

FOURTH 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.

OWNERSHIP CERTIFICATE:

KNOW ALL PERSONS BY THESE PRESENTS that Entrust Administration Inc. FBO Bogna Nowak IRA NO. 28782 is the owner of the following described land:

Condominium Units 23A, Blue Mesa Lodge Condominium, according to the Condominium Map recorded October 5, 1998 in Plat Book 1 at page 2423 and as defined and described in the Condominium Declaration recorded August 29, 1987 in Book 586 at page 258; as amended or supplemented. County of San Miguel, State of Colorado.

TOGETHER WITH an undivided 33.34% interest in and to Parking Unit 35, Blue Mesa Lodge Condominium, according to the Condominium Map recorded October 5, 1998 in Plat Book 1 at page 2423 and as defined and described in the Condominium Declaration recorded August 29, 1987 in Book 586 at page 258; as amended or supplemented. County of San Miguel, State of Colorado.

AND

KNOW ALL PERSONS BY THESE PRESENTS that THE Blue Mesa 23B Family Limited Partnership, dated the 28 day of April 2008 is the owner of the following described land:

Condominium Units 23B Blue Mesa Lodge Condominium, according to the Condominium Map recorded October 5, 1998 in Plat Book 1 at page 2423 and as defined and described in the Condominium Declaration recorded August 29, 1987 in Book 586 at page 258; as amended or supplemented. County of San Miguel, State of Colorado.

TOGETHER WITH an undivided one-third interest in and to Parking Unit 35, Blue Mesa Lodge Condominium, according to the Condominium Map recorded October 5, 1998 in Plat Book 1 at page 2423 and as defined and described in the Condominium Declaration recorded August 29, 1987 in Book 586 at page 258; as amended or supplemented. County of San Miguel, State of Colorado.

Both Units described above as defined and described in the Amended Declarations of the Blue Mesa Condominium and the Blue Mesa Lodge Condominium, filed for record in the office of the Clerk and Recorder, San Miguel County, Colorado, as listed above (the "Amended Declarations") and as described in the Condominium Maps for Blue Mesa Condominium and the Blue Mesa Lodge Condominium filed for record in the office of the Clerk and Recorder, San Miguel County, Colorado, as listed above, have 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, as listed above and as amended by this Fourth Amendment to Blue Mesa Lodge Condominium Map (the "Fourth Amended Map") and as set forth in the Sixth Amendment to the Amended Declaration of the Blue Mesa Condominiums (the "Sixth Amended Declaration") recorded at Reception No. 473207.

County of San Miguel, State of Colorado.

IN WITNESS WHEREOF, the Declarant/Owner executes this Map Amendment as of September 19, 2021:

NOTE: Owner's signature has been collected via separate documents recorded at Reception No. 473203 & 473204

ASSOCIATION:

