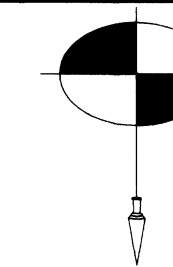


# CONDOMINIUM MAP

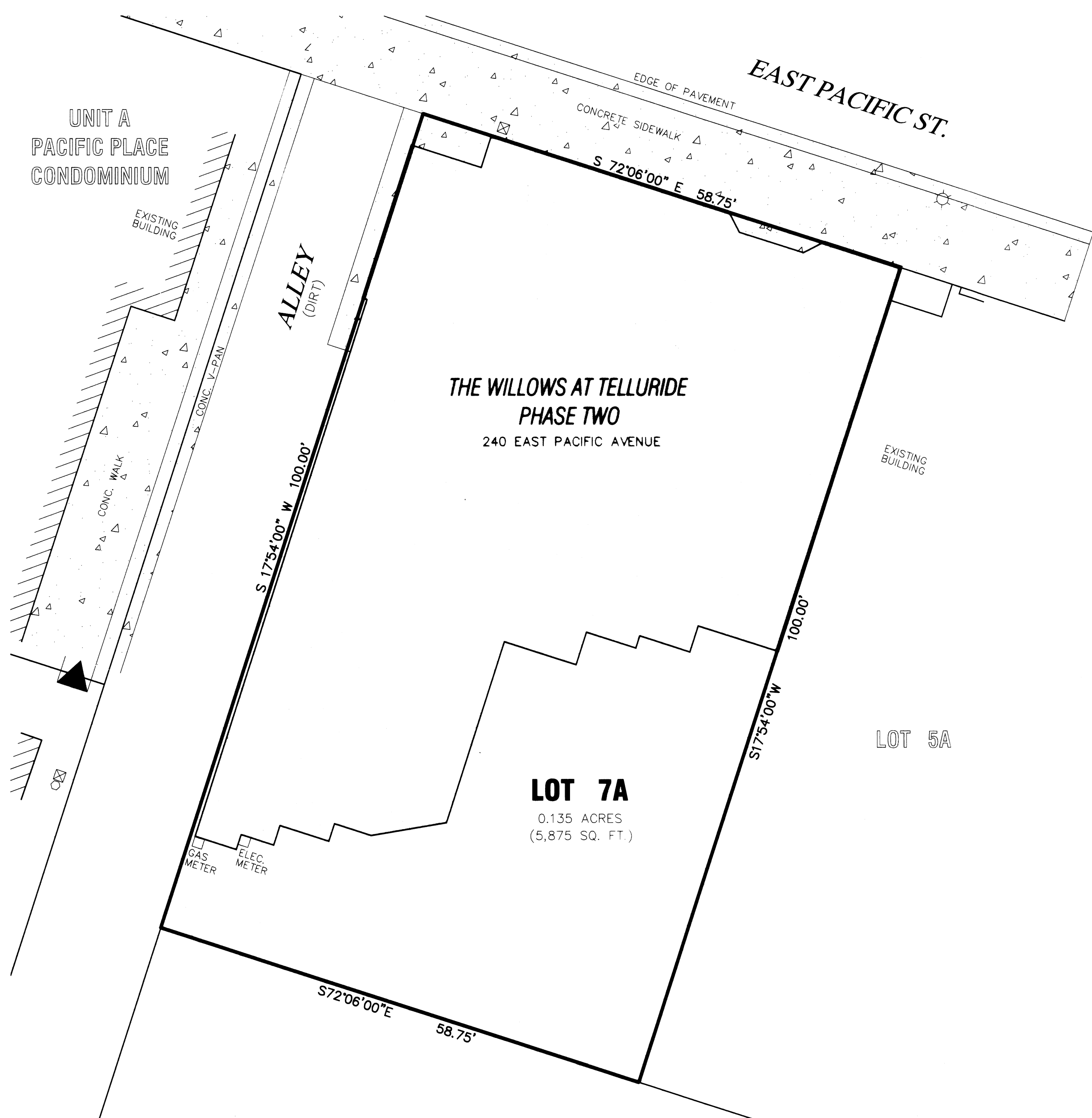
## THE WILLOWS AT TELLURIDE, PHASE TWO

THE WILLOWS AT TELLURIDE PHASE TWO; LOT 7A, BLOCK 31  
TOWN OF TELLURIDE, SAN MIGUEL COUNTY, COLORADO  
LOCATED WITHIN T. 42 N., R. 9 W., N.M.P.M.



**SAN JUAN SURVEYING**  
SURVEYING \* PLANNING  
160 D SOCIETY DRIVE TELLURIDE, CO. 81435  
(970) 728 - 1128 (970) 728 - 9201 fax  
SJS@TELLURIDECOLORADO.NET

DATE: 12/21/06  
JOB: 02060  
DRAWN BY: TRW  
CHECKED BY: CRK  
REVISION DATES: 01/19/07, 3/20/07  
SHEET: 1 OF 6



**SQUARE FOOTAGE USE AND PARKING**

UNIT	SQUARE FEET	DESIGNATION	PARKING
1	1410	Residential	1
2	1627	Residential	1
3	2914	Residential	2
4	991	Commercial	1
5	482	Residential	1

**NOTES:**  
Easement research from Security Title Guaranty Co., Commitment No. S0069610, dated June 23, 2005 at 8:00 A.M.

