

CERTIFICATE OF OWNER

State of Wyoming))ss
County of Teton)

The undersigned owners hereby certify that the foregoing subdivision of Lots 5, 7 & 8 of Jackson Hole Racquet Club Resort Commercial Area Third Amendment, a subdivision of record in the Office of the Clerk of Teton County as Plat No. 741 as shown on this map and more particularly described under the Certificate of Surveyor is with free consent and in accordance with the desire of the undersigned owners and proprietors of said lands;

that the name of the subdivision shall be TETON PINES CONDOMINIUM;
that the foregoing subdivision is hereby dedicated for condominium ownership as recognized under Wyoming Statutes, 1977, and as amended, Sections 34-20-101 through 34-20-104;

that this subdivision is subject to those Covenants, Conditions and Restrictions as contained in that instrument recorded in said Office in Book 162 of Photo, pages 108-127, and the First Amendment to Declaration as contained in that instrument recorded in said Office in Book 312 of Photo, pages 907-914 and the Second Amendment to Declaration as contained in the instrument recorded in said Office in Book 438 of Photo, pages 95-102 and the Third Amendment to Declaration as contained in the instrument recorded in said Office in Book 455 of Photo, pages 883-889;

that this subdivision is subject to that Memorandum of Agreement recorded in said Office in Book 163 of Photo, pages 402-404;

that this subdivision is subject to that Confirmation Regarding the Teton Pines Commercial Area recorded in said Office in Book 246 of Photo, pages 224-225;

that this subdivision is subject to that Memorandum of Agreement recorded in said Office in Book 287 of Photo, pages 1073-1074;

that this subdivision is subject to that Partial Vacation of Plat recorded in said Office in Book 329 of Photo, pages 1164-1166;

that this subdivision is subject to that Deed Restriction Agreement and Right of First Refusal recorded in said Office in Book 547 of Photo, pages 747-762;

that this subdivision is subject to that Memorandum of Agreement recorded in said Office in Book 547 of Photo, pages 766-769;

that in accordance with the plat recorded as Jackson Hole Racquet Club Resort Commercial Area Third Amendment, Plat No. 741, nonexclusive rights-of-ways along Clubhouse Drive and Teton Pines Road were granted to the owners of each lot in said subdivision. In addition, parking for Lot 2 and Lots 4-9 of Jackson Hole Racquet Club Resort Commercial Area Third Amendment was provided for on Lots 2 and 9 of said subdivision recorded in said Office as Plat No. 741. These rights are unchanged by approval of this subdivision.

that the foregoing subdivision is subject to the Declaration for Condominium for Teton Pines Condominium, as recorded in said Office concurrently with this plat and any subsequent amendments;

that this subdivision is subject to any other easements, restrictions, reservations, rights-of-way, and conditions of sight and/or record including but not limited to those shown on the plat of Jackson Hole Racquet Club Resort Commercial Area Third Amendment, Plat No. 741;

that the ownership of a condominium unit shall consist of ownership of an individual air space unit in the building together with an undivided fractional interest in the general and limited common elements as defined herein and in said Declaration of Condominium filed concurrently with this Plat;

that the seller does not warrant to the purchaser that he or she shall have any rights to the natural flow of any stream within or adjacent to the subdivision;

that Wyoming law does not recognize any riparian rights to the continued natural flow of any stream within or adjacent to the subdivision;

that the County Clerk is respectfully requested to provide an appropriate notation on the Jackson Hole Racquet Club Resort Commercial Area Third Amendment, recorded as Plat No. 741, in reference to the foregoing subdivision;

Exclusive Resorts TP1, LLC a Delaware limited liability company
SIGNATURE BY SEPARATE AFFIDAVIT

Exclusive Resorts TP2, LLC a Delaware limited liability company
SIGNATURE BY SEPARATE AFFIDAVIT

Exclusive Resorts TP3, LLC a Delaware limited liability company
SIGNATURE BY SEPARATE AFFIDAVIT

THIS SUBDIVISION IS CONNECTED TO FACILITIES OF THE ASPENS II WATER AND SEWER DISTRICT

THAT THE USE OF ANY UNIT WITHIN THIS SUBDIVISION SHALL BE SHORT TERM RENTAL; STAYS NOT TO EXCEED 30 DAYS

THE SELLER DOES NOT WARRANT TO THE PURCHASER THAT HE SHALL HAVE ANY RIGHTS TO THE NATURAL FLOW OF A STREAM WITHIN OR ADJACENT TO THE SUBDIVISION

WYOMING LAW DOES NOT RECOGNIZE ANY RIPARIAN RIGHTS TO THE CONTINUED NATURAL FLOW OF ANY STREAM WITHIN OR ADJACENT TO THE SUBDIVISION

THIS SUBDIVISION SHALL NOT BE SUBJECT TO FURTHER DIVISION EXCEPT IN ACCORDANCE WITH TETON COUNTY LAND DEVELOPMENT REGULATIONS

THIS SUBDIVISION SHALL BE SUBJECT TO THE DECLARATION FOR CONDOMINIUM FOR TETON PINES CONDOMINIUM TO BE RECORDED IN THE OFFICE OF THE CLERK OF TETON COUNTY CONCURRENTLY WITH THIS PLAT AND ANY SUBSEQUENT AMENDMENTS THERETO

CERTIFICATE OF SURVEYOR

State of Wyoming))ss
County of Teton)

I, Scott R. Pierson of Jackson, Wyoming hereby certify that by the authority of the owner I have subdivided the lands shown on this plat for condominium ownership to be known as TETON PINES CONDOMINIUM, a Condominium Subdivision;

that the dimensions of the tract of land, buildings, general common elements, limited common elements, and individual air space units are correctly shown, to the best of my belief and knowledge, from notes taken during an actual survey performed under my direction during December, 2006 and from architectural plans prepared by Berlin Architects, Jackson, Wyoming;

that the location of the foundations of the buildings are accurately shown from notes taken during an actual survey performed under my direction in March, 2002 and confirmed in December, 2006;

that TETON PINES CONDOMINIUM, is identical with Lots 5, 7 & 8, of the Jackson Hole Racquet Club Resort Commercial Area Third Amendment, a subdivision of record in the Office of the Clerk of Teton County as Plat No. 741;

Said lots contain 0.265 acres more or less.

Together with and subject to covenants, conditions and restrictions and any easements, rights-of-way or encumbrances of sight and/or record, including, but not limited to those shown hereon;

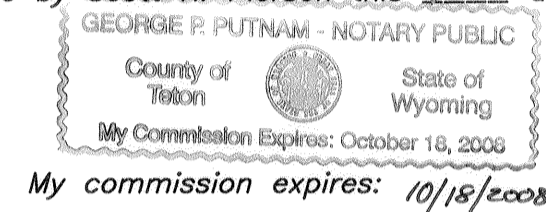
That according to the State Engineer's Office there are no surface water rights appurtenant to said property.

Scott R. Pierson
Scott R. Pierson
Wyoming Professional Land Surveyor No. 3831

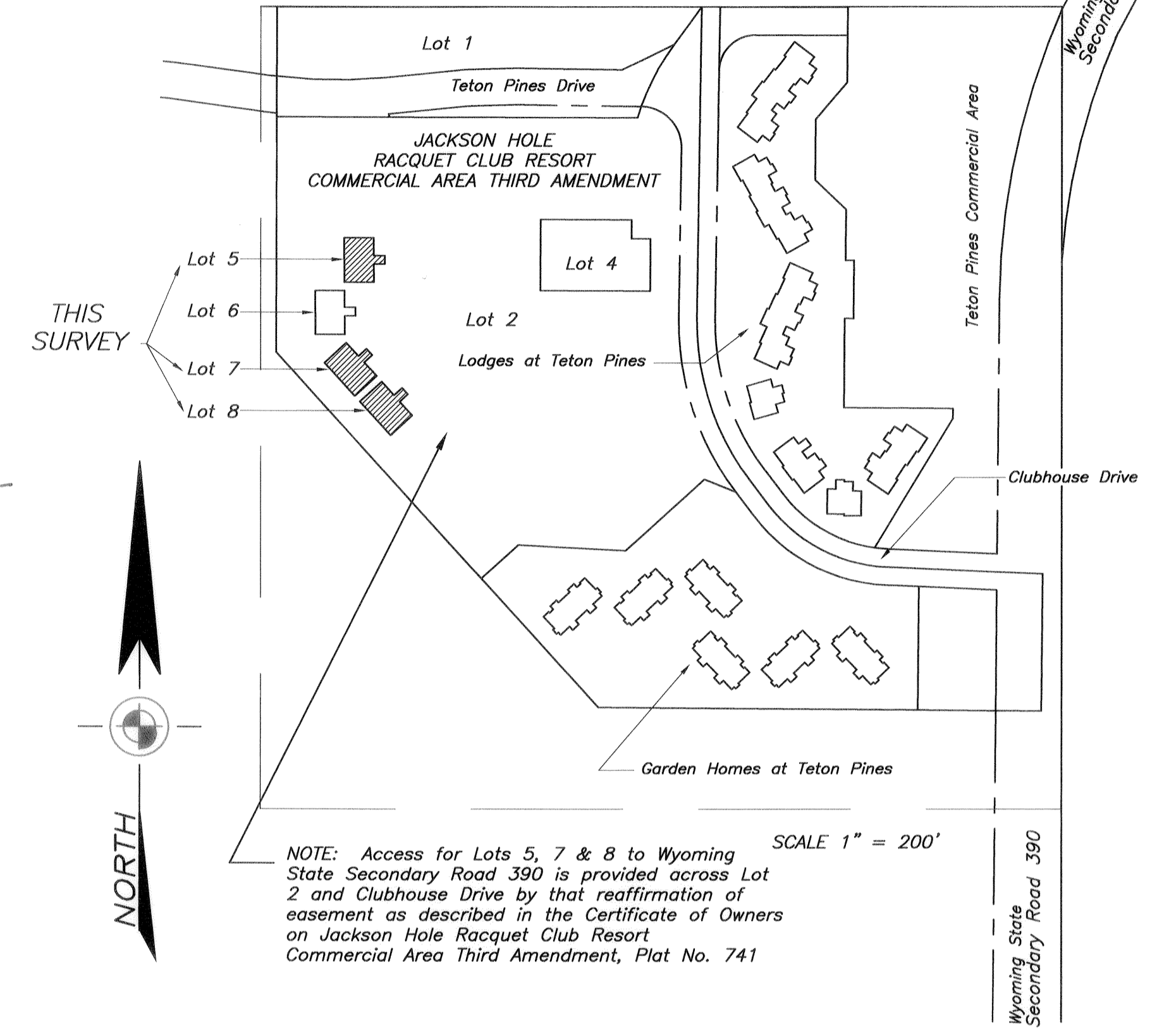
ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me by Scott R. Pierson this 15th day of July, 2008.
Witness my hand and official seal.

