LAND SURVEYOR'S CERTIFICATE: 11-19-2020 11:13 AM Recording Fee \$13.00

I, David R. Bulson, being a Registered Land Surveyor in the State of Colorado, do hereby certify that this map and survey of the AMENDMENT TO THE CONDOMINIUM MAP OF

THE LULU CITY CONDOMINIUMS ("Map Amendment") (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; and (iv) 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 Articles 50 and 51 of Title 38,

STEPHANNIE VAN DAMME, CLERK-RECORDER

AMENDMENT TO THE CONDOMINIUM MAP FOR LULU CITY CONDOMINIUMS, UNIT 6A,

LOCATED WITHIN THE SW 1/4 OF SECTION 36, T.43N., R.9W., N.M.P.M., TOWN OF TELLURIDE, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

CERTIFICATE OF OWNERSHIP:

1. The Lulu City Condominiums ("Community") exists in accordance with the following described documents ("Governing Documents"):

a) THE CONDOMINIUM MAP FOR LULU CITY CONDOMINIUMS RECORDED FEBRUARY 6, 1981 IN PLAT BOOK 1 AT PAGE 603, AND AS DEFINED AND DESCRIBED IN THE FIRST AMENDED AND RESTATED DECLARATION FOR LULU CITY CONDOMINIUM ASSOCIATION RECORDED OCTOBER 16. 2006 UNDER RECEPTION NO. 387603 AND AS AMENDED IN INSTRUMENT RECORDED MARCH 3, 2010 UNDER RECEPTION NO. 411436 AND AS AMENDED IN INSTRUMENT RECORDED FEBRUARY 13, 2013 UNDER RECEPTION NO. 426835 AND AS AMENDED IN INSTRUMENT RECORDED AUGUST 18, 2015 UNDER RECEPTION NO. 438916, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

b) The Articles of Incorporation and the Bylaws for The Lulu City Condominium Association, a Colorado nonprofit corporation ("Association").

2. The Community consists of certain Common Elements and Units as depicted and described in the Governing Documents, which Units are each separately owned by certain Unit Owners and which Common Elements are managed and administered by the Association for and on behalf of the Unit Owners.

3. The Community consists of certain Common Elements and Units as depicted and described in the Governing Documents, which Units are each separately owned by certain Unit Owners and which Common Elements are managed and administered by the Association for and on behalf of the Unit Owners. The current Unit Owner of Condominium Unit 6A ("Subject Unit") has proposed and the Association has approved certain modifications and expansions of the Subject Unit as provided for in Section the Declaration.

4. The purpose of this Map Amendment and the corresponding amendment to the Declaration recorded simultaneously with this Map Amendment in the Official Records on NOVEM DEC 19, 2020 in Reception No. 46677 ("Subject Unit Declaration Amendment") is to: (a) approve, establish, clarify and confirm the respective boundaries of the Subject Unit as depicted and described on this Map Amendment, which actions are being undertaken consistent with Section the Declaration.

5. The Unit dimensions and boundaries as the same are depicted and described on this Map amendment do hereby modify, amend, restate and replace the prior Unit and Common element boundaries and dimensions for such Units and Common elements as provided for in the prior Maps and Declarations for the Community.

CAL!

CERTIFICATE OF OWNERSHIP (cont.):

6. The Association and Subject Unit Owner represent and warrant that its representatives are duly authorized to execute this Map Amendment.

7. The Association, through its Board of Directors, has previously secured the approval of the requisite voting interests of the Unit Owners to authorize and direct the Association to execute and record this Map Amendment and Declaration Amendment, and any and all such other and further actions contemplated hereunder.

8. Except as amended by the terms of this Map Amendment and the Declaration Amendment, the Declaration and the Map shall otherwise remain in full force and effect.

IN WITNESS WHEREOF, the Association and Subject Unit Owners have approved and consented to and do hereby duly adopt, execute and deliverer this Map Amendment intending it to become effective as of

ASSOCIATION:

The Lulu City Condominium Association, a Colorado

Date: 9-14-2020 Title: President

State of Colorado

OPEN TO BELOW (THIRD LEVEL)

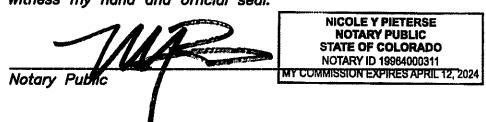
> FINISHED LOFT 132.90 S.F.

ADDED FLOOR AREA ACCORDING

LOFTS

Subscribed to and acknowledged before me this day of Sect., 2020, by Jill Digetter of Lulu City Condominium of Lulu City Condominiun Association, a Colorado nonprofit corporation.

My commission expires: 4122024
Witness my hand and official seal.



CERTIFICATE OF OWNERSHIP (cont.):

Notarial: State of Colorado

Witness my hand and official seal.

Notary Public

State of Colorado

Subscribed to and acknowledged before me this

Lender Consent:

See Reception No. 466678

Daniel M. Bergstrom Noel

See Reception No. 46648 Nicole E. Bergstrom Noel

Notary Public

See Reception No. 466679

Subscribed to and acknowledged before me this _____ day of _____, 2020, by Daniel M. Bergstrom Noel

County of San Miguel

My commission expires: Witness my hand and official seal.

gigitally signed by David Bulson 2 ate: 2020.08.31 13:40:28 -06'00'

Easement research from Land Title Guarantee Company, Order No. TLR86008831 on September 4, 2019 at 05:00

2. 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.

3. Dimensions and areas shown are to the face of drywall or finished wall surface.

4. 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.

