

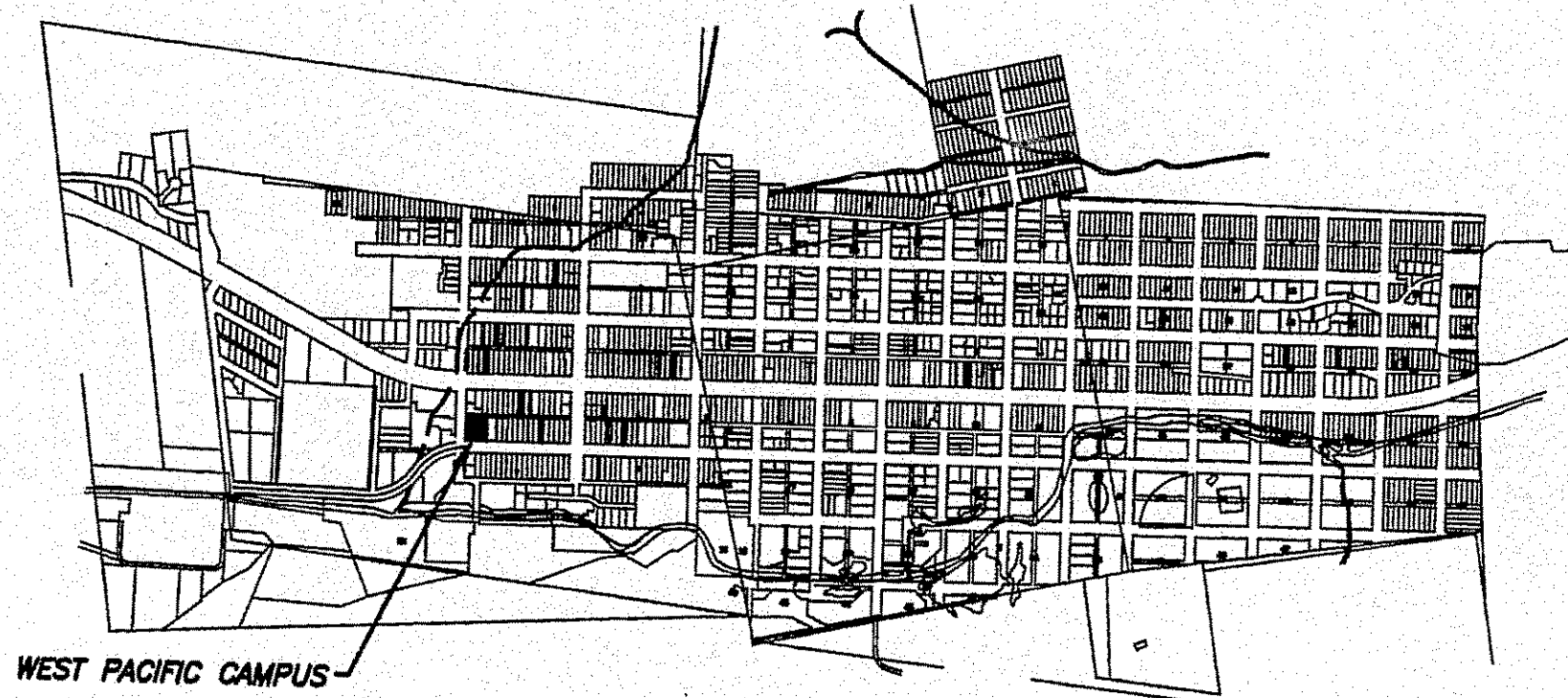
PLAT  
408007  
WEST PACIFIC CAMPUS LLC  
TO  
WEST PACIFIC CAMPUS CONDOS

CONDOMINIUM MAP FOR WEST PACIFIC CAMPUS CONDOMINIUMS  
LOT 20A-R, BLOCK 8, WEST TELLURIDE ADDITION  
LOCATED WITHIN SECTION 36, T.43 N., R.9 W., N.M.P.M.