George P. Putnam
Notary Public



VICINITY MAP
SHOWING
NE1/4SE1/4 SECTION 11 T41N R117W



NOTE: Access for Lots 5, 7 & 8 to Wyoming State Secondary Road 390 is provided across Lot 2 and Clubhouse Drive by that reaffirmation of easement as described in the Certificate of Owners on Jackson Hole Racquet Club Resort Commercial Area Third Amendment, Plat No. 741

OWNERS & APPLICANT:

Exclusive Resorts TP1, LLC
Exclusive Resorts TP2, LLC
Exclusive Resorts TP3, LLC
1515 Arapahoe St.
Tower 3 Suite 300
Denver, CO 80202
(303) 226-4552

SURVEYOR:

Pierson Land Works, Inc.
P.O. Box 1143
Jackson, WY 83001
(307) 733-5824

ZONING DISTRICT:

NC Planned Unit Development

ZONING OVERLAY:

NRO - Natural Resource Overlay

NUMBER OF LOTS: 3

TOTAL ACREAGE: 0.265

NUMBER OF CONDOMINIUM UNITS: 6

NUMBER OF UNITS PER ACRE: 22.6

ACREAGE OF EXTERIOR COMMON ELEMENTS: 0.130

SUBMITTAL DATE: March 7, 2008

FINAL SUBMITTAL DATE: June 27, 2008

CERTIFICATE OF MORTGAGEE

State of Wyoming))ss
County of Teton)

The undersigned is the mortgagee of the land described in the Certificate of Surveyor on this plat and hereby consents to the foregoing subdivision and the dedication of the lands as contained in the Certificate of Owners on this plat, and agrees that the mortgage shall be subordinated to the dedications and easements contained therein and shown hereon and further consent to the Declaration for Teton Pines Condominium, as referenced under the Certificate of Owner.

Capital Source Finance, LLC a Delaware limited liability company as beneficiary and agent for lenders

SIGNATURE BY SEPARATE AFFIDAVIT

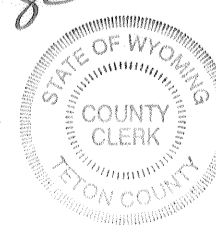
CERTIFICATE OF APPROVAL

State of Wyoming))ss
County of Teton)

Pursuant to Section 34-12-103 and Sections 18-5-301 through 18-5-315, Wyoming Statutes, 1977, as amended, the foregoing TETON PINES CONDOMINIUM was approved at the regular meeting of the Board of County Commissioners of Teton County, Wyoming held the 15th day of July, 2008.
Subject to the Resolution for the Adoption of the Teton County Comprehensive Plan and Land Development Regulations dated May 9, 1994 and effective May 24, 1994 as amended.

Attest: Board of County Commissioners

Sherry L. Daigle
Sherry L. Daigle, Clerk



Andy Schwartz
Andy Schwartz, Chair by Keland Christensen, Vice-Chair

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TETON PINES CONDOMINIUM

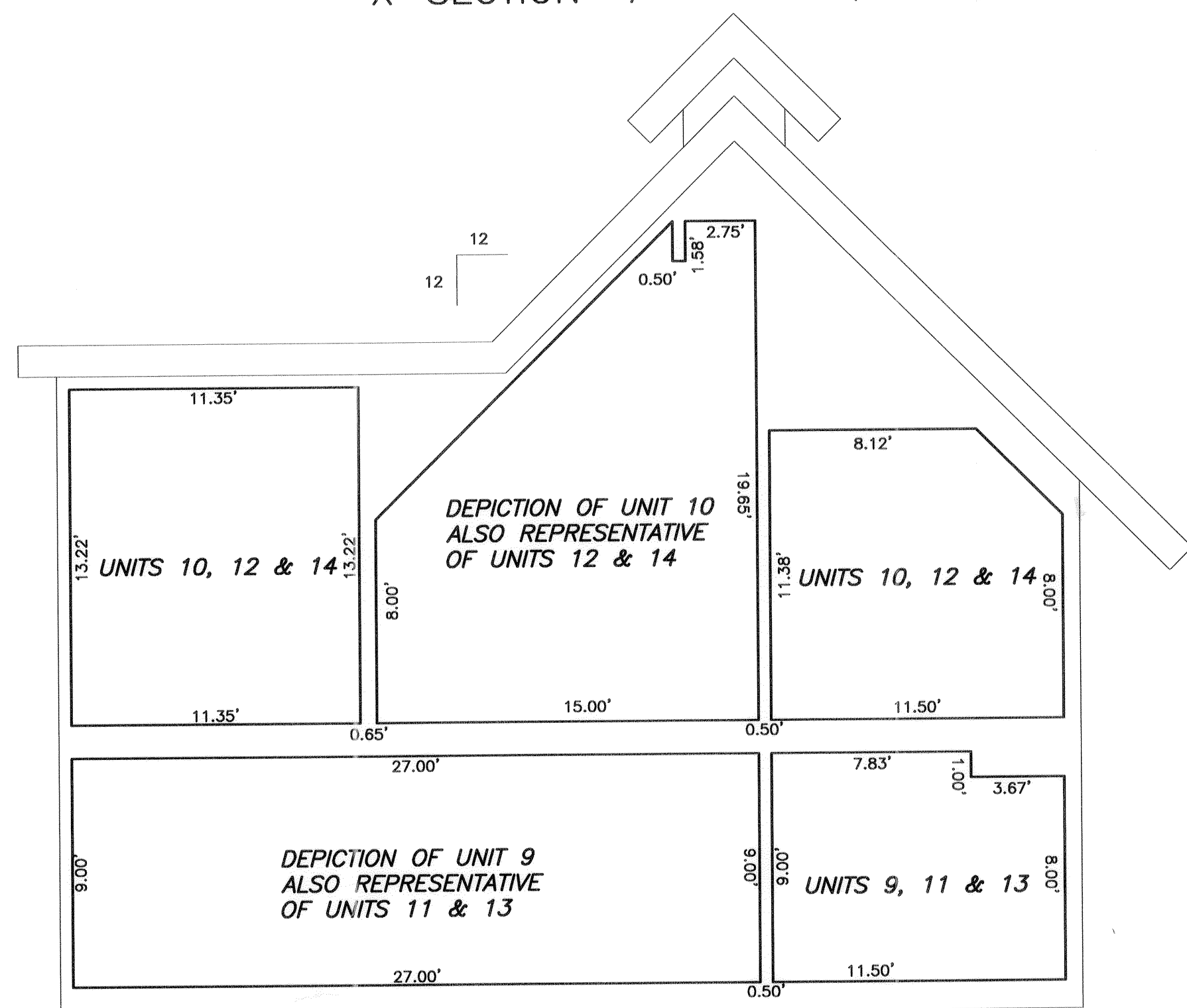
BEING IDENTICAL WITH
LOTS 5, 7 & 8 JACKSON HOLE
RACQUET CLUB RESORT COMMERCIAL
AREA THIRD AMENDMENT
BEING PART OF THE

NE1/4SE1/4 SECTION 11 T41N R117W
6th P.M. TETON COUNTY, WYOMING

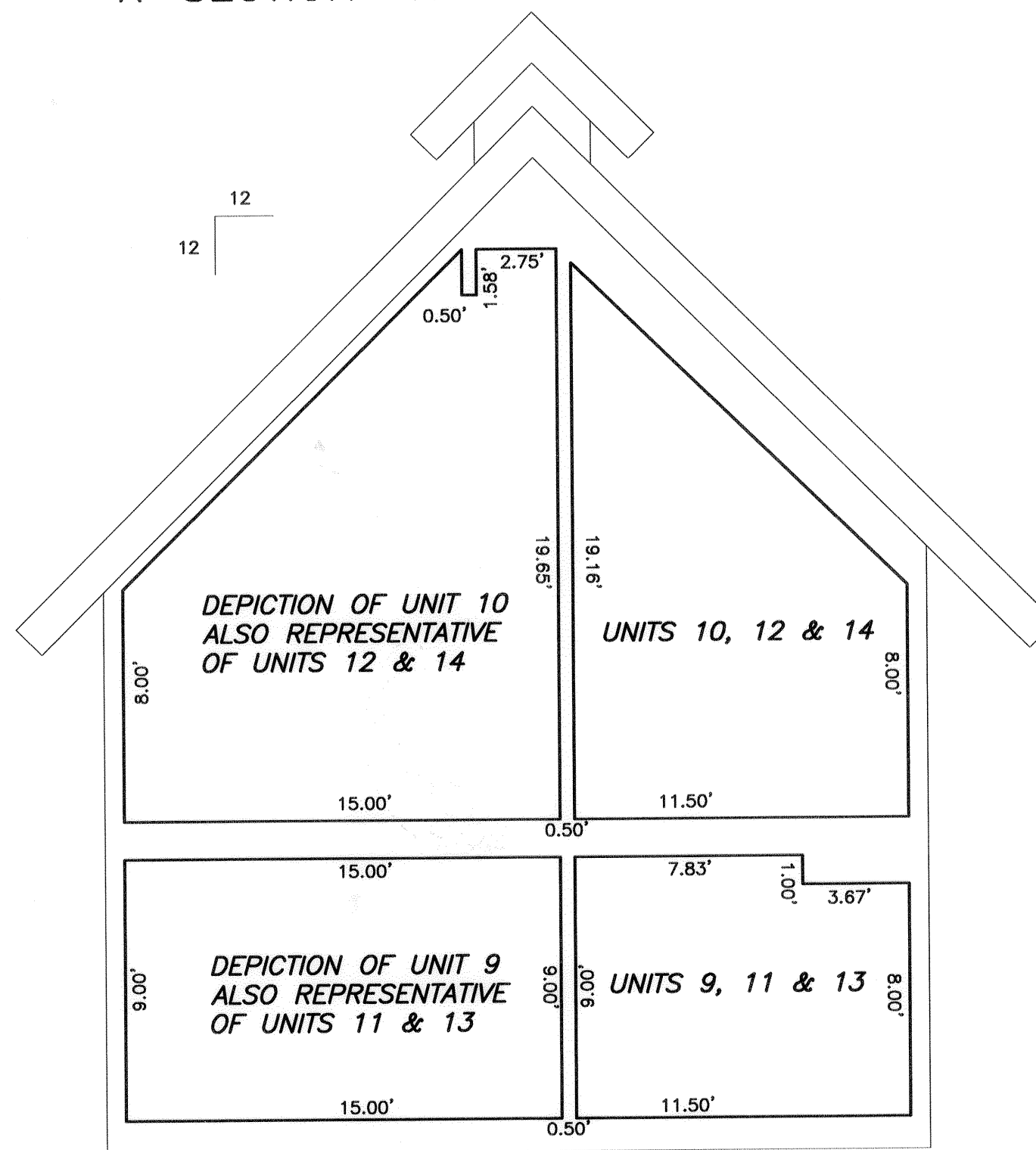
Sheet 1 of 6

GRANTOR: EXCLUSIVE RESORTS TP1, LLC BY AL
GRANTEE: THIS PUBLIC PLAT 1241
Doc: 0734289 dt 2MAP pg 83-85 Filed At 16:49 ON 07/15/08
Sherry L. Daigle Teton County Clerk fees: \$0.00
By Mary Smith Deputy