The following abbreviations are defined for this Condominium Map:  
G.C.E. General Common Element  
L.C.E. Limited Common Element  
SQ. FT. Square Feet  
C.H. Ceiling Height (Vertical Unit Boundary)

Elevation datum is referenced to the brass cap monument, elevation 8755.34 feet, located at the intersection of Pacific Avenue and Willow Street.

Floor plans in this Condominium Map are not drawn exactly to scale. Dimensions shown are accurate and are to be used in preference to scale accuracy.

Dimensions and square footage shown for Residential Units are to face of dry wall or face of concrete.

The square footage for the Commercial Space was measured from exterior faces of the exterior walls and from the centerline of the interior walls.

Parking spaces are depicted as 18 feet long and 8 feet wide with an area of 144.00 square feet.

**LEGAL DESCRIPTION:**  
Lot 7A, Replat of Lots 5, 7, 16 & Parcels C & D, Block 31, Town of Telluride, according to the plat recorded July 6, 1991 in Plat Book 1 at page 1141.

County of San Miguel,  
State of Colorado.

**SURVEYOR'S CERTIFICATE:**  
I, Christopher R. Kennedy, being a Licensed and Registered Land Surveyor in the State of Colorado, do hereby certify that this plat and survey of THE WILLOWS AT TELLURIDE PHASE TWO was made by me and under my direct responsibility, supervision, and checking, in compliance with the applicable provisions of Title 38, Article 51, C.R.S., and that the information contained herein is true and accurate to the best of my knowledge and belief.

*Christopher R. Kennedy*  
Christopher R. Kennedy, L.S. 36577  
Date



**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.

**BASIS OF BEARINGS:**  
Bearing from the brass cap monument (LS 24954) at the intersection of Pacific Avenue and Willow Street to the brass cap monument (LS 24954) at the intersection of Willow Street and Colorado Avenue assumed as the historic bearing of South 17°54'00" West.

**TITLE INSURANCE CERTIFICATE:**  
Security Title Guaranty Co., Inc., a Colorado licensed title company, does hereby certify that we have examined the title to the lands herein shown on this CONDOMINIUM MAP FOR THE WILLOWS AT TELLURIDE, PHASE TWO and that the title to this land is in the name of Marsim Development, L.L.C., a Colorado limited liability company, and is free and clear of all encumbrances, liens, taxes and special assessments except as follows: Deed of Trust at Reception No. 391551, dated 3/21/07.

and I further certify that this Map complies with and conforms to all applicable subdivision and common interest ownership laws and requirements of the Town of Telluride and State of Colorado.

*[Signature]*  
Title Insurance Company Representative  
Date 3-21-07  
Title: Manager

**MORTGAGEE'S CONSENT:**  
The undersigned, Alpine Bank, N.A., as a beneficiary of a deed of trust which constitutes a lien upon the declarant's property, recorded December 23, 2003 at Reception No. 358559, San Miguel County Clerk and Recorder, hereby consents to the dedication of public utility easements, as designated on this Condominium Map, and hereby forever releases said real property from the lien created by said instrument.

This Condominium Map of THE WILLOWS AT TELLURIDE PHASE TWO is hereby approved by Alpine Bank, N.A. this 21 day of March, 2007.

Alpine Bank, N.A.  
*Todd Baize* U.P. 3/21/07  
(Signator, Title) Date

**ACKNOWLEDGMENT OF MORTGAGEE'S CONSENT:**  
State of Colorado  
County of San Miguel

The foregoing certificate of Mortgagee's Consent was acknowledged before me this 21 day of March, 2007, by *Todd Baize* as the *Vice President* of Alpine Bank, N.A.

Witness my hand and official seal.  
*Rebecca Mitz* My Commission Expires 09/12/2007  
Notary Public My Commission Expires

**OWNER CERTIFICATE:**  
KNOW BY ALL PERSONS BY THESE PRESENTS THE FOLLOWING:

1. Marsim Development Limited Liability Company, a Colorado limited liability company ("Owner"), is the current fee simple owner of the following described real property ("Property"):