408007  
Page 1 of 11  
SAN MIGUEL COUNTY, CO  
PEGGY NEHLIN, CLERK-RECORDER  
07-24-2009 12:59 PM Recording Fee \$111.00

State of Colorado  
County San Miguel } 12:59  
Filed for record at }  
P.M. JULY 23, 2009  
and duly recorded in plat  
book PL-1 page 4215-4225  
PEGGY NEHLIN  
County Clerk & Recorder  
By: *[Signature]*  
Fees: \$111.00

TOWN OF TELLURIDE  
VICINITY MAP  
NOT TO SCALE



CERTIFICATE OF CREATION OF COMMUNITY:

West Pacific Campus, LLC, a Colorado limited liability company ("Declarant") does hereby certify as follows:

1. Declarant is the current fee simple owner of that certain property ("Real Property") described as Lot 20A-R, a Replat of Lot 20A, Lot 18, and Lot 17, Block 8, West Telluride Addition to the Town of Telluride, according to the Plat recorded May 18, 2007 in Plat Book 1 at page 3842, San Miguel County, State of Colorado in the office of the Clerk and Recorder for San Miguel County, Colorado ("Official Records"). The term Real Property shall be deemed to include the rights, duties and obligations under those certain easements that benefit and burden the Real Property and shall further include all improvements, consisting of Buildings and other structures on the Real Property ("Improvements"). The Real Property is as depicted and described on this Map.
2. The Declarant, as the fee simple title owner of the Real Property, does hereby submit the Real Property, including the Improvements constructed thereon, to separate and common, condominium ownership and use in accordance with (i) that certain Declaration of Covenants, Conditions and Restrictions for West Pacific Campus Condominiums recorded in the Official Records at Reception No. 408007 ("Declaration"), (ii) the Colorado Common Interest Ownership Act, Colorado Revised Statutes Title 38, Article 33.3, as amended (the "Act"), and (iii) the Colorado Revised Nonprofit Corporation Act, Colorado Revised Statutes Title 7, Articles 121-137, as amended, for the purpose of exercising the functions of the condominium owners' association and creating a condominium common interest ownership community on the Real Property and the Improvements, under the name of "West Pacific Campus Condominiums, a Colorado common interest ownership community" ("Community").
3. The Community initially consists of Units and Common Elements (which includes General Common Elements and Limited Common Elements), and as may be further defined or described in the Declaration.
4. Use and development of the Real Property is further subject to the pertinent provisions of the Telluride Land Use Code ("TOWN LUC"), Telluride Design Guidelines and Telluride Municipal Code (collectively "Town Laws") and certain reviews, approvals and agreements by and with the Town of Telluride ("Town") concerning the Real Property as further defined in the Declaration ("Town Approvals").
5. The Declarant has reserved certain declarant rights, special declarant rights and development rights ("Reserved Declarant Rights"), as the same are described in the Act, the Declaration, or on this Condominium Map for West Pacific Campus Condominiums ("Map") that may be exercised by Declarant, its successors and assigns, for the period and in the manner described in the Declaration. The Reserved Declarant Rights are subject to the Town Laws and the Town Approvals.
6. The Declarant executes this Map and has executed the Declaration to define the character, duration, rights, duties, obligations and limitations of condominium common interest ownership.

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

West Pacific Campus, LLC, a Colorado limited liability company

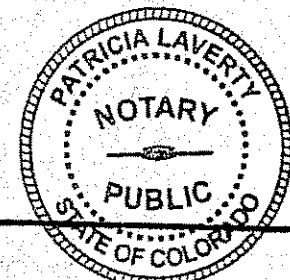
By: *[Signature]* Date: 7/7/09  
Douglas M. Price, Manager

STATE OF Colorado }  
City of Denver }  
COUNTY OF DENVER }

This document was acknowledged before me this 7th day of July, 2009 by Douglas M. Price, as the manager of West Pacific Campus, LLC, a Colorado limited liability company.

Witness my hand and official seal.

*[Signature]*  
Notary Public  
My commission expires: June 17, 2012



TOWN OF TELLURIDE:

This CONDOMINIUM MAP FOR WEST PACIFIC CAMPUS CONDOMINIUMS, is hereby approved as conforming to all applicable laws of the Town of Telluride.

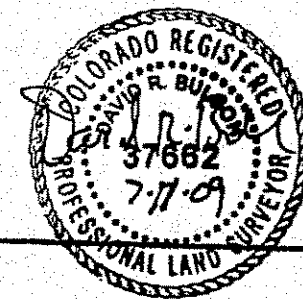
*[Signature]* 7/13/09  
Chairperson, Planning and Zoning Commission Date  
*[Signature]* 7/21/09  
Building Official Date  
*[Signature]* 7/21/09  
Planning Director Date

LAND SURVEYOR'S CERTIFICATE:

I, David R. Bulson, being a Registered Land Surveyor in the State of Colorado, do hereby certify that this map and survey of CONDOMINIUM MAP FOR WEST PACIFIC CAMPUS CONDOMINIUMS: (i) was made under my direct supervision, responsibility and checking, (ii) is true and accurate to the best of my knowledge; and (iii) is clear and legible (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 LUC and Articles 50 and 51 of Title 38, C.R.S.