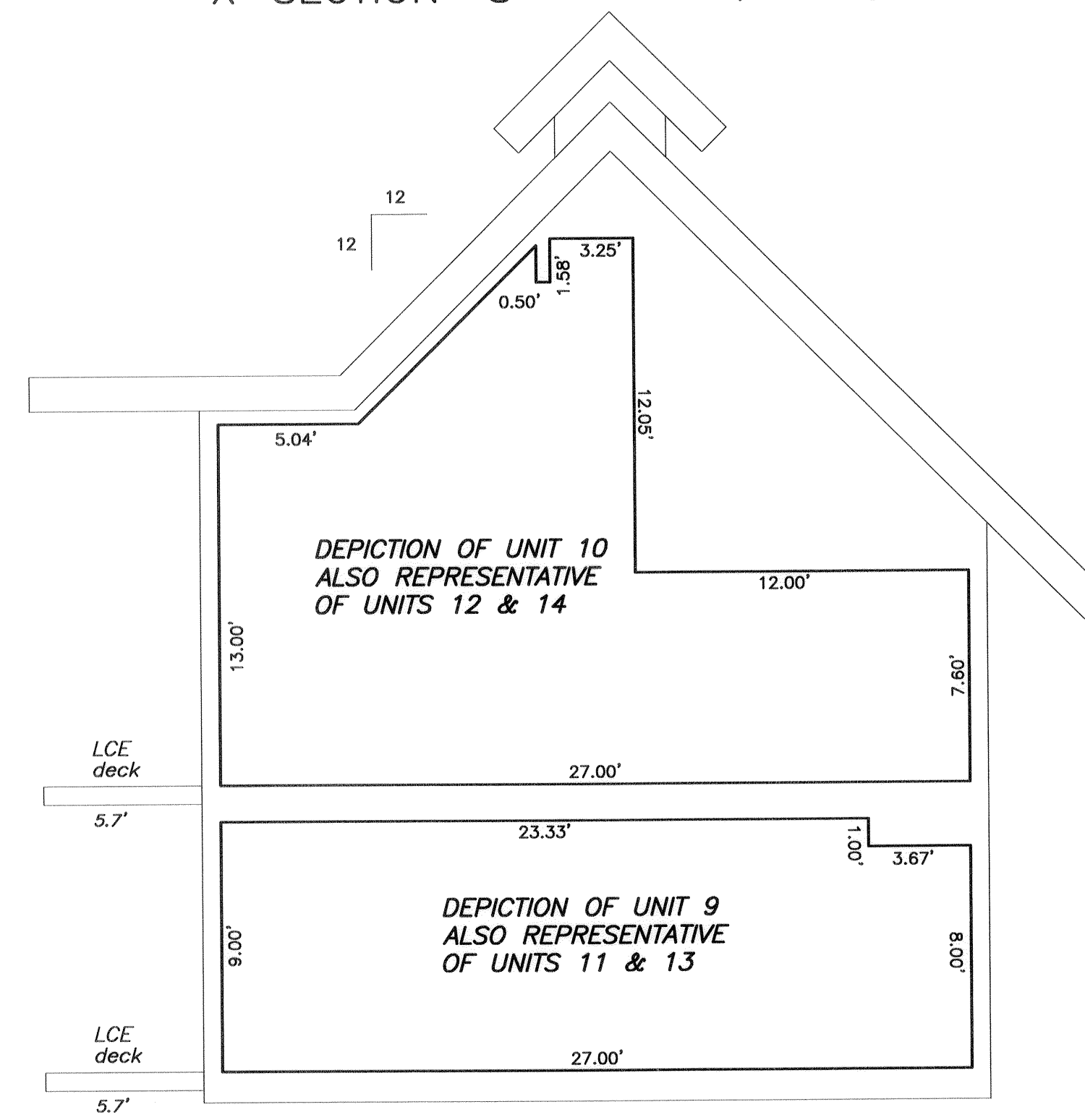
X-SECTION "7" 1" = 5'



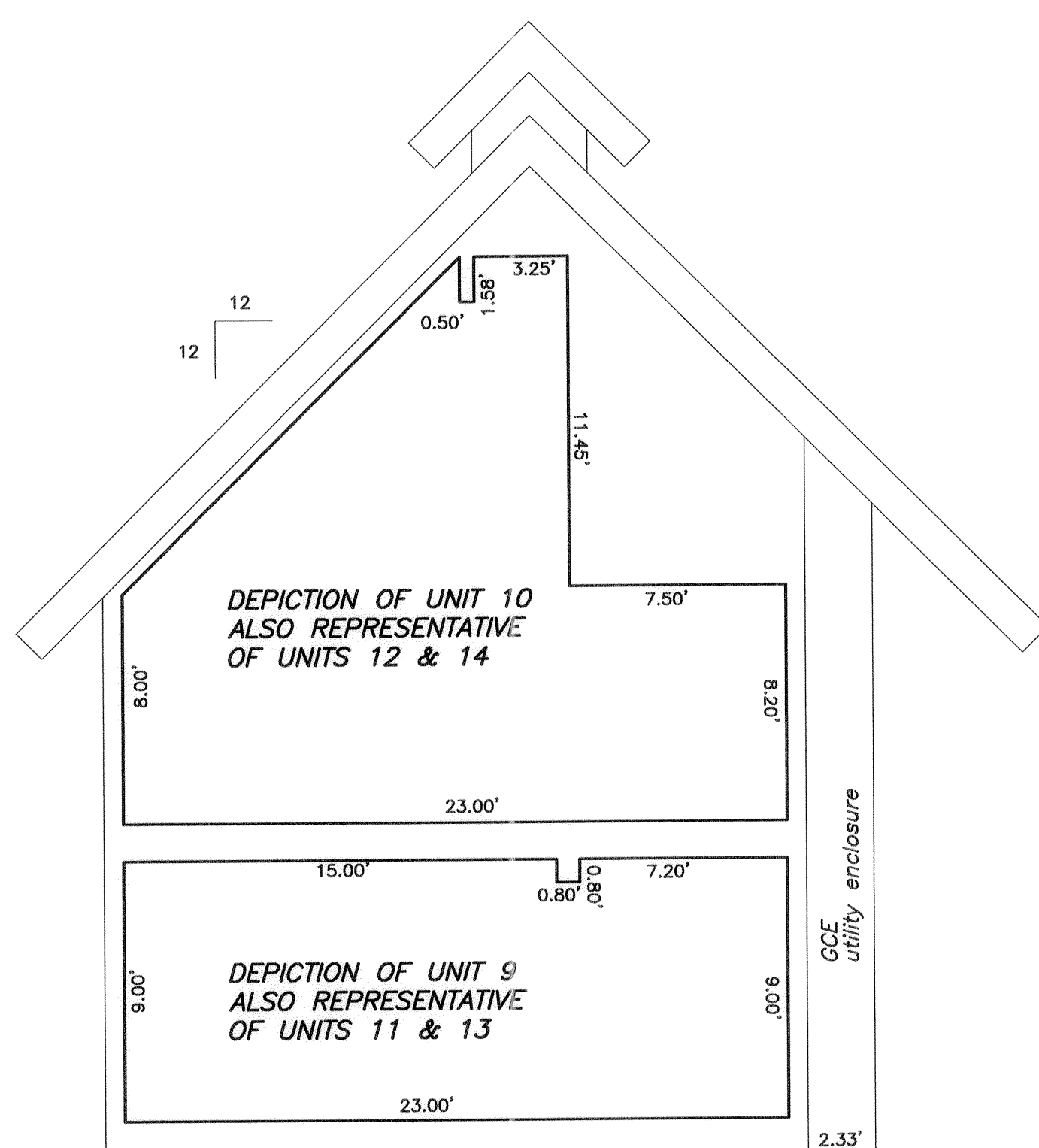
X-SECTION "7A" 1" = 5'



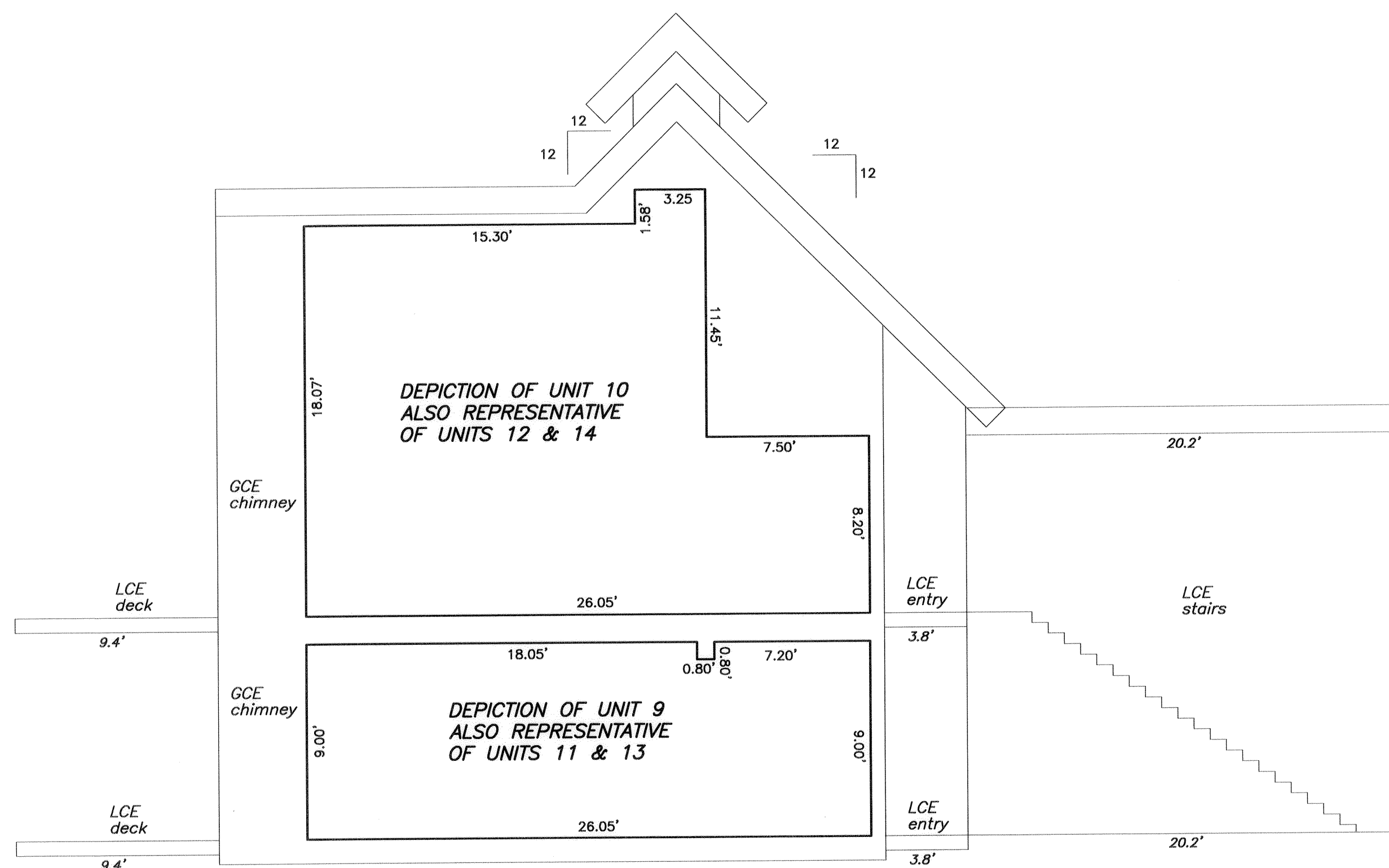
X-SECTION "8" 1" = 5'



X-SECTION "9" 1" = 5'



X-SECTION "10" 1" = 5'



LEGEND

NOTE: The following terminology is in accordance with the Condominium Ownership Act, Wyoming Statutes, 1977, as amended, Section 34-20-101 through 34-20-104.

