

**FIRST MAP SUPPLEMENT TO THE  
CONDOMINIUM MAP FOR OWL MEADOWS AT TELLURIDE LOCATED ON LOT 41, BACKMAN VILLAGE  
SUBDIVISION, IN THE SW 1/4 OF SEC. 36, T.43N., R.9W., N.M.P.M.,  
TOWN OF TELLURIDE, SAN MIGUEL COUNTY, COLORADO**

**Owner's Certificate**

1. Owl Meadows, LLC, a Colorado limited liability company ("Owner" or "Declarant") as the fee simple owner of Lot 42, Second Replat of Lots 41 and 42, Backman Village Subdivision, Town of Telluride ("Lot 42"), caused to be executed and recorded the following described documents on said Lot 42: (a) The Condominium Declaration for Owl Meadows recorded on January 27, 2006 at Reception No. 381088 with the Clerk and Recorder for San Miguel County, Colorado ("Official Records"), as amended by that certain Amended and Restated Condominium Declaration recorded on January 30, 2006 at Reception No. 381147, and as amended by that certain First Amendment to the Declaration recorded on April 11, 2006 at Reception No. 383295 in the Official Records, as may be further amended or supplemented (collectively, "Declaration"); and (b) The Condominium Map for Owl Meadows recorded on January 27, 2006 in Plat Book 1, Page 3812, Reception No. 381087 in the Official Records, as may be further amended or supplemented (collectively, "Map"). The Declaration and the Map are collectively referred to as the "Governing Documents". The recording of the Governing Documents established the common interest community known as "Owl Meadows At Telluride" ("Community").

2. The Community initially consisted of 16 separate condominium units (each a "Unit") and was deemed to be the "Initial Phase" of the Community. Capitalized terms used herein shall be given the same meaning assigned to the term in the Governing Documents unless otherwise provided for herein.

3. Owner caused to be formed the Owl Meadows Homeowners Association, Inc., a Colorado nonprofit corporation ("Association") to manage and operate certain affairs of the Community as provided for in the Governing Documents.

4. Owner is the current fee simple owner of Lot 41, Second Replat of Lots 41 and 42, Backman Village Subdivision, Town of Telluride, per the Replat recorded on February 12, 1997 in Plat Book 1, Page 2200 in the Official Records ("Lot 41").

5. In the Governing Documents, Owner reserved certain rights ("Reserved Declarant Rights") to construct additional Buildings and Units and annex such completed Units and additional property, including Lot 41, into the Community.

6. Owner has constructed certain Buildings and Units on Lot 41 and has elected to annex Lot 41, as well as the completed Buildings and Units into the Community pursuant to the Reserved Declarant Rights.

7. By its execution of this "First Map Supplement", Owner does hereby annex the following land and improvements into the Community:

- a. Lot 41 ("Annexed Land"); and
  - b. Units 3, 4, 5, 6 and 7 (located in Building 2) and Units 13 and 14 (Building 4) (collectively the "Annexed Units").
8. The Annexed Land and the Annexed Units are hereby subjected to all terms, conditions, provisions, covenants and restrictions contained in the Governing Documents.
9. Owner has executed its supplement to the Declaration ("First Declaration Supplement") which was recorded in Reception No. 381352, further evidencing the annexation of the Annexed Land and Annexed Units into the Community. The First Declaration Supplement updates the Allocated Interests of all Units in the Community as a result of the annexation of the Annexed Units into the Community.
10. Owner continues to reserve all rights to exercise the Reserved Declarant Rights to annex additional land and improvements into the Community.
11. All other terms, provisions and restrictions in the Governing Documents shall remain the same.
12. Use and development of the Real Estate including the exercise of any Reserved Declarant Rights are further subject to the pertinent provisions of the Telluride Land Use Code ("LUC") and any and all revisions and approvals ("Town Approvals") by the Town of Telluride ("Town") concerning the real estate.
13. By its execution of this First Map Supplement, the Town is not specifically reviewing and approving the language included under this Owner's Certificate. This certificate is included on the First Map Supplement to conform to the Act and not pursuant to the LUC.
14. Owner attests and affirms that Owner has procured the consent of each person or party having a lien duly filed against the Property to execute a certain Lender's Consent, consenting to the terms and conditions of this First Map Supplement and the First Declaration Supplement.

