

FIRST AMENDMENT TO BLUE MESA LODGE CONDOMINIUM MAP

TOWN OF MOUNTAIN VILLAGE, SECTION 3, T.42N., R.9W., N.M.P.M., COUNTY OF SAN MIGUEL, STATE OF COLORADO.

463000
Page 1 of 5
SAN MIGUEL COUNTY, CO
STEPHANIE VAN DAMME, CLERK-RECORDER
04-14-2020 09:56 AM Recording Fee \$53.00

OWNERSHIP CERTIFICATE:

KNOW ALL PERSONS BY THESE PRESENTS that LEE AYERS AND TODD PISTORESE as to Units 21-A and 21-B; JUSTIN PEELER AND JULIE PEELER as to Units 22-A, 22-B and 22-C; JOSE C. ALCANTARA AND PAULA A. ALCANTARA as to Units 33-A and 33-B; KEITH M. BROWN as to Unit 41-A; DAVID MACKOWN AND CARLA MACKOWN as to Unit 41-B; are the owners of the following described land:

An undivided interest in the Units described above of the Blue Mesa Lodge Condominium Association, as defined and described in the Amended Declaration of the Blue Mesa Lodge Condominiums, filed for record in the office of the Clerk and Recorder, San Miguel County, Colorado, on August 29, 1997, in Book 586, at Page 258, under Reception Number 314222 (the "Amended Declaration") and the First Supplement to Condominium Map for Blue Mesa Condominium, recorded in Plat Book 1 at pages 972-979 and the first Supplement to Condominium Map for Blue Mesa Condominium, recorded in Plat Book 1 at pages 1740-1748, has exercised certain development rights under the name of an Amendment to the Condominium Map for Blue Mesa Condominium and the Condominium Map for the Blue Mesa Lodge, recorded at Reception No. 321572, as amended by this First Amendment to the Blue Mesa Lodge Condominium Map (the "First Amended Map") and as set forth in the Third Amendment to the Amended Declaration of the Blue Mesa Condominiums (the "Third Amended Declaration") recorded at Reception No. 462975.

County of San Miguel, State of Colorado.

IN WITNESS WHEREOF, the Declarant/Owner executes this Map Amendment as of 4/28/20, 2020:

NOTE: Owner's signatures have been collected via separate documents recorded at Reception Nos. 462977, 462979, 462980, 462981.

NOTE: Mortgagee's consents have been collected via separate documents and recorded at Reception Nos. 462982, 462983, 462984.

ASSOCIATION:

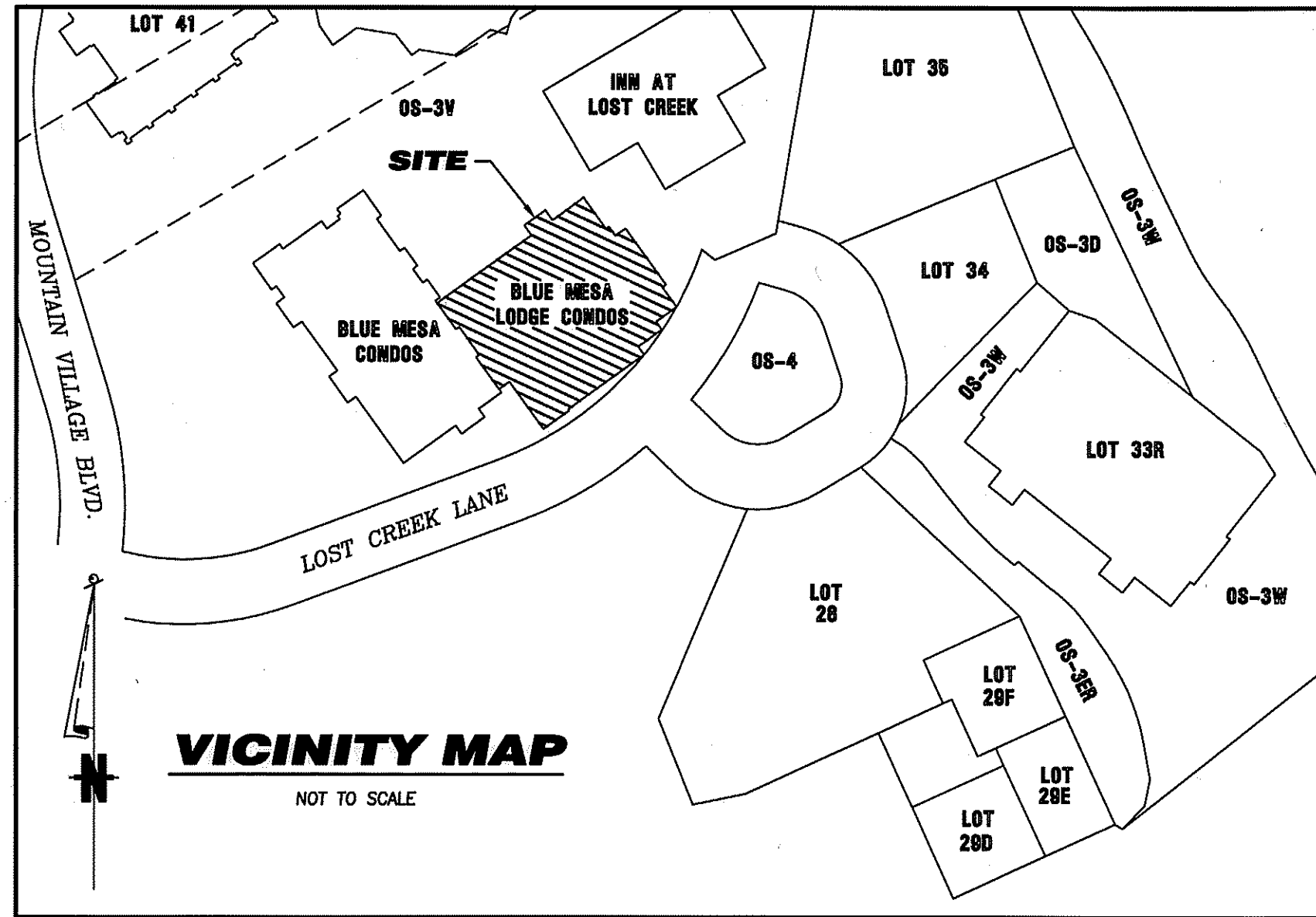
The Blue Mesa Lodge Condominium Association, Inc., a Colorado non-profit corporation, hereby approves the within the First Amended Map for the purposes stated herein.