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

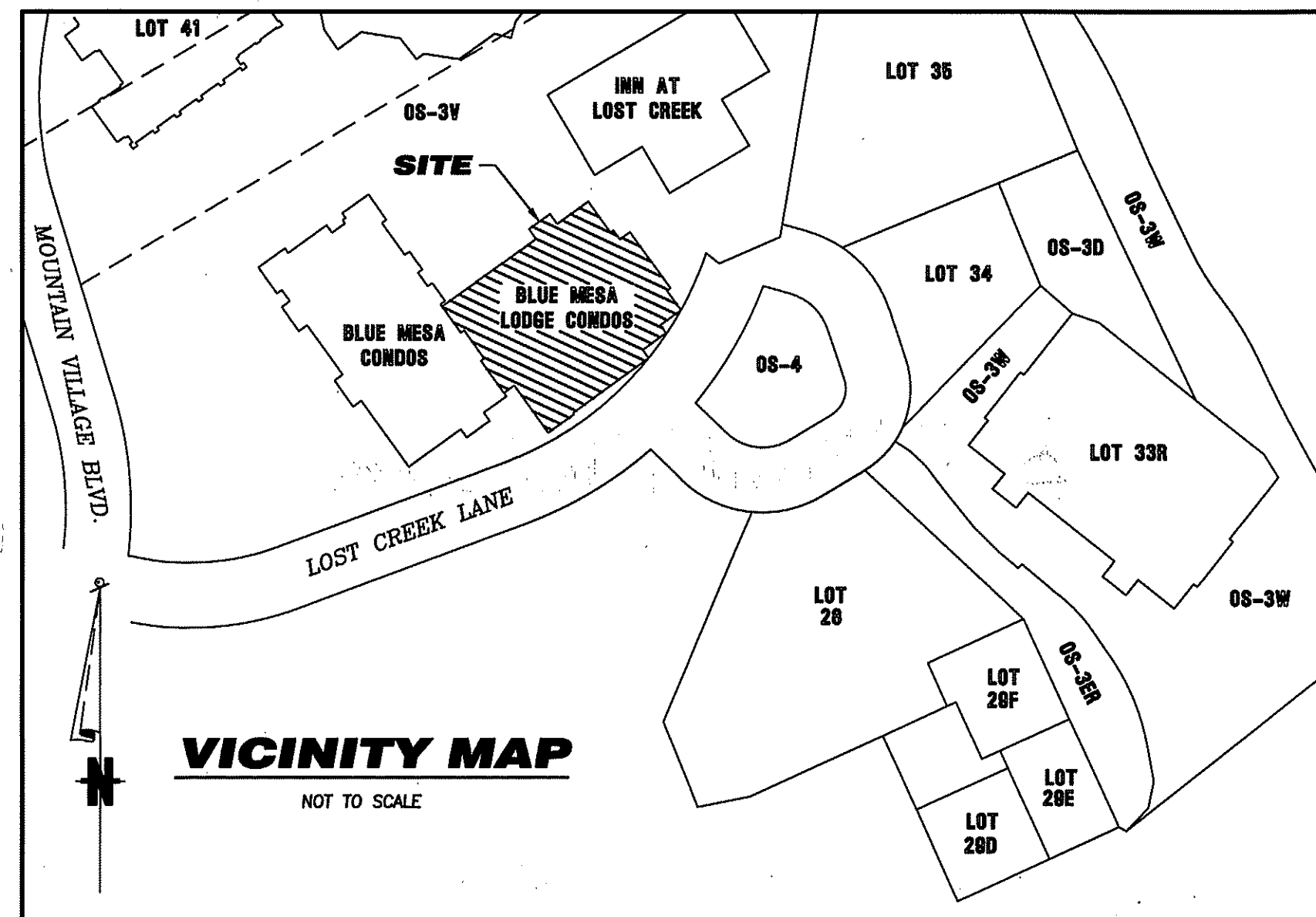
By: _____ as its _____

Printed Name: _____ Date: _____
* See separate instrument @ reception No. 473205

TITLE INSURANCE COMPANY CERTIFICATE:

Alpine Title does hereby certify that we have examined the title to the property that is the subject of this Fourth 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: Taxes for the year 2021 are in lieu, but not yet due and payable.

[Signature]
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 Fourth 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 2021 and subsequent years.

Rebecca M. Tang 10/6/2021
San Miguel County Treasurer Date



TOWN OF MOUNTAIN VILLAGE APPROVALS:

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

[Signature] 10/6/21
Planning and Development Services Director Date

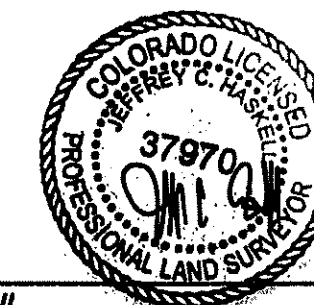
I, Laila Benitez, as Mayor of the Town of Mountain Village, Colorado, do hereby certify that this Fourth Amended Map has been approved by the Town of Mountain Village and we have been authorized and directed to execute this document.

Laila Benitez 10/06/2021
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 FOURTH 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 9th day of September, 2021.



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 Alpine Title, File Number 2505CEA, dated May 11, 2020 at 2:41 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 23A-R: 424.7 SQ. FT.
Residential Unit 23B-R: 440.9 SQ. FT.

NOTES (cont.):

6. A Declaration Amendment has been recorded at Reception No. 473207 in the office of the Clerk and Recorder of San Miguel County, Colorado.

7. NOTES OF CLARIFICATION:

- The Configuration of the following Common Elements have been modified by this Fourth Amended Map:
None
- The following units have been created by this Fourth Amended Map:
Residential Unit 23A-R and Residential Unit 23B-R
- The following units have been deleted by this Fourth Amended Map:
Unit 23-A and Unit 23-B

8. 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.

9. Unit 23-A was rezoned by Ordinance No. 2021-07 recorded at Reception No. 473205 from an efficiency lodge zoning designation to a lodge zoning designation unit.

10. Unit 23-B was rezoned by Ordinance No. 2021-06 recorded at Reception No. 473201 from an efficiency lodge zoning designation to a lodge zoning designation unit.

