.25 ft. to the true point of beginning

Exchange Building Ltd.

Condominium Unit 205, according to the Condominium Declaration for The Exchange recorded August 19, 1980 at Reception No. 210359 and the map thereof recorded in August 19, 1980 at Reception No. 210360

Owner Name	Legal Description
Judith A Gunson	Condominium Unit 202, according to the Condominium Declaration for The Exchange recorded August 19, 1980 at Reception No. 210359 and the map thereof recorded in August 19, 1980 at Reception No. 210360
Exchange Building Ltd.	Condominium Unit 201A, according to the Condominium Declaration for The Exchange recorded August 19, 1980 at Reception No. 210359 and the map thereof recorded in August 19, 1980 at Reception No. 210360
Billy Carr Partnership, a colorado general partentnership, formerly known as Tillie's Wendell Square LLC	Lot 8, Block 13, Abbett Addition to the Town of Breckenridge Commercial Unit 1, Wendell Square Condominiums, according to the Condominium declaration for Wendell Square Condominiums recorded January 27 1994 under Reception No. 461167, and the condominium map recorded January 13, 1994 under reception No. 460306, County of Summit, State of Colorado.
BAKER & HOGAN ASSOCIATES, ARCHITECTS, P.C.	Site 11, Adams Ridge, a Vacation and Subdivision of Lots 9 through 16, Block 12 Abbett Addition, and Lots 19 and a portion of Lot 20, Block 2 Stiles Addition, Town of Breckenridge, Summit County, Colorado, according to the Plat thereof recorded July 26, 1982 under Reception No. 242775 of the Summit County, Colorado records.
McCleneghan III	Condominium Unit 2. COPPER BARON CONDOMINIUMS, according to the Condominium Declaration thereof recorded January 20, 1992 under Reception No. 416200 and any and all Amendments or Supplements thereto and according to the Condominium Map thereof recorded January 20, 1992 under Reception No. 416201 and any and all Amendments or Supplements thereto, County of Summit, State of Colorado.
Viki Pierpont	Condominium Unit 3, COPPER BARON CONDOMINIUMS, ACCORDING TO THE Condominium Declaration thereof recorded January 20, 1992 under Reception No. 416200 and any and all Amendments or Supplements thereto and according to the Condominim Map thereof recorded January 20, 1992 under Reception No. 416201 and any and all Amendments or Supplements thereto, County of Summit , State of Colorado
Jean Palfathi	Sites "J" Adams Ridge as shown on the recorded plat thereof filed July 26, 1982 at Reception No. 242775, County of Summit , State of Colorado, together with an undivided 64.369% interest in the common area.

Owner Name	Legal Description
Sam McClenaghan III	Condominium Unit 1, COPPER BARON CONDOMINIUMS, according to the Condominium Declaration thereof recorded January 20, 1992 under Reception No. 416200 and any and all Amendments or Supplements thereto and according to the Condominium Map thereof recorded January 20, 1992 under Reception No. 416201 and any and all Amendments or Supplements thereto, County of Summit, State of Colorado
Thomas C. Gipson, Jr. and Ginger Gipson, Trustees of the Gipson Family Trust	Lot 15, Bartlett and Shock Placer Addition to the Town of Breckenridge, Summit County, Colorado
Mountain Marketing Association Comm.	Lot 22, BARTLETT AND SHOCK ADDITION TO THE TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO
Georgian Square Joint Venture	UNIT C-9, GEORGIAN SQUARE CONDOMINIUMS ACCORDING TO THE MAP THEREOF FILED JUNE 5, 1991 AT RECEPTION NO. 40326 AND SUBJECT TO THE CONDOMINIUM DECLARATION THEREFOR RECORDED JUNE 5, 1991 AT RECEPTION NO. 404327, COUNTY OF SUMMIT, STATE OF COLORADO.
Georgian Square Joint Venture	UNIT C-11, GEORGIAN SQUARE CONDOMINIUMS ACCORDING TO THE MAP THEREOF FILED JUNE 5, 1991 AT RECEPTION NO. 40326 AND SUBJECT TO THE CONDOMINIUM DECLARATION THEREFOR RECORDED JUNE 5, 1991 AT RECEPTION NO. 404327, COUNTY OF SUMMIT, STATE OF COLORADO.
Georgian Square Joint Venture	UNIT C-8, GEORGIAN SQUARE CONDOMINIUMS ACCORDING TO THE MAP THEREOF FILED JUNE 5, 1991 AT RECEPTION NO. 40326 AND SUBJECT TO THE CONDOMINIUM DECLARATION THEREFOR RECORDED JUNE 5, 1991 AT RECEPTION NO. 404327, COUNTY OF SUMMIT, STATE OF COLORADO.
Georgian Square Joint Venture	UNIT C-13, GEORGIAN SQUARE CONDOMINIUMS ACCORDING TO THE MAP THEREOF FILED JUNE 5, 1991 AT RECEPTION NO. 40326 AND SUBJECT TO THE CONDOMINIUM DECLARATION THEREFOR RECORDED JUNE 5, 1991 AT RECEPTION NO. 404327, COUNTY OF SUMMIT, STATE OF COLORADO.
Georgian Square Joint Venture	UNIT C-10, GEORGIAN SQUARE CONDOMINIUMS ACCORDING TO THE MAP THEREOF FILED JUNE 5, 1991 AT RECEPTION NO. 40326 AND SUBJECT TO THE CONDOMINIUM DECLARATION THEREFOR RECORDED JUNE 5, 1991 AT RECEPTION NO. 404327, COUNTY OF SUMMIT, STATE OF COLORADO.

