

Condominium Map of The Silver Jack Building, A Colorado Common Interest Ownership Community,

located on and adjacent to Lot 4R, Block 6, Town of Telluride, The S.M.P.A. Subdivision,
within the NE 1/4 of Section 1, T.42N, R.9W, N.M.P.M., County of San Miguel, State of Colorado.

460835
Page 1 of 5
SAN MIGUEL COUNTY, CO
STEPHANIE VAN DAMME, CLERK-RECORDER
11-07-2019 12:48 PM Recording Fee \$53.00

SCALE: 1" = 10'
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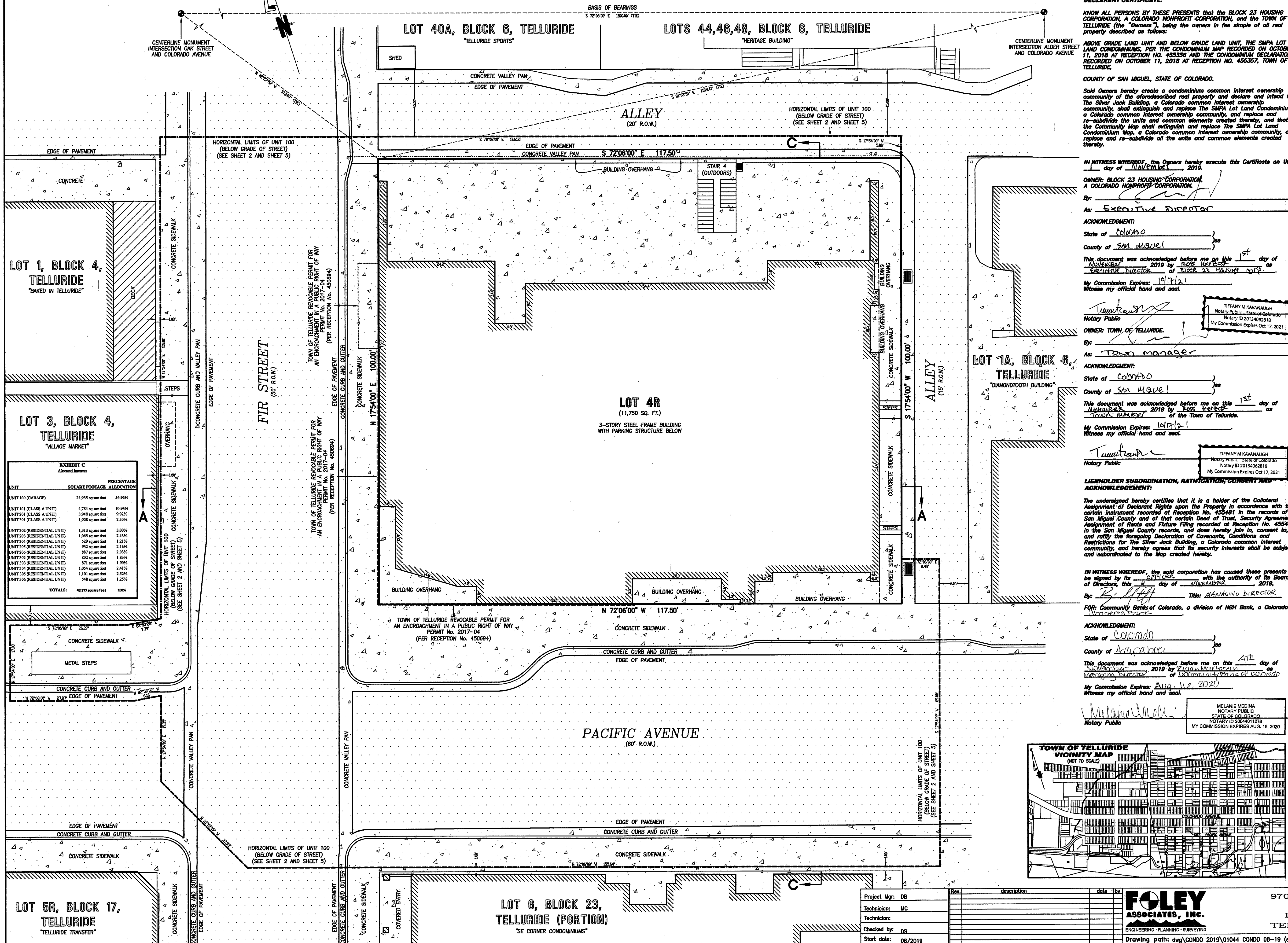
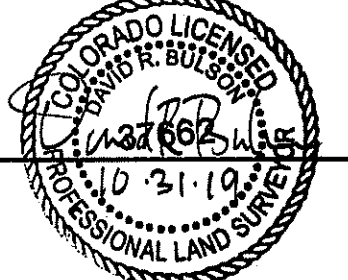


EXHIBIT C
Allocated Interests

UNIT	SQUARE FOOTAGE	PERCENTAGE ALLOCATION
UNIT 100 (GARAGE)	24,935 square feet	56.96%
UNIT 101 (CLASS A UNIT)	4,784 square feet	10.93%
UNIT 201 (CLASS A UNIT)	3,248 square feet	7.62%
UNIT 301 (CLASS A UNIT)	1,008 square feet	2.35%
UNIT 202 (RESIDENTIAL UNIT)	1,313 square feet	3.00%
UNIT 203 (RESIDENTIAL UNIT)	1,065 square feet	2.43%
UNIT 204 (RESIDENTIAL UNIT)	529 square feet	1.21%
UNIT 205 (RESIDENTIAL UNIT)	792 square feet	1.83%
UNIT 206 (RESIDENTIAL UNIT)	887 square feet	2.03%
UNIT 207 (RESIDENTIAL UNIT)	802 square feet	1.83%
UNIT 208 (RESIDENTIAL UNIT)	871 square feet	1.99%
UNIT 209 (RESIDENTIAL UNIT)	1,054 square feet	2.41%
UNIT 210 (RESIDENTIAL UNIT)	1,101 square feet	2.52%
UNIT 211 (RESIDENTIAL UNIT)	548 square feet	1.23%
TOTALS:	43,777 square feet	100%