By: [Signature] as its President
Printed Name: Nancy Brangas Date: 3/14/2020

TITLE INSURANCE COMPANY CERTIFICATE:

Land Title Guarantee Company does hereby certify that we have examined the title to the property that is the subject of this First Amended Map and that the title to this property is in the name of those listed hereon and is free of all liens and taxes, except as follows: ad valorem taxes and Decds of Trust recorded at Reception Nos. 436105, 445346 and 423877, and Decd. of Trust recorded at Reception No. 436502.

[Signature] VP 3/10/2020
Title Insurance Company Representative



TREASURER'S CERTIFICATE:

I certify that according to the records in the San Miguel County Treasurer's office, there are no liens against the property that is the subject of this First Amended Map, for unpaid State, County or municipal ad valorem taxes or special assessments certified to the County Treasurer for collection that are due and payable, except for real property taxes for 2019 and subsequent years.

Janice M. Stout 4/6/2020
San Miguel County Treasurer Date



TOWN OF MOUNTAIN VILLAGE APPROVALS:

Michelle Haynes as Planning and Development Services Director of the Town of Mountain Village, Colorado, do hereby certify that this First Amended Map has been approved by the Town of Mountain Village and we have been authorized and directed to execute this document.

[Signature] 4/10/2020
Planning and Development Services Director Date

[Signature] as Mayor of the Town of Mountain Village, Colorado, do hereby certify that this First Amended Map has been approved by the Town of Mountain Village and we have been authorized and directed to execute this document.

[Signature] 4/13/2020
Mayor Date

SURVEYOR'S CERTIFICATE:

I, Jeffrey C. Haskell, being a Registered Land Surveyor in the State of Colorado, do hereby certify that this map and survey of the FIRST AMENDMENT TO BLUE MESA LODGE CONDOMINIUM MAP, (i) was made under my direct supervision, responsibility and checking (ii) is true and accurate to the best of my knowledge and belief (iii) is clear and legible (iv) contains all the information required by C.R.S. 38-33.3-209.

Dated this 10th day of March, 2020.

[Signature] 3/10/20
Jeffrey C. Haskell P.L.S. 37970



NOTES:

- The following abbreviations are defined for this Map:
G.C.E. General Common Element
L.C.E. Limited Common Element
C.H. Ceiling Height (horizontal unit boundary)
SQ.FT. Square Foot/Feet
- Easement research from Land Title Guarantee Company, Order Number TLR86009369, dated September 25, 2019 at 5:00 P.M., Order Number TLR86009401, dated October 4, 2019 at 5:00 P.M., Order Number TLR86009253-2, dated August 27, 2019 at 5:00 P.M., Order Number TLR86009034, dated June 14, 2019 at 5:00 P.M., and Order Number TLR86008845, dated March 25, 2019 at 5:00 P.M.
- Dimension and square footages shown are measured to face of drywall in accordance with Section 2.10 of the Amended Declaration.
- BASIS OF BEARINGS. The Bearing from monument "OVERPASS" to monument "RIM" was assumed as N 31°16'24" W from Banner Associates, Inc. project bearings.
- Unit Areas:
Residential Unit 21A-R: 958.8 SQ. FT.
Residential Unit 22A-R: 1254.3 SQ. FT.
Residential Unit 33A-R: 864.8 SQ. FT.
Residential Unit 41A-R: 541.3 SQ. FT.
Residential Unit 41B-R: 796.0 SQ. FT.

