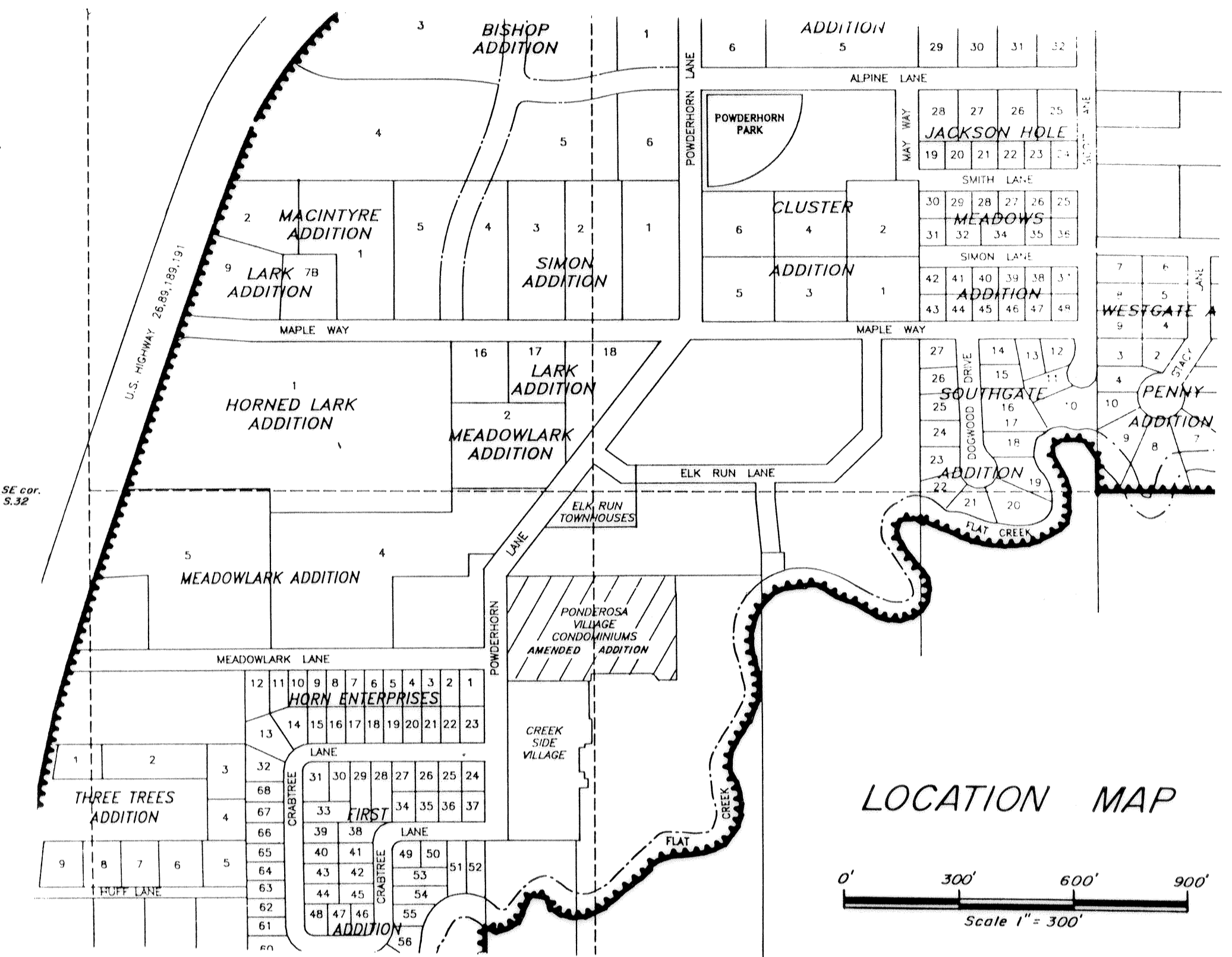