IN WITNESS WHEREOF, the Owner, as Declarant executes this First Map Supplement as of the Effective Date.

Owl Meadows LLC, a Colorado Limited Liability Company

By: Eric E. Flora Member

NOTARIAL:

State of Colorado )  
County of San Miguel ) ss

The foregoing instrument was acknowledged before me this 27th day of March, 2007, by Eric E. Flora, Member, on behalf of Owl Meadows LLC, a Colorado Limited Liability Company.

Witness my hand and official seal.

Eric E. Flora My commission expires on 10/14/2010  
Notary Public

391549  
REPLAT  
OWL MEADOWS LLC  
TO  
REPLAT OWL MEADOWS AT TELLURIDE  
1ST SUP

**UNIT AREAS**

**BUILDING 2**  
UNIT 3 1601 SF  
UNIT 4 1651 SF  
UNIT 5 1624 SF  
UNIT 6 1619 SF  
UNIT 7 1721 SF

**BUILDING 4**  
UNIT 13 1692 SF  
UNIT 14 1694 SF

**NOTES**

1. Easement research from Security Title Guaranty Company, Order No. 9888999, dated February 15, 2007 at 8:00 A.M. SC 18 7 + 8.5

2. The following abbreviations are defined for this First Map Supplement:

G.C.E. Common Element  
L.C.E. Limited Common Element  
S.F.T. Square Feet  
C.H. Calling Height (horizontal unit boundary)

3. 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.

4. Dimensions and square footages shown are to face of stud walls.

5. Ground Level bedrooms in the Units that have their own exterior door entrances shall not be rented or used separately from the Units, or used as a lock-off, separate dwelling unit, short-term accommodations, or otherwise used as a freestanding dwelling or bedroom separate from the Units.

6. 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 herein.

7. BASIS OF BEARINGS: Bearing from brass cap monument at the intersection of Oak Street and Colorado Avenue, L.S. 24954, to the brass cap monument at the intersection of Alder Street and Colorado Avenue, L.S. 24954, assumed as the historic bearing of S 72°06'00" E.

8. SURVEY CONTROL NOTES: Boundary lines for this survey were based upon found original monuments as depicted on the Land Survey Plat of Lots 41 and 42, Backman Village Subdivision recorded April 11, 2005 at Surveyor's Plat Book Sur-1 at page 548, San Miguel County, Colorado.

9. L.C.E. Area on ground level is not complete as of the time of this survey. These are Contemplated Improvements and Must Be Built.

**TITLE INSURANCE CERTIFICATE**

Security Title Guaranty Company, a Colorado licensed title company, does hereby certify that we have examined the title to the lands herein shown on this First Map Supplement and that the title to this land is in the name of Owl Meadows, LLC, and is free and clear of all encumbrances, liens, taxes and special assessments except as follows:

Deed of Trust per Reception No. 381088  
Deed of Trust per Reception No. 381147  
Deed of Trust per Reception No. 381352  
and ad valorem taxes.

Title Insurance Company Representative

**CERTIFICATE OF SUBSTANTIAL COMPLETION OF STRUCTURAL COMPONENTS**

The undersigned, as the architect for the project depicted herein, do hereby certify that all structural components of the Buildings and improvements containing or comprising the Units shown on this First Map Supplement have been substantially completed. I am a Colorado Licensed Architect.