NOTES (cont.):

- Other provisions affecting the unit boundaries are contained in the Third Amended Declaration.
- NOTES OF CLARIFICATION:
 - The Configuration of the following Common Elements have been modified by this First Amended Map:
None
 - The following units have been created by this First Amended Map:
Residential Unit 21A-R:
Residential Unit 22A-R:
Residential Unit 33A-R:
Residential Unit 41A-R:
Residential Unit 41B-R:
 - The following units have been deleted by this First Amended Map:
Unit 21-A
Unit 21-B
Unit 22-A
Unit 22-B
Unit 22-C
Unit 33-A
Unit 33-B
Unit 41-A
Unit 41-B
- NOTICE: According to Colorado law, you must commence any legal action based upon 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.
- Units 21A & 21B were rezoned by Ordinance No. 2019-16 recorded at reception No. 462971 from two efficiency lodge zoning designations to one lodge zoning designation unit.
- Units 22A, B & C were rezoned by Ordinance No. 2020-01 recorded at reception No. 462972 from three efficiency lodge zoning designation units to one lodge zoning designation unit.
- Rezoned Units 22A, B & C also received a Variance recorded by Resolution No. 2019-1212-29 at reception No. 462973 to allow for a Variance from the Lodge zoning designation definition.
- Units 33A & B were rezoned by Ordinance No. 2019-15 recorded at reception No. 462974 from two efficiency lodge zoning designation units to one lodge zoning designation unit.
- Unit 41A was rezoned by Ordinance No. 2019-14 recorded at reception No. 462975 from an efficiency lodge zoning designation unit to a lodge zoning designation unit.
- Unit 41B was rezoned by Ordinance No. 2019-17 recorded at reception No. 462976 from an efficiency lodge zoning designation unit to a lodge zoning designation unit.
- Parking requirements of 15 parking spaces are being met consistent with the Community Development Code per Lodge Zoning Designation Unit.

RECORDER'S CERTIFICATE:

This First Amended Map was filed for record in the office of the San Miguel County Clerk and Recorder on this 17th day of April, 2020, at 11:48 AM, at 463000 Page 463000 Reception No. 463000 Time 9:56 AM.