DECLARANT CERTIFICATE:
KNOW ALL PERSONS BY THESE PRESENTS that the BLOCK 23 HOUSING CORPORATION, A COLORADO NONPROFIT CORPORATION, and the TOWN OF TELLURIDE (the "Owners"), being the owners in fee simple of all real property described as follows:
ABOVE GRADE LAND UNIT AND BELOW GRADE LAND UNIT, THE SMPA LOT LAND CONDOMINIUMS, PER THE CONDOMINIUM MAP OF OCTOBER 11, 2018 AT RECEPTION NO. 455356 AND THE CONDOMINIUM DECLARATION RECORDED ON OCTOBER 11, 2018 AT RECEPTION NO. 455357, TOWN OF TELLURIDE,
COUNTY OF SAN MIGUEL, STATE OF COLORADO.

SURVEYOR'S CERTIFICATE:
I, David R. Buleon, being a Registered Land Surveyor in the State of Colorado, do hereby certify that this map and survey of the CONDOMINIUM MAP OF THE SILVER JACK BUILDING ("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; and (v) that all monuments and markers were set as required by Article 50 and 51 of Title 38, C.R.S.
Dated this 31st day of October, 2019.



Said Owners hereby create a condominium common interest ownership community of the aforescribed real property and declare and intend that The Silver Jack Building, a Colorado common interest ownership community shall extinguish and replace the SMPA Lot Land Condominiums, a Colorado common interest ownership community, and replace and re-subdivide the units and common elements created thereby, and that the Community Map shall extinguish and replace The SMPA Lot Land Condominium Map, a Colorado common interest ownership community, and replace and re-subdivide all the units and common elements created thereby.

- NOTES:**
- All abbreviations and terms as set forth in the Declaration for The Silver Jack Building, A Colorado Common Interest Ownership Community ("The Declaration") recorded at Reception No. 455356 are included by reference herein.
 - Elevation datum is referenced to USGS benchmark H-40, elevation 8745.00, which was located in a rock boulder just north of the old Telluride High School.
 - Dimensions shown hereon are to face of stud wall or face of concrete. Areas shown hereon are to the same.
 - Easement research from Land Title Guarantee Company, Order Number ABS00002280-36, dated February 08, 2016, at 5:00 P.M.
 - BASIS OF BEARINGS: Bearings from brass cap monument at the intersection of Oak St. and Colorado Ave. to the brass cap monument at the intersection of Alder St. and Colorado Ave. assumed as the historic bearing of South 72 degrees 06 minutes 00 seconds East.
 - 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.
 - A portion of Unit 100 lies within the Rights of Way for Pacific Avenue, Fir Street and the Block 6, Telluride alleys. The Town of Telluride has granted an Encroachment Permit and License for these uses authorized pursuant to Resolution No. 8, which was recorded March 12, 2018 in Reception Number 452251 in the records of the San Miguel County Clerk and Recorder.

IN WITNESS WHEREOF, the Owners hereby execute this Certificate on this day of NOVEMBER, 2019.
OWNER: BLOCK 23 HOUSING CORPORATION, A COLORADO NONPROFIT CORPORATION.
By: [Signature]
As: EXECUTIVE DIRECTOR

ACKNOWLEDGMENT:
State of COLORADO
County of SAN MIGUEL
This document was acknowledged before me on this 1st day of NOVEMBER, 2019 by ROS WELCH as SECRETARY of BLOCK 23 HOUSING CORP.
My Commission Expires: 10/17/21
Witness my official hand and seal.

[Signature]
Notary Public
Tiffany M. Kavanagh
Notary Public - State of Colorado
Notary ID 20134062818
My Commission Expires Oct 17, 2021

OWNER: TOWN OF TELLURIDE.
By: [Signature]
As: TOWN MANAGER
ACKNOWLEDGMENT:
State of COLORADO
County of SAN MIGUEL
This document was acknowledged before me on this 1st day of NOVEMBER, 2019 by ROS WELCH as TOWN MANAGER of the Town of Telluride.
My Commission Expires: 10/17/21
Witness my official hand and seal.

[Signature]
Notary Public
Tiffany M. Kavanagh
Notary Public - State of Colorado
Notary ID 20134062818
My Commission Expires Oct 17, 2021

LIENHOLDER SUBORDINATION, RATIFICATION, CONSENT AND ACKNOWLEDGEMENT:
The undersigned hereby certifies that it is a holder of the Colorado Assignment of Declaration Rights upon the Property in accordance with that certain instrument recorded at Reception No. 455481 in the records of San Miguel County and of that certain Deed of Trust, Security Agreement, Assignment of Plans and Future Filing recorded at Reception No. 455480 in the San Miguel County records, and does hereby join in, consent to, and ratify the foregoing Declaration of Covenants, Conditions and Restrictions for The Silver Jack Building, a Colorado common interest community, and hereby agrees that its security interests shall be subject and subordinated to the Map created hereby.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its OFFICER, with the authority of its Board of Directors, this 1st day of NOVEMBER, 2019.
By: [Signature] Title: MANAGING DIRECTOR
FOR: Community Banks of Colorado, a division of NHB Bank, a Colorado Corporation.
ACKNOWLEDGMENT:
State of COLORADO
County of San Miguel
This document was acknowledged before me on this 4th day of NOVEMBER, 2019 by MELANIE MEDINA as MANAGING DIRECTOR of COMMUNITY BANKS OF COLORADO.
My Commission Expires: AUG 16, 2020
Witness my official hand and seal.