UNIT 3 indicates the unit number defining the individual air space unit.

LCE indicates a limited common element for the use of the individual air space unit.

15.00' indicates an air space unit dimension.

Boundary of air space unit

Unfinished exterior wall

NOTES

- The plan views and sections were prepared from architectural plans provided by Berlin Architects and from actual measurements.
- Measurements to one-hundredth of a foot are for the purpose of correlation and are not necessarily the building tolerances.
- Elevations given are based on COE - Walla Walla Dist. JHS "SURVEY MARKER, 1991" Point #198. NGVD29 elevation = 6199.53 feet.
- All building angles are 90 degrees unless otherwise noted.
- Structural beams, columns, etc. which may or may not exist within a unit, are considered General Common Elements and are not part of the individual air space unit. Interior partitions, including soffits within the boundaries of a unit are part of the unit.
- Exterior features such as the roof and siding are illustrative only. See plan view for relationship of x-sections to unit.

FINISHED FLOOR ELEVATION TABLE

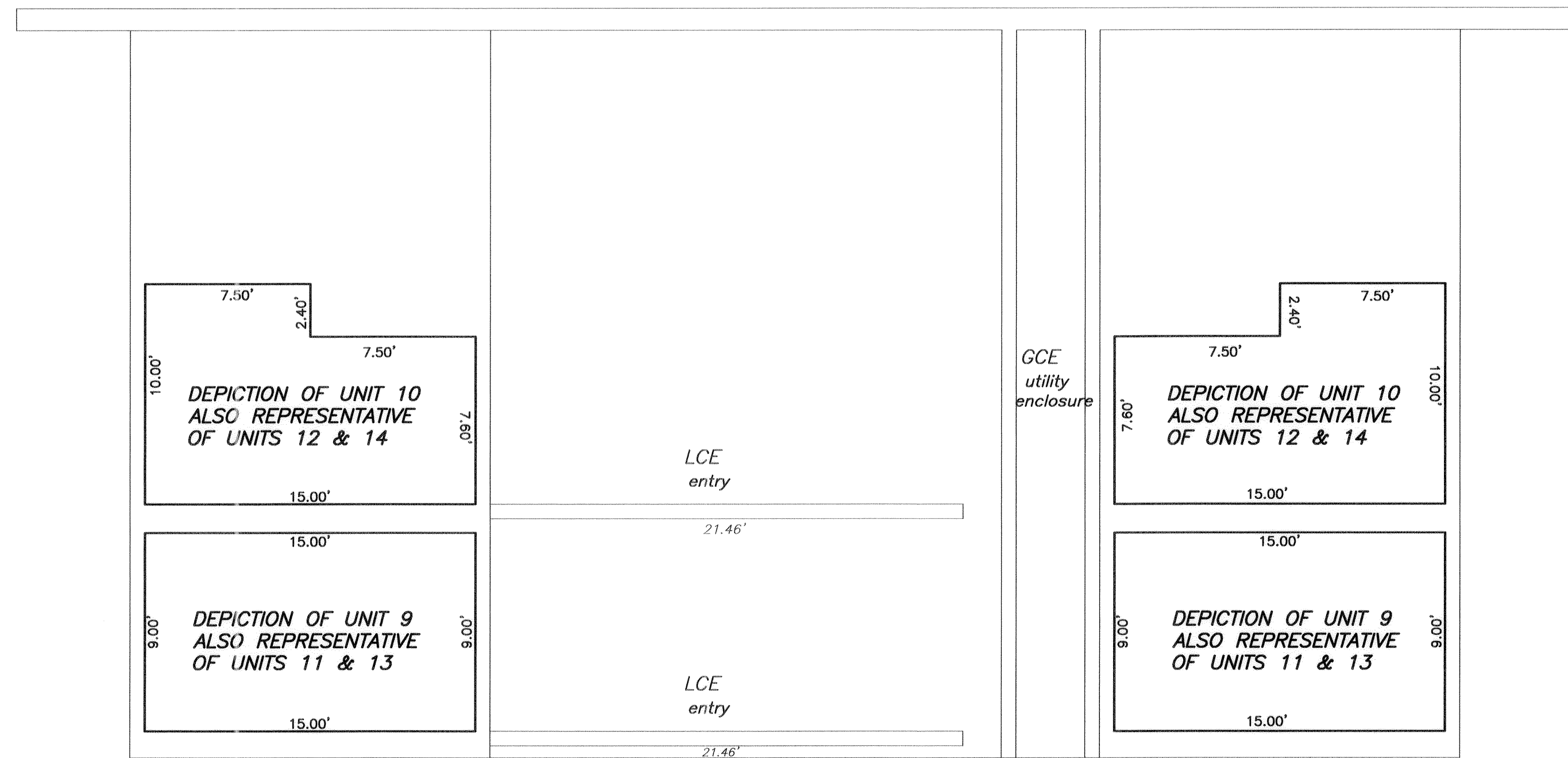
Unit 9	6199.00
Unit 10	6209.30
Unit 11	6197.53
Unit 12	6207.83
Unit 13	6197.05
Unit 14	6207.35

1241

TETON PINES CONDOMINIUM

BEING IDENTICAL WITH
LOTS 5, 7 & 8 JACKSON HOLE
RACQUET CLUB RESORT COMMERCIAL
AREA THIRD AMENDMENT
BEING PART OF THE
NE1/4SE1/4 SECTION 11 T41N R117W
6th P.M. TETON COUNTY, WYOMING
Sheet 6 of 6

X-SECTION "4" 1" = 5'



LEGEND

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UNIT 3 indicates the unit number defining the individual air space unit

LCE indicates a limited common element for the use of the individual air space unit