[Signature]
San Miguel County Clerk and Recorder



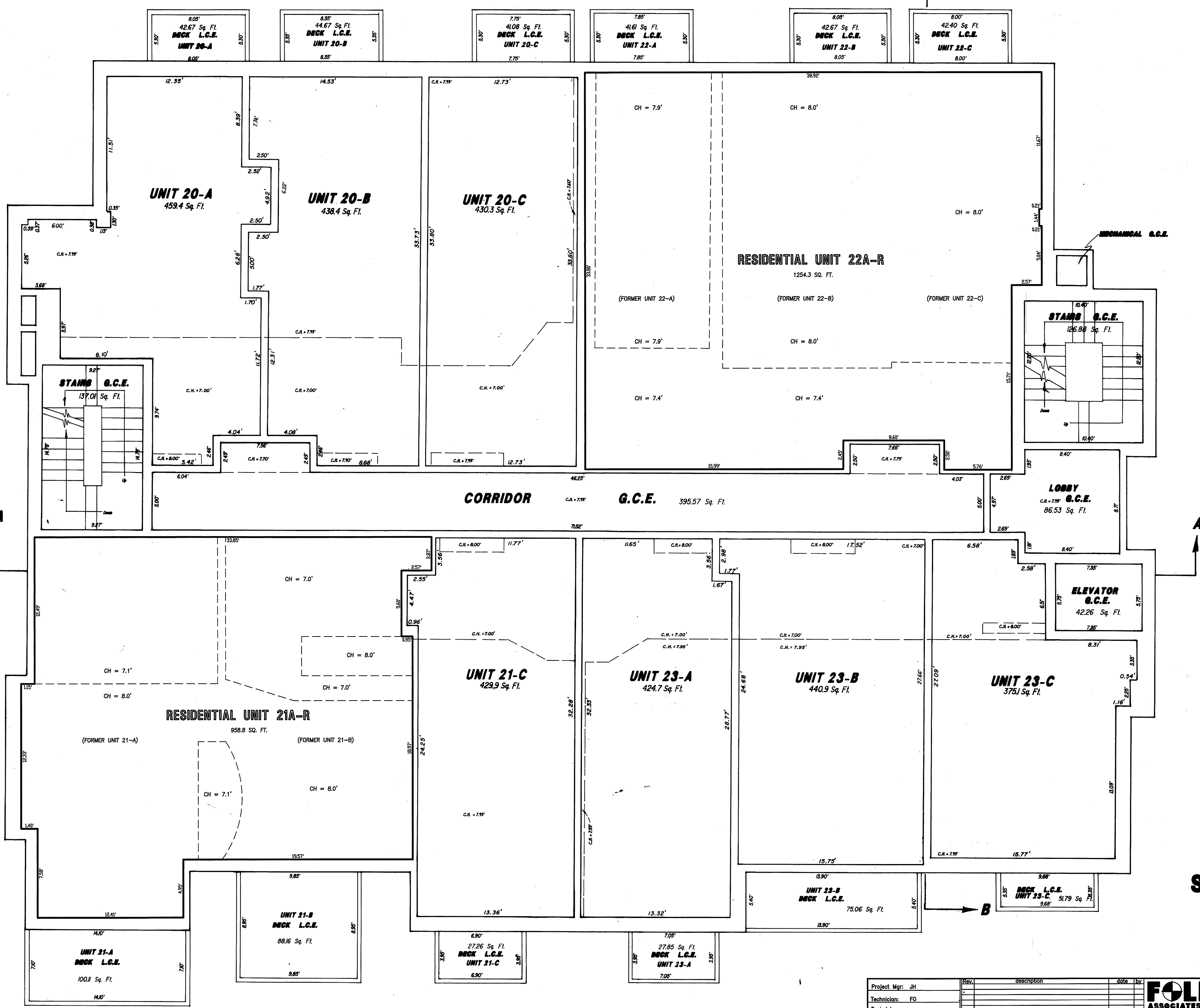
Former Unit Number	New Unit Number	Former Unit Area in square feet	New Unit Area in square feet	Former Zoning Designation	New Zoning Designation	Notes
21-A	21A-R	478.3	958.8	efficiency lodge	lodge	21A & B are combined into one unit
21-B	21-B	460.5		efficiency lodge		
22-A	22A-R	397.3	1254.3	efficiency lodge	lodge	22A, B & C are combined into one unit
22-B	22-B	449.3		efficiency lodge		
22-C	22-C	368.7		efficiency lodge		
33-A	33A-R	423.5	864.8	efficiency lodge	lodge	33A & B are combined into one unit
33-B	33-B	424		efficiency lodge		
41-A	41A-R	415.2	541.3	efficiency lodge	lodge	The square footage changed to include loft area
41-B	41B-R	603	796	efficiency lodge	lodge	The square footage changed to include loft area

Strikethrough units under "New Unit Number" means that the unit has been combined with another unit and is no longer a stand-alone unit.

Project Mgr: JH	Rev:	description	date	by
Technician: FO				
Checked by:				
Start date: 01 / 13 / 2020				