Owner Name**Legal Description**

Georgian Square Joint Venture	UNIT C-7, GEORGIAN SQUARE CONDOMINIUMS ACCORDING TO THE MAP THEREOF FILED JUNE 5, 1991 AT RECEPTION NO. 40326 AND SUBJECT TO THE CONDOMINIUM DECLARATION THEREFOR RECORDED JUNE 5, 1991 AT RECEPTION NO. 404327, COUNTY OF SUMMIT, STATE OF COLORADO.
Charlie Jang and Juwen Jang and Corinna Jang and Mei Ling Jang	Lot 57, BARTLETT AND SHOCK ADDITION TO THE TOWN OF BRECKENRIDGE, County of Summit, State of Colorado.
Breckenridge Trading Co.	Lot 2 Bartlett & Shock Sub Ika S 21.84 Ft of Lot 2
Georgian Square Joint Venture	UNIT C-1, GEORGIAN SQUARE CONDOMINIUMS ACCORDING TO THE MAP THEREOF FILED JUNE 5, 1991 AT RECEPTION NO. 40326 AND SUBJECT TO THE CONDOMINIUM DECLARATION THEREFOR RECORDED JUNE 5, 1991 AT RECEPTION NO. 404327, COUNTY OF SUMMIT, STATE OF COLORADO.
Pamela C. Gray	Lot 6 Bartlett & Shock Sub Also Lot 7 a resub Lots 7 & 8 B & S
Norma Jean Taylor	Lot or Mining Claim No 11, BARTLETT AND SHOCK PLACER ADDITION to the Town of Breckenridge, Summit County, Colorado, and Lot 1, EDMUND G. STILES ADDITION to the Town of Breckenridge, Summit County, Colorado.
Janet Fontaine	Lot 14, BARTLETT AND SHOCK ADDITION Town of Breckenridge, County of Summit, State of Colorado.
Thomas F. Boselli and Caralee Boselli	Lot 16, BARTLETT AND SHOCK ADDITION to the Town of Breckenridge as shown on the plat thereof filed in the office of the Clerk and Recorder of Summit County, Colorado.
Lincoln West, A Wisconsin Limited partnership.	Lots 16 1/2, 17, 18, 19 and 20, BARTLETT AND SHOCK ADDITION TO THE TOWN OF BRECKENRIDGE
Salvatore Contino and Karyn Contino	LOT 70, BARTLETT & SHOCK ADDITION TO THE TOWN OF BRECKENRIDGE AS SHOWN ON THE LOT LINE ADJUSTMENT PLAT FILED SEPTEMBER 26, 1988 UNDER RECEPTION NO. 359553, COUNTY OF SUMMIT, STATE OF COLORADO
Sally McKee Custodian	Unit 101, the Breckenridge Towne Square, according to the map filed February 27, 1991 at reception No. 400215 and according to the Condominium Declaration for the BRECKENRIDGE TOWNE SQUARE recorded February 27, 1991 at Reception NO. 400214

Owner Name**Legal Description**

Judi Andrews

UNIT C-6, GEORGIAN SQUARE CONDOMINIUMS ACCORDING TO THE MAP THEREOF FILED JUNE 5, 1991 AT RECEPTION NO. 40326 AND SUBJECT TO THE CONDOMINIUM DECLARATION THEREFOR RECORDED JUNE 5, 1991 AT RECEPTION NO. 404327, COUNTY OF SUMMIT, STATE OF COLORADO.