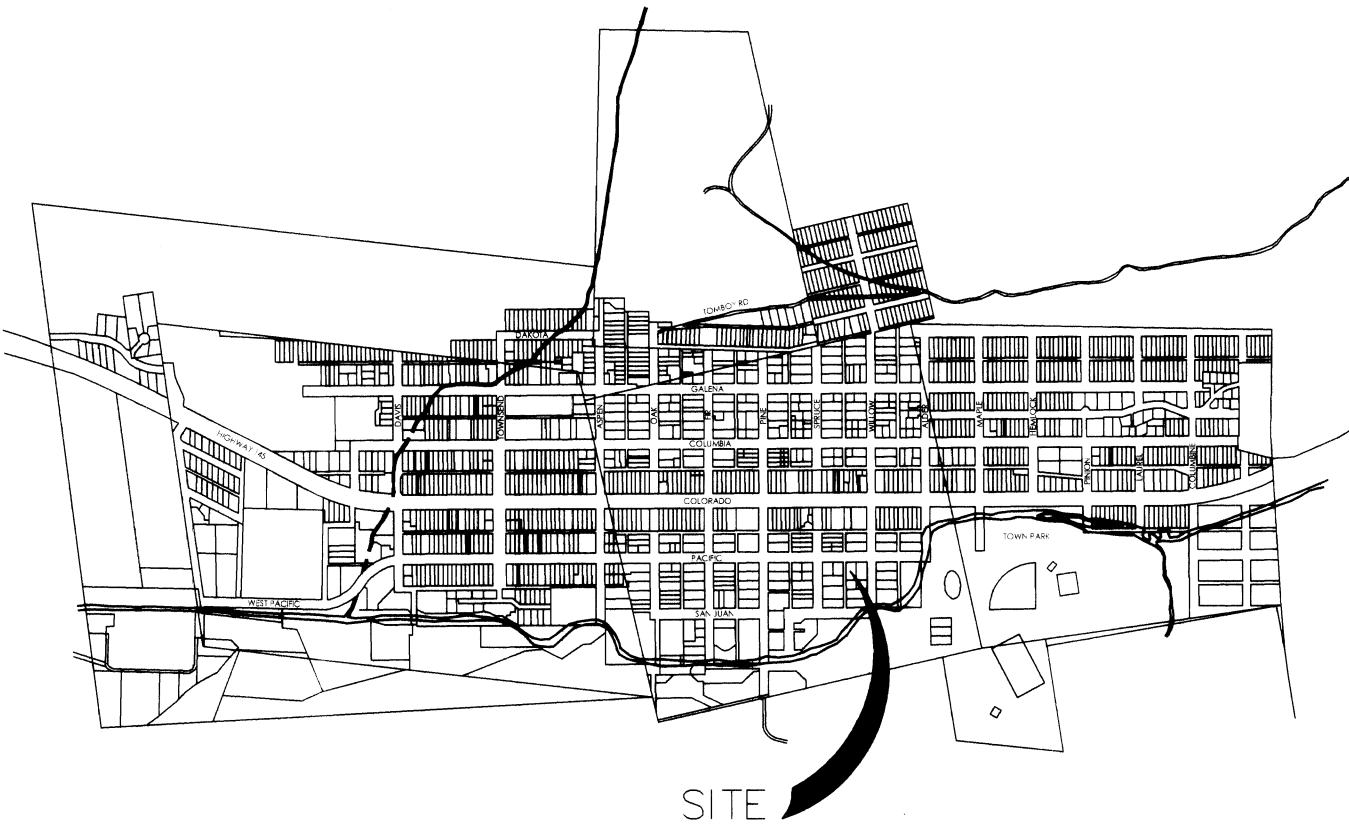
Lot 7A, Block 31, Town of Telluride, according to the plat filed of record in the office of the Clerk and Recorder of San Miguel County, County of San Miguel, State of Colorado.

2. The Property, together with the rights, duties and obligations under those certain easements and other matters of record which benefit and burden the Property and further together with all the improvements, consisting of buildings and other structures on the Real Property ("Improvements") are collectively referred on this Map as "Property". The Property is as depicted and described on this Map.

3. Owner, as Declarant and as the fee simple title owner of the Property, does hereby submit the Property and all improvement constructed thereon to separate and common, condominium ownership and use in accordance with (i) the Declaration, (ii) the Colorado Common Interest Ownership Act, Colorado Revised Statutes Title 38, Articles 121-137, as amended, for the condominium common interest ownership community on the Property and the improvements the name of which is WILLOWS AT TELLURIDE PHASE TWO CONDOMINIUMS, a Colorado Common Interest Community ("Community").

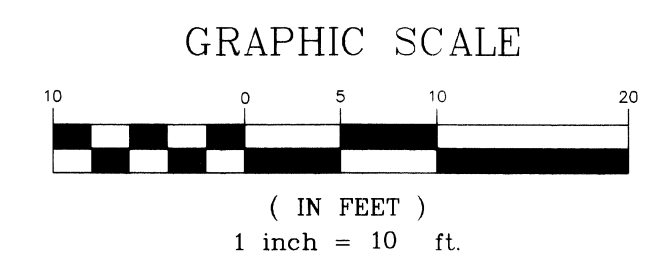
**LEGEND**

- ▲ ELECTRIC VAULT
- ⊗ PHONE PEDESTAL
- CABLE BOX
- ☆ STREET LIGHT

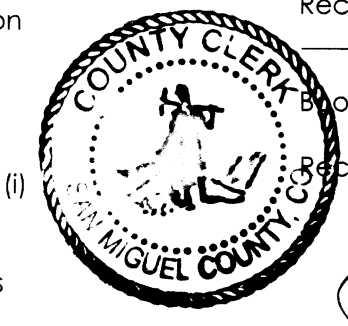


VICINITY MAP  
NOT TO SCALE

PAGE 3821



391551  
PLAT  
MARSIM DEVELOPMENT LLC  
TO  
WILLOWS AT TELLURIDE P-2  
State of Colorado  
County San Miguel  
Filed for record at 12:13 o'clock  
P.M. MARCH 29, 2007  
and duly recorded in plat  
book PL-1 page 3821-3826  
County Clerk & Recorder  
By PEGGY NERLIN Deputy  
Fees \$61.00



4. In all instances where the Map or Declaration provide for and reserve rights to modify elements of the Declaration, Units and Common Elements, the exercise of such rights is made expressly subject to any and all applicable terms, conditions, requirements and restrictions contained in the Town of Telluride Land Use Code. The Telluride Design Guidelines and the Telluride Municipal Code (collectively "Town Laws"). Nothing herein is intended to relieve a person from complying with applicable provisions of the Town Laws, whether or not this requirement is expressly stated herein.

