

A CONDOMINIUM MAP OF
BASECAMP LOFTS + STUDIOS – PHASE 2
UNITS 112-115 & 212-215

A SUPPLEMENT TO THE CONDOMINIUM MAP OF BASECAMP LOFTS + STUDIOS – PHASE 1
UNITS 101-107 & 201-207 RECORDED ON FEBRUARY 19, 2025 UNDER REC. NO. 1346887
IN THE RECORDS OF THE SUMMIT COUNTY CLERK AND RECORDER
LOCATED ON LOT 1, BLOCK A, DISCOVERY INTERCHANGE WEST
ACCORDING TO THE PLAT RECORDED 05/14/1973 AT REC. NO. 133802
NW 1/4 SECTION 26, TOWNSHIP 5 SOUTH, RANGE 78 WEST OF THE 6TH P.M.
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO
SHEET 1 of 3

LINE TABLE				
LINE	LENGTH	BEARING		
L1 p.	12.40'	N21°38'52"W		
L1 m.	12.51'	N21°25'08"W		

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	59.37'	278.00'	59.26'	55°31'42"W
C2	60.66'	153.00'	60.27'	109°01'33"W

AREAS

TOTAL NUMBER OF DWELLING UNITS PHASE 2: 8 UNITS
TOTAL NUMBER OF PARKING SPACES: 36 – PS1-PS30 AND 6 GCE SPACES
(GUEST AND ADA). PARKING SPACE ASSIGNMENTS ARE DEFINED BY THE
DECLARATION.
TOTAL ACREAGE OF LOT 1 = 2.456 ACRES
TOTAL ACREAGE OF THE DEMISE LEASE PARCEL = 1.001 ACRES. THE ENTIRETY
OF THE DEMISE PARCEL IS COMMON ELEMENT OR LIMITED COMMON ELEMENT.

LEGAL DESCRIPTION – DEMISE PARCEL

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK A, DISCOVERY
INTERCHANGE WEST, ACCORDING TO THE PLAT RECORDED AT RECEPTION NO.
133802, TOWN OF FRISCO, COUNTY OF SUMMIT, STATE OF COLORADO, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHERLY ANGLE POINT OF SAID LOT 1; THENCE
S86°21'09"W ALONG THE SOUTHERLY PROPERTY LINE OF SAID LOT 1 A DISTANCE
OF 89.21 FEET TO THE POINT OF BEGINNING; THENCE S89°11'02"W ALONG THE
SAID SOUTHERLY PROPERTY LINE OF LOT 1 A DISTANCE OF 331.04 FEET; THENCE
N32°14'05"W A DISTANCE OF 87.78 FEET TO A POINT ON THE NORTHERLY
PROPERTY LINE OF SAID LOT 1; THENCE N57°45'30"E ALONG THE NORTHERLY
PROPERTY LINE OF SAID LOT 1 A DISTANCE OF 307.75 FEET; THENCE S39°20'32"E
A DISTANCE OF 181.75 FEET TO THE POINT OF BEGINNING, CONTAINING 42,248
SQUARE FEET OR 0.970 ACRE MORE OR LESS.

BASECAMP RESIDENCES LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: DAVID G. O'NEIL
AS: MANAGER

NOTARIALS:

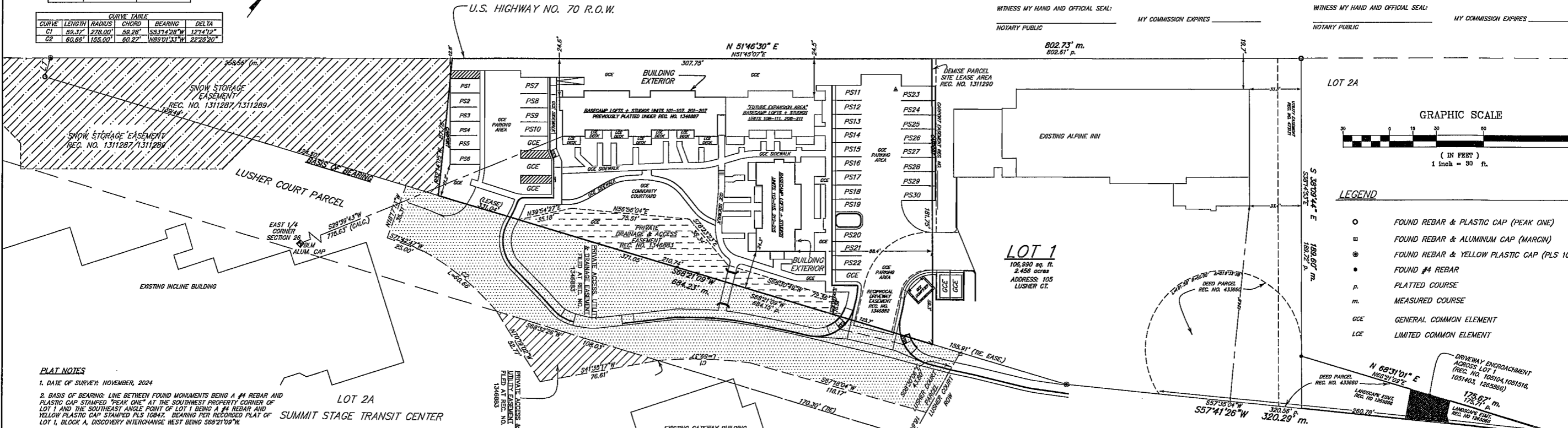
STATE OF _____
COUNTY OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY
OF _____, AD 20____, BY DAVID G. O'NEIL, AS MANAGER
OF BASECAMP RESIDENCES LLC.
WITNESS MY HAND AND OFFICIAL SEAL:
NOTARY PUBLIC MY COMMISSION EXPIRES _____