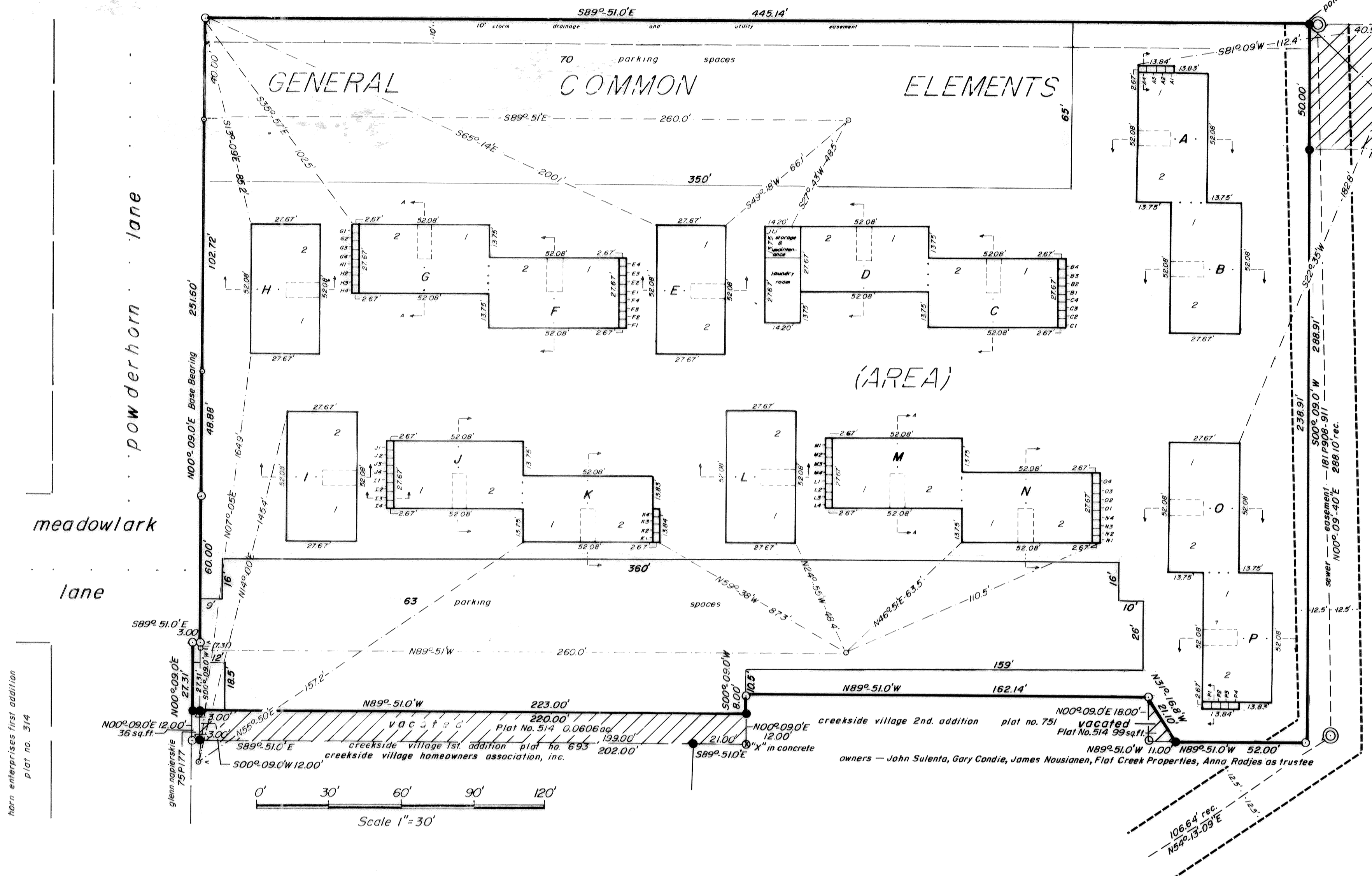