15.00' indicates an air space unit dimension

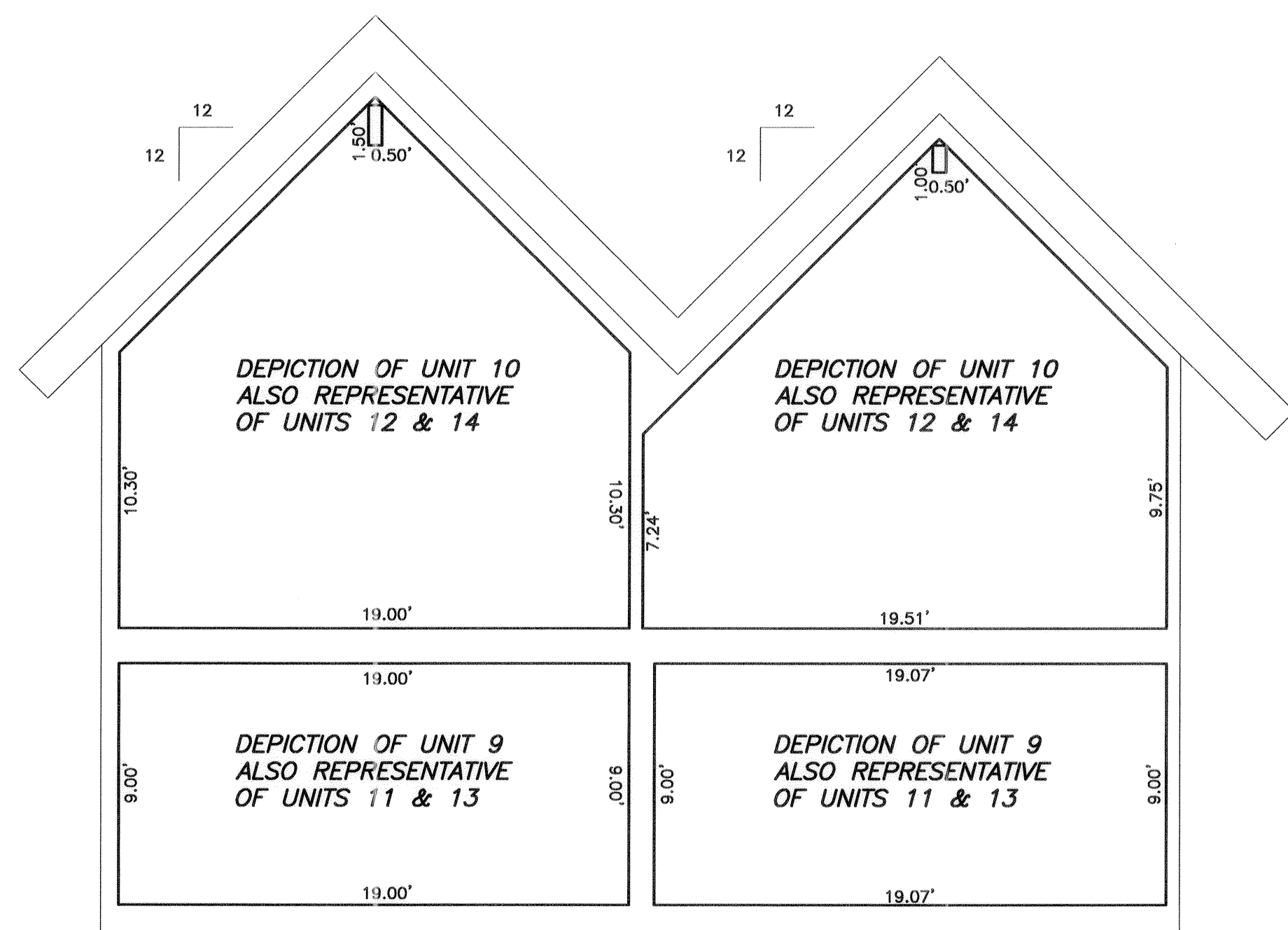
Boundary of air space unit

Unfinished exterior wall

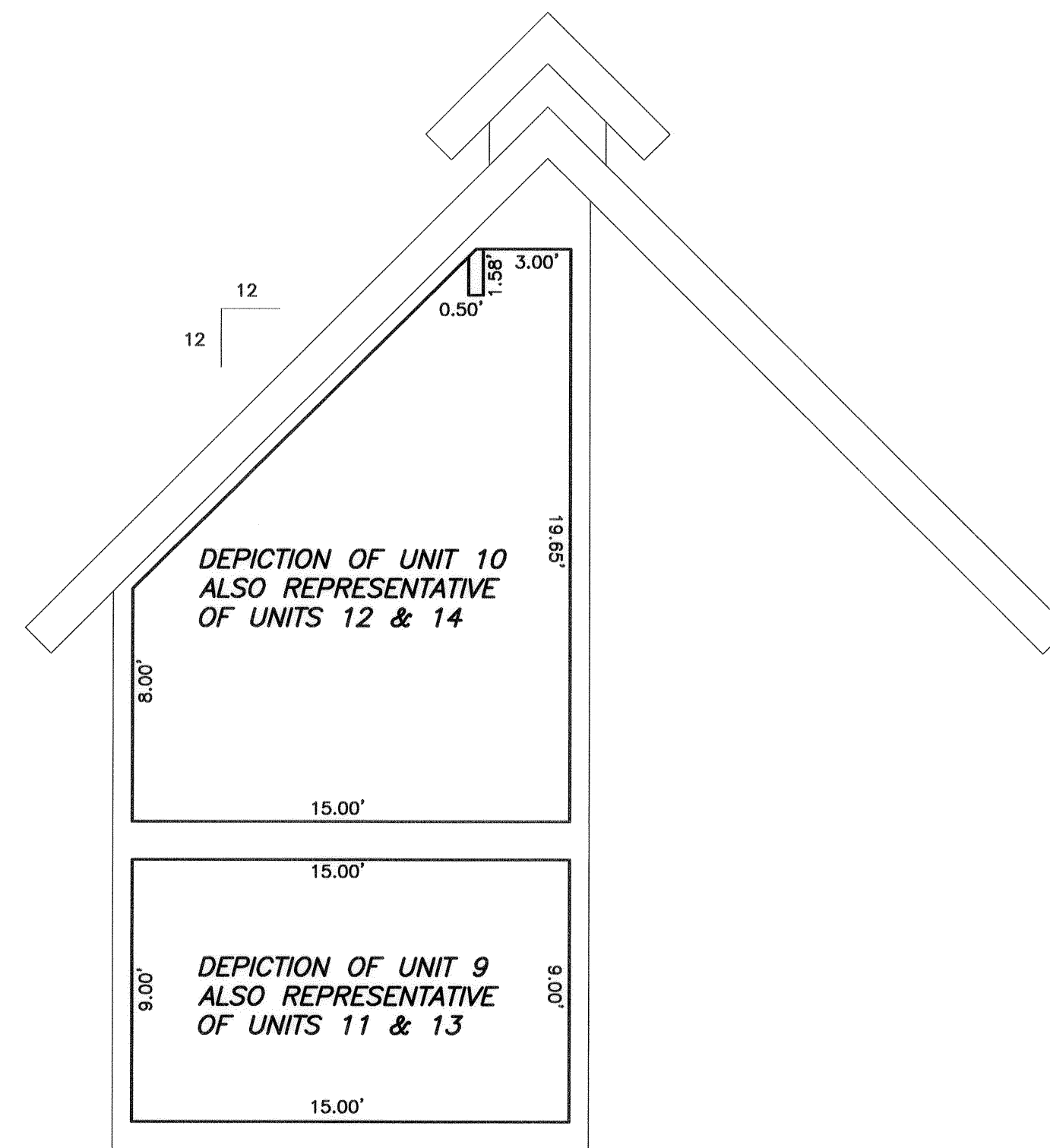
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- Structural beams, columns, etc. which may or may not exist within a unit, are considered General Common Elements and are not part of the individual air space unit. Interior partitions, including soffits within the boundaries of a unit are part of the unit.
- Exterior features such as the roof and siding are illustrative only. See plan view for relationship of x-sections to unit.

X-SECTION "5" 1" = 5'



X-SECTION "6" 1" = 5'



FINISHED FLOOR ELEVATION TABLE

Unit 9	6199.00
Unit 10	6209.30
Unit 11	6197.53
Unit 12	6207.83
Unit 13	6197.05
Unit 14	6207.35

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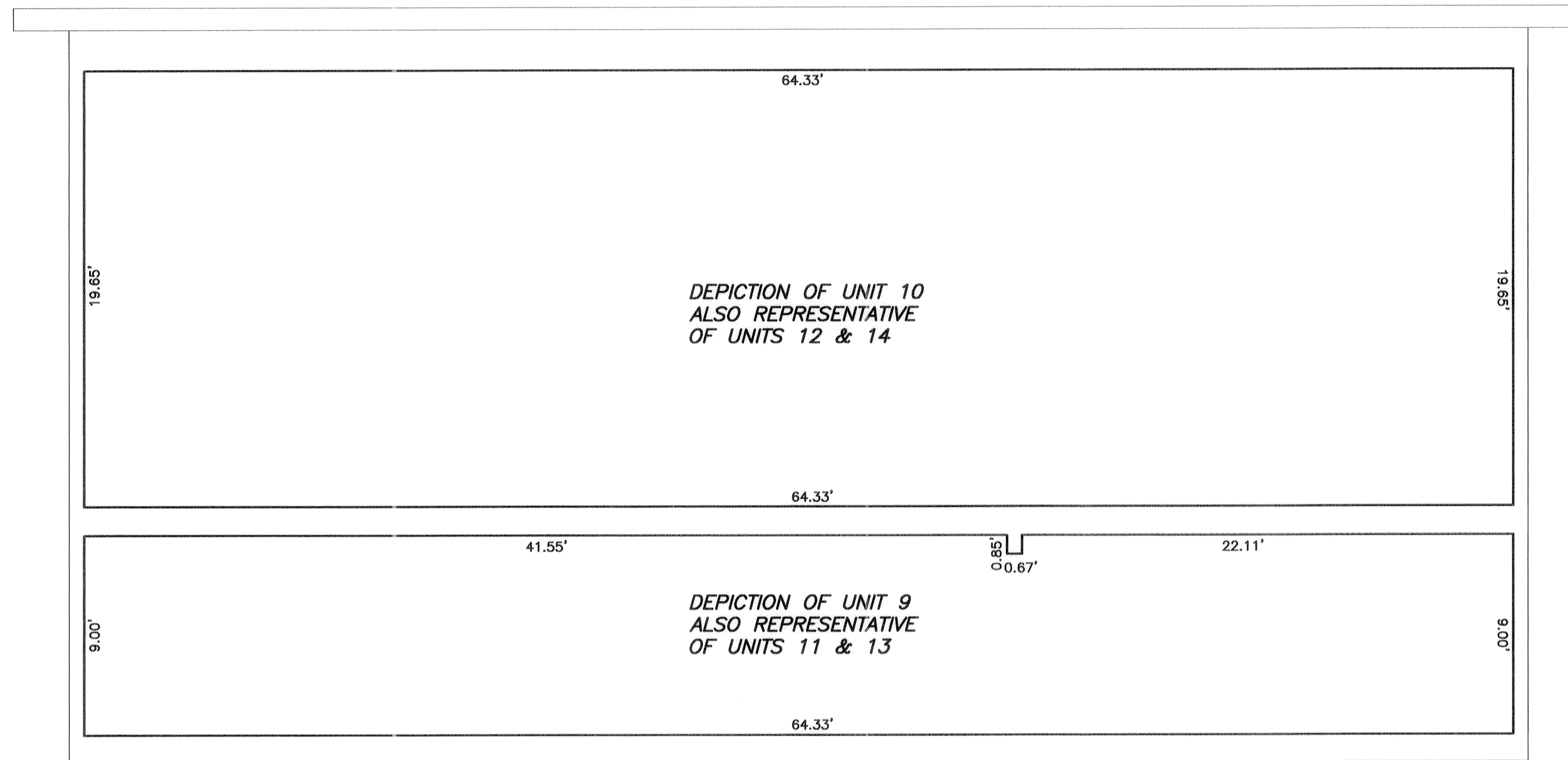
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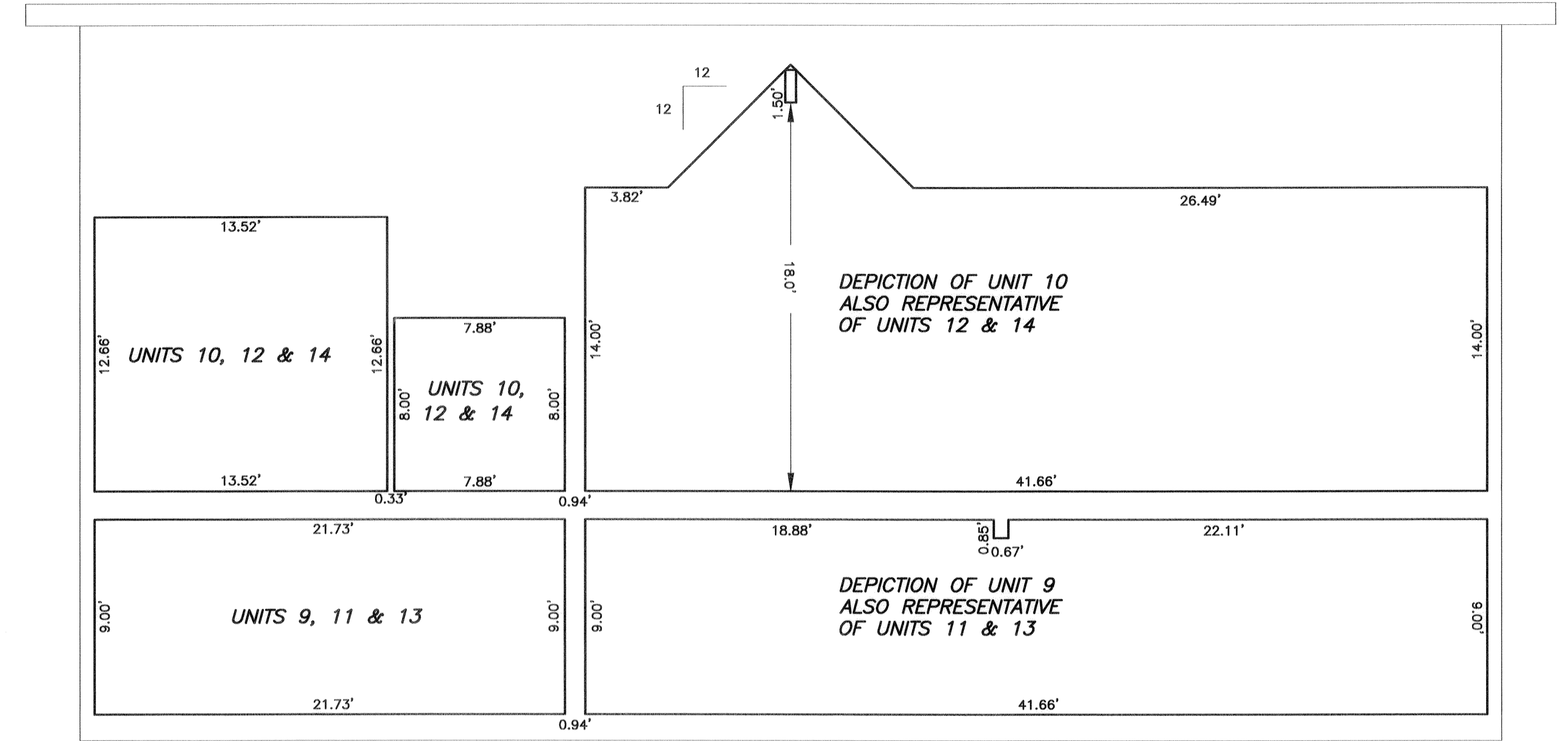
BEING PART OF THE
 NE1/4SE1/4 SECTION 11 T41N R117W
 6th P.M. TETON COUNTY, WYOMING

