

CONDOMINIUM MAP OF
SUNSHINE CONDOMINIUMS
LOCATED IN

LOTS 1 thru 6 OF BLOCK 83 OF WEST GUNNISON AMENDED,

CITY OF GUNNISON, GUNNISON COUNTY, COLORADO

SCALE 1 INCH = 10 FEET



20.0

ALLEY

20.0

DEDICATION
KNOW ALL MEN BY THESE PRESENTS, That Ludvik Pecaric, Gladys R. Pecaric and Mitchell N. Pecaric, being the owners of the following described real property, hereby declare and execute this Condominium Map of Sunshine Condominiums, Gunnison County, Colorado as follows:

1. LEGAL DESCRIPTION:

Lots One (1) through Six (6), both inclusive, Block Eighty three (83), City of Gunnison, Colorado, according to the official plat of the City of Gunnison, Colorado, on file in the records of Gunnison County, Colorado.

2. CONDOMINIUM DECLARATION: The real property laid out as the Sunshine Condominiums, Gunnison County, Colorado, is platted and dedicated pursuant to the terms and conditions of the deed of dedication, recorded in Book 554, Page 174, of the records of Gunnison County, Colorado.

IN WITNESS WHEREOF, Ludvik Pecaric, Gladys R. Pecaric and Mitchell N. Pecaric have executed this Declaration this 21st day of August, 1980.

Ludvik Pecaric
Gladys R. Pecaric
Mitchell N. Pecaric

STATE OF COLORADO }
County of Gunnison }

The foregoing Declaration was acknowledged before me this 21st day of August, 1980, by Ludvik Pecaric, Gladys R. Pecaric and Mitchell N. Pecaric.
My commission expires: February 28, 1984
Witness my hand and official seal.

Donny R. Nash
Notary Public

ATTORNEY'S OPINION

I, Harrison F. Russell, being an Attorney-at-law fully licensed to practice before the courts of the State of Colorado, have carefully examined the foregoing Declaration and the plat of the Sunshine Condominiums, Gunnison County, Colorado, and I am of the opinion that the same comply with the requirements of the laws of the State of Colorado relating to the dedication of real property and the creation of condominiums, and that the same are valid and enforceable in accordance with the laws of the State of Colorado.

1. All legal fees and assessments, charges or of record, have been paid in full.
2. The reservations as contained in the plat from the United States of America, October 4, 1975 in Book 331 at page 50 of the records of Gunnison County, Colorado.
3. A deed of trust recorded August 1, 1980 in Book 552 at page 174 of the records of Gunnison County, Colorado.
4. The Condominium Declaration for Sunshine Condominiums recorded in Book 554 at page 174 of the records of Gunnison County, Colorado.

Dated this 21st day of August, 1980.

Harrison F. Russell, Reg. #4450
Attorney at Law
Gunnison, Colorado 81201

LAND SURVEYOR'S CERTIFICATE

I, Robert G. Biglow, being a registered land surveyor in the State of Colorado, have carefully examined the foregoing Declaration and the plat of the Sunshine Condominiums, and I am of the opinion that the same comply with the requirements of the laws of the State of Colorado relating to the dedication of real property and the creation of condominiums, and that the same are valid and enforceable in accordance with the laws of the State of Colorado.

Dated this 21st day of August, 1980.

Robert G. Biglow
Registered Land Surveyor
Gunnison, Colorado 81201
Post Office Box 531
Salida, Colorado 81201

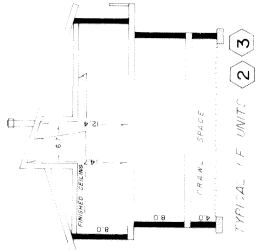


GUNNISON COUNTY CLERK AND RECORDER'S ACCEPTANCE

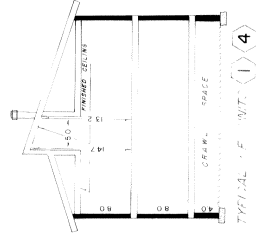
This plat was accepted for filing in the office of the Clerk and Recorder of Gunnison County on 21st day of August, 1980, Reception No. 852382.