ALPINE INN LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: LESTER WARPECHA
AS: MANAGER

NOTARIALS:

STATE OF _____
COUNTY OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY
OF _____, AD 20____, BY LESTER WARPECHA, AS MANAGER
OF ALPINE INN LLC.
WITNESS MY HAND AND OFFICIAL SEAL:
NOTARY PUBLIC MY COMMISSION EXPIRES _____



PLAT NOTES

- DATE OF SURVEY: NOVEMBER, 2024
- BASIS OF BEARING: LINE BETWEEN FOUND MONUMENTS BEING A #4 REBAR AND PLASTIC CAP STAMPED "PEAK ONE" AT THE SOUTHWEST PROPERTY CORNER OF LOT 1 AND THE SOUTHEAST ANGLE POINT OF LOT 1 BEING A #4 REBAR AND YELLOW PLASTIC CAP STAMPED PLS 10847. BEARING PER RECORDED PLAT OF LOT 1, BLOCK A, DISCOVERY INTERCHANGE WEST BEING S86°21'09"W.
- THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS/ORDINANCE STANDARDS OF THE STATE OF COLORADO.
- PROPERTY ADDRESS IS 175 LUSHER COURT
- LINEAL UNITS OF MEASUREMENT ARE GIVEN IN US SURVEY FOOT.
- LAND TITLE GUARANTEE COMMITMENT ORDER NO. MGN2021948-9 DATED 12/17/2024 USED FOR THIS SURVEY. THIS COMMITMENT DOES NOT LIST THE DEED PARCEL AT REC. NO. 433680 OR THE ACCESS EASEMENT TO LOT 1 AT REC. NO. 1265866. THOSE ARE KNOWN BY SURVEYOR RESEARCH.
- THE RELOCATED EASEMENT AT RECEPTION NO. 1311289 IS INCOMPLETE. THERE IS NO EXHIBIT B TO DESCRIBE THE RELOCATED SNOW STORAGE EASEMENT FOR FRISCO STATION. THOSE EASEMENTS AS MAPPED HEREON, AS DESCRIBED BY AGREEMENT AND LEGAL DESCRIPTION AT RECEPTION NO. 1311287.
- THIS PLAT CREATES CONDOMINIUM ESTATES ONLY FOR A TERM OF YEARS. UPON EXPIRATION OF THE GROUND LEASE TO WHICH REFERENCE IS MADE IN THE OWNER'S CERTIFICATE HEREON, THE CONDOMINIUM ESTATES CREATED HEREBY SHALL TERMINATE.
- PURSUANT TO, AND IN ORDER TO MEET THE CONDITIONS SET FORTH IN THE NOTICE OF DECISION (PLANNING COMMISSION REVIEW) OF THE TOWN OF FRISCO, DATED OCTOBER 6, 2022, UNITS 109 AND 110 IN THE FUTURE EXPANSION AREA SHOWN HEREON SHALL, AT THE TIME OF FUTURE SUBDIVISION, BE RESTRICTED USING THE TOWN OF FRISCO'S STANDARD AFFORDABLE HOUSING COVENANT FOR THE PURPOSE OF ENSURING THAT SUCH UNITS WILL REMAIN AVAILABLE FOR PURCHASE BY QUALIFIED OWNERS AND OCCUPATION BY PERSONS EARNING NO MORE THAN 100 PERCENT OF THE AREA MEDIAN INCOME BY WORKING WITHIN SUMMIT COUNTY, COLORADO. PURSUANT TO, AND IN ORDER TO MEET THE CONDITIONS SET FORTH IN THE NOTICE OF DECISION (PLANNING COMMISSION REVIEW) OF THE TOWN OF FRISCO, DATED OCTOBER 6, 2022, UNITS 108, 111, 209 AND 210 IN THE FUTURE EXPANSION AREA SHOWN HEREON SHALL, AT THE TIME OF FUTURE SUBDIVISION, BE RESTRICTED USING THE TOWN OF FRISCO'S FORM OF AFFORDABLE HOUSING COVENANT KNOWN AS THE "HOUSING HELPS" COVENANT FOR THE PURPOSE OF ENSURING THAT SUCH UNITS WILL REMAIN AVAILABLE FOR PURCHASE BY QUALIFIED OWNERS AND OCCUPATION BY PERSONS WHO WORK WITHIN ONE MILE OF THE TEN MILE BASIN IN SUMMIT COUNTY.