5. The Community initially consists of certain Units, Common Elements and Limited Common Elements, inclusive of certain reserved Declarant Rights, which may be depicted on this Map and as may be further defined or described in the Declaration.

6. The Community shall consist initially of Units, as may be further defined or described in the Declaration and/or depicted on this Map.

7. The owner has reserved certain declarant rights, special declarant rights and development rights ("Reserved Declarant Rights"), as the same are described on the Declaration, that may be exercised by Declarant, its successors and assigns, for the period and in the manner described in the Declaration.

IN WITNESS WHEREOF, the Owner, as Declarant executes this Map as of the Effective Date and has executed the Declaration to define the character, duration, rights, duties, obligations and limitations of condominium common interest ownership.

**OWNER:**  
Marsim Development Limited Liability Company, a Colorado limited liability company  
*[Signature]* 3/21/07  
By: Spencer Simmons, Manager Date



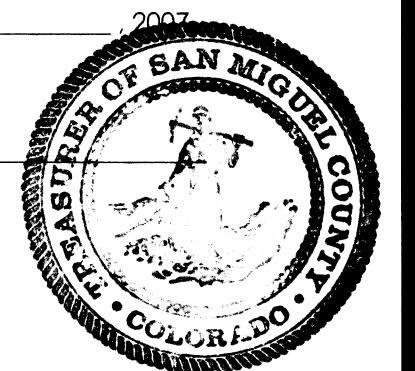
**ACKNOWLEDGMENT OF OWNER:**  
State of Colorado }  
County of San Miguel } SS

The foregoing certificate of Ownership and Dedication was acknowledged before me this 21 day of MARCH, 2007, by Spencer Simmons, manager of MARSIM DEVELOPMENT, L.L.C.

Witness my hand and official seal.  
*Susan Heiskari* 3/21/2007  
Notary Public My Commission Expires

**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 this condominium map, or any part thereof, for unpaid State, County or Municipal ad valorem taxes or special assessments, certified to the San Miguel County Treasurer for collection.

Dated this 21<sup>st</sup> day of March, 2007  
*Janine M. Stout*  
San Miguel County Treasurer



**TOWN OF TELLURIDE:**

This condominium map for THE WILLOWS AT TELLURIDE PHASE TWO is hereby approved and confirmed to all applicable laws of the Town of Telluride, Colorado.

*[Signature]* 3/22/07  
Chairperson, Planning and Zoning Commission Date  
*[Signature]* 3/22/07  
Building Official Date  
*[Signature]* 3/22/07  
Planning Director Date

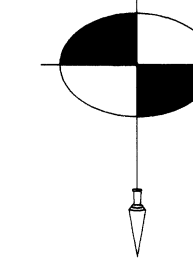
**RECORDATION OF DECLARATIONS:**  
Condominium Declarations for THE WILLOWS AT TELLURIDE PHASE TWO, a Common Interest Community, recorded in Book Number N/A at page N/A. Reception # 391552

**RECORDER'S CERTIFICATE:**  
This Condominium Map was accepted for filing in the office of Clerk and Recorder of San Miguel County, Colorado on this 29<sup>th</sup> day of MARCH, 2007.  
Book No. PL-1 Page 3821-3826  
Reception No. 391551 Time 12:13 PM  
*Peggy Nerlin*  
County Clerk

# CONDOMINIUM MAP

## THE WILLOWS AT TELLURIDE, PHASE TWO

THE WILLOWS AT TELLURIDE PHASE TWO; LOT 7A, BLOCK 31  
TOWN OF TELLURIDE, SAN MIGUEL COUNTY, COLORADO  
LOCATED WITHIN T. 42 N., R. 9 W., N.M.P.M.