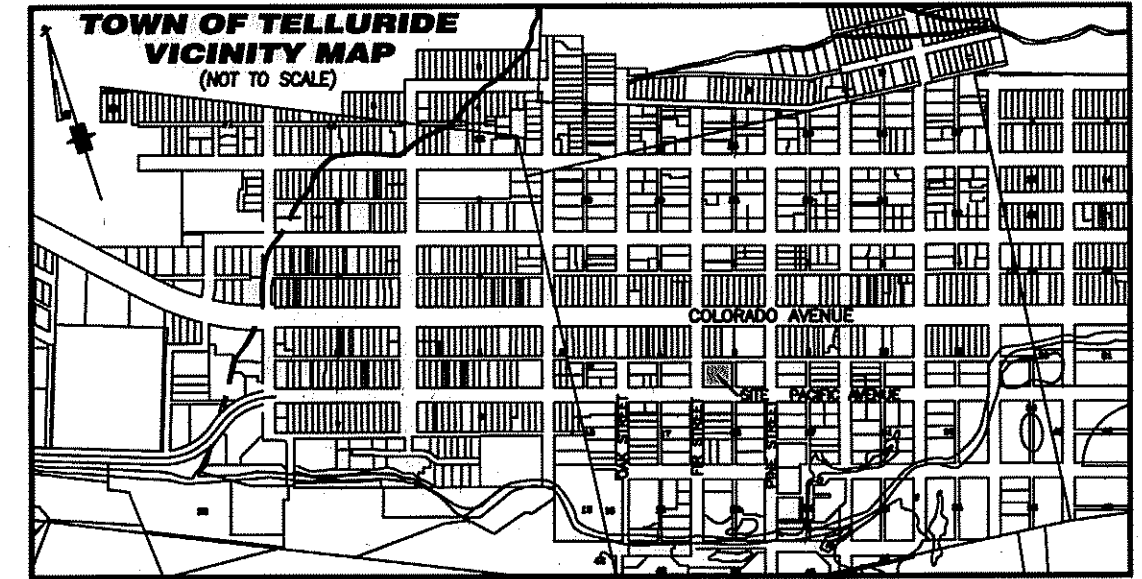
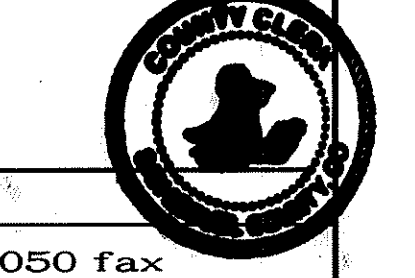
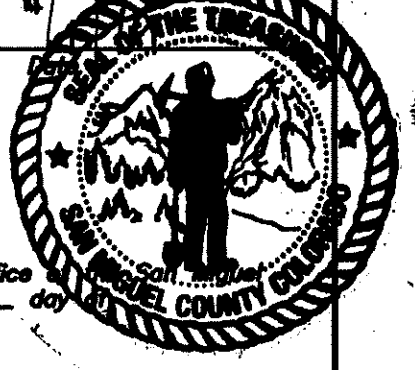
[Signature]
Notary Public
Melanie Medina
Notary Public - State of Colorado
Notary ID 2004491278
MY COMMISSION EXPIRES AUG. 16, 2020

TOWN OF TELLURIDE:
This CONDOMINIUM MAP OF THE SILVER JACK BUILDING ("Map") is hereby approved as conforming to all applicable laws of the Town of Telluride.
[Signature] Date: 11/19
Chairperson, Planning and Zoning Commission
[Signature] Date: 11-1-19
Building Official
[Signature] Date: 11-1-19
Planning Director

TITLE INSURANCE COMPANY CERTIFICATE:
Land Title Guarantee Company does hereby certify that we have examined the title to all lands herein shown on this plat and that the title to this land is in the names of those persons shown in the Certificate of Ownership which is on the face hereof and is free of all liens and taxes, except as follows:
AS VOLUNTARILY ASSIGNED DEED OF TRUST RECORDED AT RECEPTION NO. 455480.
[Signature] VP 11/7/19
Title Insurance Company Representative

COUNTY 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 included in the subdivision, or any part thereof, for unpaid State, county or municipal or volunteer taxes or special assessments certified to the County Treasurer for collection.
[Signature] 11/19
County Treasurer

RECORDER'S CERTIFICATE:
This Map was filed for record in the office of the County Clerk and Recorder on this 22nd day of NOVEMBER, 2019, at 12:00 PM.
Page: 1
Reception No. 460835
Time: 12:48 PM