970-728-6153 970-728-6050 fax
P.O. BOX 1385
125 W. PACIFIC, SUITE B-1
TELLURIDE, COLORADO 81435

Drawing path: dwg\9084 Condo 01-20.dwg Sheet 1 of 5 Project #: 9084

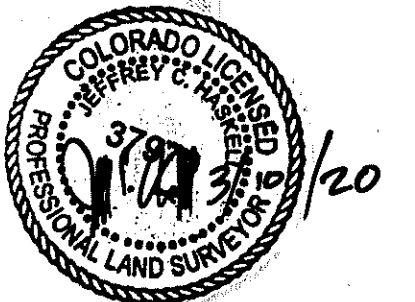
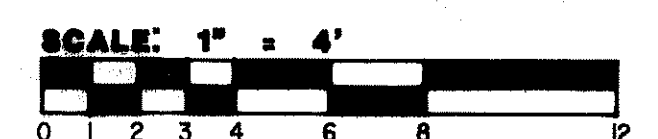
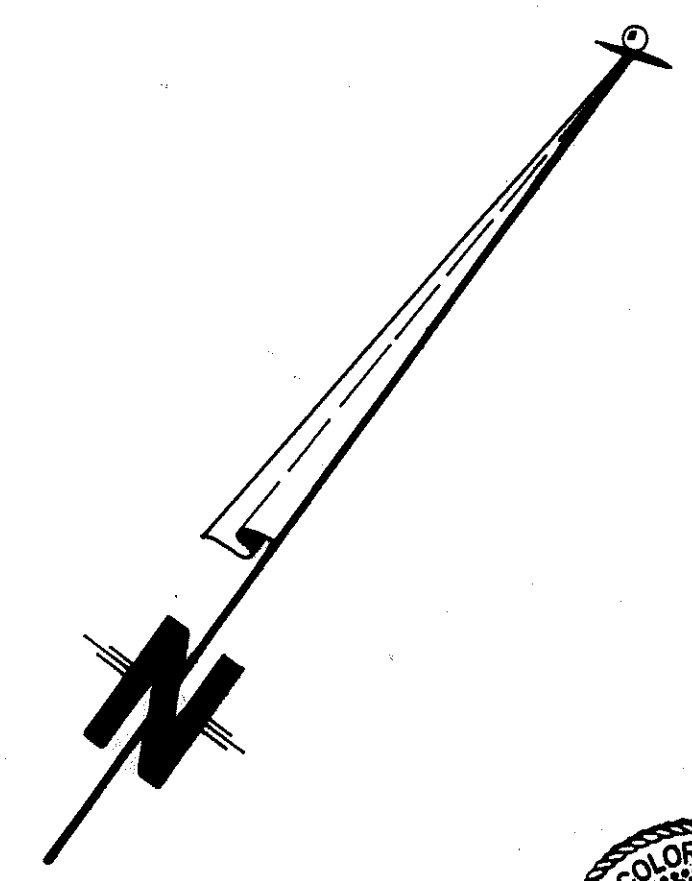


LEGEND

CH = CEILING HEIGHT (HORIZONTAL UNIT BOUNDARY)

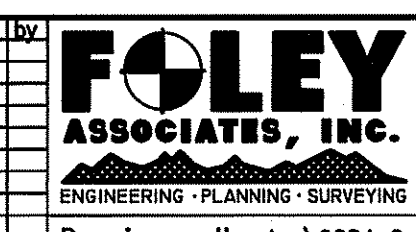
--- DENOTES CHANGE IN CEILING HEIGHT (HORIZONTAL UNIT BOUNDARY)