Dated this 13th day of July, 2009

*[Signature]*  
David R. Bulson PLS 37682



SURVEYOR NOTES:

1. Easement research from Land Title Guarantee Company, Order No. TLR88000692, dated April 6, 2009, at 8:00 A.M.
2. The following abbreviations are defined for this Map:  
G.C.E. General Common Element  
L.C.E. Limited Common Element  
SQ.FT. Square Feet  
C.H. Ceiling Height (vertical unit boundary)
3. Dimensions as shown on this Map are taken to interior face of framing.
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. SURVEY CONTROL NOTE: Boundary lines for this survey were projected from record dimensions onto a grid derived from that Survey of Colorado Avenue recorded in the County Surveyor's Land Plats, in Book 1 at Page 30.
6. BASIS OF BEARINGS: The bearing from the brass cap monument at the intersection of Alder Street and Colorado Avenue, L.S. 24954, to the brass cap monument at the intersection of Pinon Street and Colorado Avenue, L.S. 24954, assumed as the historic bearing of S 72°06'00" E.
7. LINEAL UNITS: All distances shown hereon are U.S. survey feet.

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.

*[Signature]* 7/13/2009  
County Treasurer Date



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 Map and that the title to this land is in the name of West Pacific Campus, LLC, a Colorado limited liability company, and is free and clear of all encumbrances, liens, taxes and special assessments except as follows: **Read of Trust dated 10/9/07 for Bank of Oklahoma, N.A. at Reception #597377**

*[Signature]*  
Title Insurance Company Representative

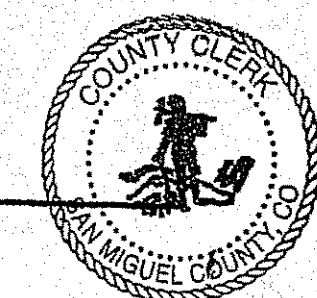
TOTAL SQUARE FOOTAGE PER UNIT

UNIT	SQUARE FOOTAGE
567A	2347 SQ. FT.
567B	1083 SQ. FT.
571A	1890 SQ. FT.
571B	717 SQ. FT.
573A	3203 SQ. FT.
573B	1910 SQ. FT.
573 1/2	336 SQ. FT.

RECORDER'S CERTIFICATE:

This Map was filed for record in the office of the San Miguel County Clerk and Recorder on this 24th day of July, 2009, at Plat Book PL-1 Page 4215-4225 Reception No. 408007 Time 12:50 PM.

*[Signature]*  
San Miguel County Clerk



PAGE 4215

Project Mgr	DB	Rev	Description	Date	By
Technician:	JC				
Checked by:					
Start date:	1-30-09				



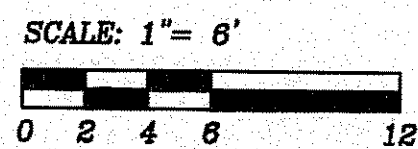
970-728-6153 970-728-6050 fax  
P.O. BOX 1385  
125 W. PACIFIC, SUITE B-1  
TELLURIDE, COLORADO 81435

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Sheet 1 of 11 Project #: 95083