PONDEROSA VILLAGE CONDOMINIUMS AMENDED ADDITION to the TOWN OF JACKSON

TOWN OF JACKSON



All number divisions shown hereon are condominium units as defined in Wyoming Statutes, 1977, as amended, in Sections 34-20-101 through 34-20-104. The floor plans were compiled from Architectural Drawings from Interstate Homes, Inc. No. C-081676 and do not represent an "asbuilt" drawing.

Typical unit means an individual air space unit together with the interest in the common elements appurtenant to such unit; each unit shall also have reserved to it the exclusive use of a storage locker as designated on the plat; all as more specifically defined in the Declaration of Condominium for PONDEROSA VILLAGE CONDOMINIUMS, as amended.

CERTIFICATE OF SURVEYOR

State of Wyoming)
County of Sublette) ss...

I, Scott A. Scherbel of Big Piney, County of Sublette, State of Wyoming, do hereby certify that this plat was made from notes taken during an actual survey performed by me and those under my supervision, during August 1992, and do hereby certify that by authority of the owners I have subdivided the land shown on this plat into condominium units to be known as PONDEROSA VILLAGE CONDOMINIUMS AMENDED ADDITION TO THE TOWN OF JACKSON within part of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 32, T41N, R116W, including the major part of the Ponderosa Village Condominiums Phase 1 Addition to the Town of Jackson of record in the Office of the Clerk of Teton County as Plat No. 514, within the incorporated limits of the Town of Jackson, Teton County, Wyoming, described as follows:

BEGINNING at a point on the north line of said Ponderosa Village Condominiums, N45°47.7'W, 1542.42 feet, of the southeast corner of said Section 32 found as described in the Certified Land Corner Recordation Certificate on file in said Office;

- thence S00°09.0'W, 50.00 feet, to a point on the easterly boundary of Plat No. 514;
- thence continuing, S00°09.0'W, 238.91 feet, along said east boundary to the southeast point of Plat No. 514;
- thence N89°51.0'W, 52.00 feet, along the south boundary of said Plat No. 514 to a point;
- thence N31°16.8'W, 21.10 feet, to a point on said southerly boundary;
- thence N89°51.0'W, 162.14 feet, along said southerly boundary to a point;
- thence S00°09.0'W, 8.00 feet, along said southerly boundary to a point;
- thence N89°51.0'W, 223.00 feet, to a point on the east line of Powderhorn Lane identical with the west line of that tract of record in said Office in Book 75 of Photo on page 177;

- thence N00°09.0'E, 27.31 feet, along said east line to a point;
- thence S89°51.0'E, 3.00 feet, to a point on the west line of Plat No. 514;
- thence N00°09.0'E, 251.60 feet, along said west line to a point on the said north line;
- thence S89°51.0'E, the BASIS OF BEARING for this description, 445.10 feet, along said north line to the POINT OF BEGINNING;

ENCOMPASSING an area of 2.83 acres, more or less;

that said Addition has been accurately surveyed, that the parts thereof are accurately staked off, and marked with an appropriate metal monument including magnetic iron, inscribed at least with the registration number of the land surveyor to provide source identification, at all Addition corners and that their location is correctly shown hereon, that the dimensions of the Addition and the horizontal boundaries of the buildings the common areas are correctly shown; that, to the best of my knowledge, it conforms with the Municipal Code of the Town of Jackson and to all applicable State Laws; that the error of closure of the traverse of the outer boundary of this Addition is no greater than one part in ten thousand.

Scott A. Scherbel
Professional Land Surveyor -- Registration No. 3889
30 October 1992
The foregoing instrument was acknowledged before me by Scott A. Scherbel this 14th day of December 1992.
Witness my hand and official seal.
James Dawson
Notary Public My commission expires: 9/8/93

LEGEND

- indicates a Certified Land Corner Recordation Certificate filed.
- indicates a steel T-shaped stake 24" long with metal cap inscribed "SURVEY POINT DO NOT DISTURB RLS164" and/or "PAUL N. SCHERBEL RLS164 SURVEY POINT", found this survey.
- indicates a 5/8"x24" steel reinforcing rod with 2" aluminum cap inscribed "SURVEYOR SCHERBEL LTD BIG PINEY WY PLS3889", set this survey.
- indicates a 3/8"x12" steel spike.
- N indicates a building letter.
- 2 indicates a unit number on first floor.
- K4 indicates a storage unit appurtenant to the unit.
- indicates boundary line of Addition.
- ⊙ indicates a sanitary sewer manhole.
- - - indicates sewer easement.
- [N] indicates a building.
- indicates a stairwell.
- /// indicates vacated areas.
- - - indicates edge of parking area
- - - indicates drainage and utility easement
- ⊥ indicates cross section.

TOTAL ACRES	2.83
TOTAL UNITS	64
DENSITY	22.6 units/acre
ZONE DISTRICT	MR-4 Multi - Family Residential
SETBACK REQUIREMENTS	
Front	20'
Rear	15'
Side	10'

OWNERS INTERMOUNTAIN ASSOCIATES, INC.,
a Wyoming Corporation
Box 174
Jackson, Wyoming 83001

GEMINI DEVELOPMENT PARTNERSHIP II
1700 Hillview Cove
Palm Springs, California 92264

SURVEYOR SURVEYOR SCHERBEL, LTD.
Jackson, Big Piney and Afton, Wy.