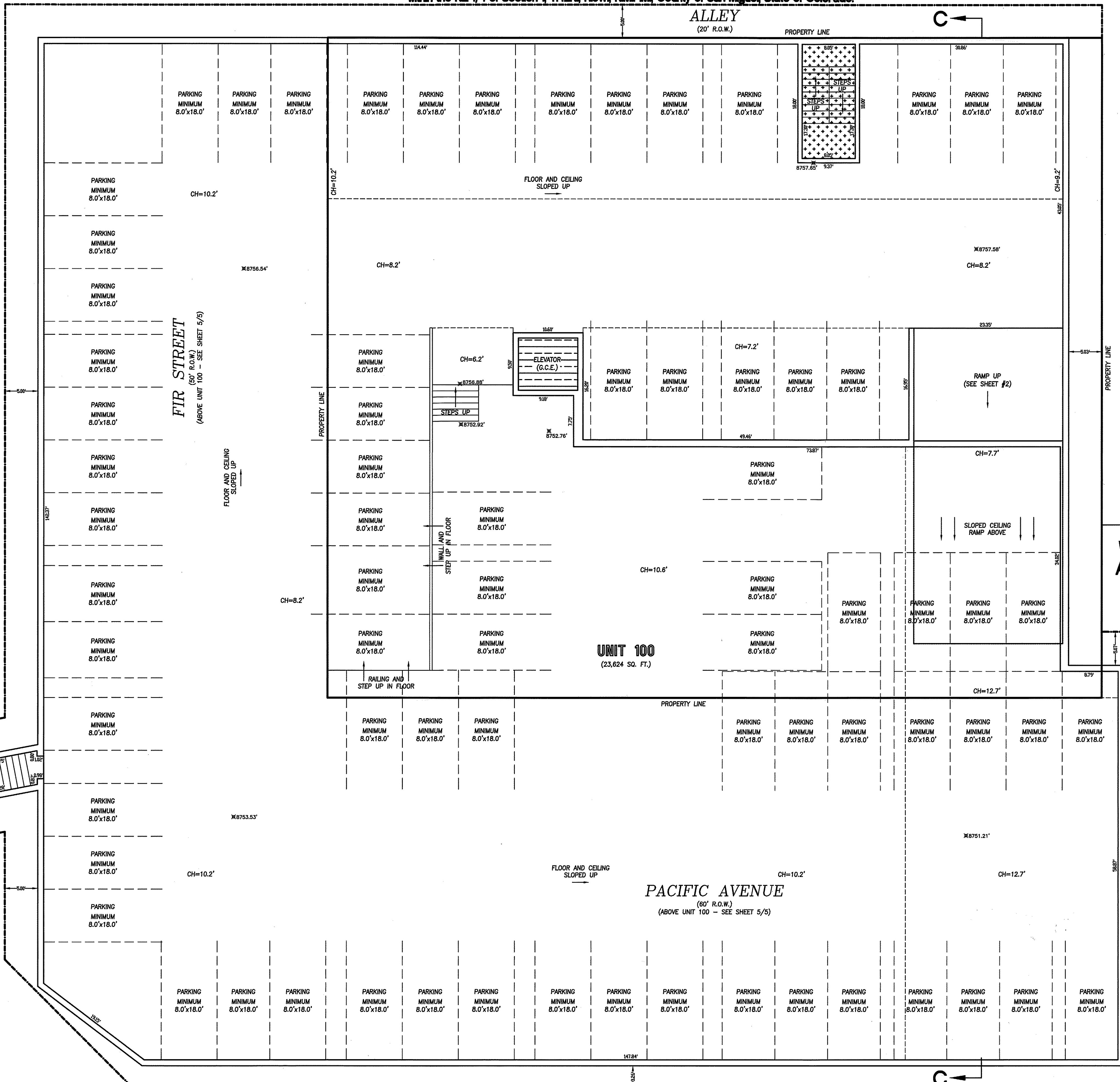
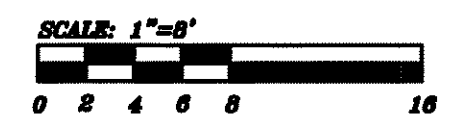
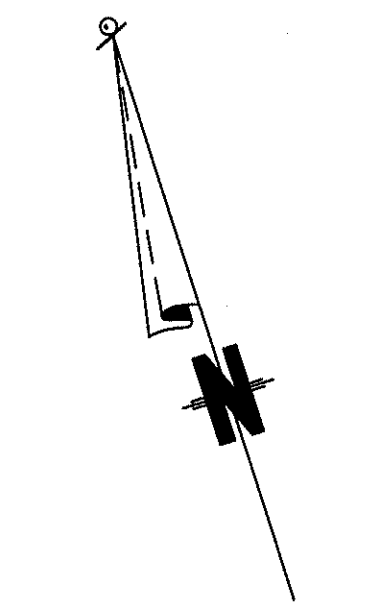
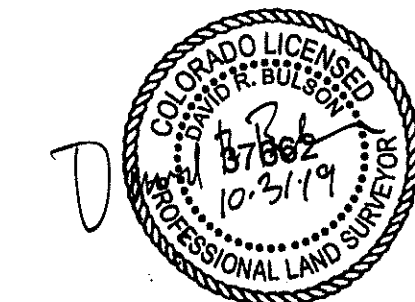
Project Mgr:	Rev.	description	date	by
DB				
MC				
JS				
DB				
08/2019				

FOLEY ASSOCIATES, INC.
ENGINEERING · PLANNING · SURVEYING

970-728-6153 970-728-6050 fax
P.O. BOX 1385
125 W. PACIFIC, SUITE B-1
TELLURIDE, COLORADO 81435
Drawing path: dwg\CONDO 2019\01044 CONDO 08-19 (sheets 1-2).dwg Sheet 1 of 5 Project #: 01044

Condominium Map of The Silver Jack Building, A Colorado Common Interest Ownership Community,

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within the NE 1/4 of Section 1, T.42N, R.9W, N.M.P.M, County of San Miguel, State of Colorado.