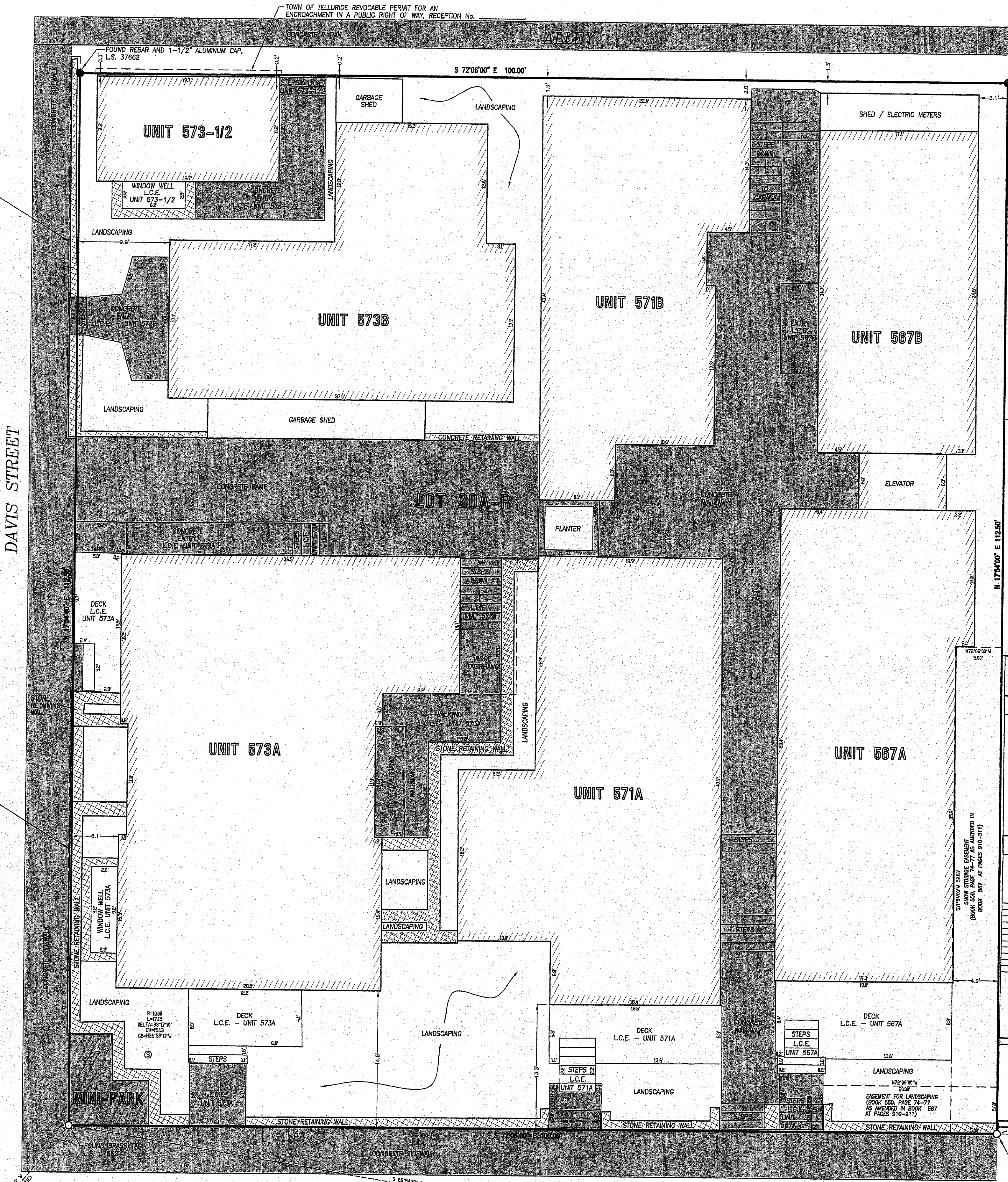


TOWN OF TELLURIDE REVOCABLE PERMIT FOR AN ENCROACHMENT IN A PUBLIC RIGHT OF WAY, RECEPTION No. 333465



DAVIS STREET

ALLEY



TOWN OF TELLURIDE REVOCABLE PERMIT FOR AN ENCROACHMENT IN A PUBLIC RIGHT OF WAY, RECEPTION No. 333465

**LEGEND**

- GRANT OF NON-EXCLUSIVE PUBLIC USE EASEMENT AND AGREEMENT RECORDED AT RECEPTION NO. [Symbol]
- POURED CONCRETE [Symbol]

**NOTE:**

General Common Elements means and includes all of the Community, except (a) portions of the Community Property contained entirely within a Unit, and/or (b) portions of the Community, which are designated as Limited Common Elements. The General Common Elements include, without limitation, and except as otherwise indicated herein or on the Community Map, the following:

- The Land;
- The Parking Garage;
- The Mini-Park;
- All areas not specifically designated as either a Unit or a LCE on the Community Map;
- Any installations consisting of equipment and materials making up any common utility and communication services, including but not limited to such services as power, gas, water, and phone lines;
- In general, all apparatus and installations existing or provided for common use; and
- All other parts of the Community, Property and Improvements necessary or convenient to the existence, maintenance and safety of the Community, or normally in common use.

PACIFIC AVENUE

(BASIS OF BEARINGS)

INTERSECTION DAVIS STREET AND PACIFIC AVENUE

INTERSECTION TOWNSEND STREET AND PACIFIC AVENUE

Project Mgr:	DB	Rev:	description	date	by
Technician:	JC				
Checked by:					
Start date:	1-30-09				