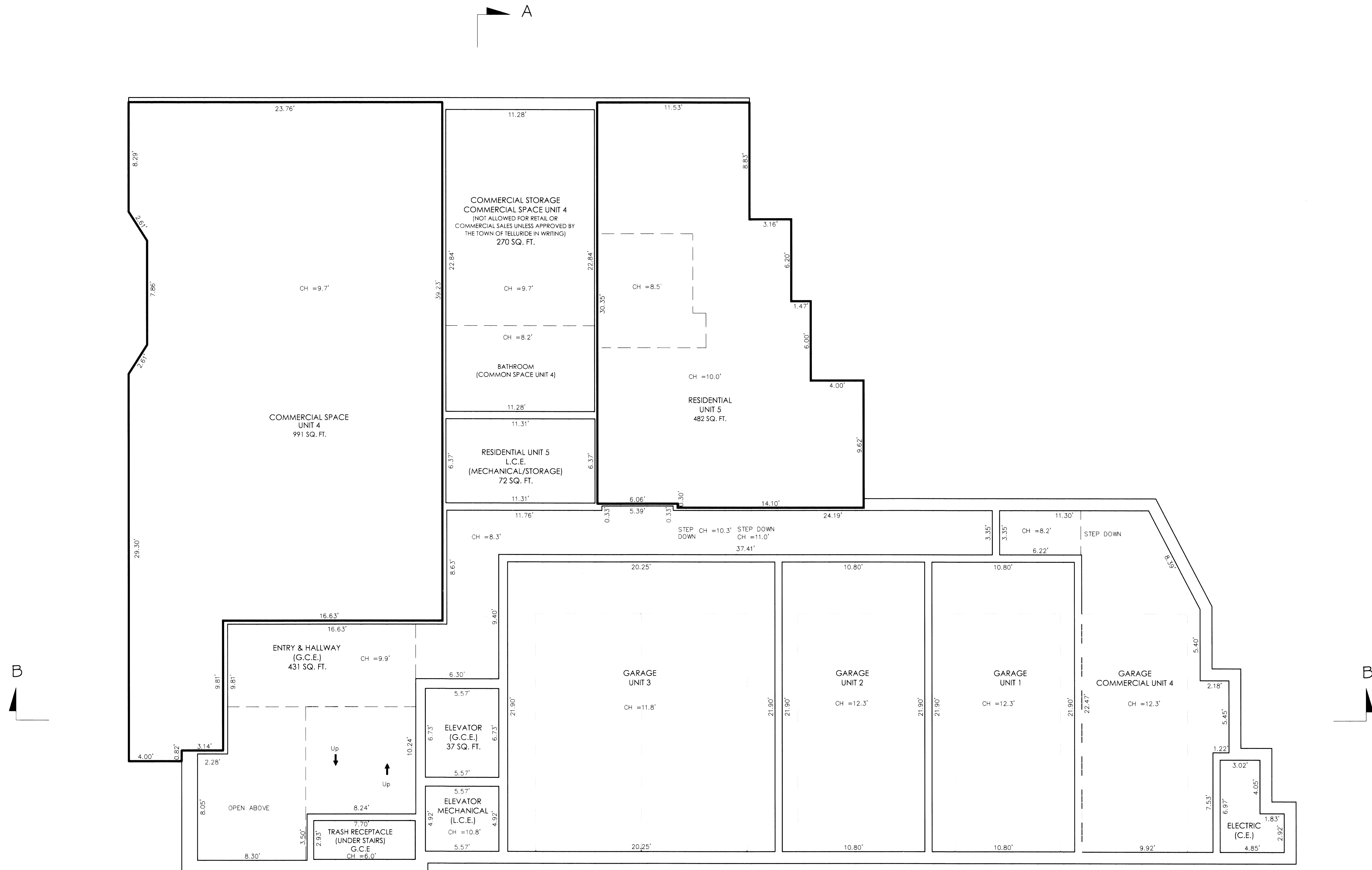


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SURVEYING \* PLANNING

160 D SOCIETY DRIVE TELLURIDE, CO. 81435  
(970) 728 - 1128 (970) 728 - 9201 fax  
SJS@TELLURIDECOLORADO.NET

DATE:	12/21/06
JOB:	02060
DRAWN BY:	TRW
CHECKED BY:	CRK
REVISION	01/19/07, 3/20/07
DATES:	
SHEET:	2 OF 6

391551 03-29-2007 Page 2 of 6



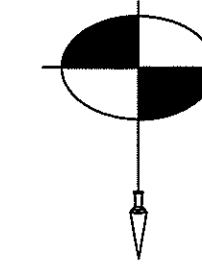
1ST LEVEL PLAN

SCALE 1" = 4'