By: PEGGY MERLIN  
Date: 3-28-07

**LAND SURVEYOR'S CERTIFICATE**

I, Joshua J. Casseberry, being a Professional Land Surveyor in the State of Colorado, do hereby certify that this map and survey of FIRST MAP SUPPLEMENT TO THE CONDOMINIUM MAP FOR OWL MEADOWS AT TELLURIDE ("Map") was made under my direct supervision, responsibility and checking (it) is true and accurate to the best of my knowledge and belief (it) is clear and legible (it) contains all the information required by C.R.S. 38-33.3-209. I further certify that all monuments and markers were set as required by the Town of Telluride Subdivision Ordinance and Article 10 of the Town of Telluride, C.R.S.

Dated this 27th day of March, 2007

Joshua J. Casseberry LAND SURVEYOR PLS 37903  
TOWN OF TELLURIDE

This FIRST MAP SUPPLEMENT TO THE CONDOMINIUM MAP FOR OWL MEADOWS AT TELLURIDE ("First Map Supplement") is hereby approved as conforming to all applicable laws of the Town of Telluride.

Chris Hawkins 3/29/07  
Chairperson, Date

Planning and Zoning Commission

Chris Hawkins 3/28/07  
Building Official, Date

Chris Hawkins 3/28/07  
Chris Hawkins, Planning Director Date

**COUNTY TREASURER'S CERTIFICATE**

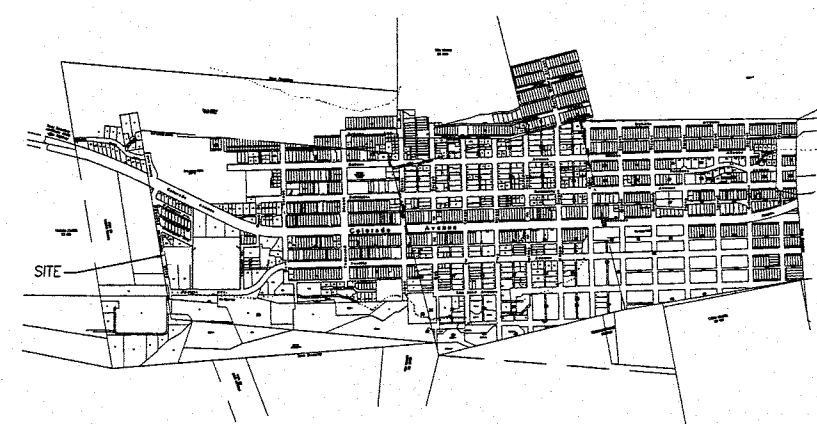
I certify that according to the records in the San Miguel County Treasurer's office, there are no liens against the property included in the subdivision, or any part thereof, for unpaid State, county or municipal ad valorem taxes or special assessments certified to the County Treasurer for collection.