FRISCO PLANNING COMMISSION APPROVAL:

THE PLANNING COMMISSION OF FRISCO, COLORADO, REPRESENTED BY THE COMMISSION CHAIRMAN, DOES HEREBY AUTHORIZE AND APPROVE THIS PLAT OF THE ABOVE SUBDIVISION
ON THIS _____ DAY OF _____, AD ____.

BY: _____
CHAIRMAN

FRISCO TOWN COUNCIL APPROVAL:

THE WITHIN CONDOMINIUM MAP OF "BASECAMP LOFTS + STUDIOS – PHASE 2, UNITS 112-115 AND 212-215" IS APPROVED BY THE TOWN COUNCIL OF FRISCO, COLORADO, REPRESENTED BY THE MAYOR, FOR FILING THIS _____ DAY OF _____, AD ____.
THE DEDICATION OF THE PUBLIC WAYS SHOWN HEREON WILL NOT BE ACCEPTED UNTIL SAID PUBLIC WAYS HAVE BEEN SATISFACTORILY COMPLETED TO THE TOWN'S SPECIFICATIONS BY THE SUBDIVIDER. UPON SUCH SATISFACTORY COMPLIANCE, THE TOWN COUNCIL OF THE TOWN OF FRISCO MAY ADOPT A RESOLUTION ACCEPTING SAID DEDICATION OF PUBLIC WAYS AND DULY RECORD SUCH ACCEPTANCE.

BY: _____
MAYOR
ATTEST: _____
TOWN CLERK

TITLE COMPANY'S CERTIFICATE:

THE TITLE COMPANY DOES HEREBY CERTIFY THAT IT
HAS EXAMINED THE TITLE TO ALL LANDS AS SHOWN HEREON AND TITLE TO SUCH
LANDS IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES, AND
ENCUMBRANCES, EXCEPT AS FOLLOWS:

DATED THIS _____ DAY OF _____, 20____.

AGENT

TREASURER'S CERTIFICATE:

I THE UNDERSIGNED DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF TAXES
AND ASSESSMENTS DUE AND PAYABLE AS OF
UPON ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL.
DATED THIS _____ DAY OF _____, 20____.

SIGNATURE _____
SUMMIT COUNTY TREASURER

SURVEYOR'S CERTIFICATE:

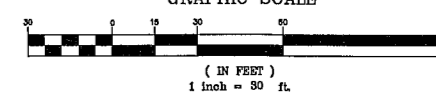
I, JESSICA J. KOETTERITZ, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY
CERTIFY THAT THIS CONDOMINIUM MAP OF "BASECAMP LOFTS + STUDIOS – PHASE 2, UNITS 112-115
AND 212-215" WAS MADE BY ME AND UNDER MY SUPERVISION AND THAT BOTH ARE ACCURATE TO THE BEST
OF MY KNOWLEDGE. STEEL PINS AND/OR BRASS CAP MONUMENTS WERE SET AT ALL BOUNDARY CORNERS.

DATED THIS _____ DAY OF _____, AD 20____

SIGNATURE _____
JESSICA J. KOETTERITZ
COLORADO REGISTRATION NO. 28292



GRAPHIC SCALE



LEGEND

- FOUND REBAR & PLASTIC CAP (PEAK ONE)
- FOUND REBAR & ALUMINUM CAP (MARGIN)
- FOUND REBAR & YELLOW PLASTIC CAP (PLS 10847)
- FOUND #4 REBAR
- p. PLATTED COURSE
- m. MEASURED COURSE
- GCE GENERAL COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT

CLERK & RECORDER'S ACCEPTANCE:

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE SUMMIT COUNTY
CLERK AND RECORDER ON THIS _____ DAY OF _____, AD 20____
AND FILED FOR RECORD AT _____, M., UNDER RECEPTION NUMBER _____

SIGNATURE _____
SUMMIT COUNTY CLERK AND RECORDER/DEPUTY

CONDOMINIUM DECLARATION OF BASECAMP LOFTS + STUDIOS RECORDED
UNDER RECEPTION NUMBER: 1346884.