Sheet 5 of 6

X-SECTION "1" 1" = 5'



X-SECTION "2" 1" = 5'



FINISHED FLOOR ELEVATION TABLE

Unit 9	6199.00
Unit 10	6209.30
Unit 11	6197.53
Unit 12	6207.83
Unit 13	6197.05
Unit 14	6207.35

NOTES

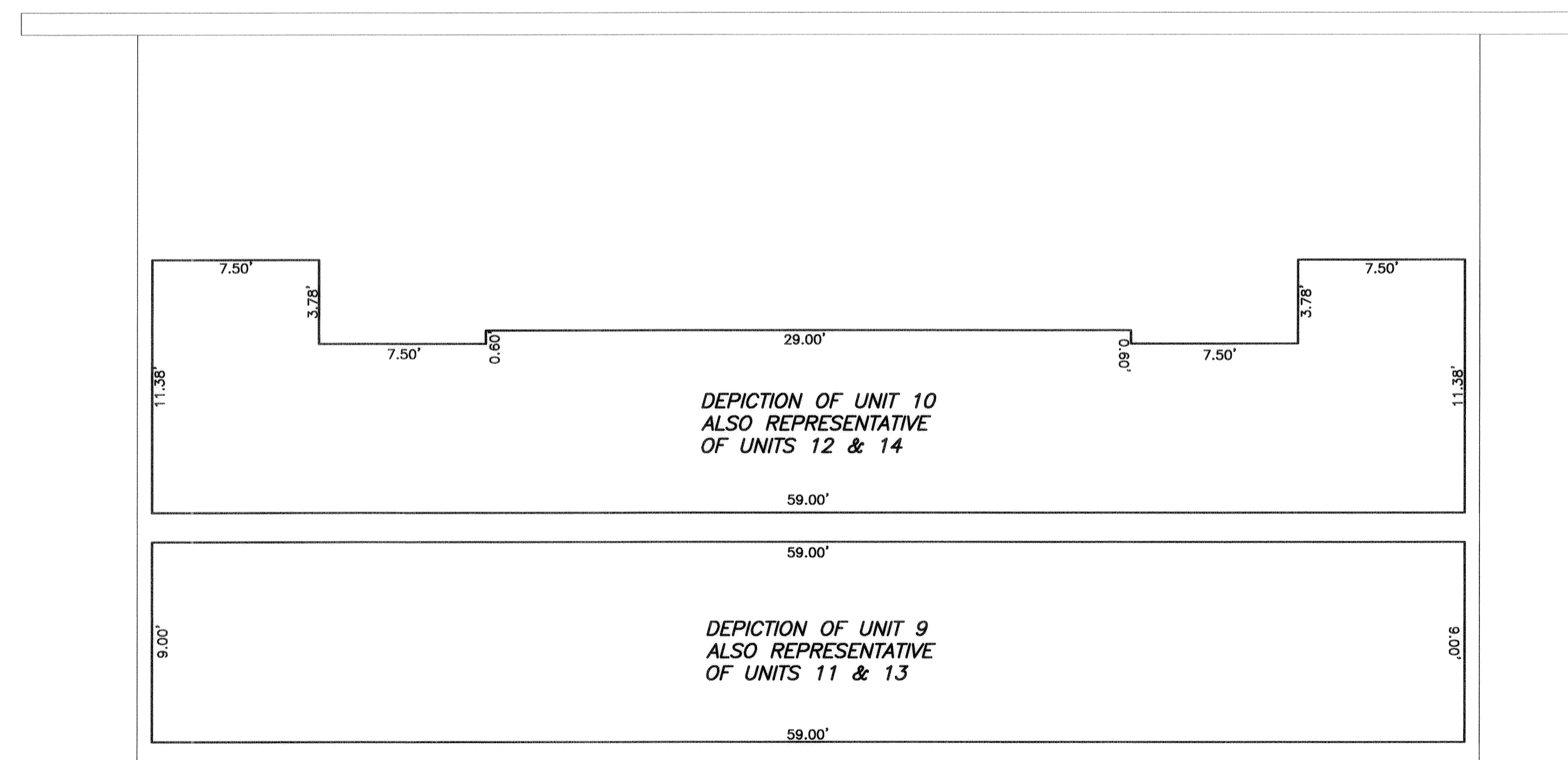
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3. Elevations given are based on COE- Walla Walla Dist. JHS "SURVEY MARKER, 1991" Point #198. NGVD29 elevation = 6199.53 feet.
4. All building angles are 90 degrees unless otherwise noted.
5. Structural beams, columns, etc. which may or may not exist within a unit, are considered General Common Elements and are not part of the individual air space unit. Interior partitions, including soffits within the boundaries of a unit are part of the unit.
6. Exterior features such as the roof and siding are illustrative only. See plan view for relationship of x-sections to unit.

SHEETS 3-5 LEGEND

NOTE: The following terminology is in accordance with the Condominium Ownership Act, Wyoming Statutes, 1977, as amended, Section 34-20-101 through 34-20-104.

- UNIT 3 indicates the unit number defining the individual air space unit
- LCE indicates a limited common element for the use of the individual air space unit
- 15.00' indicates an air space unit dimension
- Boundary of air space unit
- Unfinished exterior wall

X-SECTION "3" 1" = 5'

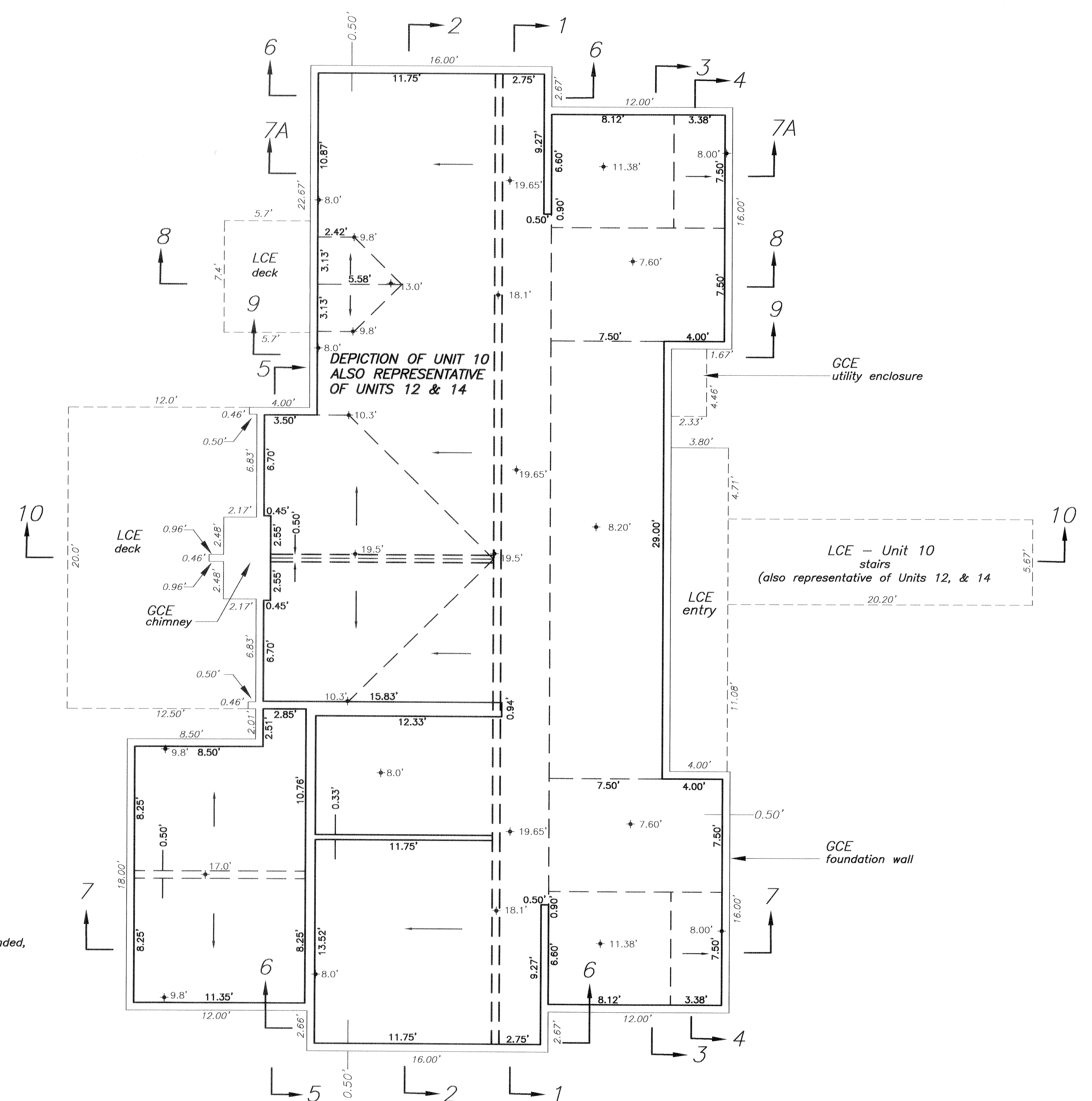
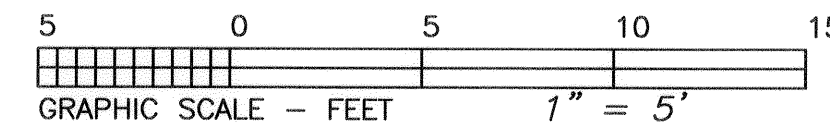
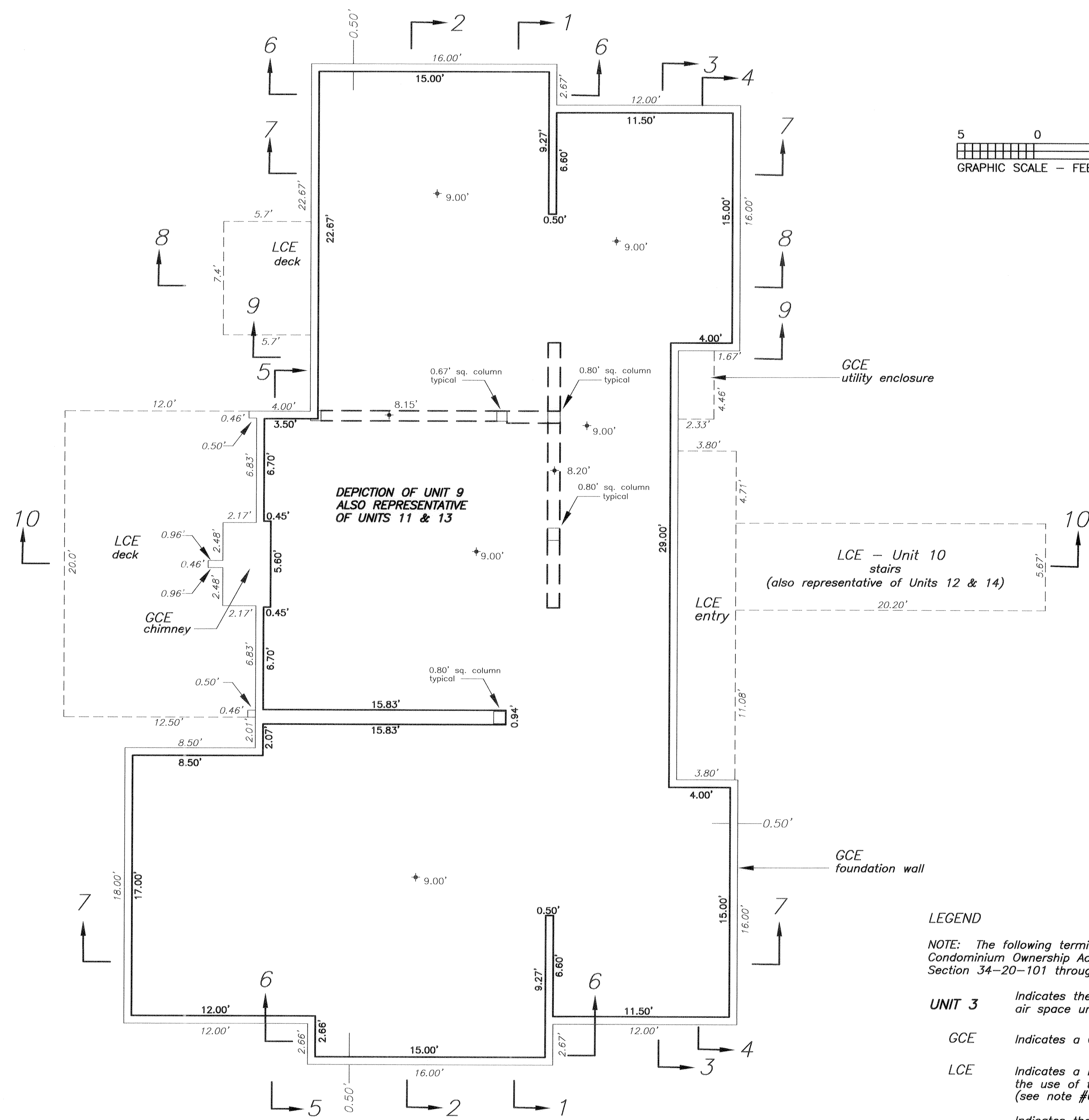