Eric Mamula

UNIT C-14, GEORGIAN SQUARE CONDOMINIUMS ACCORDING TO THE MAP THEREOF FILED JUNE 5, 1991 AT RECEPTION NO. 40326 AND SUBJECT TO THE CONDOMINIUM DECLARATION THEREFOR RECORDED JUNE 5, 1991 AT RECEPTION NO. 404327, COUNTY OF SUMMIT, STATE OF COLORADO.

Island Enterprises Inc

Lot 58, BARTLETT AND SHOCK ADDITION TO THE TOWN OF BRECKENRIDGE

Michael & Diane Austin

Unit 102, the Breckenridge Towne Square, according to the map filed February 27, 1991 at reception No. 400215 and according to the Condominium Declaration for the BRECKENRIDGE TOWN SQUARE recorded February 27, 1991 at reception NO. 400214

Georgian Square Joint Venture

UNIT C-2, GEORGIAN SQUARE CONDOMINIUMS ACCORDING TO THE MAP THEREOF FILED JUNE 5, 1991 AT RECEPTION NO. 40326 AND SUBJECT TO THE CONDOMINIUM DECLARATION THEREFOR RECORDED JUNE 5, 1991 AT RECEPTION NO. 404327, COUNTY OF SUMMIT, STATE OF COLORADO.

Georgian Square Joint Venture

UNIT C-3, GEORGIAN SQUARE CONDOMINIUMS ACCORDING TO THE MAP THEREOF FILED JUNE 5, 1991 AT RECEPTION NO. 40326 AND SUBJECT TO THE CONDOMINIUM DECLARATION THEREFOR RECORDED JUNE 5, 1991 AT RECEPTION NO. 404327, COUNTY OF SUMMIT, STATE OF COLORADO.

Georgian Square Joint Venture

UNIT C-4, GEORGIAN SQUARE CONDOMINIUMS ACCORDING TO THE MAP THEREOF FILED JUNE 5, 1991 AT RECEPTION NO. 40326 AND SUBJECT TO THE CONDOMINIUM DECLARATION THEREFOR RECORDED JUNE 5, 1991 AT RECEPTION NO. 404327, COUNTY OF SUMMIT, STATE OF COLORADO.

Patricia Morris

UNIT C-5, GEORGIAN SQUARE CONDOMINIUMS ACCORDING TO THE MAP THEREOF FILED JUNE 5, 1991 AT RECEPTION NO. 40326 AND SUBJECT TO THE CONDOMINIUM DECLARATION THEREFOR RECORDED JUNE 5, 1991 AT RECEPTION NO. 404327, COUNTY OF SUMMIT, STATE OF COLORADO.

Thursday, June 11, 1998

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Owner Name	Legal Description
D C M Partners, LTD.	LOTS 42, 43, 44 AND 45, *BARTLETT AND SHOCK* PLACER ADDITION TO THE TOWN OF BRECKENRIDGE according to the plat thereof recorded October 6, 1892 in book 1 of plats at Page 17 in the office of the Summit County Clerk and Recorder, COUNTY OF SUMMIT, STATE OF COLORADO (SCHEDULE # 0301130)
Georgian Square Joint Venture	UNIT C-12, GEORGIAN SQUARE CONDOMINIUMS ACCORDING TO THE MAP THEREOF FILED JUNE 5, 1991 AT RECEPTION NO. 40326 AND SUBJECT TO THE CONDOMINIUM DECLARATION THEREFOR RECORDED JUNE 5, 1991 AT RECEPTION NO. 404327, COUNTY OF SUMMIT, STATE OF COLORADO.
Mark & Sara Thomas	Unit 211, the Breckenridge Towne Square, according to the map filed February 27, 1991 at reception No. 400215 and according to the Condominium Declaration for the BRECKENRIDGE TOWN SQUARE recorded February 27, 1991 at reception NO. 400222
Myra Sparesus	Unit 203, the Breckenridge Towne Square, according to the map filed February 27, 1991 at reception No. 400215 and according to the Condominium Declaration for the BRECKENRIDGE TOWN SQUARE recorded February 27, 1991 at reception NO. 400218
AOT Enterprises Inc.	Unit 204, the Breckenridge Towne Square, according to the map filed February 27, 1991 at reception No. 400215 and according to the Condominium Declaration for the BRECKENRIDGE TOWN SQUARE recorded February 27, 1991 at reception NO. 400218
Kimberle Williams	Unit 215, the Breckenridge Towne Square, according to the map filed February 27, 1991 at reception No. 400215 and according to the Condominium Declaration for the BRECKENRIDGE TOWN SQUARE recorded February 27, 1991 at reception NO. 400224
Albert Thomas Family Limited Partnership	Unit 214, the Breckenridge Towne Square, according to the map filed February 27, 1991 at reception No. 400215 and according to the Condominium Declaration for the BRECKENRIDGE TOWN SQUARE recorded February 27, 1991 at reception NO. 400223
Ladd & Ladd Enterprises Inc.	Unit 213, the Breckenridge Towne Square, according to the map filed February 27, 1991 at reception No. 400215 and according to the Condominium Declaration for the BRECKENRIDGE TOWN SQUARE recorded February 27, 1991 at reception NO. 400223