Ann M. Mahan 3-28-07  
County Treasurer Deputy Date

**RECORDERS CERTIFICATE**

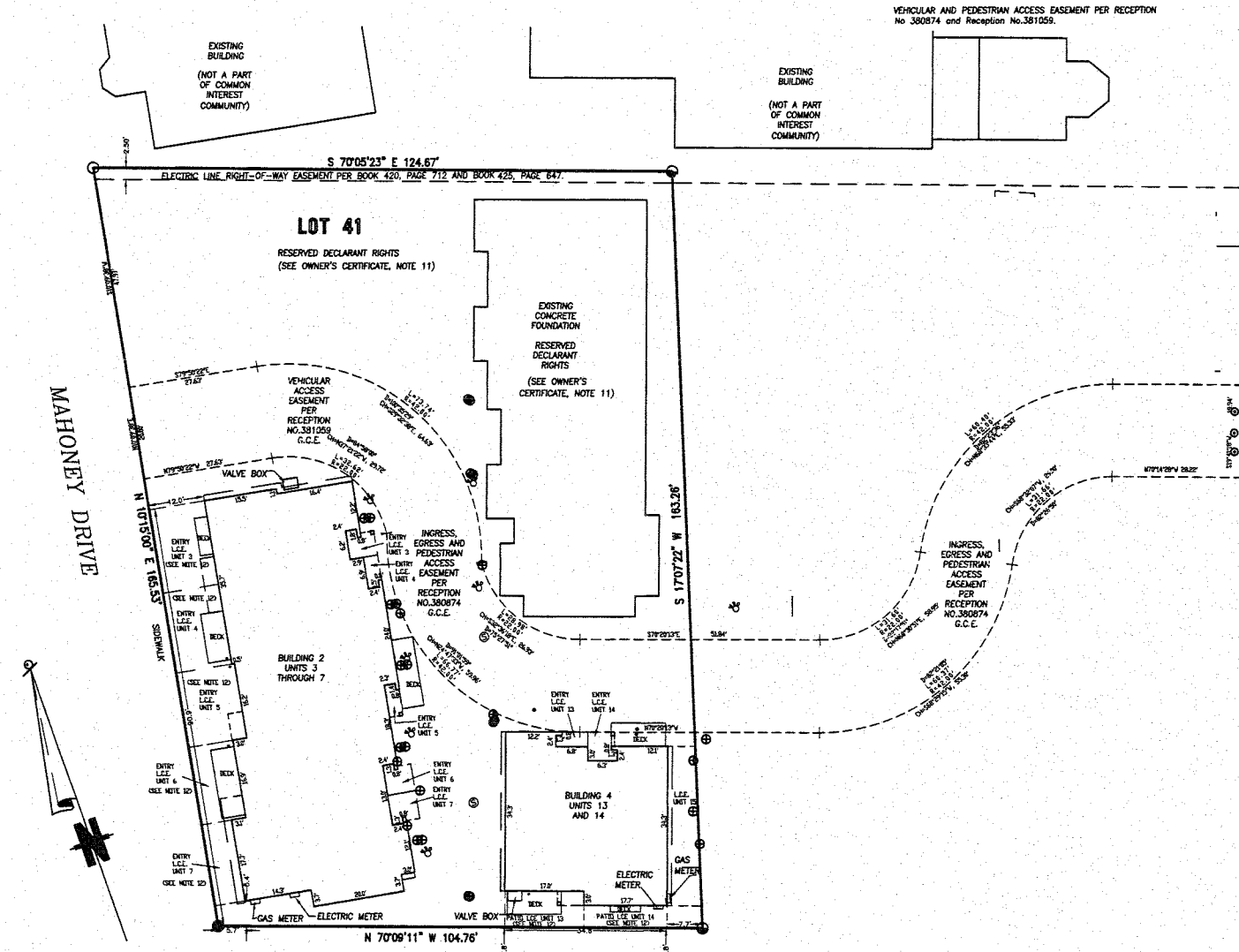
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Plat Book 381E  
Page 381E-382D  
Reception No. 391549  
Time 11:39 A.M.

Peggy Merlin  
San Miguel County Clerk



**VICINITY MAP - TOWN OF TELLURIDE**  
NOT TO SCALE

- Legend**
- SECOND OR THIRD FLOOR BUILDING OVERHANG
  - SEWER MANHOLE
  - WATER SHUT-OFF VALVE
  - FOUND REBAR WITH 1 1/2 INCH ALUMINUM CAP LS 37903
  - SET REBAR WITH 1 1/2 INCH ALUMINUM CAP LS 37903
  - FOUND REBAR WITH 1 1/2 INCH ALUMINUM CAP LS 668
  - TELEPHONE PEDESTAL
  - BOLLARD
  - LIGHT POST
  - SEWER CLEANOUT
  - GAS SHUT-OFF
  - HEAT MANHOLE
  - ELECTRIC LINE RIGHT-OF-WAY EASEMENT PER BOOK 420, PAGE 712 AND BOOK 425, PAGE 647
  - VEHICULAR AND PEDESTRIAN ACCESS EASEMENT PER RECEPTION NO. 380874 AND RECEPTION NO. 381059