# CONDOMINIUM MAP

## THE WILLOWS AT TELLURIDE, PHASE TWO

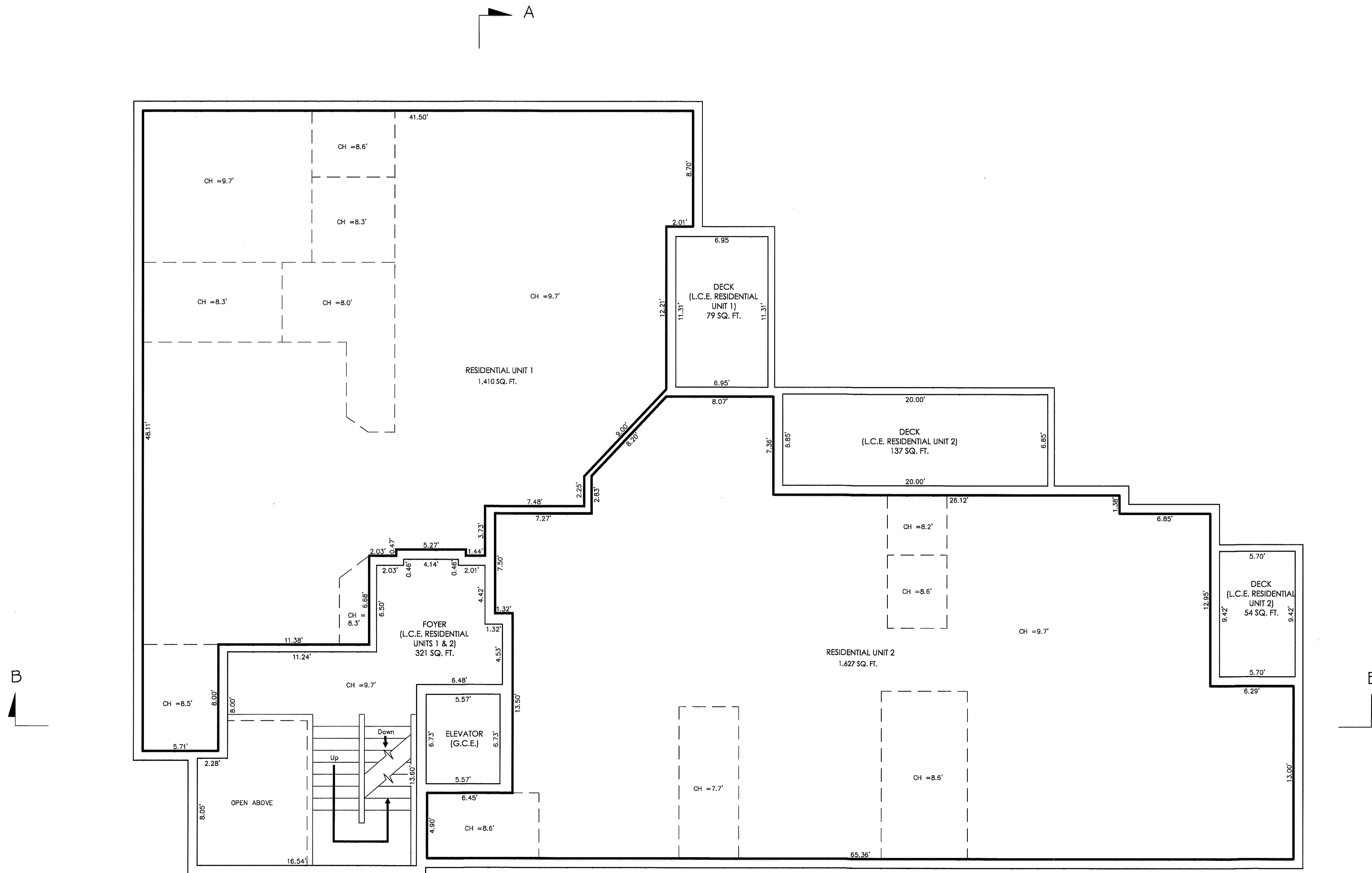
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SHEET:	3 OF 6

391551 03-29-2007 Page 3 of 6



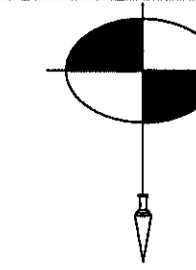
2ND LEVEL PLAN

SCALE 1" = 4'

# CONDOMINIUM MAP

## THE WILLOWS AT TELLURIDE, PHASE TWO

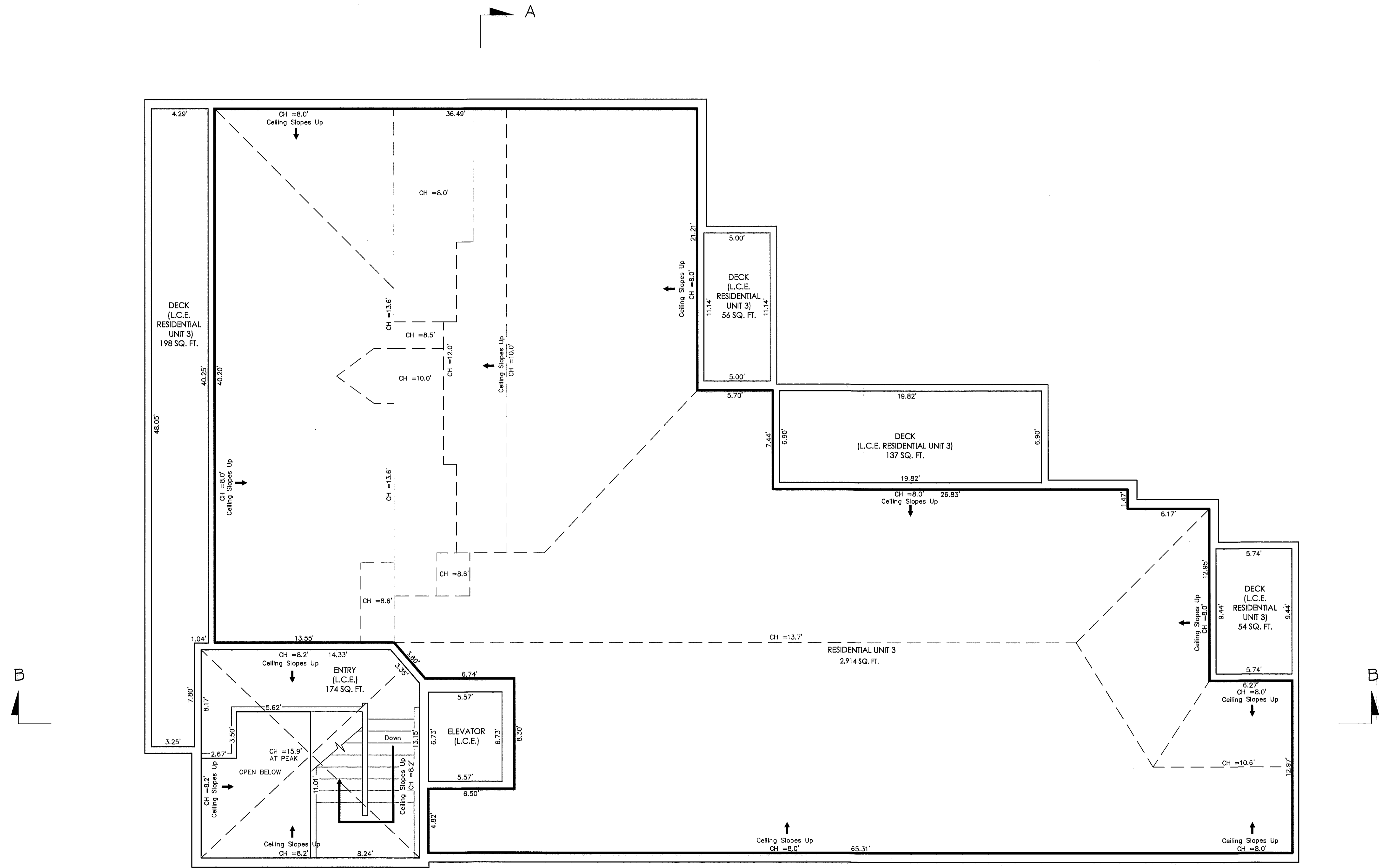
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DATES:	
SHEET:	4 OF 6