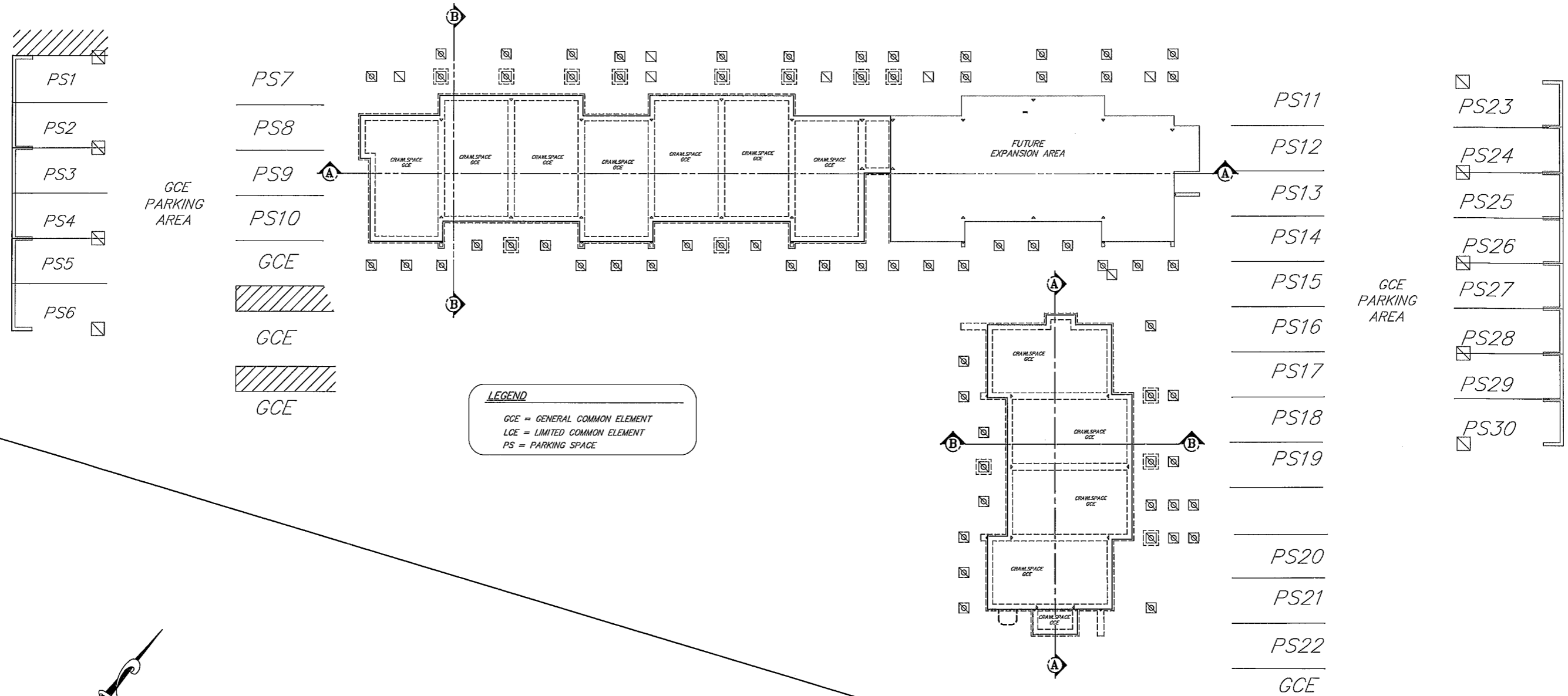
RESIDENTIAL HOUSING RESTRICTIVE COVENANT AND NOTICE OF LIEN FOR UNIT
108 OF BASECAMP LOFTS + STUDIOS, TOWN OF FRISCO, SUMMIT COUNTY,
COLORADO ("HOUSING HELPS"), RECORDED UNDER REC. NO. 1346886.

RESIDENTIAL HOUSING RESTRICTIVE COVENANT AND NOTICE OF LIEN FOR UNIT
107 OF BASECAMP LOFTS + STUDIOS, TOWN OF FRISCO, SUMMIT COUNTY,
COLORADO ("HOUSING HELPS"), RECORDED UNDER REC. NO. 1346887.

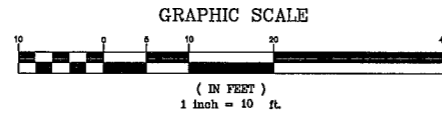
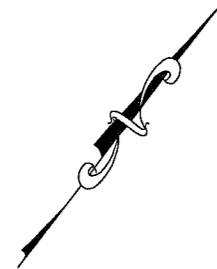
Drawn RRJ/GAW/ESH/LK	Dwg SHEET-PH2.DWG	Project 20178
Checked RRJ/LK	Date 05/27/2025	Sheet 1 of 3
RANGE WEST ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		

NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY INTEREST IN THIS SURVEY
WITHIN THREE YEARS AFTER THE FIRST RECORDED SURVEY INTEREST. IN NO EVENT MAY ANY ACTION BASED UPON ANY INTEREST
IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

A CONDOMINIUM MAP OF
BASECAMP LOFTS + STUDIOS – PHASE 2
 UNITS 112-115 & 212-215
 LOCATED ON LOT 1, BLOCK A, DISCOVERY INTERCHANGE WEST
 TOWN OF FRISCO, SUMMIT COUNTY, COLORADO
 SHEET 2 of 3