SCALE: 1"=16'  
0 4 8 12 16 32

FIRE LANE / PEDESTRIAN R.O.W. (TRACT H)

X:\Info\CDM\1993\3237\dwg\CONDO COVER SHEET 2007.dwg, 02/27/2007 04:19:48 PM, dm

Project No. JC	Rev.	Description	Date	No.
Technician:				
Checked by:				
Start date:	2-20-07			

**FOLEY ASSOCIATES, INC.**  
ENGINEERING • PLANNING • SURVEYING

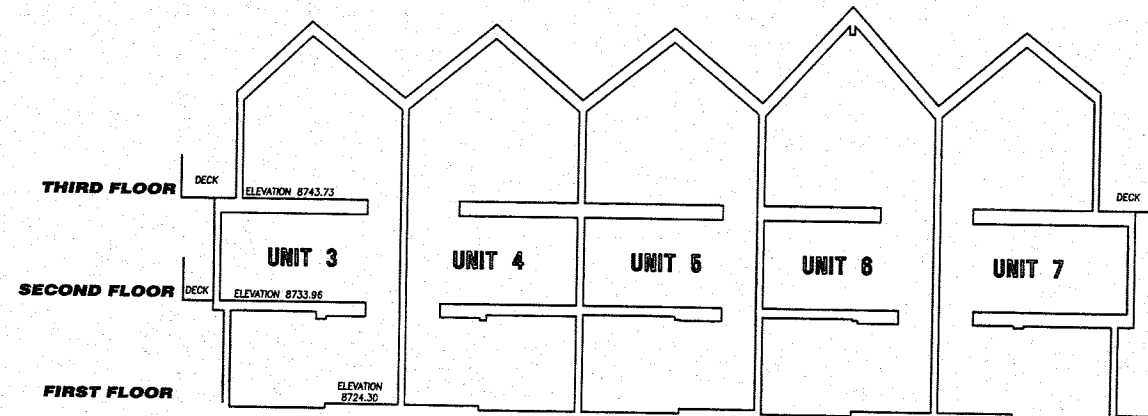
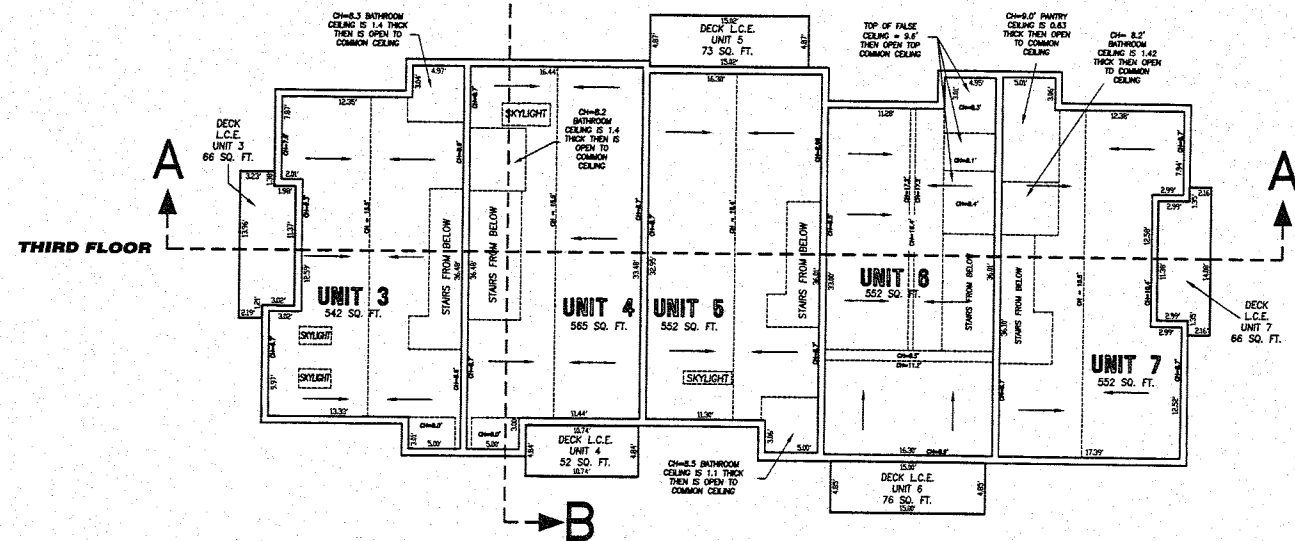
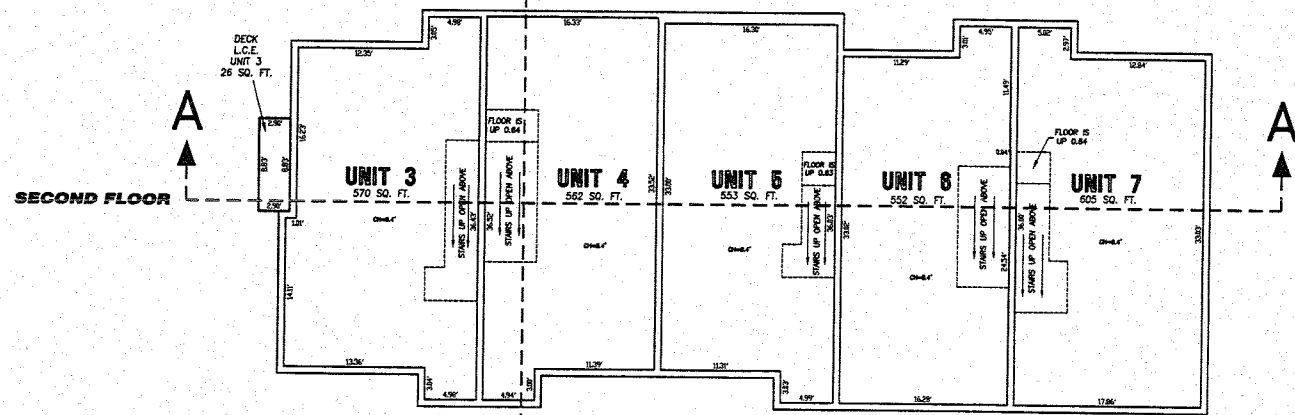
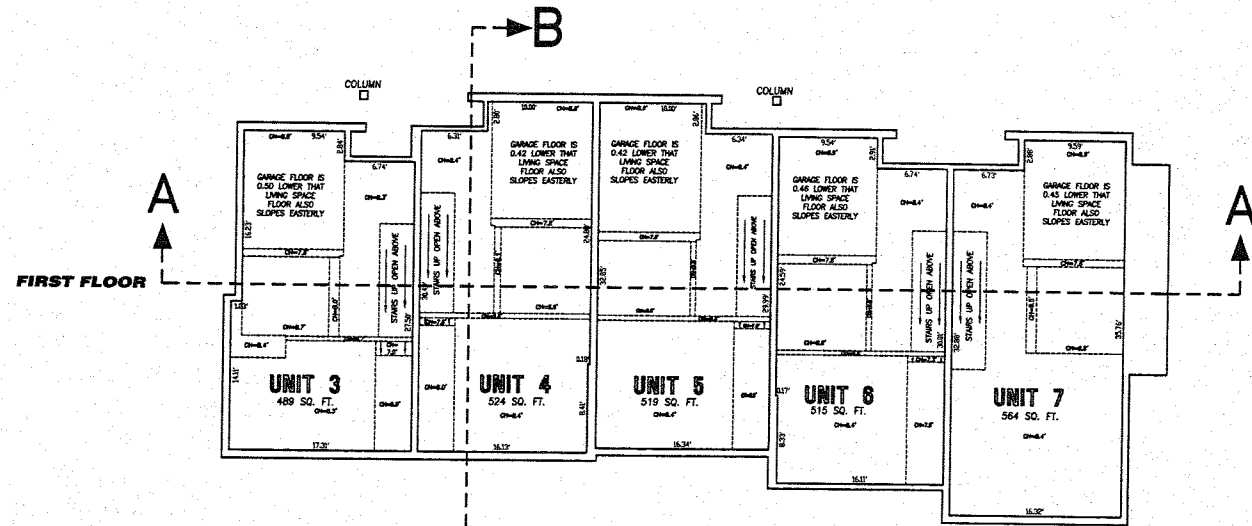
970-728-6153 970-728-6050 fax  
P.O. BOX 1385  
125 W. PACIFIC, SUITE B-1  
TELLURIDE, COLORADO 81435