UNIT 100
(23,624 SQ. FT.)

GARAGE FLOOR

LEGEND

- DENOTES CHANGE IN CEILING HEIGHT
- DENOTES UPWARD SLOPING CEILING
- [Pattern] PUBLIC USAGE LICENSE
- [Pattern] PUBLIC USAGE LICENSE AND LIMITED COMMON ELEMENT 1
- [Pattern] LIMITED COMMON ELEMENT 1 (SEE SECTION 3.3.1 OF THE DECLARATION)
- [Pattern] LIMITED COMMON ELEMENT A (SEE SECTION 3.3.3 OF THE DECLARATION)
- [Pattern] LIMITED COMMON ELEMENT B (SEE SECTION 3.3.2 OF THE DECLARATION)

Project Mgr:	Rev.	description	date	by
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DS				
08/2019				

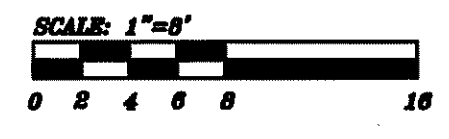
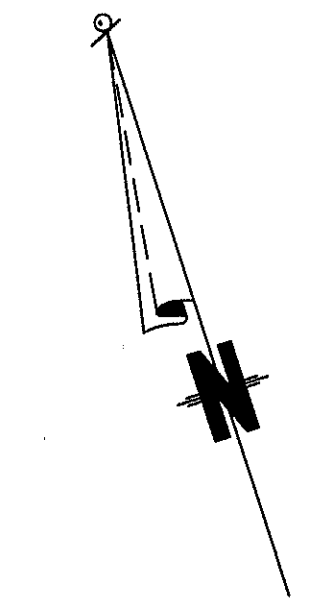
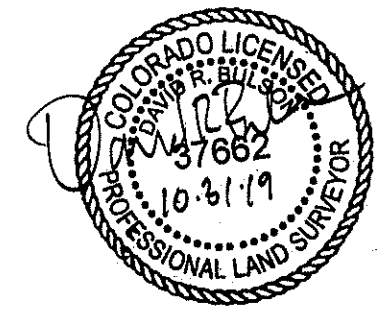