DATE NOVEMBER 1992

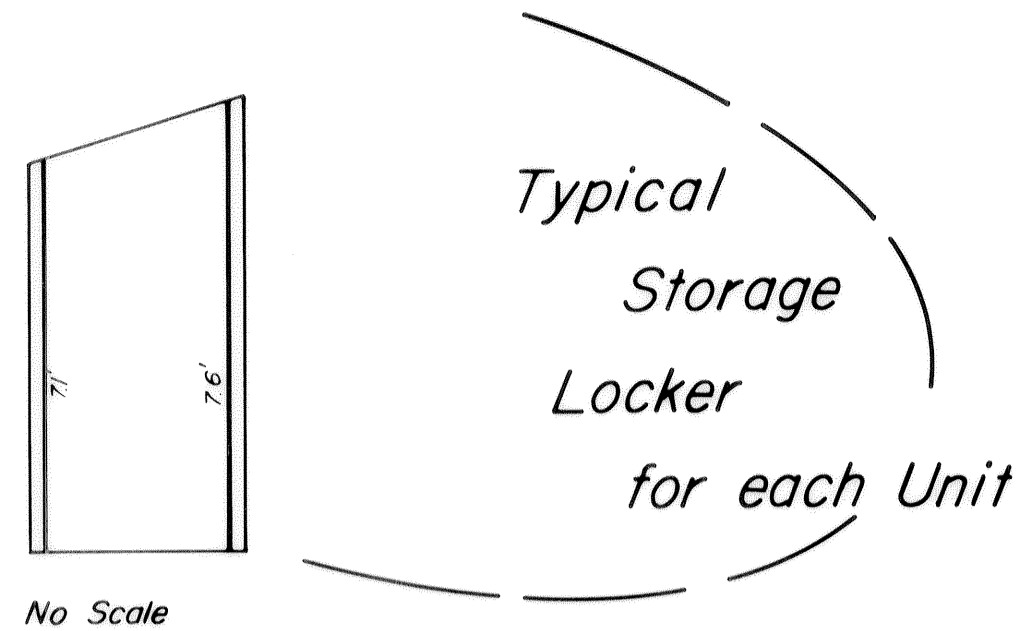
**PONDEROSA VILLAGE CONDOMINIUMS
AMENDED ADDITION
TO THE TOWN OF JACKSON
BEING PART OF THE
SE $\frac{1}{4}$ SE $\frac{1}{4}$ AND SW $\frac{1}{4}$ SE $\frac{1}{4}$ SECTION 32
T41N R116W
TETON COUNTY, WYOMING**

Grantor: INTERMOUNTAIN ASSOCIATES ET AL
Grantee: THE PUBLIC PLAT 774
Doc 351105 bk 2MAP pg 0007 Filed at 08:05 on 05/17/93
By Jolynn Coonce, Teton County Clerk fees: 50.00
By CLAIRE K ABRAMS Deputy