Drawing path: X:\JOBS\1993\3237\dwg\CONDO COVER SHEET 2007.dwg Sheet 1 of 3 Project #: 93237

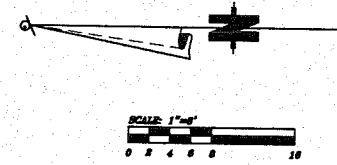
Page 3818

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CROSS SECTION A - A

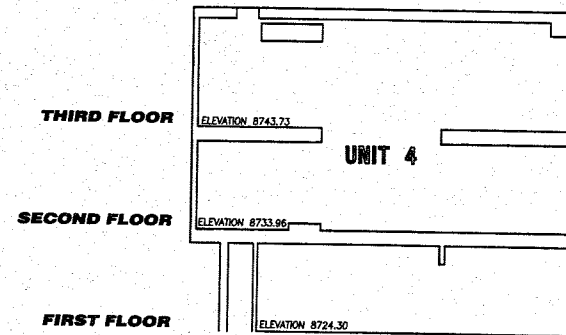


Legend

CEILING HEIGHT = CH

CHANGE IN CEILING HEIGHT

SLOPING CEILING OR FLOOR



CROSS SECTION B - B

Page 3819

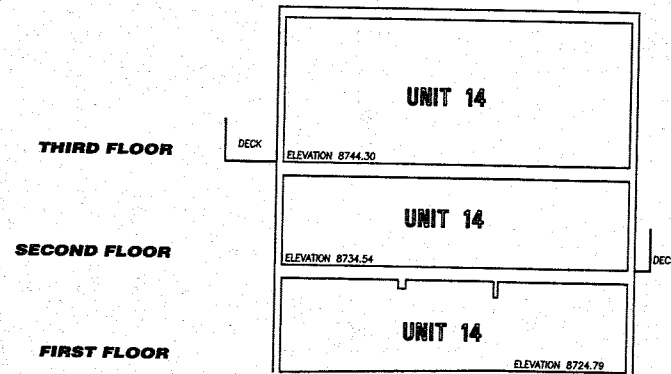
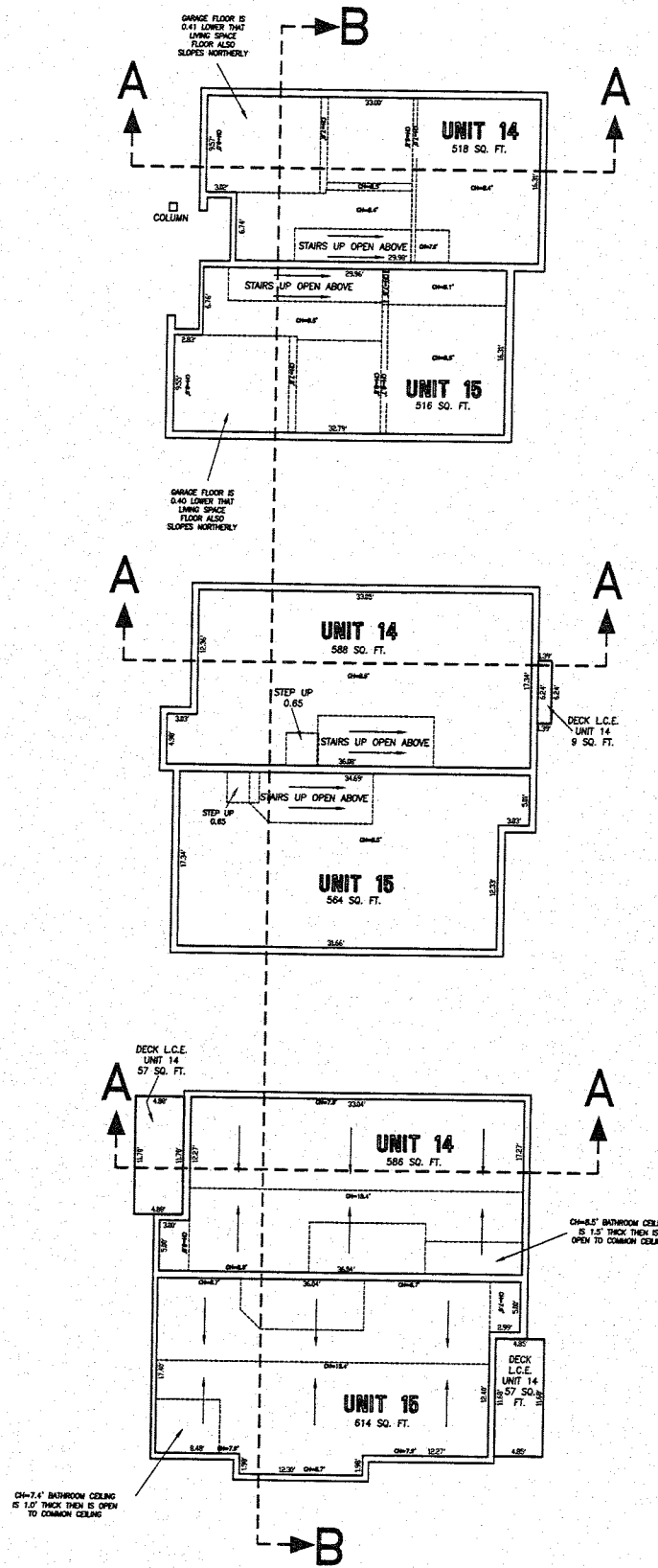
Project Mgr:	Drawn:	Section:	Scale:	By:
JC				
Technician:	PS			
Checked by:				
