

**AGREEMENT OF  
111 MAIN STREET CONDOMINIUM ASSOCIATION, INC.  
REGARDING CONVEYANCE OF GENERAL COMMON ELEMENTS  
TO THE OWNER OF UNITS 1B, 1C and 1E**

The undersigned, TyMax Properties, LLC, the owner of Unit 1B, and the Credit Union of the Rockies, the owner of Units 1C and 1E, and the members of the Executive Board of the 111 Main Street Condominium Association, Inc., a Colorado nonprofit corporation (the "Association"), acting pursuant to Section 5.4 of the Declaration for 111 Main Street Condominium Association, Inc., and pursuant to C.R.S. § 38-33.3-312, hereby approve and adopt the following Agreement:

I. CONVEYANCE OF COMMON AREA TO UNITS 1B, 1C AND 1E.

The Association agrees to convey to TyMax Properties, LLC, its successors and assigns, the owner of Unit 1B of the Association, and TyMax Properties, LLC, agrees to purchase, that portion of the General Common Elements which lies directly between Unit 1B and Unit 1F, consisting of approximately 71 square feet of floor area, and which is identified the attached Condominium Map for 111 Main Street Lodge and Condominiums – Phase 1 2<sup>nd</sup> Amendment ("Amended Exhibit A"). Furthermore, the Association agrees to convey to The Credit Union of the Rockies, its successors and assigns, the owner of Units 1C and 1E, and The Credit Union of the Rockies, agrees to purchase, that portion of the General Common Elements which lies between Units 1D, 1E, 1C, and 1F, consisting of approximately 95 square feet of floor area (1C measuring 72 square feet and 1E measuring 23 square feet), and which is identified on Amended Exhibit A attached hereto and incorporated herein. Such conveyance shall be made by special warranty deed, executed by the president of the Association, once the conveyance has been approved by owners of Units holding all of the votes in the Association, as evidenced by such owners' notarized signatures on a ballot approved by the Association. At the time of such conveyance, the owner of Unit 1B shall pay the sum of \$10.00 to the Association as consideration for such transfer and the owner of Units 1C and 1E shall pay the sum of \$10.00 to the Association as consideration. If the conveyance of the Common Elements, as described herein, is not approved by the requisite percentage of owners by December 31, 2013, then this Agreement shall be null and void, and have no further effect.

II. AMENDMENT OF CONDOMINIUM MAP AND DECLARATION. Upon the execution of this Agreement by all parties, TyMax Properties, LLC and The Credit Union of the Rockies, shall undertake to obtain all approvals and do all other actions, at their sole cost, to obtain approval of all owners of Units, and to complete the Amendment to the Condominium Map and the Declaration for 111 Main Street Condominium Association, Inc. If such approvals, including Town of Frisco approval of the Amendment to the Condominium Map, cannot be obtained, this Agreement shall terminate and be of no further effect.

Dated as of August 23, 2012.



STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2012 by Kurtis Schmidt, as the CEO of The Credit Union of the Rockies.

Witness my hand and official seal.  
My commission expires \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

STATE OF Colorado )  
 ) ss.  
COUNTY OF Summit )

The foregoing instrument was acknowledged before me this 27th day of August, 2012 by Donald F. Wagner, as Member of the Executive Board of the 111 Main Street Condominium Association, Inc.

Witness my hand and official seal.  
My commission expires \_\_\_\_\_.  
**CAROLA GREENE**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
My Commission Expires 3/14/2015

Carola Greene  
Notary Public

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2012 by Alyson Canepa, as Member of the Executive Board of the 111 Main Street Condominium Association, Inc.

Witness my hand and official seal.  
My commission expires \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2012 by Amy L. Nakos, as Member of the Executive Board of the 111 Main Street Condominium Association, Inc..

Witness my hand and official seal.  
My commission expires \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

**APPROVAL FOR CONVEYANCE OF A PORTION OF THE GENERAL COMMON ELEMENT OF 111 MAIN STREET CONDOMINIUM ASSOCIATION, INC., SUMMIT COUNTY, COLORADO, TO THE OWNERS OF UNITS 1B, 1C, AND 1E, AND FOR THE AMENDMENT TO THE DECLARATION AND MAP OF THE PROJECT**

The undersigned Owner of Condominium Unit 201, 111 Main Street Condominium Association, Inc., Summit County, Colorado, hereby approve(s) the conveyance of a portion of the General Common Elements, being approximately 71 square feet in size to the Owner of unit 1B, a portion of the General Common Elements, being approximately 72 square feet in size to the Owner of 1C, and a portion of the General Common Elements, being approximately 23 square feet in size to the Owner of unit 1E, and a reallocation of the undivided interests among the remaining Unit Owners in the General Common Elements of the 111 Main Street Condominium Association, Inc., in accordance with such conveyance.

The specific portion of the General Common Elements to be conveyed by the Association to the owners of Units 1B, 1C, and 1E, is depicted on the attached Amended Exhibit A.

The undersigned further approves the amended and restated Amended Exhibit B to the Declaration for 111 Main Street Condominium Association, Inc., which sets for the amended allocation of the undivided interest among the Unit Owners, attached as Amended Exhibit B.

The undersigned hereby further approve(s) the amendment of the Condominium Map of 111 Main Street Condominiums to show the realignment of the boundaries of Units 1B, 1C and 1E to include the areas depicted on Amended Exhibit A.

OWNER OF UNIT 201

Signature:

Donald D. Wagner, Trustee

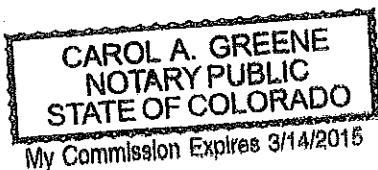
Signature:

Linda S. Wagner, Trustee

State of Colorado )  
County of Summit ) ss.

The foregoing instrument was acknowledged before me this 27 day of August, 2012, by Donald D. Wagner, Trustee, as Owner(s) of 201, 111 Main Street Condominium Association, Inc. and Linda S. Wagner as Trustee

Witness my hand and official seal. My commission expires \_\_\_\_\_.



Carol A. Greene  
Notary Public

EFF 8/23/2012

AMENDED EXHIBIT B  
ALLOCATED SQUARE FOOTAGE AND PERCENTAGE INTERESTS

Unit	SqFt	%	% by Unit	Comments
1A	665	10.3	10.3	
1B	454	7.0	8.1	
1B addn	71	1.1		12.23' x 5.78'
1C	438	6.8	7.9	
1C addn	72	1.1		12.53' x 5.78'
1D	342	5.3	5.3	
1E	290	4.5	4.9	
1E addn	23	.4		3.79' x 5.78'
1F	615	9.5	9.5	
200	689	10.6	10.6	
201	686	10.6	10.6	
202A	690	10.6	16.2	
202B	366	5.6		
203A	688	10.6	16.7	
203B	394	6.1		
	6483			