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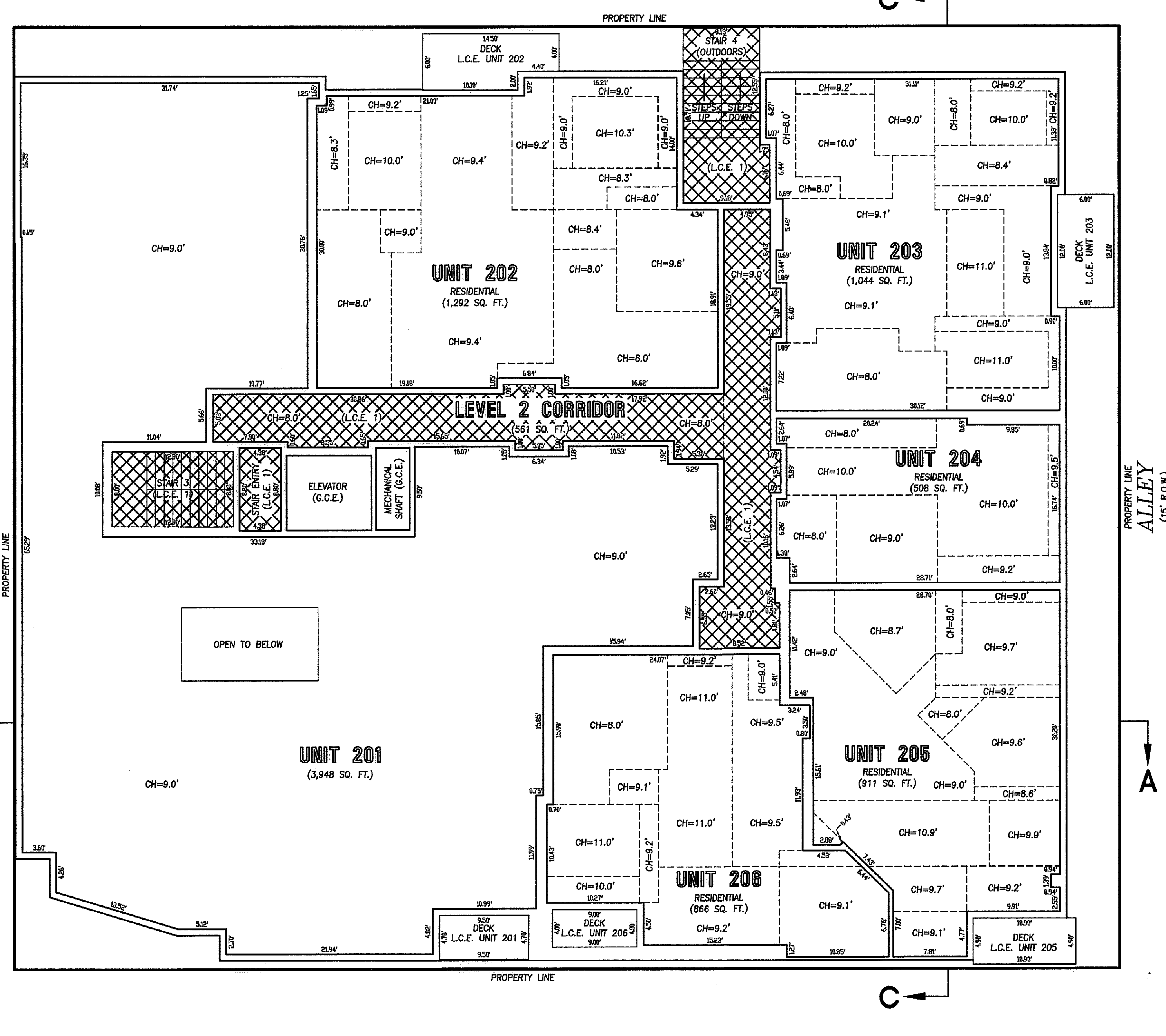
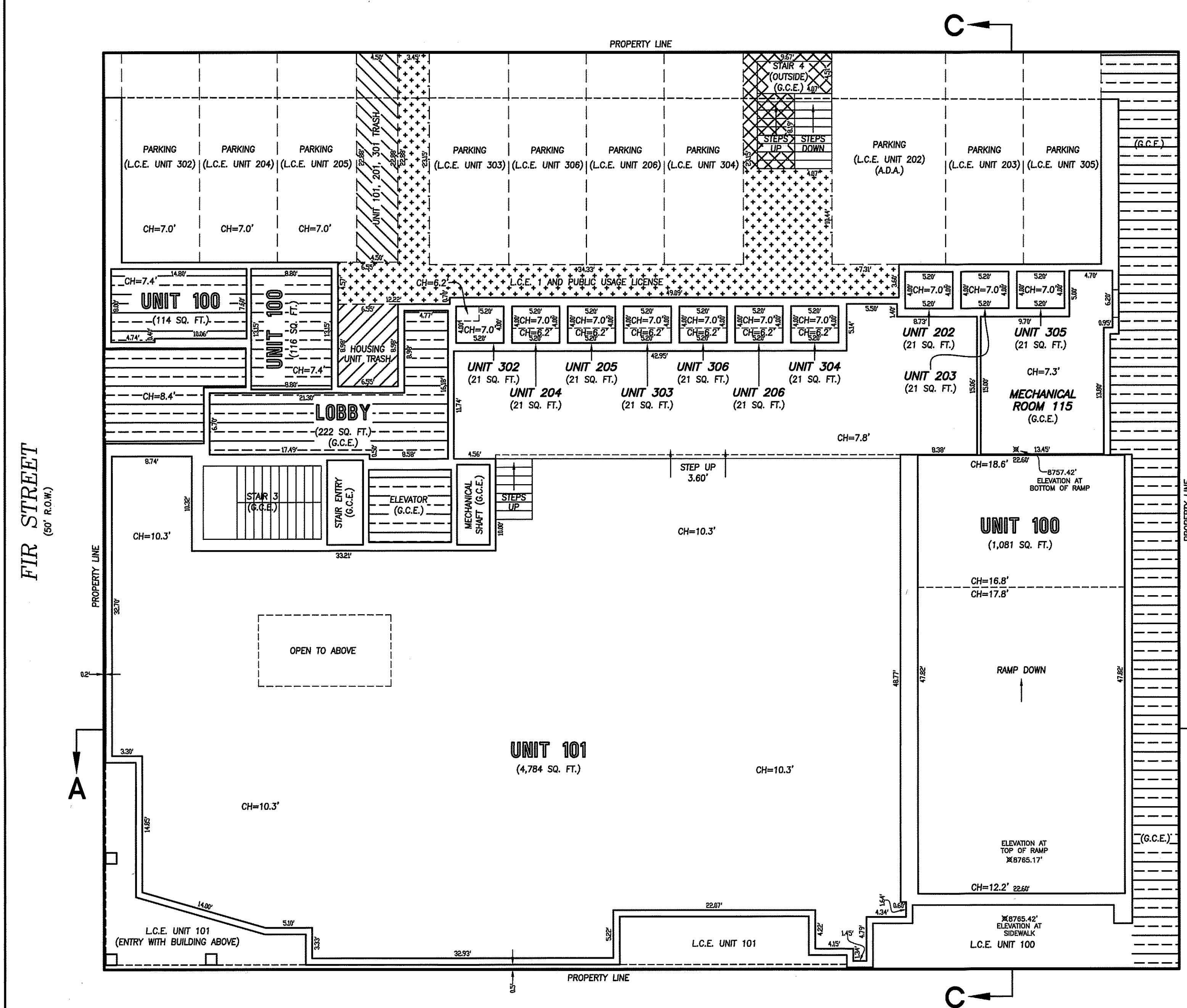
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ALLEY
(20' R.O.W.)

ALLEY
(20' R.O.W.)



FIRST FLOOR
PACIFIC AVENUE
(60' R.O.W.)

SECOND FLOOR
PACIFIC AVENUE
(60' R.O.W.)