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

6. According to FEMA Flood Insurance Rate Map 08113C0287 C, Panel Number 0287—D, dated September 30, 1992, this parcel is within Zone X; Areas determined to be outside the 100-year flood plain.

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, property included in the subdivision, or any particle for unpaid State, county or municipal ad valorem taxes special assessments certified to the County Treasure

TITLE INSURANCE CERTIFICATE:

Land Title Guarantee Company, a Colorado licensed title company, does hereby certify that we have examined the title to the lands herein shown on this Second Restated Daniel M. Bergstrom Noel and Nicole E. Bergstrom Noel and is free and clear of all liens and taxes except as follows: and valonem taxes of the Trust recorded at Reception No. 438704.

Title Insurance Company Representative

TOWN OF TELLURIDE:

BUILDING 6 UNIT AREAS ACCORDING TO CONDOMINIUM MAP

1219.49

1216.85 1216.79 1350.04 1189.75

1215.01 1220.21

1289.36 1233.56 1064.83 1058.97

1222.08

1222.13

1218.84

1221.61 1064.29

= ACCORDING TO

RECEPTION No. 438915.

** = ACCORDING TO THE

MAP AMENDMENT.

AMENDMENT RECORDED AT

This MAP AMENDMENT is hereby approved as conforming to all applicable lats of the Town of Telluride. 2 NOV Zozo 10/30/20

Buildina `Official

Date

RECORDER'S CERTIFICATE:

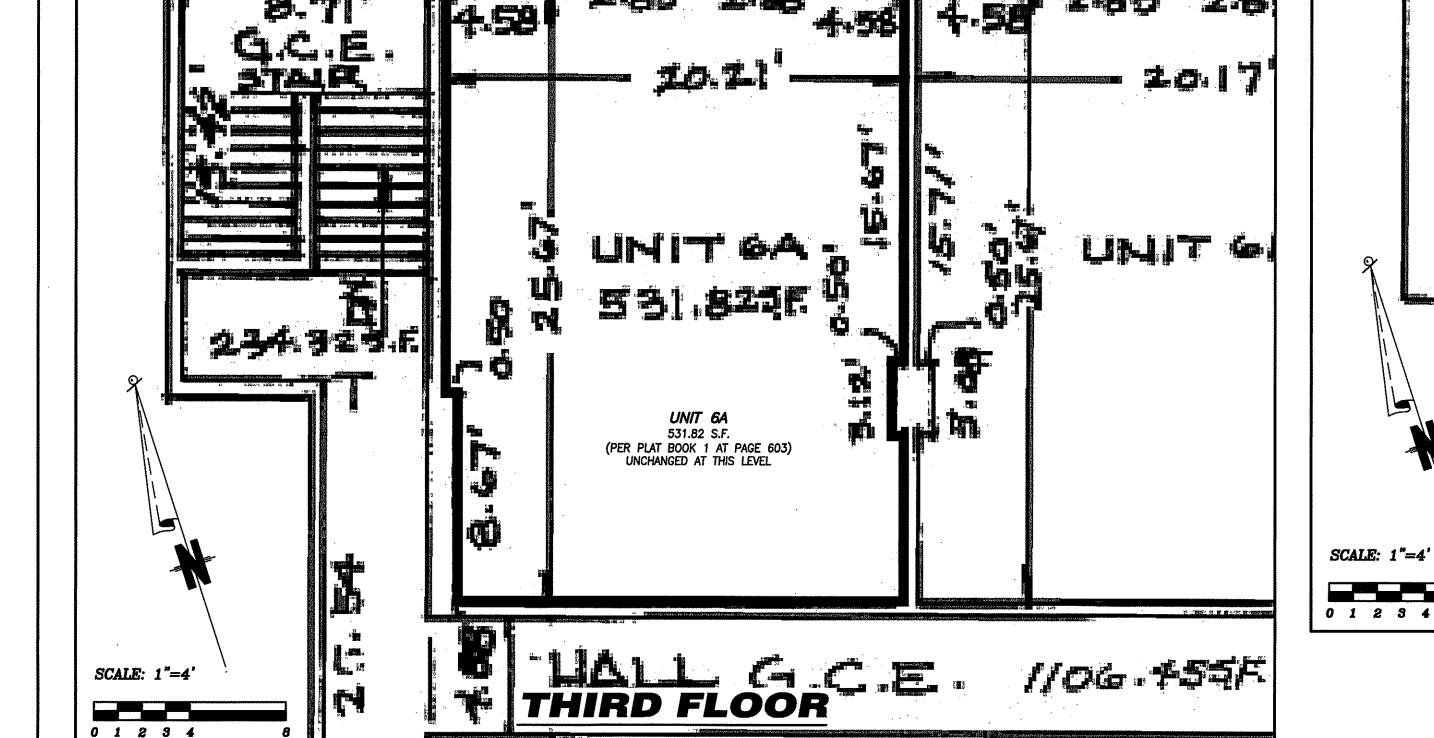
This Map Amendment was filed for record in the office of the San Miguel County Clerk and Recorder on 19th day of NOVEMBER, 2005 at Reception No. 466676.



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

ASSOCIATES, INC Start date:

TELLURIDE, COLORADO 81435 Drawing path: dwg\93126 CONDO 10-19 (Unit 6A loft expansion).dwg | Sheet1 of 1 | Project #: 93126



531.82 S.F.

(PER PLAT BOOK 1 AT PAGE 603)

SECOND FLOOR

SCALE: 1"=4"

0 1 2 3 4