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TETON PINES CONDOMINIUM
 BEING IDENTICAL WITH
 LOTS 5, 7 & 8 JACKSON HOLE
 RACQUET CLUB RESORT COMMERCIAL
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 BEING PART OF THE
 NE1/4SE1/4 SECTION 11 T41N R117W
 6th P.M. TETON COUNTY, WYOMING
 Sheet 4 of 6

FIRST FLOOR

SECOND FLOOR



NOTES

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4. All building angles are 90 degrees unless otherwise noted.
5. Structural beams, columns, etc. which may or may not exist within a unit, are considered General Common Elements and are not part of the individual air space unit. Interior partitions, including soffits within the boundaries of a unit are part of the unit.
6. Limited Common Elements consisting of decks and entries are Limited Common Elements appurtenant to the individual air space unit from which they accessed.

LEGEND

NOTE: The following terminology is in accordance with the Condominium Ownership Act, Wyoming Statutes, 1977, as amended, Section 34-20-101 through 34-20-104.

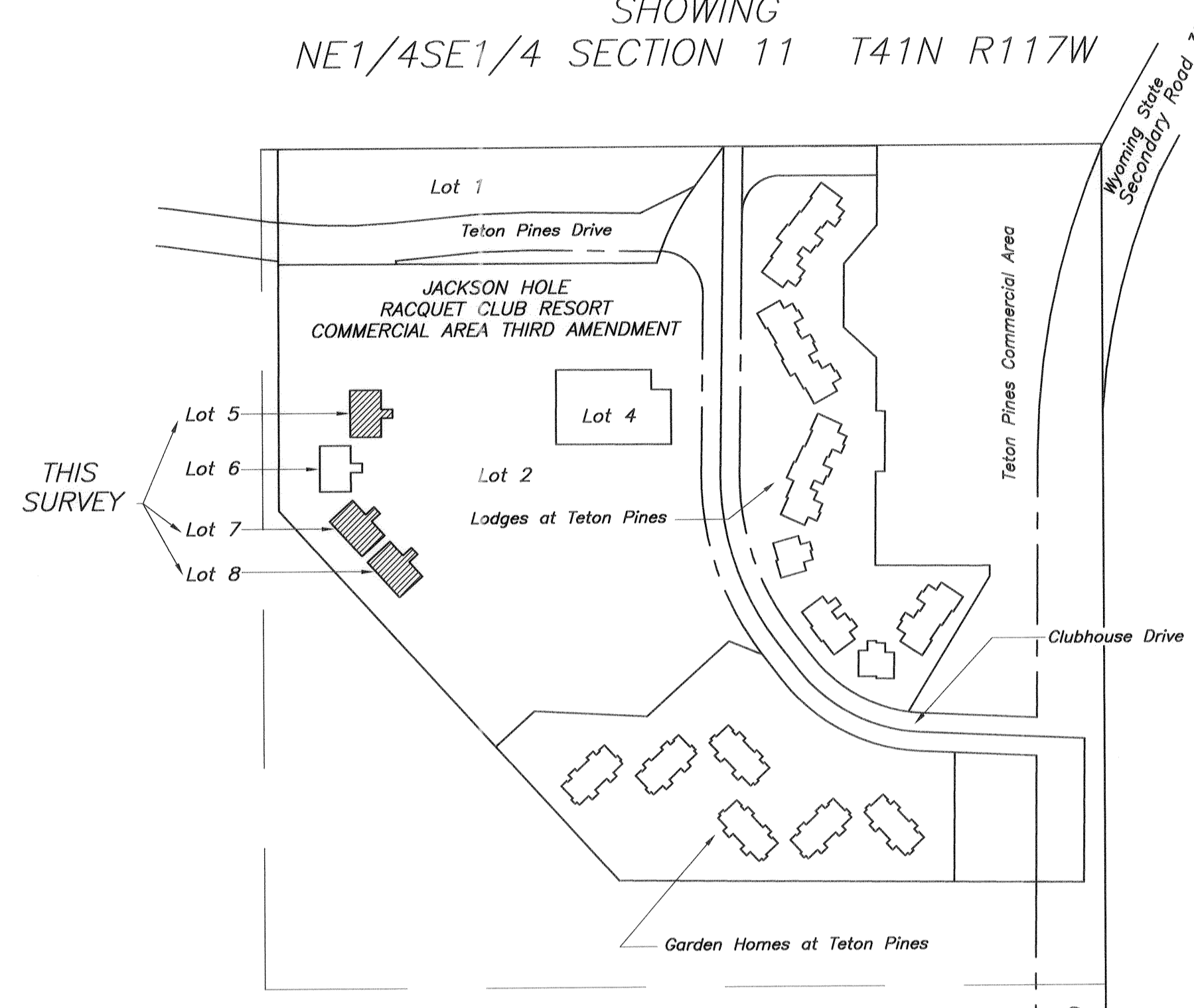
- UNIT 3** Indicates the unit number defining the individual air space unit
- GCE** Indicates a General Common Element
- LCE** Indicates a limited common element for the use of the individual air space unit (see note #6 on this sheet)
- 0.50' — Indicates the dimension between the unfinished exterior wall and the boundary of the air space unit
- 0.50' — Indicates the dimension between interior air space walls
- 15.00' Indicates an unfinished exterior wall dimension
- 15.00' Indicates an air space unit dimension
- + 9.00' Indicates a ceiling height above finish floor
- Indicates direction of descending ceiling slope
- Boundary of air space unit
- Unfinished exterior wall
- - - Change in ceiling height
- Tie to center of structural column
- ==== Ridge beam
- Typical support column as noted
- Line and number of cross-section

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TETON PINES CONDOMINIUM

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VICINITY MAP
SHOWING
NE1/4SE1/4 SECTION 11 T41N R117W