LEGEND

- DENOTES CHANGE IN CEILING HEIGHT
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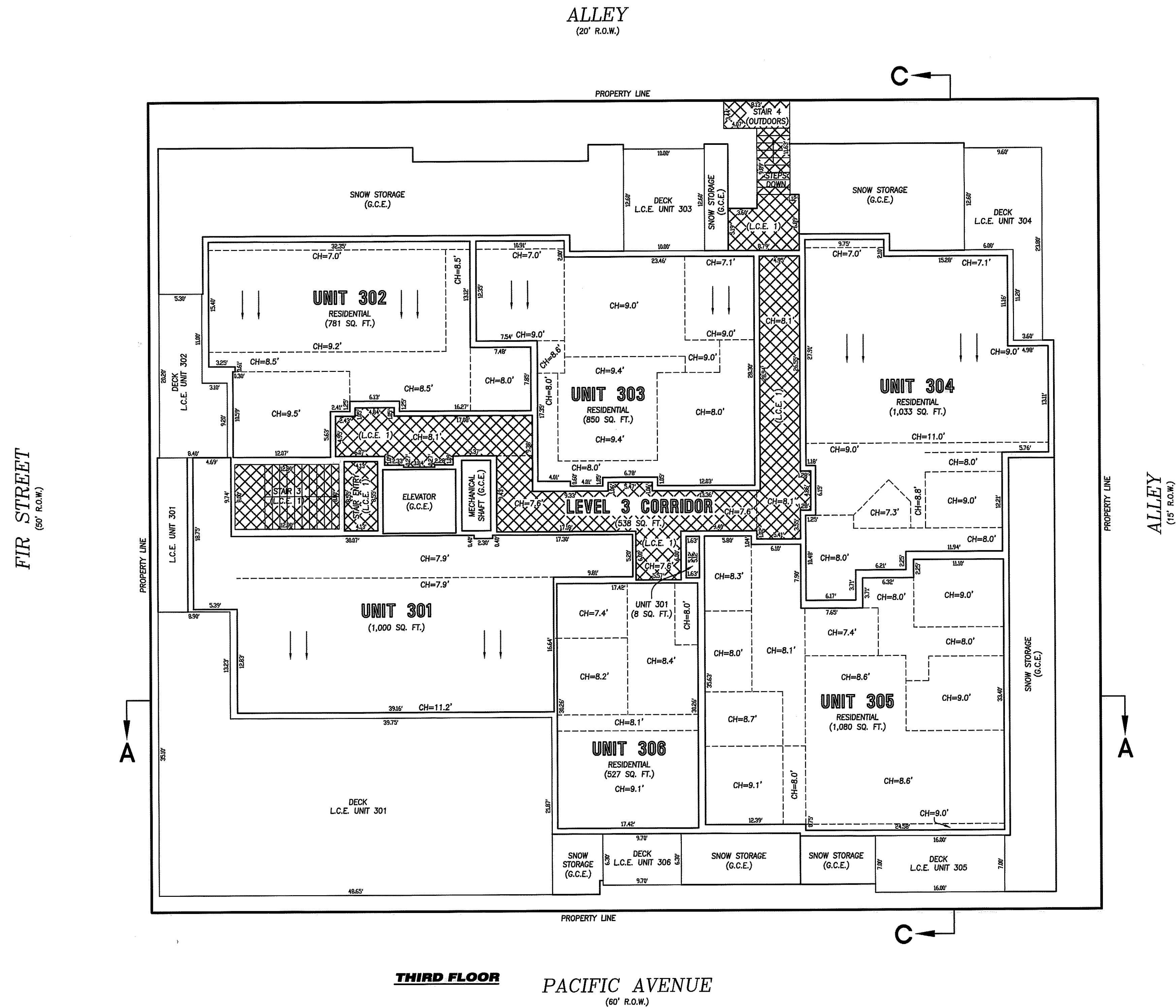
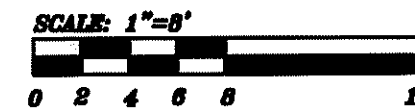
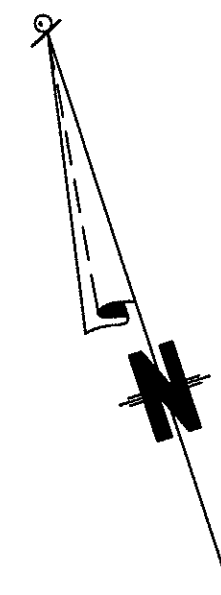
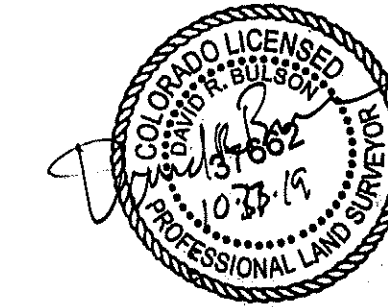
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Drawing path: dwg\CONDO 2019\01044 CONDO 08-19 (sheets 1-2).dwg Sheet 3 of 5 Project #: 01044

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Condominium Map of The Silver Jack Building, A Colorado Common Interest Ownership Community, located on and adjacent to Lot 4R, Block 6, Town of Telluride, the S.M.P.A. Subdivision, within the NE 1/4 of Section 1, T.42N, R.9W, N.M.P.M., County of San Miguel, State of Colorado.



LEGEND

- DENOTES CHANGE IN CEILING HEIGHT
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- PUBLIC USAGE LICENSE
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- LIMITED COMMON ELEMENT 1 (SEE SECTION 3.3.1 OF THE DECLARATION)
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DS				
08/2019				

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ENGINEERING - PLANNING - SURVEYING