Owner Name

Legal Description

Clinton Marcell Hufford	Unit 216, the Breckenridge Towne Square, according to the map filed February 27, 1991 at reception No. 400215 and according to the Condominium Declaration for the BRECKENRIDGE TOWN SQUARE recorded February 27, 1991 at reception NO. 400224
Mark & Sara Thomas	Unit 212, the Breckenridge Towne Square, according to the map filed February 27, 1991 at reception No. 400215 and according to the Condominium Declaration for the BRECKENRIDGE TOWN SQUARE recorded February 27, 1991 at reception NO. 400222
J & M Jewlry	Unit 202, the Breckenridge Towne Square, according to the map filed February 27, 1991 at reception No. 400215 and according to the Condominium Declaration for the BRECKENRIDGE TOWN SQUARE recorded February 27, 1991 at reception NO. 400217
Sporting & Optic Outlet Inc	Unit 205, the Breckenridge Towne Square, according to the map filed February 27, 1991 at reception No. 400215 and according to the Condominium Declaration for the BRECKENRIDGE TOWN SQUARE recorded February 27, 1991 at reception NO. 400219
Larry Thomas	Unit 206, the Breckenridge Towne Square, according to the map filed February 27, 1991 at reception No. 400215 and according to the Condominium Declaration for the BRECKENRIDGE TOWN SQUARE recorded February 27, 1991 at reception NO. 400219
Shinn-Lin Shyu	Unit 207, the Breckenridge Towne Square, according to the map filed February 27, 1991 at reception No. 400215 and according to the Condominium Declaration for the BRECKENRIDGE TOWN SQUARE recorded February 27, 1991 at reception NO. 400220
Tsewang Topgay	Unit 208, the Breckenridge Towne Square, according to the map filed February 27, 1991 at reception No. 400215 and according to the Condominium Declaration for the BRECKENRIDGE TOWN SQUARE recorded February 27, 1991 at reception NO. 400220
Alice & Larry Selby	Unit 209, the Breckenridge Towne Square, according to the map filed February 27, 1991 at reception No. 400215 and according to the Condominium Declaration for the BRECKENRIDGE TOWN SQUARE recorded February 27, 1991 at reception NO. 400221
James & Deborah McCaleb	Unit 210, the Breckenridge Towne Square, according to the map filed February 27, 1991 at reception No. 400215 and according to the Condominium Declaration for the BRECKENRIDGE TOWN SQUARE recorded February 27, 1991 at reception NO. 400221