|| DENOTES UPWARD SLOPING CEILING

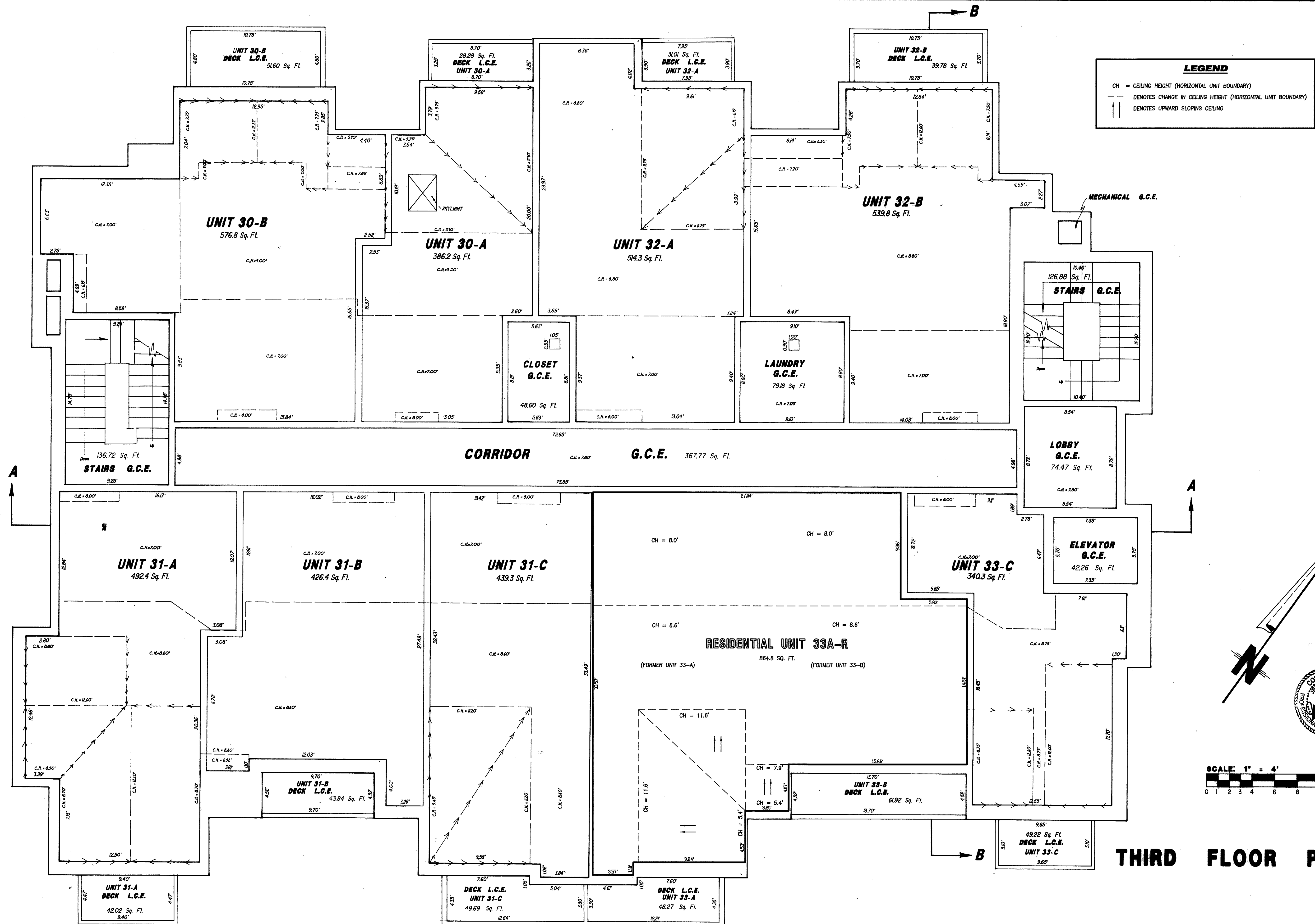


SECOND FLOOR PLAN

Rev.	description	date	by
Project Mgr:	JH		
Technician:	FO		
Checked by:			
Start date:	01 / 13 / 2020		



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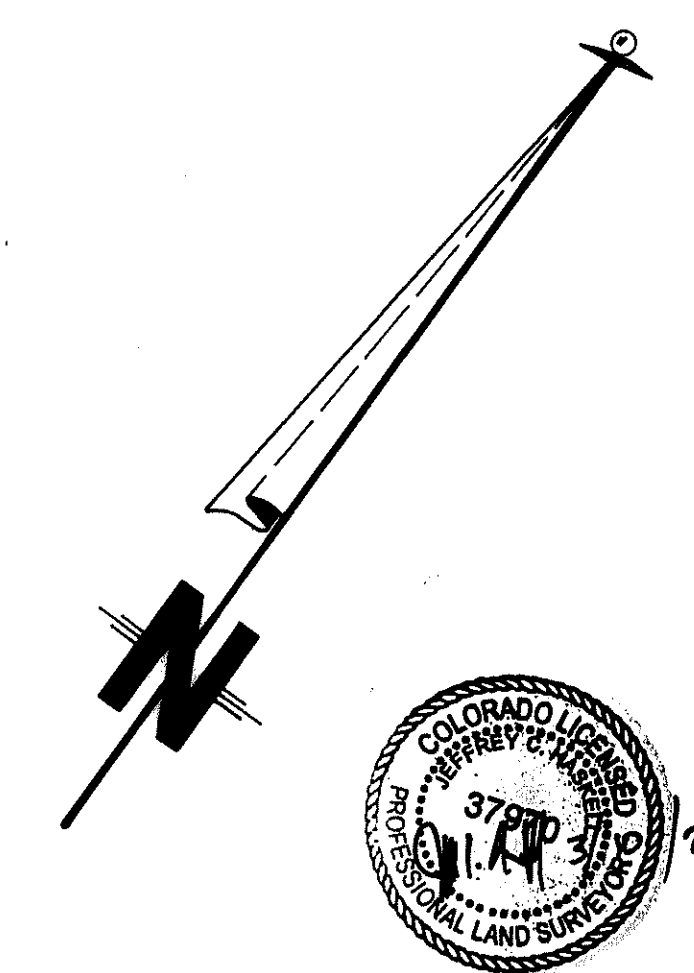


LEGEND

CH = CEILING HEIGHT (HORIZONTAL UNIT BOUNDARY)

--- DENOTES CHANGE IN CEILING HEIGHT (HORIZONTAL UNIT BOUNDARY)

↑↑ DENOTES UPWARD SLOPING CEILING



SCALE: 1" = 4'