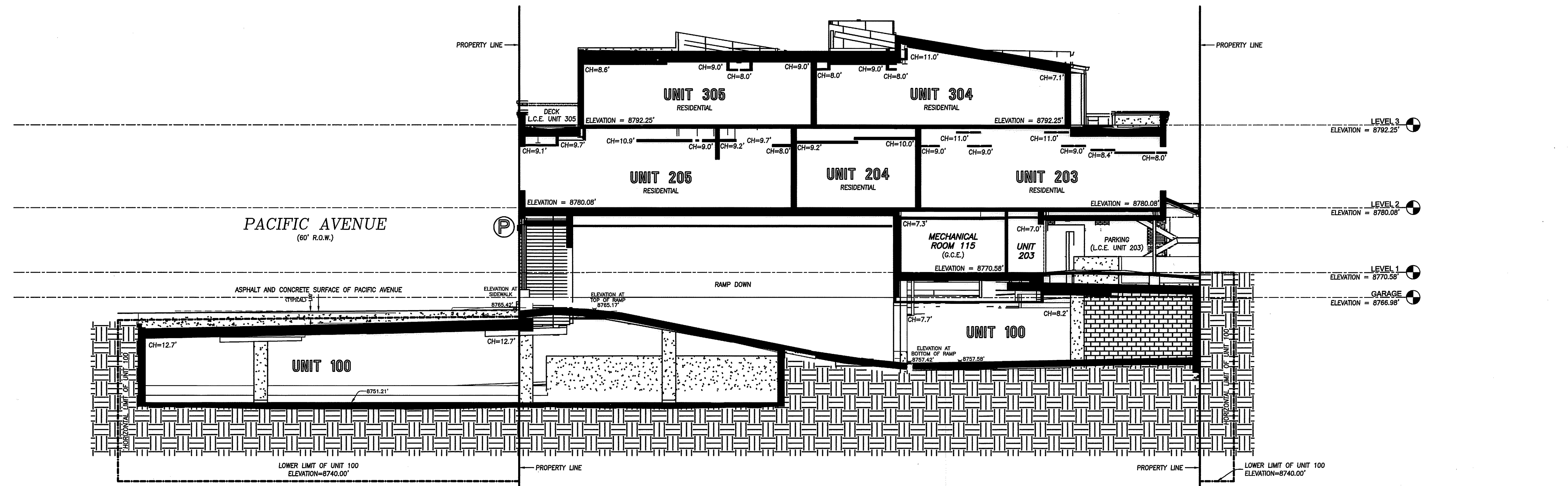
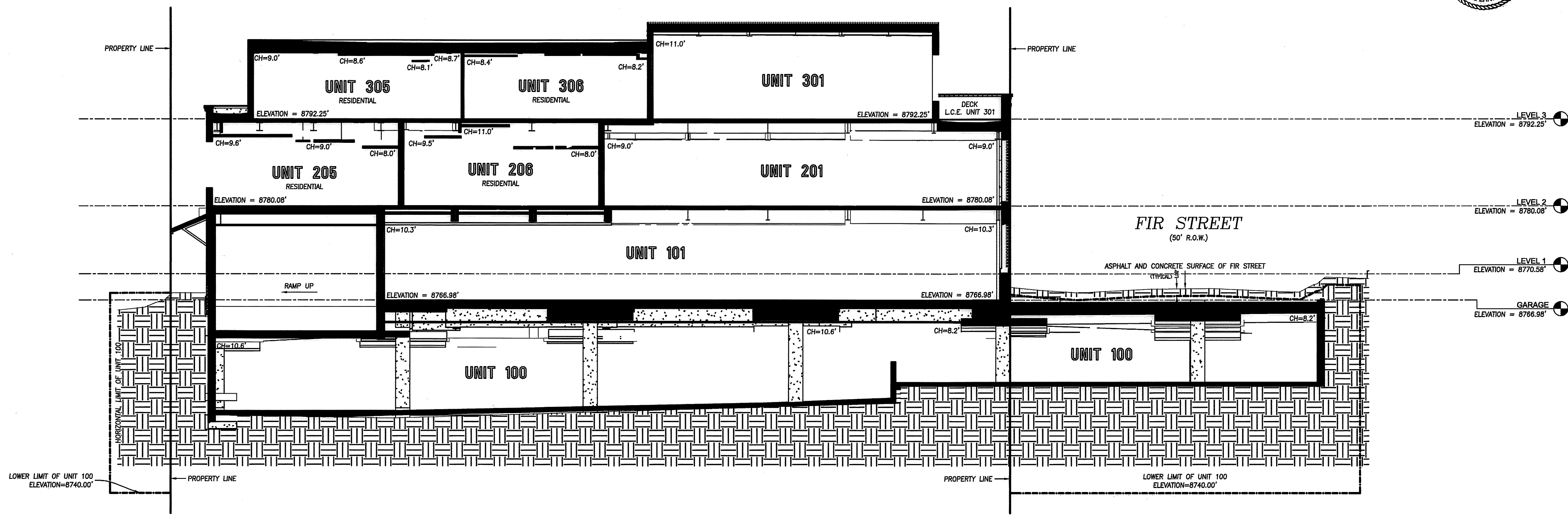
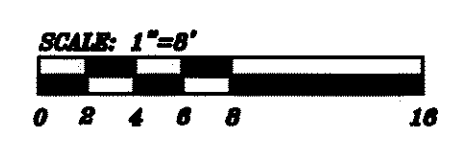
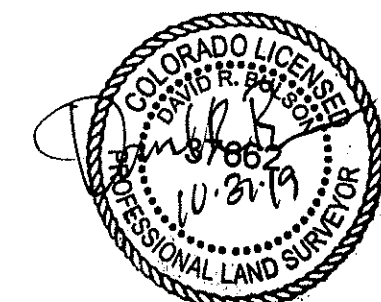
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NOTE:
UNIT 100 UPPER VERTICAL LIMITS ARE DEFINED TO BE 1.00' BELOW SURFACE IMPROVEMENTS WITHIN THE FIR STREET AND PACIFIC AVENUE RIGHTS OF WAY AND AS DEPICTED WITHIN LOT 4R.

Project Mgr:	Rev.	description	date	by
DB				
MC				
DS				
08/2019				

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