Owner Name**Legal Description**

Dennis & Beth Abernathic	Unit 103, the Breckenridge Towne Square, according to the map filed February 27, 1991 at reception No. 400215 and according to the Condominium Declaration for the BRECKENRIDGE TOWN SQUARE recorded February 27, 1991 at reception NO. 400214
Jong-Ho & Li-Yun Yang	Unit 109, the Breckenridge Towne Square, according to the map filed February 27, 1991 at reception No. 400215 and according to the Condominium Declaration for the BRECKENRIDGE TOWN SQUARE recorded February 27, 1991 at reception NO. 400214
Albert Thomas Family Limited Partnership	Unit 104, the Breckenridge Towne Square, according to the map filed February 27, 1991 at reception No. 400215 and according to the Condominium Declaration for the BRECKENRIDGE TOWN SQUARE recorded February 27, 1991 at reception NO. 400214
Kent & Suzanne Johnson	Unit 105, the Breckenridge Towne Square, according to the map filed February 27, 1991 at reception No. 400215 and according to the Condominium Declaration for the BRECKENRIDGE TOWN SQUARE recorded February 27, 1991 at reception NO. 400214
Elke Effers	Unit 106, the Breckenridge Towne Square, according to the map filed February 27, 1991 at reception No. 400215 and according to the Condominium Declaration for the BRECKENRIDGE TOWN SQUARE recorded February 27, 1991 at reception NO. 400214
Janet Callan	Unit 107, the Breckenridge Towne Square, according to the map filed February 27, 1991 at reception No. 400215 and according to the Condominium Declaration for the BRECKENRIDGE TOWN SQUARE recorded February 27, 1991 at reception NO. 400214
Walter Caamano & Mary Zink	Unit 108, the Breckenridge Towne Square, according to the map filed February 27, 1991 at reception No. 400215 and according to the Condominium Declaration for the BRECKENRIDGE TOWN SQUARE recorded February 27, 1991 at reception NO. 400214
Georgian Square Joint Venture	UNIT R-4, GEORGIAN SQUARE CONDOMINIUMS ACCORDING TO THE MAP THEREOF FILED JUNE 5, 1991 AT RECEPTION NO. 40326 AND SUBJECT TO THE CONDOMINIUM DECLARATION THEREFOR RECORDED JUNE 5, 1991 AT RECEPTION NO. 404327, COUNTY OF SUMMIT, STATE OF COLORADO.

Owner Name**Legal Description**

Georgian Square Joint Venture	UNIT R-3, GEORGIAN SQUARE CONDOMINIUMS ACCORDING TO THE MAP THEREOF FILED JUNE 5, 1991 AT RECEPTION NO. 40326 AND SUBJECT TO THE CONDOMINIUM DECLARATION THEREFOR RECORDED JUNE 5, 1991 AT RECEPTION NO. 404327, COUNTY OF SUMMIT, STATE OF COLORADO.
Georgian Square Joint Venture	UNIT R-1, GEORGIAN SQUARE CONDOMINIUMS ACCORDING TO THE MAP THEREOF FILED JUNE 5, 1991 AT RECEPTION NO. 40326 AND SUBJECT TO THE CONDOMINIUM DECLARATION THEREFOR RECORDED JUNE 5, 1991 AT RECEPTION NO. 404327, COUNTY OF SUMMIT, STATE OF COLORADO.
Albert Thomas Family Limited Partnership	Unit 110, the Breckenridge Towne Square, according to the map filed February 27, 1991 at reception No. 400215 and according to the Condominium Declaration for the BRECKENRIDGE TOWN SQUARE recorded February 27, 1991 at reception NO. 400215
Up Your Image Inc.	Unit 111, the Breckenridge Towne Square, according to the map filed February 27, 1991 at reception No. 400215 and according to the Condominium Declaration for the BRECKENRIDGE TOWN SQUARE recorded February 27, 1991 at reception NO. 400215
Clinton & Marcell Hufford	Unit 113, the Breckenridge Towne Square, according to the map filed February 27, 1991 at reception No. 400215 and according to the Condominium Declaration for the BRECKENRIDGE TOWN SQUARE recorded February 27, 1991 at reception NO. 400216
Larry Thomas	Unit 201, the Breckenridge Towne Square, according to the map filed February 27, 1991 at reception No. 400215 and according to the Condominium Declaration for the BRECKENRIDGE TOWN SQUARE recorded February 27, 1991 at reception NO. 400217
She Captains II Inc.	Unit 112, the Breckenridge Towne Square, according to the map filed February 27, 1991 at reception No. 400215 and according to the Condominium Declaration for the BRECKENRIDGE TOWN SQUARE recorded February 27, 1991 at reception NO. 400216
Georgian Square Joint Venture	UNIT R-2, GEORGIAN SQUARE CONDOMINIUMS ACCORDING TO THE MAP THEREOF FILED JUNE 5, 1991 AT RECEPTION NO. 40326 AND SUBJECT TO THE CONDOMINIUM DECLARATION THEREFOR RECORDED JUNE 5, 1991 AT RECEPTION NO. 404327, COUNTY OF SUMMIT, STATE OF COLORADO.
L & D Development	Unit C 102, River Mountain Lodge Condo Amended

Owner Name**Legal Description**

Jane Alexandra Storm Trust

Condominium Unit A DER STEIERMARK CONDOMINIUMS, according to the Second Amended Condominium Map thereof, filed April 9, 1976 under reception No. 155674 and as defined in the Condominium Declaration recorded May 17, 1974 in Book 252, at page 917, and the First and Second Amendments thereof recorded April 9, 1976 in Book 276, at Page 775, and June 16 1976, in Book 278 at page 762, County of Summit, State of Colorado.