0 1 2 3 4 6 8 12

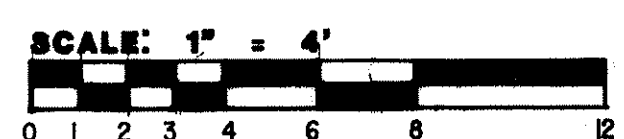
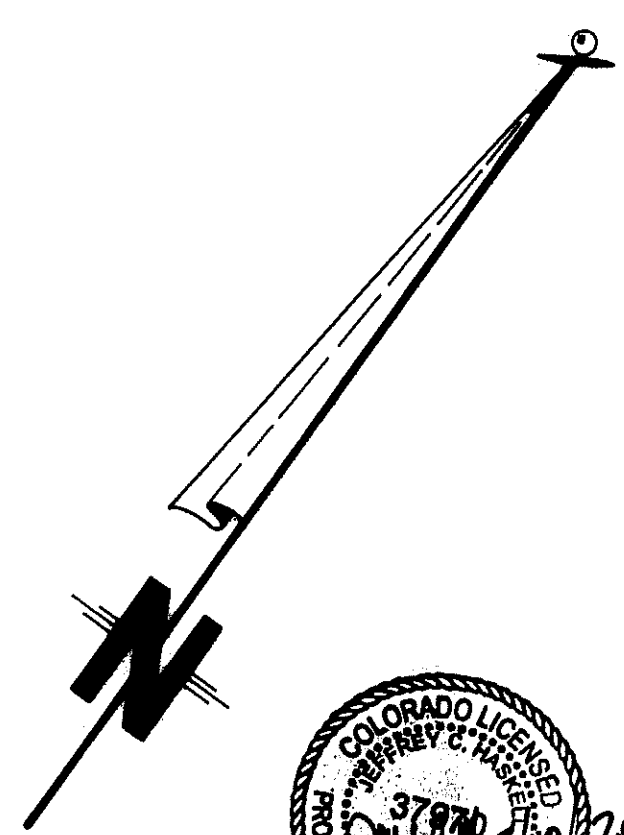
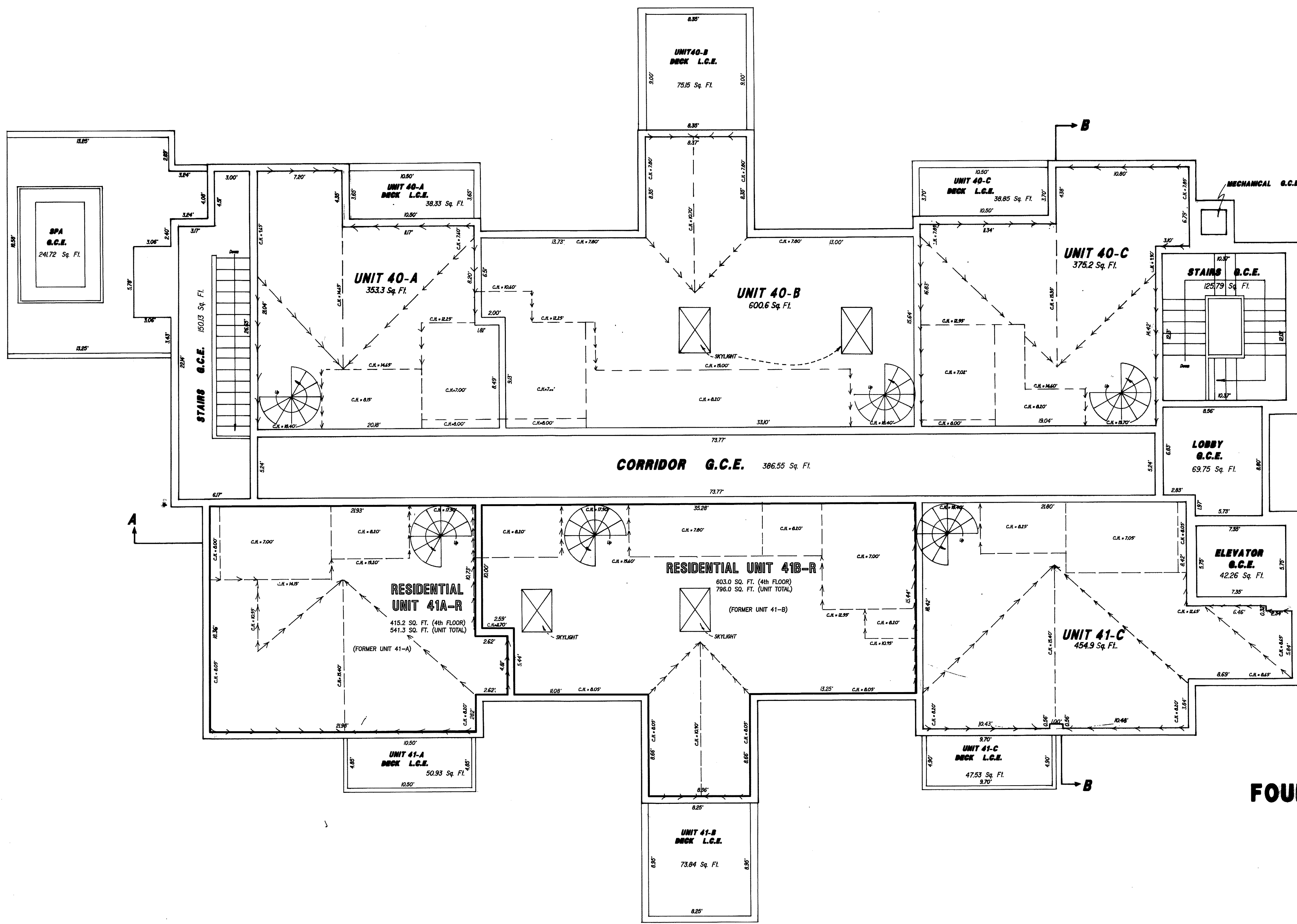
THIRD FLOOR PLAN