LEGEND
 GCE = GENERAL COMMON ELEMENT
 LCE = LIMITED COMMON ELEMENT
 PS = PARKING SPACE



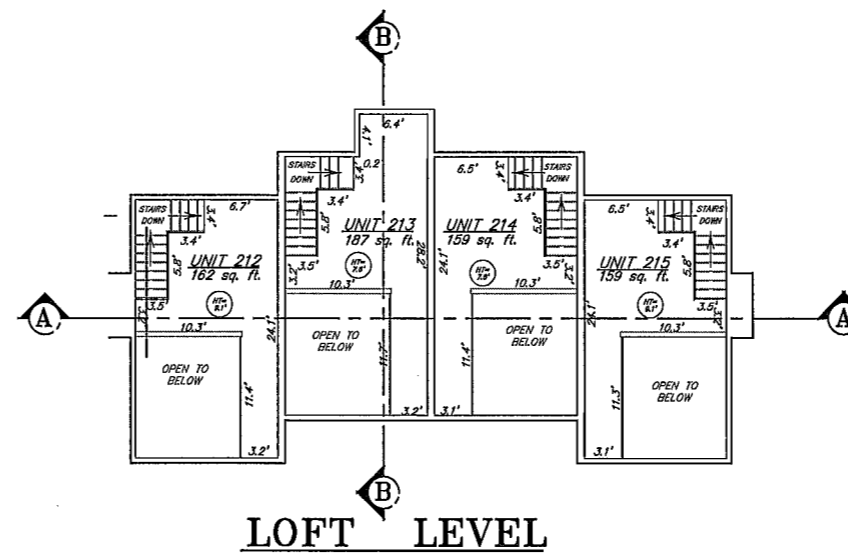
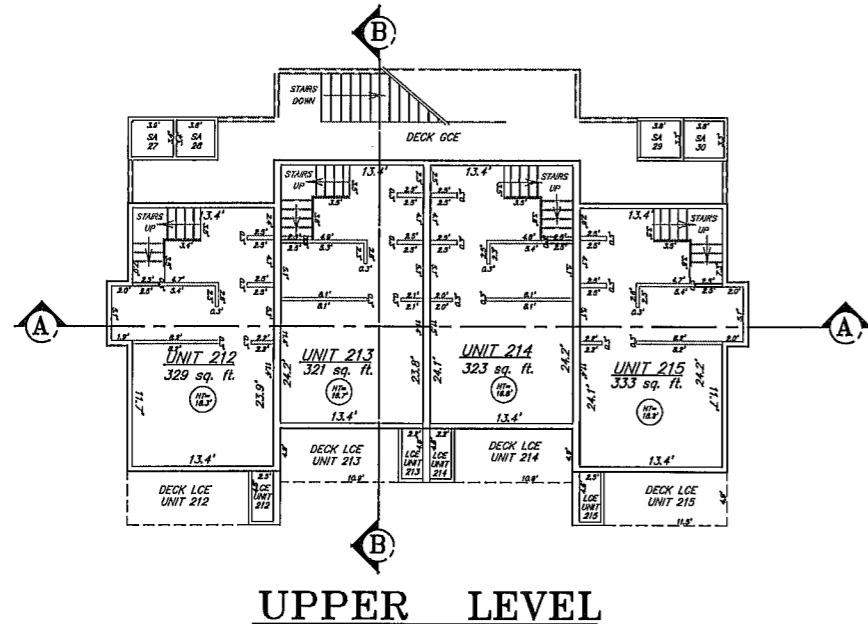
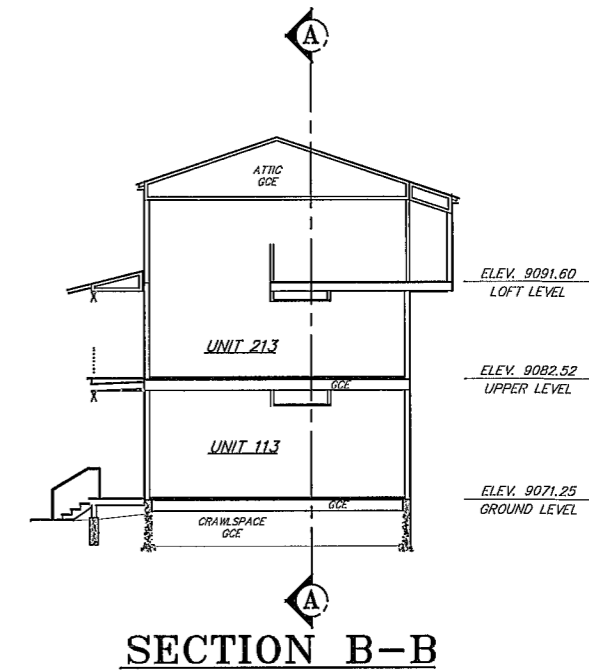
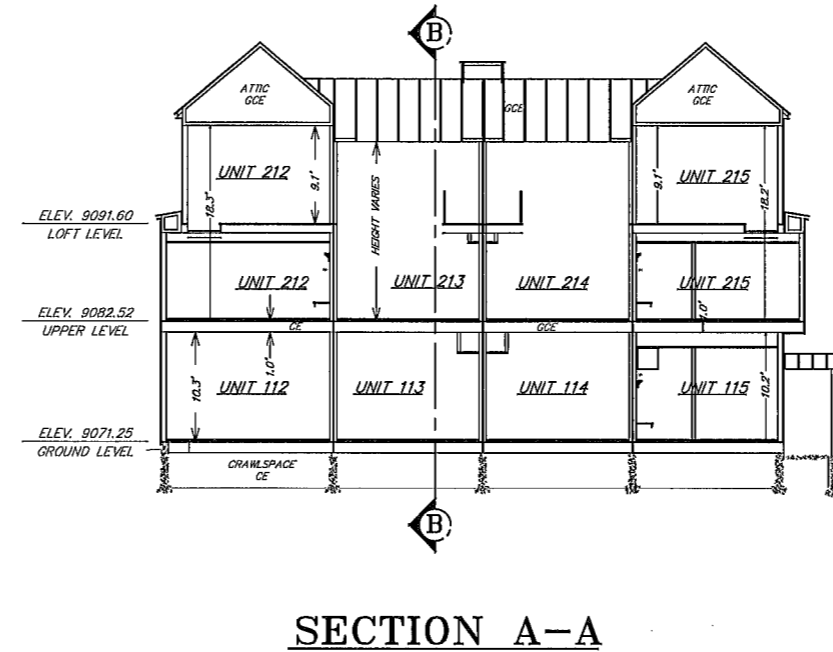
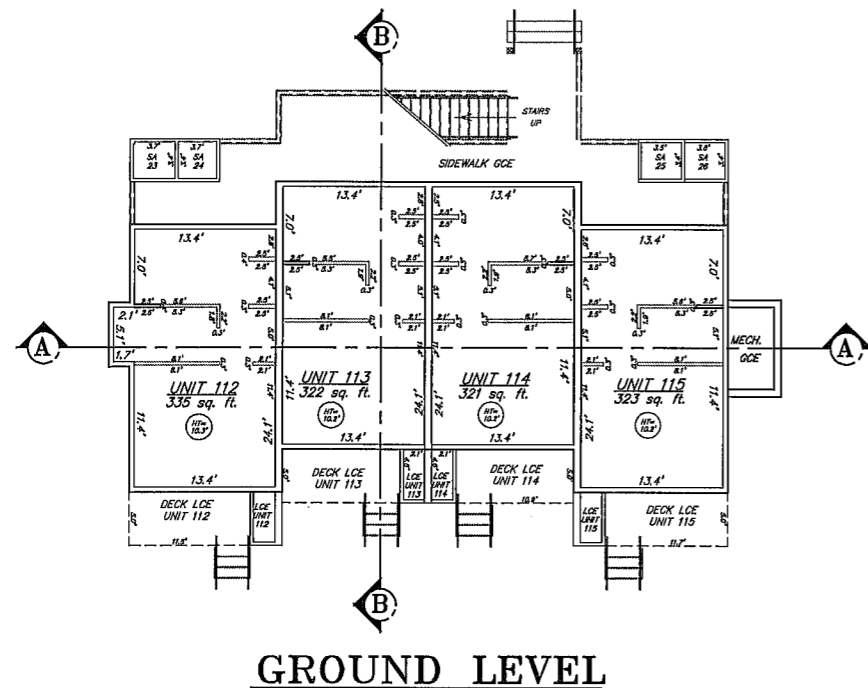
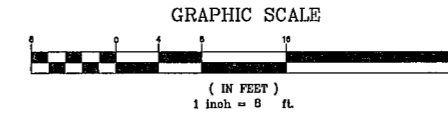
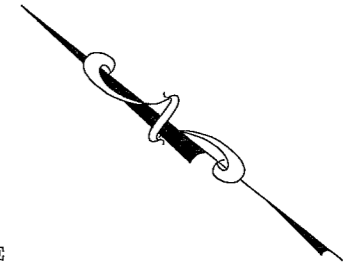
CRAWLSPACE/CARPORTS