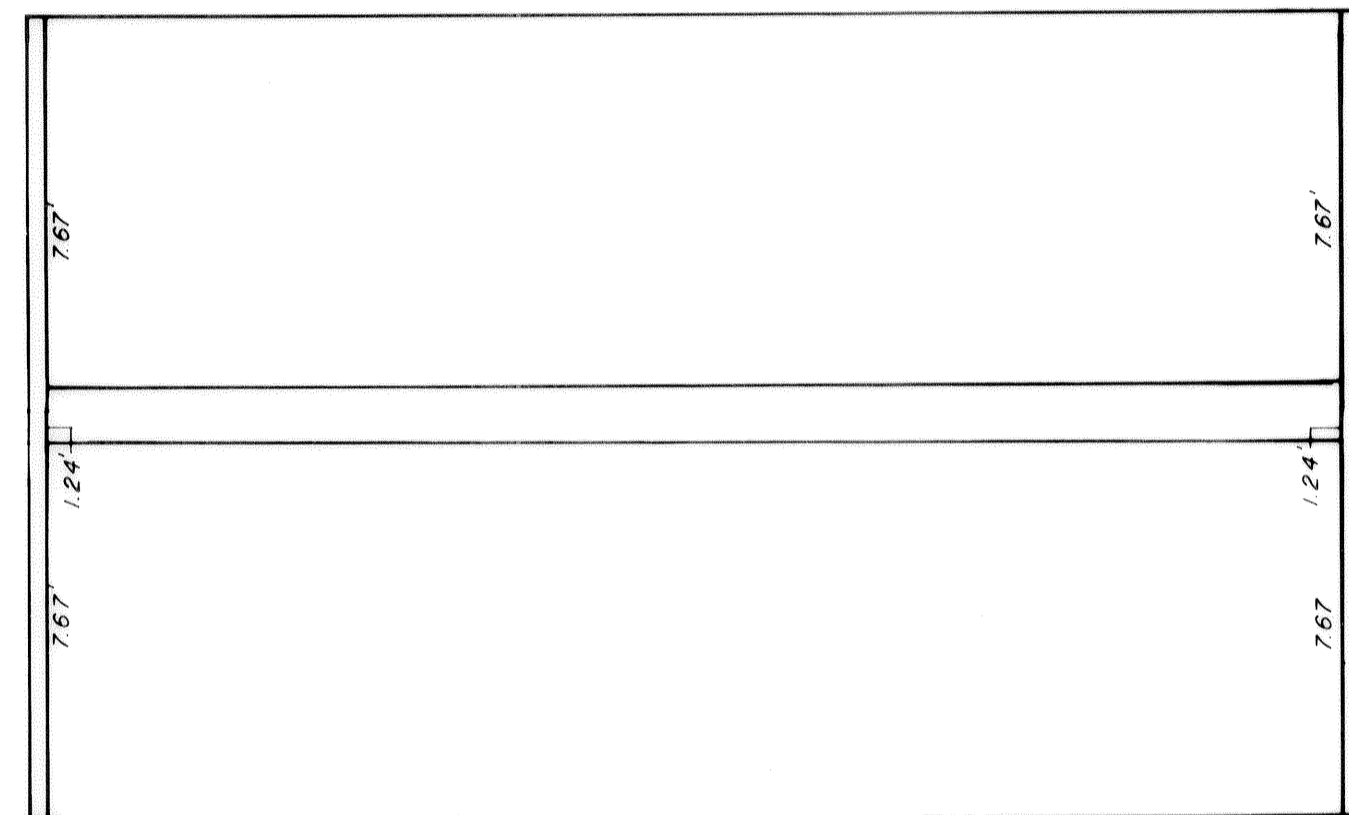
Sheet 1 of 3

774

Section B



Section A



Scale 1" = 4'

Building Letter
Looking from

A, B, O, P North to South
E, H, I, L South to North
C, D, F, G East to West
J, K, M, N West to East

ELEVATIONS

Building Letter	First Floor and Storage Locker	Ceiling	Second Floor	Ceiling	Storage Locker Rafter Bearing	Storage Locker Peak of Roof
A	6144.7'	6152.4'	6153.6'	6161.3'	6151.8'	6159.4'
B	6144.7'	6152.4'	6153.6'	6161.3'	6151.4'	6159.0'
C	6144.3'	6152.0'	6153.2'	6160.9'	6151.4'	6159.0'
D	6144.3'	6152.0'	6153.2'	6160.9'	6151.4'	6159.0'
E	6143.5'	6151.2'	6152.4'	6160.1'	6150.1'	6157.7'
F	6143.0'	6150.7'	6151.9'	6159.6'	6150.1'	6157.7'
G	6143.0'	6150.7'	6151.9'	6159.6'	6150.1'	6157.7'
H	6142.5'	6150.2'	6151.4'	6159.1'	6150.0'	6157.6'
I	6142.4'	6150.1'	6151.3'	6159.0'	6150.0'	6157.6'
J	6142.9'	6150.6'	6151.8'	6159.5'	6150.0'	6157.6'
K	6142.9'	6150.6'	6151.8'	6159.5'	6150.0'	6157.6'
L	6143.4'	6151.1'	6152.3'	6160.0'	6150.5'	6158.1'
M	6143.4'	6151.1'	6152.3'	6160.0'	6150.5'	6158.1'
N	6143.4'	6151.1'	6152.3'	6160.0'	6150.5'	6158.1'
O	6143.9'	6151.6'	6152.8'	6160.5'	6151.0'	6158.6'
P	6143.9'	6151.6'	6152.8'	6160.5'	6151.0'	6158.6'

CERTIFICATE OF OWNERS

State of Wyoming)
County of Teton)ss...