O-R Investments

TRACT II, FOUR SEASONS OF BRECKENRIDGE FILING NO. 2 AMENDED ACCORDING TO THE PLAT THEREOF FILED FEBRUARY 23, 1972 AT RECEPTION NO. 124904, TOGETHER WITH PRIVATE LOADING EASEMENT FOR TRACT II, FOUR SEASONS; PUBLIC ACCESS AND UTILITY EASEMENT FOR THE USE AND BENEFIT OF TRACT II, AND PRIVATE PARKING EASEMENT FOR RESIDENTIAL UNIT, TRACT H FOUR SEASONS SITUATED IN TIGER DREDGE SUBDIVISION ACCORDING TO THE PLAT THEREOF FILED JUNE 4, 1991 AT RECEPTION NO. 404259, COUNTY OF SUMMIT STATE OF COLORADO.

Valleejan, LTD., A COLORADO CORPORATION

LOT 2. NETIWAY SUBDIVISION, COUNTY OF SUMMIT, STATE OF COLORADO

Breckenridge Brewery Real Estate, LTD., A Colorado Limited Partnership

ALL OF THE PORTIONS OF LOTS 13 THROUGH 19, INCLUSIVE, BLOCK 3, PARK ADDITION, TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO, LYING EASTERLY ON OF THE EAST LINE OF 150 FOOT WIDE RIGHT OF WAY OF COLORADO STATE HIGHWAY NO. 9. (PROJECT NO. F0 15-1) AS DESCRIBED IN BOOK 160 AT PAGE 3 OF THE RECORDS IN OFFICE OF THE CLERK AND RECORDER OF SUMMIT COUNTY, COLORADO, ALL IN SUMMIT COUNTY, COLORADO

La Cima Partners, a Colorado partnership

PART I Lots 1 through 16, inclusive Block 2 Park Addition to the Town of Breckenridge Except any portion thereof lying within Colorado Highway No. 9; and PART II Lots 1 through 4, inclusive Block 3 Park Addition to the Town of Breckenridge Except any portion thereof lying within Colorado Highway No. 9

Village Capital Corporation

Unit C, COTTONWOOD COURT, as shown on the Condominium Map thereof recorded January 11, 1990 under Reception NO. 381594 and any and all amendments or supplements thereto, and subject to the Condominium Declaration recorded January 15, 1990 under Reception NO. 381703, and any and all amendments or supplements thereto, County of Summit, State of Colorado.

Thursday, June 11, 1998

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Owner Name**Legal Description**

Ellis Young (USA) Inc.

Unit B, COTTONWOOD COURT, as shown on the Condominium Map thereof recorded January 11, 1990 under Reception NO. 381594 and any and all amendments or supplements thereto, and subject to the Condominium Declaration recorded January 15, 1990 under Reception NO. 381703, and any and all amendments or supplements thereto, County of Summit, State of Colorado.

Frank K. Scott and Vickie I Scott as joint tenants with a right of survivorship

LOTS 3 and 4, REED SUBDIVISION, a resubdivision of Lots 11, 12, 13, 14, 15, 16, and a portion of Lot 10, Block 3, STILES ADDITION TO THE TOWN OF BRECKENRIDGE, Summit County, Colorado as shown on the recorded plat at Reception No. 299323.

Jimmie L. Hull

Unit A, COTTONWOOD COURT, as shown on the Condominium Map thereof recorded January 11, 1990 under Reception NO. 381594 and any and all amendments or supplements thereto, and subject to the Condominium Declaration recorded January 15, 1990 under Reception NO. 381703, and any and all amendments or supplements thereto, County of Summit, State of Colorado.

James Mallouk

Condominium Unit A, 125 to 135 South Main, a condominium in accordance with and subject to the Condominium Declaration recorded on the 27th day of December, 1990 at Reception No. 397800 and the map recorded on the 27th day of December, 1990 at Reception No. 397799 of the Summit County, Colorado records.

Rounds Building LLC

Lot 6 Rounds Subdivision, County of Summit, State of Colorado

Stiles III Partnership, a Colorado general partnership

Condominium Unit F, 125 to 135 South Main, a condominium in accordance with and subject to the Condominium Declaration recorded on the 27th day of December, 1990 at Reception No. 397800 and the map recorded on the 27th day of December, 1990 at Reception No. 397799 of the Summit County, Colorado records.