Deborah M. B. King
Gunnison County Clerk and Recorder

SECTION C-C

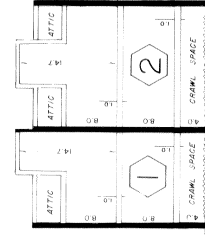
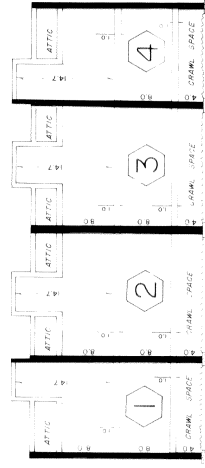
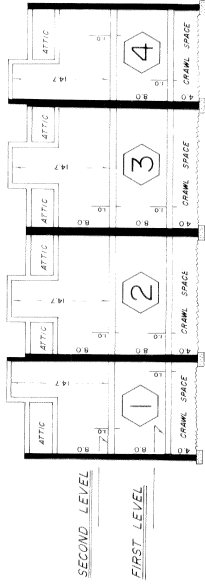
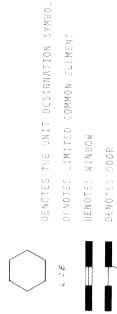


SECTION B-B



SECTIONS

SCALE: 1 INCH = 10 FEET

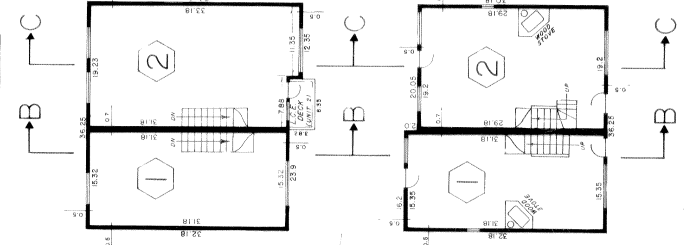
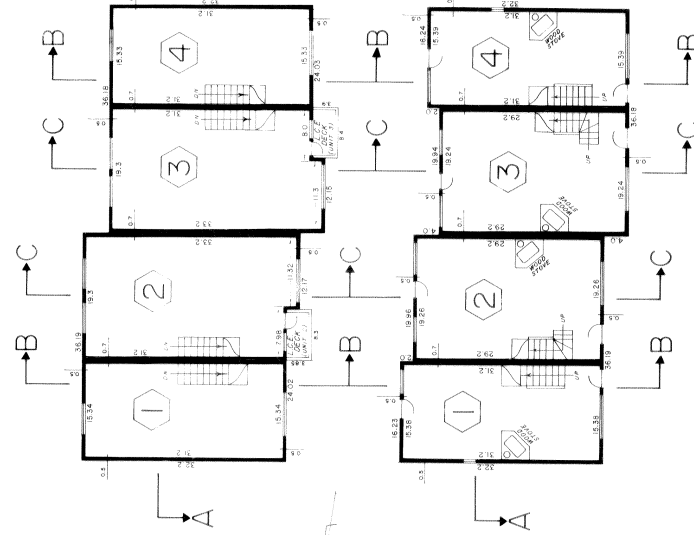
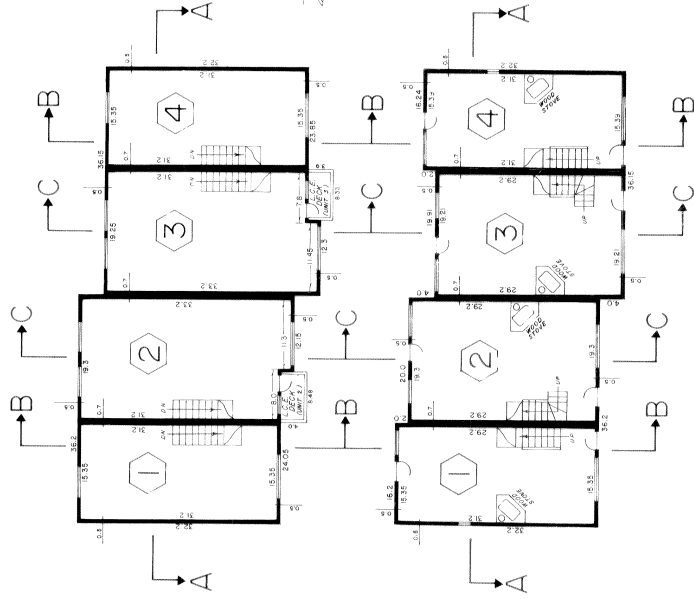


SECTION A-A

BUILDING A

BUILDING C

BUILDING B



SECTION A-A

FLOOR PLANS

SCALE: 1 INCH = 10 FEET