The undersigned do hereby certify that Intermountain Associates, Inc., a Wyoming Corporation, and Gemini Development Partnership II, a California Partnership are the owners in fee simple of the tract of land shown on this plat to be known as PONDEROSA VILLAGE CONDOMINIUMS AMENDED ADDITION TO THE TOWN OF JACKSON, being part of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 32, T41N, R116W, Teton County, Wyoming and more particularly described in the Certificate of Surveyor;

that it does hereby dedicate this Condominium Project as provided for under Wyoming Statutes, 1977, as amended, 34-20-101, 30-20-104 inclusive;

and does hereby vacate Ponderosa Village Condominium Phase 1 Addition to the Town of Jackson of record in the Office of the Clerk of Teton County as Plat No. 514 in accordance with Section 34-12-106, Wyoming Statute 1977, and respectfully requests the Clerk of Teton County to so mark said Ponderosa Village Condominium Phase 1 Addition, Plat No. 514 in accordance with Section 34-12-110;

that the survey and measure of the building and common areas as they appear on this plat are with the free consent and according to the desires of the said owners;

that each unit consists of the unit together with an interest in the limited common area and an undivided interest in the common area of said Ponderosa Village Condominiums Amended Addition;

that a utility and emergency vehicle access easement identical with the Common Areas and Limited Common Areas as shown hereon are hereby granted to the Town of Jackson, Lower Valley Power and Light, Mountain States Telephone and Telegraph and to other "public" utilities;

that the Addition is subject to any easements of sight and easements of record, including but not limited to the sanitary sewer easement to the Town of Jackson of record in the Office of Teton County in Book 181 of Photo on page 908-911;

that said Addition is subject to the "Declaration of Condominium for Ponderosa Village Condominiums of record in Book 126 of Photo on page 172-199 and Amendment of record in said Office of the Clerk in Book 201 of Photo on pages 306-335 and amendments thereto;

that the undersigned owners and their assigns reserve the right to cross said property on the designated driveway areas;

that the seller does not warrant to the purchasers that he has any rights to the natural flow of any streams within or adjacent to this Addition;

that Wyoming law does not recognize any riparian rights to the continued natural flow of a stream or river for persons living on the banks of a stream or river;

that all rights under and by virtue of the Homestead Exemption Laws of the State of Wyoming are hereby released.

Attest **INTERMOUNTAIN ASSOCIATES, INC.**
a Wyoming Corporation

signature obtained by Affidavit

Glenn P. Napierskie, II Secretary
Glenn Napierskie, President

GEMINI DEVELOPMENT PARTNERSHIP II
signature obtained by Affidavit

Richard J. Morreale General Partner
Joseph Morreale General Partner

CERTIFICATE OF MORTGAGEE

State of Wyoming)
County of

Key Bank of Wyoming hereby certifies that it is the holder of a mortgage upon the property described under the Certificate of Surveyor and does hereby consent to the Addition and does join in and consent to the dedication of the land and easements hereon as contained under the Certificate of Owners and agrees that its mortgage shall be subordinated to the dedication and easements shown herein and hereon.

KEY BANK OF WYOMING

Secretary *Anthony [Signature]* President *Carole E. [Signature]*

The foregoing instrument was acknowledged before me by *Carole E. [Signature]* President this 13 day of December 1992.

Notary Public *Mary Anne [Signature]* My commission expires:

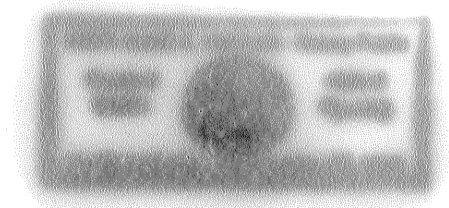
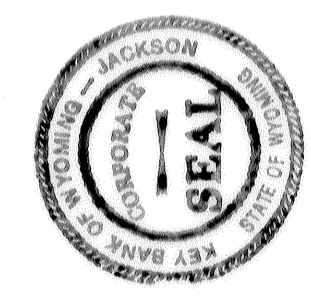
CERTIFICATE OF ACCEPTANCE

State of Wyoming)
County of Jackson)ss...

The foregoing Ponderosa Village Condominiums Amended Addition to the Town of Jackson was approved at the regular meeting of the Town Council on the day of 1992, in accordance with Section 34-12-102, 103, Wyoming Statutes, 1977 as amended.

TOWN OF JACKSON

attest:
Town Clerk *[Signature]* Mayor *[Signature]*
Town Administrator *[Signature]* Town Engineer *[Signature]*



PONDEROSA VILLAGE CONDOMINIUMS
AMENDED ADDITION
TO THE TOWN OF JACKSON
BEING PART OF THE
SE $\frac{1}{4}$ SE $\frac{1}{4}$ AND SW $\frac{1}{4}$ SE $\frac{1}{4}$ SECTION 32
T41N R116W
TETON COUNTY, WYOMING