Stiles III Partnership, a Colorado general partnership

Condominium Unit E, 125 to 135 South Main, a condominium in accordance with and subject to the Condominium Declaration recorded on the 27th day of December, 1990 at Reception No. 397800 and the map recorded on the 27th day of December, 1990 at Reception No. 397799 of the Summit County, Colorado records.

Richard E. Taylor and Jean Taylor

Condominium Unit B, 125 to 135 South Main, a condominium in accordance with and subject to the Condominium Declaration recorded on the 27th day of December, 1990 at Reception No. 397800 and the map recorded on the 27th day of December, 1990 at Reception No. 397799 of the Summit County, Colorado records.

Thursday, June 11, 1998

Page 13 of 16

Owner Name**Legal Description**

Richard E. Taylor and Jean Taylor

Condominium Unit C, 125 to 135 South Main, a condominium in accordance with and subject to the Condominium Declaration recorded on the 27 th day of December, 1990 at Reception No. 397800 and the map recorded on the 27 th day of December, 1990 at Reception No. 397799 of the Summit County, Colorado records.

Hufford Partnership

Condominium Unit D, 125 to 135 South Main, a condominium in accordance with and subject to the Condominium Declaration recorded on the 27 th day of December, 1990 at Reception No. 397800 and the map recorded on the 27 th day of December, 1990 at Reception No. 397799 of the Summit County, Colorado records.

K & B Partnership, a general partnership

Lots 3, and 4, Snider Addition to the Town of Breckenridge, Summit County, Colorado

Four Seasons Plaza LLC, a Colorado Limited Liability Company

LOTS 4,5,6,7,8,9,10 AND 11, BLOCK 5, EDMUND G STILES ADDITION TO THE TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO

Silverheels Inn Inc.

Lot 16, Block 7, Stiles Addition

STILES II PARTNERSHIP

Lots 7 and 8 Edmund G. Stiles Addition to the Town of Breckenridge, County of Summit, State of Colorado

Norma Jean Taylor

THE SOUTH 5.00' OF LOT 4 AND A PORTION OF LOT 5, BLOCK 1, STILES ADDITION TO THE TOWN OF BRECKENRIDGE, SECTION 31 TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6TH PRINCIPAL MERIDIAN, SITUATE IN THE TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID LOT 5, THE TRUE POINT OF BEGINNING, THENCE EAST 30.20', THENCE S00 DEGREES 39'00"E 1.15', THENCE WEST 30.20', THENCE N00 DEGREES 39'00"W 1.15' TO THE TRUE POINT OF BEGINNING. CONTAINING: 719.73 SQUARE FEET.

REMCO

Lot 1, Block 6, Stiles Addition to the Town of Breckenridge, County of Summit, State of Colorado.

T.G. EXCHANGE INC. AN HAWAII CORPORATION

LOT 6, BLOCK 2, STILES ADDITION TO THE TOWN OF BRECKENRIDGE, AS SHOWN ON THE RECORDED PLAT THEREOF, COUNTY OF SUMMIT, STATE OF COLORADO

Owner Name**Legal Description**

Wieslaw & Maria Chlipala

Lots 1, 2, and 3, Block 5, EDMUND G. STILES ADDITION TO THE TOWN OF BRECKENRIDGE, County of Summit, State of Colorado.

Two Thirty Two, LLC

LOT 15, BLOCK 2, A REPLAT OF LOTS 14 AND 15, BLOCK 2, STILES ADDITION TO THE TOWN OF BRECKENRIDGE, ACCORDING TO THE PLAT THEREOF RECORDED MAY 5, 1981 UNDER RECEPTION NO. 223065 OF THE SUMMIT COUNTY, COLORADO RECORDS, and LOT 16, BLOCK 2, EDMUND G. STILES ADDITION TO THE TOWN OF BRECKENRIDGE, COUNTY OF SUMMIT, STATE OF COLORADO

Deux Vin Interests

Lots 8 & 9 and the northerly 20.89' of Lot 10, Block 3, Stiles addition to the Town of Breckenridge, as shown on the recorded plat thereof, County of Summit, State of Colorado.

Nicholls & Nicholls, a general partnership

Lots 11,12,13, and 14 Block 2 Edmund A. Stiles addition Town of Breckenridge together with all improvements thereon

Gerald P. Long and Patricia D. Long

Lots 9 and 10 Block 2 Stiles Addition to the town of Breckenridge, Summit County, according to the recorded plat thereof.