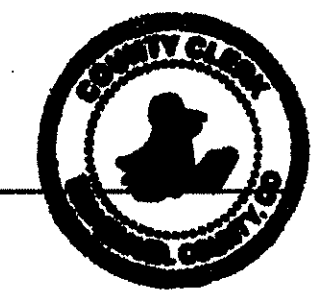
11. Parking requirements of 5 parking spaces are being met consistent with the Community Development Code per Lodge Zoning Designation Unit.

RECORDER'S CERTIFICATE:

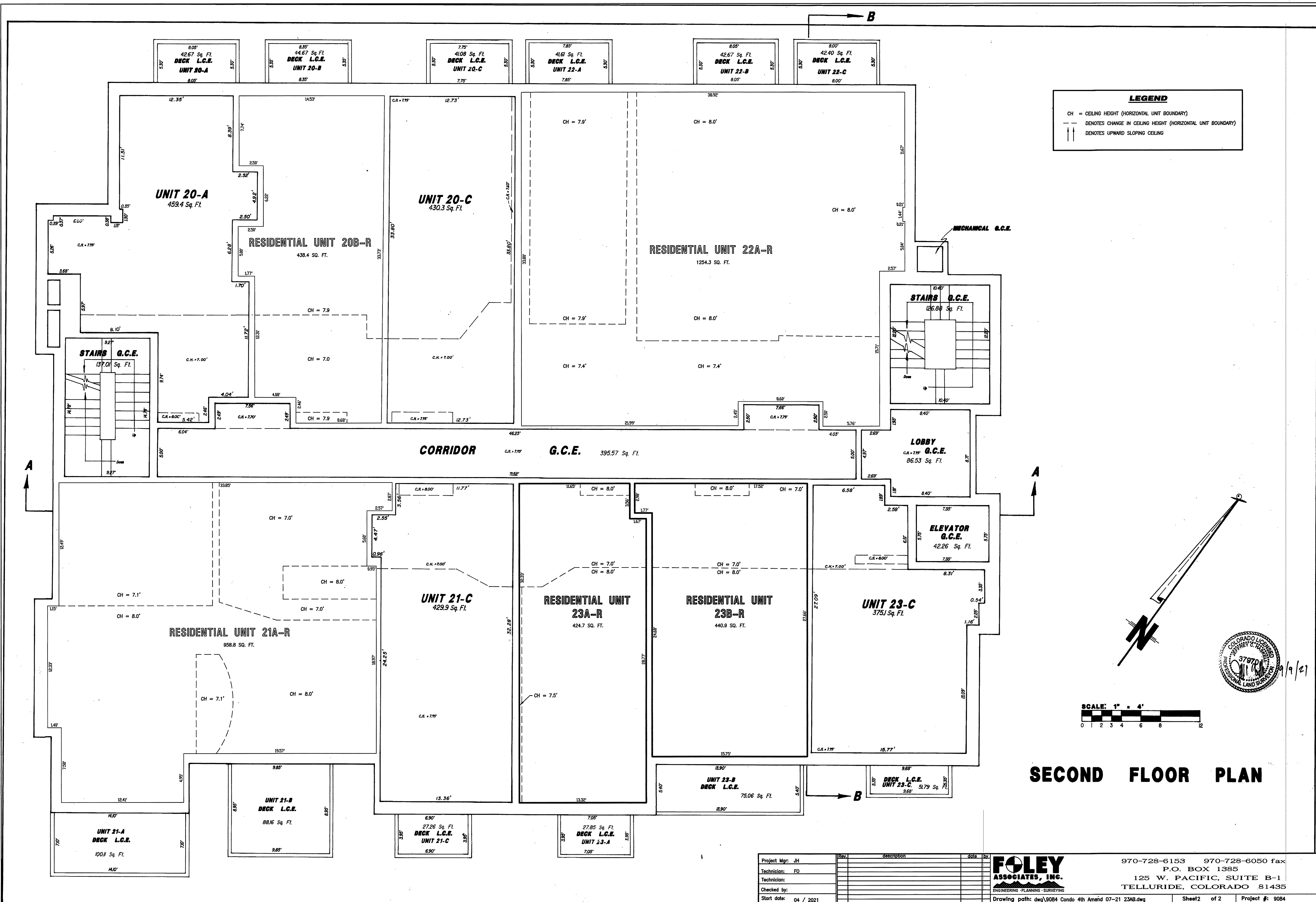
This FOURTH AMENDMENT was filed for record in the office of the San Miguel County Clerk and Recorder on this 17th day of October, 2021, at