Start date:	2-20-07			

**FOLEY ASSOCIATES, INC.**  
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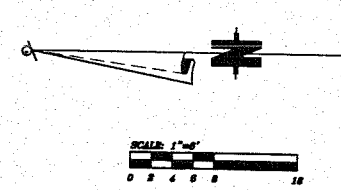
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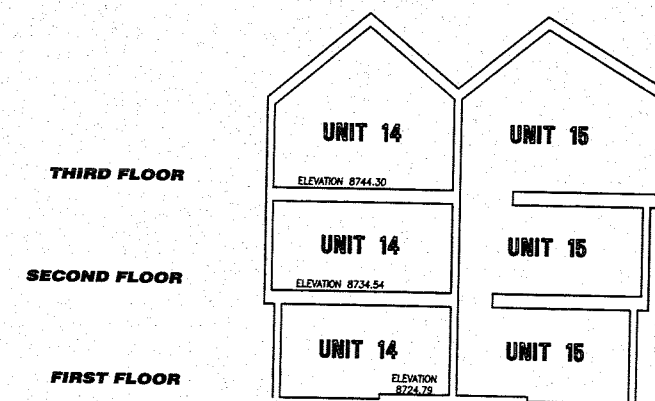


CROSS SECTION A - A



Legend

- CEILING HEIGHT = CH
- CHANGE IN CEILING HEIGHT
- SLOPING CEILING OR FLOOR



CROSS SECTION B - B

Page 3820

Project Mgr: JC	Rev.	Description	DATE	BY
Technician: PS				
Checked by:				
Start date: 2-20-07				



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