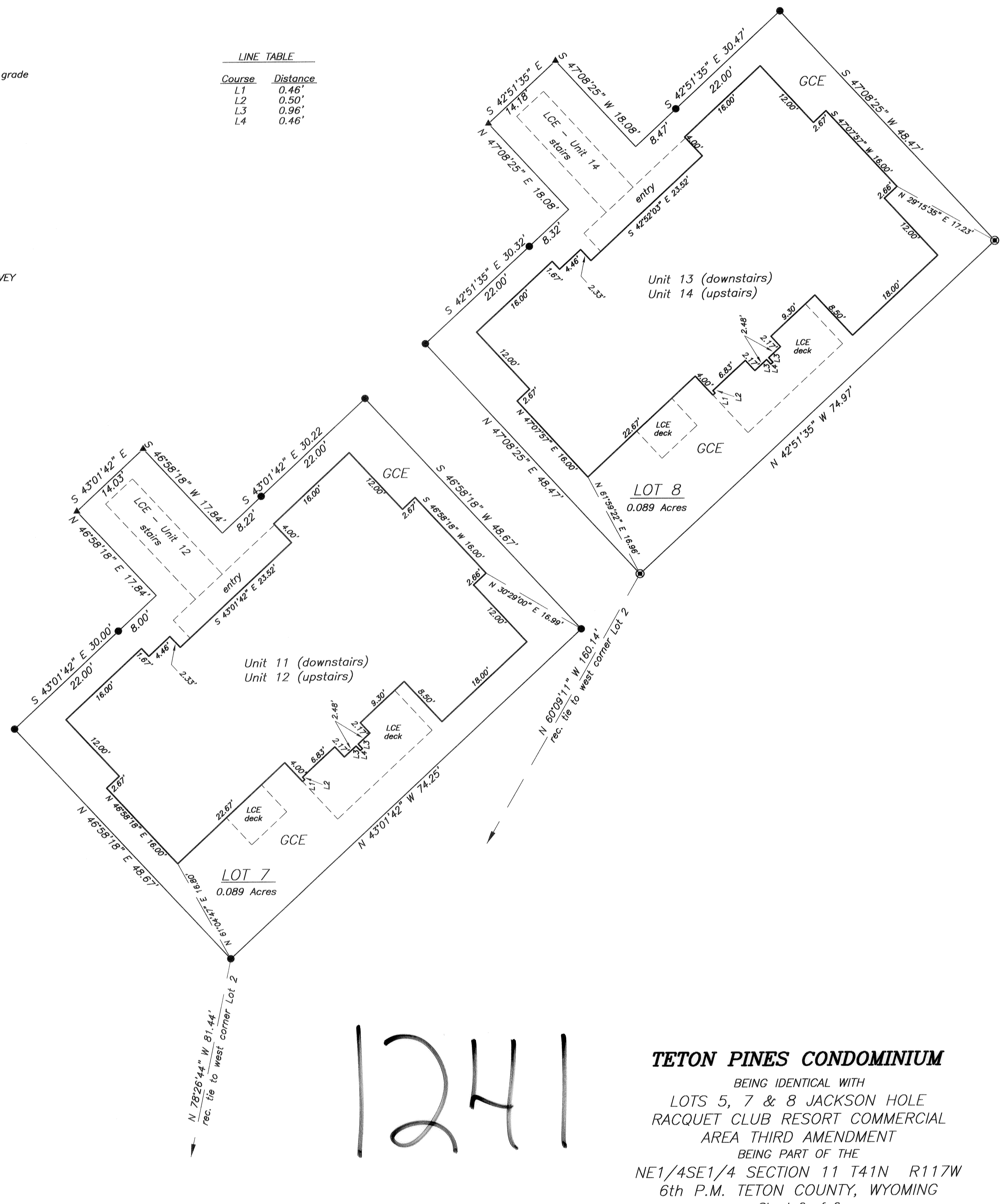
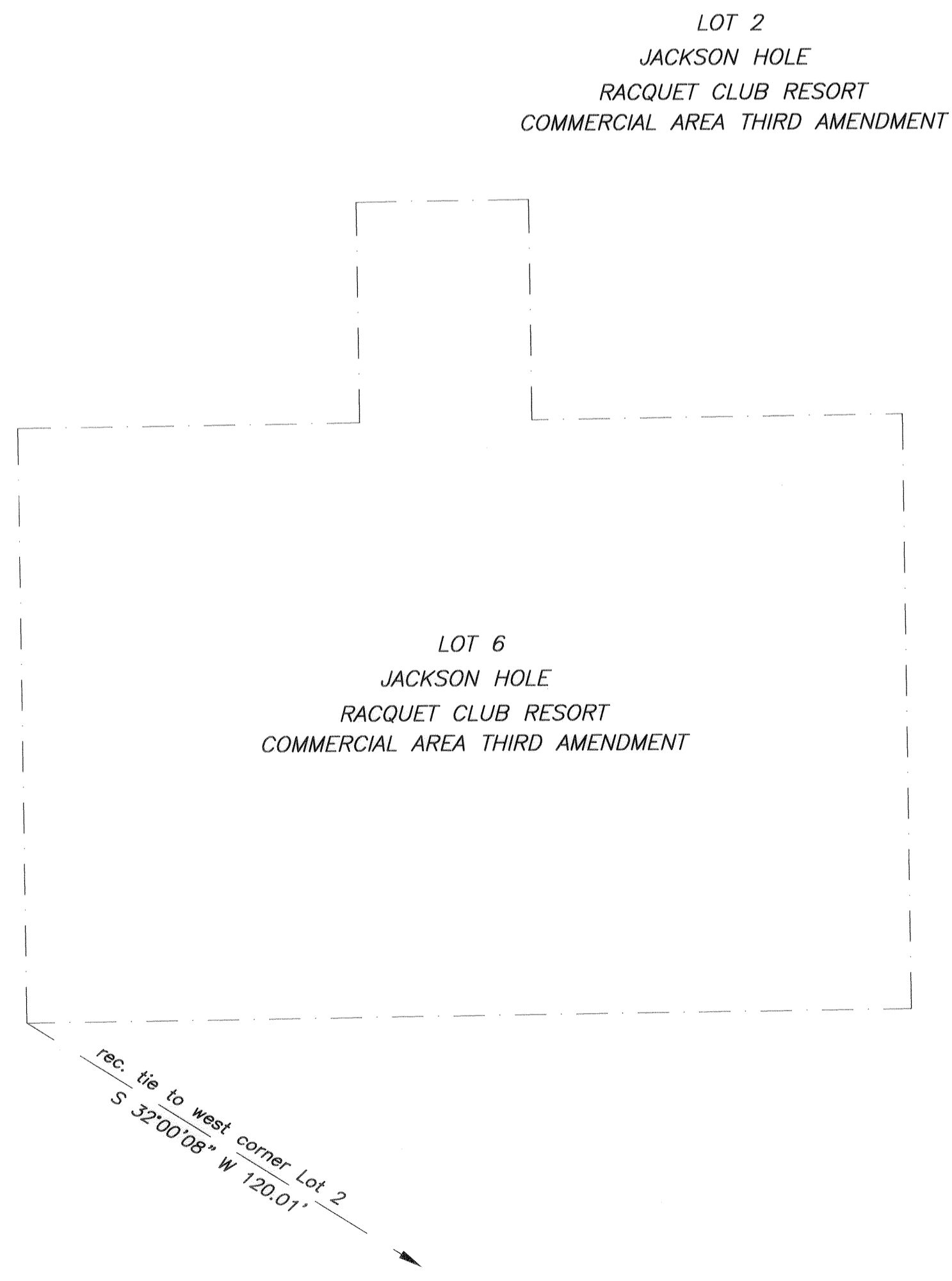
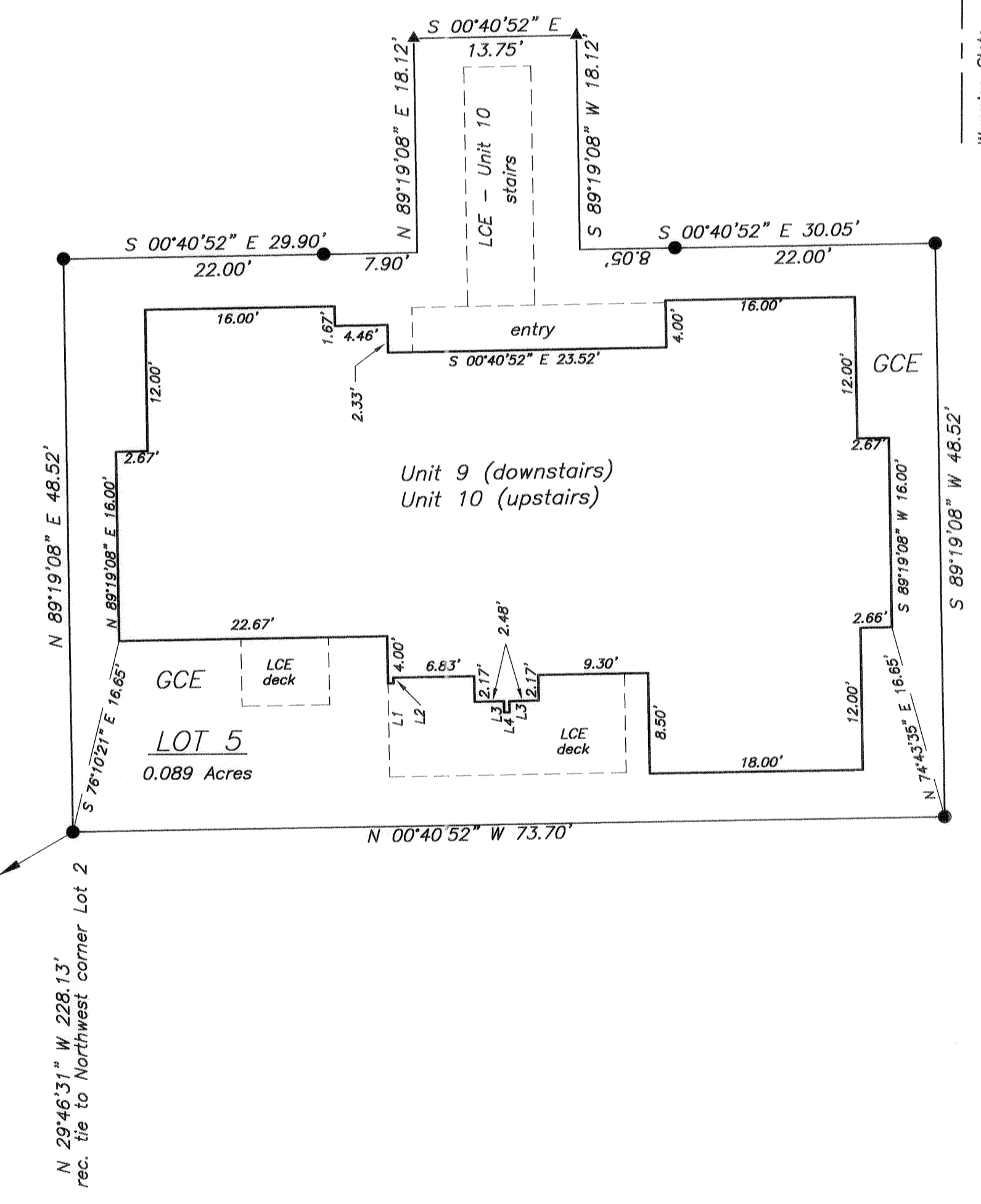
SCALE 1" = 200'

- LEGEND**
- GCE indicates a General Common Element
 - LCE indicates a limited common element for the use of the individual air space unit (see note # 5 on this sheet)
 - indicates a 5/8 inch diameter steel re-bar with cap inscribed "PE&LS 2612" found this survey
 - ⊙ indicates a 5/8 inch diameter steel re-bar with aluminum cap inscribed "PLS 3831" set this survey
 - ▲ indicates a PK brand nail with washer inscribed "PLS 3831" set this survey
 - lot line
 - - - Limited Common Element - LCE
 - building foundation - unfinished concrete at grade
 - - - easement line
 - tie to record lot corner

- NOTES**
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 2. Measurements to one-hundredth of a foot are for the purpose of correlation and are not necessarily the building tolerances.
 3. Elevations given are based on COE- Walla Walla Dist. JHS "SURVEY MARKER, 1991" Point #198. NGVD29 elevation = 6199.53 feet.
 4. All building angles are 90 degrees unless otherwise noted.
 5. Limited Common Elements consisting of decks and entries are appurtenant to the individual air space unit from which they are accessed.

LINE TABLE

Course	Distance
L1	0.46'
L2	0.50'
L3	0.96'
L4	0.46'



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TETON PINES CONDOMINIUM
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