Drawn GAW/ESH	Dwg 2017BSH2-PH2	Project 2017B
Checked JJK	Date 05/14/2025	Sheet 2 of 3
R-A-N-G-E-W-E-S-T ENGINEERS & SURVEYORS INC.		
P.O. Box 589 Silverthorne, CO 80498 970-468-6281		

NOTES: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

A CONDOMINIUM MAP OF
BASECAMP LOFTS + STUDIOS – PHASE 2
 UNITS 112–115 & 212–215
 LOCATED ON LOT 1, BLOCK A, DISCOVERY INTERCHANGE WEST
 TOWN OF FRISCO, SUMMIT COUNTY, COLORADO
 SHEET 3 of 3



LEGEND

GCE = COMMON ELEMENT
 LCE = LIMITED COMMON ELEMENT



Drawn GAW/ESH	Dwg 2017BSH3-PH2	Project 20178
Checked JJK	Date 05/14/2025	Sheet 3 of 3
R-A-N-G-E-W-E-S-T ENGINEERS & SURVEYORS INC. P.O. Box 589 Silverthorne, CO 80498 970-468-6281		

NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

May 30, 2025
185 Lusher Court
Frisco, CO 80443

Town of Frisco
PO Box 4100
1 East Main Street
Frisco, CO 80443

Subject: Basecamp Lofts + Studios Sale Notice

To whom it may concern:

I (We) desire to sell Lofts + Studios, First Amendment to Condo Declaration, Studios 112 – 115 & Lofts 212 – 215 (the “Units”).