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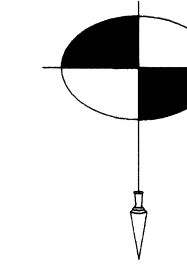


**3RD LEVEL PLAN**

SCALE 1" = 4'

CONDOMINIUM MAP  
THE WILLOWS AT TELLURIDE, PHASE TWO

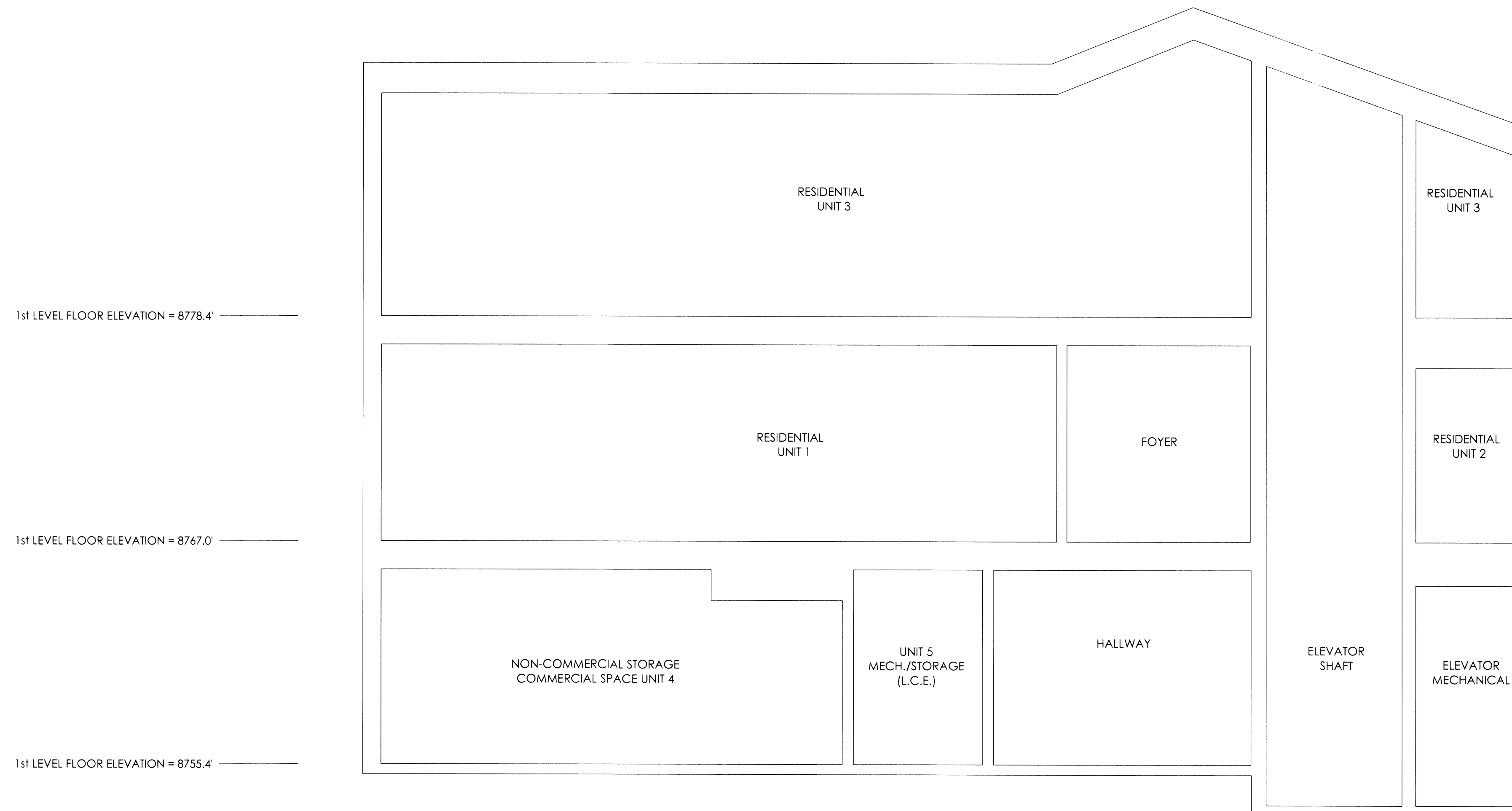
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SHEET:	5 OF 6