Plat Book _____
Page _____
Reception No. 473202
Time 10:47 AM

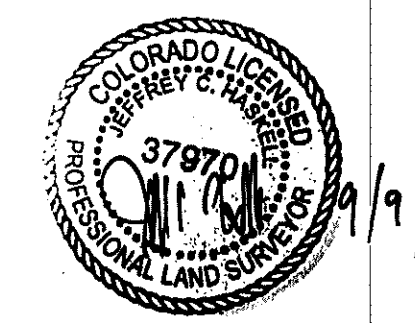
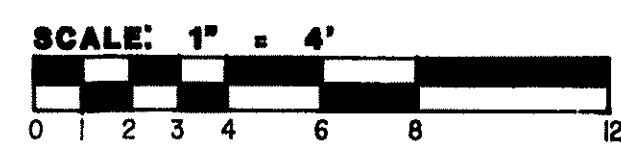
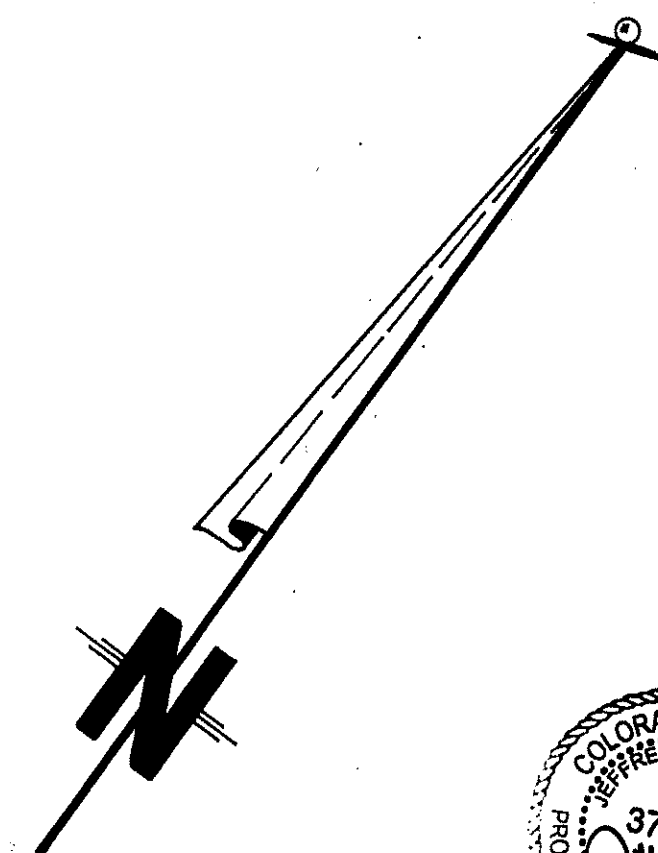
[Signature]
San Miguel County Clerk and Recorder



| Former Unit Number | New Unit Number | Former Unit Area in SQ. Ft. | New Unit Area in SQ. Ft. | Former Zoning Designation | New Zoning Designation | Notes |
|--------------------|-----------------|-----------------------------|--------------------------|---------------------------|------------------------|------------------------|
| 23-A | 23A-R | 424.7 | 424.7 | Efficiency Lodge | Lodge | No change to unit area |
| 23-B | 23B-R | 440.9 | 440.9 | Efficiency Lodge | Lodge | No change to unit area |

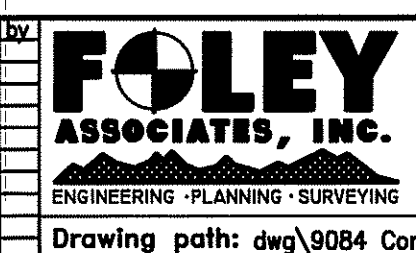


LEGEND
 CH = CEILING HEIGHT (HORIZONTAL UNIT BOUNDARY)
 --- DENOTES CHANGE IN CEILING HEIGHT (HORIZONTAL UNIT BOUNDARY)
 // DENOTES UPWARD SLOPING CEILING



SECOND FLOOR PLAN

| Project Mgr: | Rev. | Description | Date | By |
|--------------|-----------|-------------|------|----|
| JH | | | | |
| Technician: | FO | | | |
| Checked by: | | | | |
| Start date: | 04 / 2021 | | | |



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