I (We) understand that I (We) may offer, advertise, or list for sale my (our) Units in any way we choose; however, for the first thirty (30) days after the above date, the Units shall not be sold, transferred or conveyed to any person, entity or entities other than a household where at least one person works 30 hours per week in the Ten Mile Basin or a business operating in the Ten Mile Basin as defined in Paragraph 13.3 of the Condominium Declaration of Basecamp Lofts + Studios Basecamp Lofts + Studios. After such date, I (We) are free to sell, transfer or convey without concern for the Sale Notice.

Thank you,



**FIRST AMENDMENT TO
CONDOMINIUM DECLARATION
OF
BASECAMP LOFTS + STUDIOS**

<u>Name of Common Interest Community:</u>	BASECAMP LOFTS + STUDIOS
<u>Type of Common Interest Community:</u>	CONDOMINIUM
<u>Name of the Association:</u>	BASECAMP LOFTS + STUDIOS ASSOCIATION, INC.
<u>Person Executing the Amendment:</u>	BASECAMP RESIDENCES LLC

**FIRST AMENDMENT TO
CONDOMINIUM DECLARATION
OF
BASECAMP LOFTS + STUDIOS**

THIS FIRST AMENDMENT TO CONDOMINIUM DECLARATION OF BASECAMP LOFTS + STUDIOS (this “*First Amendment*”) is made as of June __, 2025, by BASECAMP RESIDENCES LLC, a Colorado limited liability company (“*Declarant*”). This First Amendment amends and modifies the Condominium Declaration dated February 17, 2025, and recorded February 19, 2025, at Reception No. 1346884, in the records of the Clerk and Recorder of Summit County, Colorado (the “*Declaration*”).

RECITALS

A. Pursuant to Section 16.1, 16.2.1 and 16.2.5 of the Declaration, Declarant has the right to: (i) create Units and Common Elements within those portions of the Project identified as the “*Future Expansion Area*”, (ii) to file for recording an amendment to the Declaration and Map describing the new Units, and (iii) revise Exhibit B to reflect adjusted Expense Sharing Ratios and Voting Interests following the creation of new Units, revise Exhibit D to reflect a new allocation of Storage Areas, and revise Exhibit E to reflect a new allocation of Parking Spaces.

B. Declarant now desires to create additional Units within the Community, so Declarant must amend and supplement the Declaration and Map, including amending various Expense Sharing Ratios, Voting Interests, Storage Area allocations, and Parking Space allocations.

C. By this First Amendment and the Declaration, the new Units are hereby created.

AMENDMENTS

The following provisions of the Declaration are amended and modified as provided in this First Amendment. All terms with initial capitalization that are not defined in this First Amendment have the definitions ascribed to such terms in the Declaration.

1. Exhibit B of the Declaration is hereby deleted in its entirety and replaced with **Exhibit B** attached to this First Amendment.

2. Exhibit D of the Declaration is hereby deleted in its entirety and replaced with **Exhibit D** attached to this First Amendment.

3. Exhibit E of the Declaration is hereby deleted in its entirety and replaced with **Exhibit E** attached to this First Amendment.

4. Except as expressly modified herein, all terms and provisions of the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, Declarant has set its hands and seals on the day and year first set forth above.

DECLARANT:

BASECAMP RESIDENCES LLC, a
Colorado limited liability company

By: _____
David G. O'Neil, Manager

[illegible]

The foregoing instrument was acknowledged before me this ____ day of June, 2025, by David G. O'Neil as Manager of Basecamp Residences LLC, a Colorado limited liability company.

Witness my hand and official seal.

Notary Public
My commission expires: _____

EXHIBIT B
to
Condominium Declaration of Basecamp Lofts + Studios

Voting Interest and General Expense Sharing Ratio

UNIT	GROSS FLOOR AREA	VOTES	EXPENSE SHARING RATIO*
101	333	3.33	3.91%
102	316	3.16	3.71%
103	316	3.16	3.71%
104	314	3.14	3.68%
105	314	3.14	3.68%
106	315	3.15	3.70%
112	335	3.35	3.93%
113	322	3.22	3.78%
114	321	3.21	3.77%
115	323	3.23	3.79%
201	478	4.78	5.61%
202	492	4.92	5.77%
203	471	4.71	5.53%
204	468	4.68	5.49%
205	490	4.90	5.75%
206	471	4.71	5.53%
207	472	4.72	5.54%
212	491	4.91	5.76%
213	508	5.08	5.96%
214	482	4.82	5.65%
215	492	4.92	5.77%
TOTALS:	8524	85.24	100.02%

*Expense Sharing Ratios are approximate for the purposes of this Exhibit B. Exact expense sharing ratios are calculated as set forth in Section 9.2

EXHIBIT D
to
Condominium Declaration of Basecamp Lofts + Studios

Allocation of Storage Areas

Storage Area Number	Unit Allocation
SA1	Unit 101
SA2	Unit 102
SA3	Unit 103
SA4	Unit 104
SA5	Unit 105
SA6	Unit 106
SA7	Unit 107
SA8**	***
SA9	Unit 201
SA10	Unit 202
SA11	Unit 203
SA12	Unit 204
SA13	Unit 205
SA14	Unit 206
SA15	Unit 207
SA 23	Unit 112
SA 24	Unit 113
SA 25	Unit 114
SA 26	Unit 115
SA 27	Unit 212
SA 28	Unit 213
SA 29	Unit 214
SA 30	Unit 215