Project Mgr:	JH	Rev:	description	date	by
Technician:	FO				
Checked by:					
Start date:	01 / 13 / 2020				

FOLEY ASSOCIATES, INC.
ENGINEERING - PLANNING - SURVEYING

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Drawing path: dwg\9084 Condo 01-20.dwg Sheet3 of 5 Project #: 9084



FOURTH FLOOR PLAN

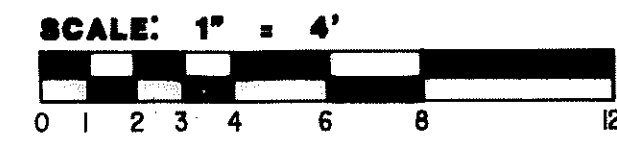
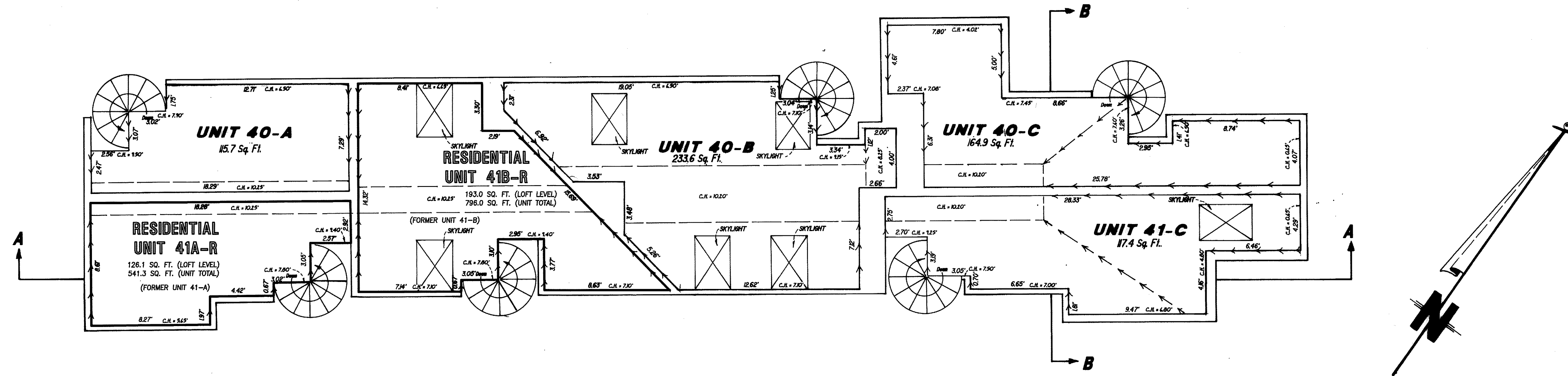
Project Mgr: JH	Rev:	description	date	by
Technician: FO	1			
Technician:				
Checked by:				
Start date: 01 / 13 / 2020				

FOLEY ASSOCIATES, INC.
ENGINEERING - PLANNING - SURVEYING

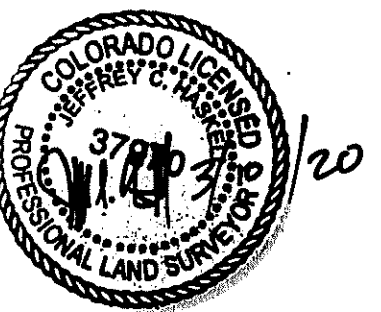
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Drawing path: dwg\9084 Condo 01-20.dwg

Sheet 4 of 5 Project #: 9084



FOURTH FLOOR LOFT



Project Mgr:	JH	Rev:		description	date	by
Technician:	FO					
Technician:						
Checked by:						
Start date:	01 / 13 / 2020					



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