Knorr House Building Inc.

Lot 2, Lots 1 and 2 a Resubdivision of Lots 1, 2, 3 and 4, Block 6, Stiles Addition to the Town of Breckenridge as shown on the recorded plat thereof filed in the office of the Clerk and Recorder, Summit County, Colorado on July 13, 1981 at Reception No. 225907

Village Capital Corporation, A COLORADO CORPORATION

Condominium Unit B, Riverwalk Plaza, a retail condominium as shown of the plat thereof filed March 03, 1989 under reception No. 367212 and any and all amendments thereto, subject to the covenants, conditions and restrictions for Riverwalk plaza recorded March 06, 1989 under reception NO. 367257, and any and all amendments thereto, county of Summit State of Colorado

Village Capital Corporation, A COLORADO CORPORATION

Condominium Unit A, Riverwalk Plaza, a retail condominium as shown of the plat thereof filed March 03, 1989 under reception No. 367212 and any and all amendments thereto, subject to the covenants, conditions and restrictions for Riverwalk plaza recorded March 06, 1989 under reception NO. 367257, and any and all amendments thereto, county of Summit State of Colorado

Owner Name**Legal Description**

Thomas & Caralee Boselli

Condominium Unit F, Riverwalk Plaza, a retail condominium as shown of the plat thereof filed March 03, 1989 under reception No. 367212 and any and all amendments thereto, subject to the covenants, conditions and restrictions for Riverwalk plaza recorded March 06, 1989 under reception NO. 367257, and any and all amendments thereto, county of Summit State of Colorado

Thomas & Caralee Boselli

Condominium Unit E, Riverwalk Plaza, a retail condominium as shown of the plat thereof filed March 03, 1989 under reception No. 367212 and any and all amendments thereto, subject to the covenants, conditions and restrictions for Riverwalk plaza recorded March 06, 1989 under reception NO. 367257, and any and all amendments thereto, county of Summit State of Colorado

Kirk Dice

Condominium Unit D, Riverwalk Plaza, a retail condominium as shown of the plat thereof filed March 03, 1989 under reception No. 367212 and any and all amendments thereto, subject to the covenants, conditions and restrictions for Riverwalk plaza recorded March 06, 1989 under reception NO. 367257, and any and all amendments thereto, county of Summit State of Colorado

Kirk Dice

Condominium Unit C, Riverwalk Plaza, a retail condominium as shown of the plat thereof filed March 03, 1989 under reception No. 367212 and any and all amendments thereto, subject to the covenants, conditions and restrictions for Riverwalk plaza recorded March 06, 1989 under reception NO. 367257, and any and all amendments thereto, county of Summit State of Colorado

Qualified Properties with deficient parking spaces

Properties that should have had parking requirement pursuant to municipal parking program after 1978, but that did not for many different reasons

April 23, 1998

Legal Description	Name	Notes	Spaces Deficient
Abbotts Addn Blk 11 Lots 20-23	Chilton Coons Bldg (Mtn. Java) - 1981	Ref. in file to improvements to Ridge St./parking on Ridge	26 (w/ restaurant)
Abbotts Blk 8 Lots 27-32	French Ridge II - 1984		7
Abbotts Blk 14 Lots 1-16	Kingdom Foods - 1982	Allowed for improvements to Ridge St./parking on Ridge	41
Adams Ridge - Site C	Agency Building - 1983	6 on site	11
Bartlett & Shock Lot 15N	Eighmy Building - 1984	Condition of approval - owner change	7
Bartlett & Shock Lots 49-50	Town Square - 1992	Restaurants not charged (Rosco's/Quizno's)	13
Bartlett & Shock Lot 70	Executive Resorts - 1996		2
Bartlett & Shock Lots 66 & 85	Journal Building - 1980	Condition of approval - owner changed	16
Park Addn. Block 3 L 9-12	Main Ridge - Blue Moose - 1992 (1983)	Restaurant never charged	16
Stiles Addn. Blk 6 Lots 8-11	Main St. Mall - 1981	Unrecorded application statement, owner changed	31
Stiles Blk. 2 Lot 11-14	Reliance Place - 1980	Pkg. Agmt didn't cover all	11
Stiles Blk. 3 L 4	Phillips House (Moore & Co.) 304 S. Main - 1978	Condition req'd. easement on prop to north - never obtained	2
Total			183