**To be assigned upon completion of future Project phases

EXHIBIT E
to
Condominium Declaration of Basecamp Lofts + Studios

Allocation of Parking Spaces

Parking Space Number	Allocated to Unit Number
PS1	201
PS2	202
PS3	203
PS4	204
PS5	205
PS6	207
PS7	101
PS8	102
PS9	103
PS10	104
PS11**	**
PS12**	**
PS13	105
PS14	106
PS15	107
PS16**	**
PS17**	**
PS18**	**
PS19**	**
PS20	112
PS21	113
PS22	114
PS23	206
PS24**	**
PS25**	**
PS26	212
PS27	213
PS28	214
PS29	215
PS30	115

**To be assigned upon completion of future Project phases

**LANDLORD CONSENT TO
FIRST AMENDMENT TO CONDOMINIUM DECLARATION
AND SUPPLEMENT TO CONDOMINIUM MAP
OF BASECAMP LOFTS + STUDIOS**

ALPINE INN LLC, a Colorado limited liability company, the owner of the Property and Landlord under the Ground Lease dated May 27, 2022 and recorded on February 18, 2025 at Reception No. 1346785 in the records of the Summit County Clerk and Recorder relating to the Property hereby consents to the recording of the First Amendment to the Condominium Declaration of Basecamp Lofts + Studios and the Supplement to the Condominium Map for Basecamp Lofts + Studios (Phase 2), as well as the imposition of the covenants affecting the Property contained therein. All capitalized terms contained herein shall have the same meaning assigned to them in the foregoing Declaration.

ALPINE INN LLC, a
Colorado limited liability company

By: _____
Lester Warpecha, Manager

STATE OF COLORADO)
) ss.
COUNTY OF SUMMIT)

The foregoing Landlord Consent to First Amendment to Condominium Declaration and Supplement to Condominium Map of Basecamp Lofts + Studios was acknowledged before me this ____ day of May, 2025, by Lester Warpecha as Manager of Alpine Inn LLC.

Witness my hand and official seal.

Notary Public
My commission expires: _____

**LENDER CONSENT
TO
CONDOMINIUM DOCUMENTS FOR BASECAMP LOFTS + STUDIOS**

MidWestOne Bank (“Grantee”), deed of trust beneficiary pursuant to a Deed of Trust dated May 16, 2023 and recorded on May 23, 2023 at Reception No. 1311291 of the records of the Clerk and Recorder of the County of Summit, Colorado, upon the subject Property, hereby consents to the recording of the First Amendment to the Condominium Declaration of Basecamp Lofts + Studios (the “*Amendment*”) and the Supplement to the Condominium Map for Basecamp Lofts + Studios (Phase 2) (the “*Map Supplement*”), which Amendment and Map Supplement shall run with the land and be binding upon all owners thereof, and the rights of Grantee shall be subordinated thereto, so that the terms of the Amendment and Map Supplement shall apply as though recorded prior to the said Deed of Trust, and the rights pursuant to said Deed of Trust are modified hereby.

MIDWESTONE BANK
an Iowa corporation

By: _____
Name: _____
Title: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing Consent to First Amendment to the Condominium Declaration and the Supplement to the Condominium Map for Basecamp Lofts + Studios (Phase 2) was acknowledged before me this ____ day of _____ 2025, by _____ as _____, of MidWestOne Bank, an Iowa corporation.

Witness my hand and official seal.

Notary Public
My commission expires: _____

**LENDER CONSENT
TO
CONDOMINIUM DOCUMENTS FOR BASECAMP LOFTS + STUDIOS**

Housing Investors, LLC (“Grantee”), deed of trust beneficiary pursuant to a Deed of Trust dated May 17, 2023 and recorded on May 23, 2023 at Reception No. 1311296 of the records of the Clerk and Recorder of the County of Summit, Colorado, upon the subject Property, hereby consents to the recording of the First Amendment to the Condominium Declaration of Basecamp Lofts + Studios (the “*Amendment*”) and the Supplement to the Condominium Map for Basecamp Lofts + Studios (Phase 2) (the “*Map Supplement*”), which Amendment and Map Supplement shall run with the land and be binding upon all owners thereof, and the rights of Grantee shall be subordinated thereto, so that the terms of the Amendment and Map Supplement shall apply as though recorded prior to the said Deed of Trust, and the rights pursuant to said Deed of Trust are modified hereby.

HOUSING INVESTORS, LLC
a Colorado limited liability company

By: _____
David G. O’Neil, Manager

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing Consent to First Amendment to the Condominium Declaration and the Supplement to the Condominium Map for Basecamp Lofts + Studios (Phase 2) was acknowledged before me this _____ day of _____ 2025, by David G. O’Neil, as Manager of Housing Investors LLC, a Colorado limited liability company.

Witness my hand and official seal.

Notary Public
My commission expires: _____