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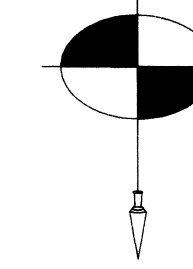
SECTION A-A

SCALE 1" = 4'

# CONDOMINIUM MAP

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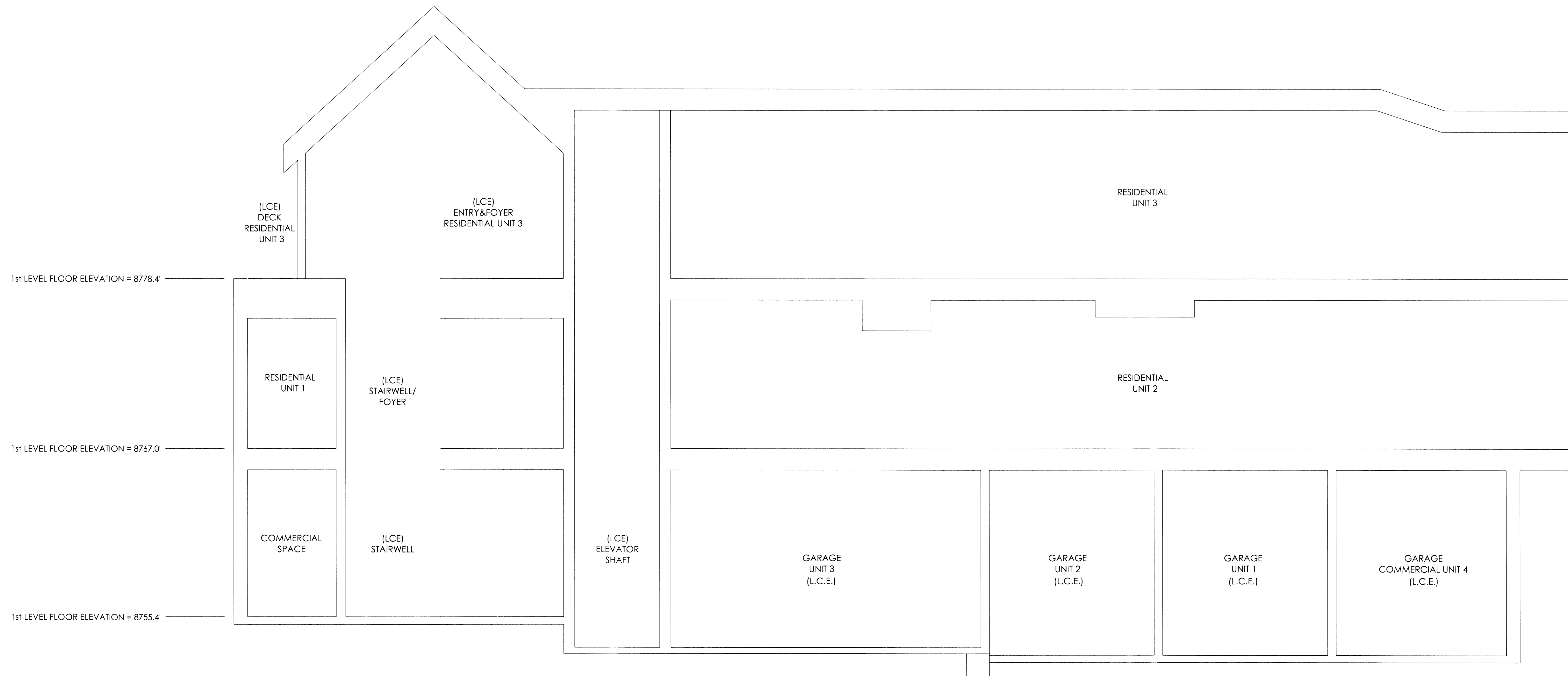
**THE WILLOWS AT TELLURIDE PHASE TWO; LOT 7A, BLOCK 31**  
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SHEET:	6 OF 6

391551 03-29-2007 Page 6 of 6



SECTION B-B  
 SCALE 1" = 4'