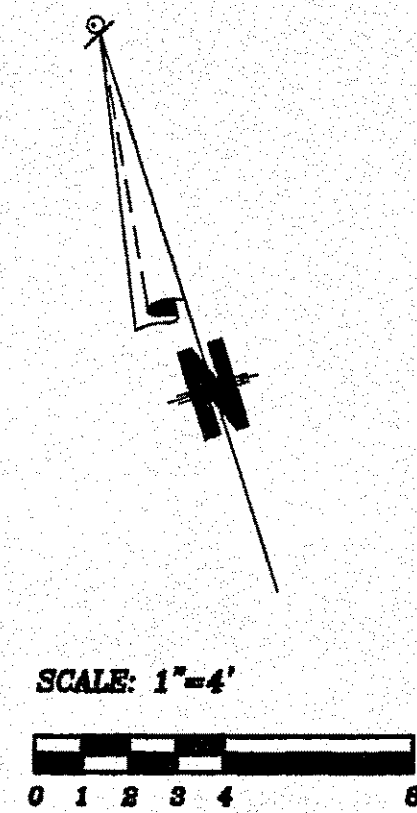
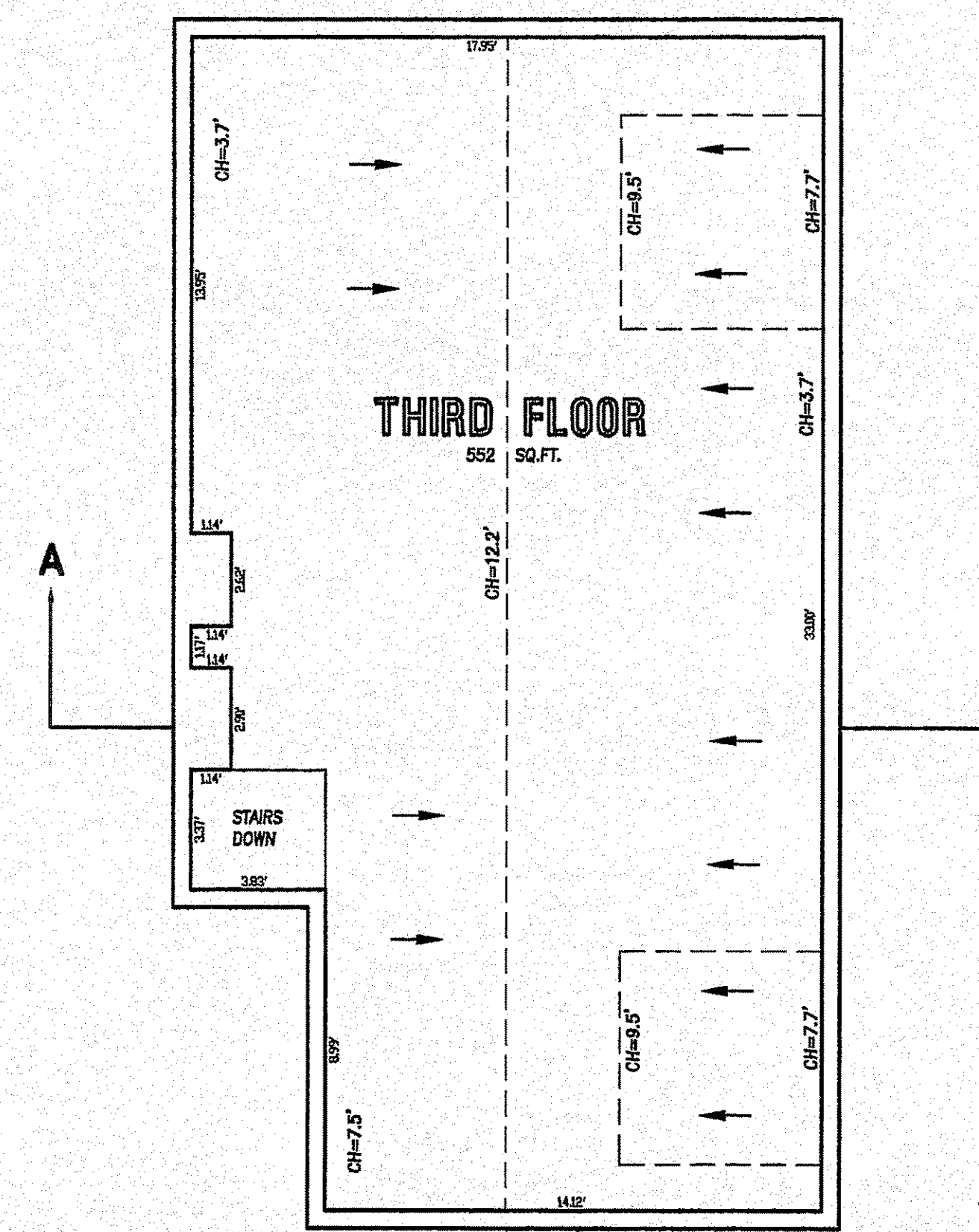
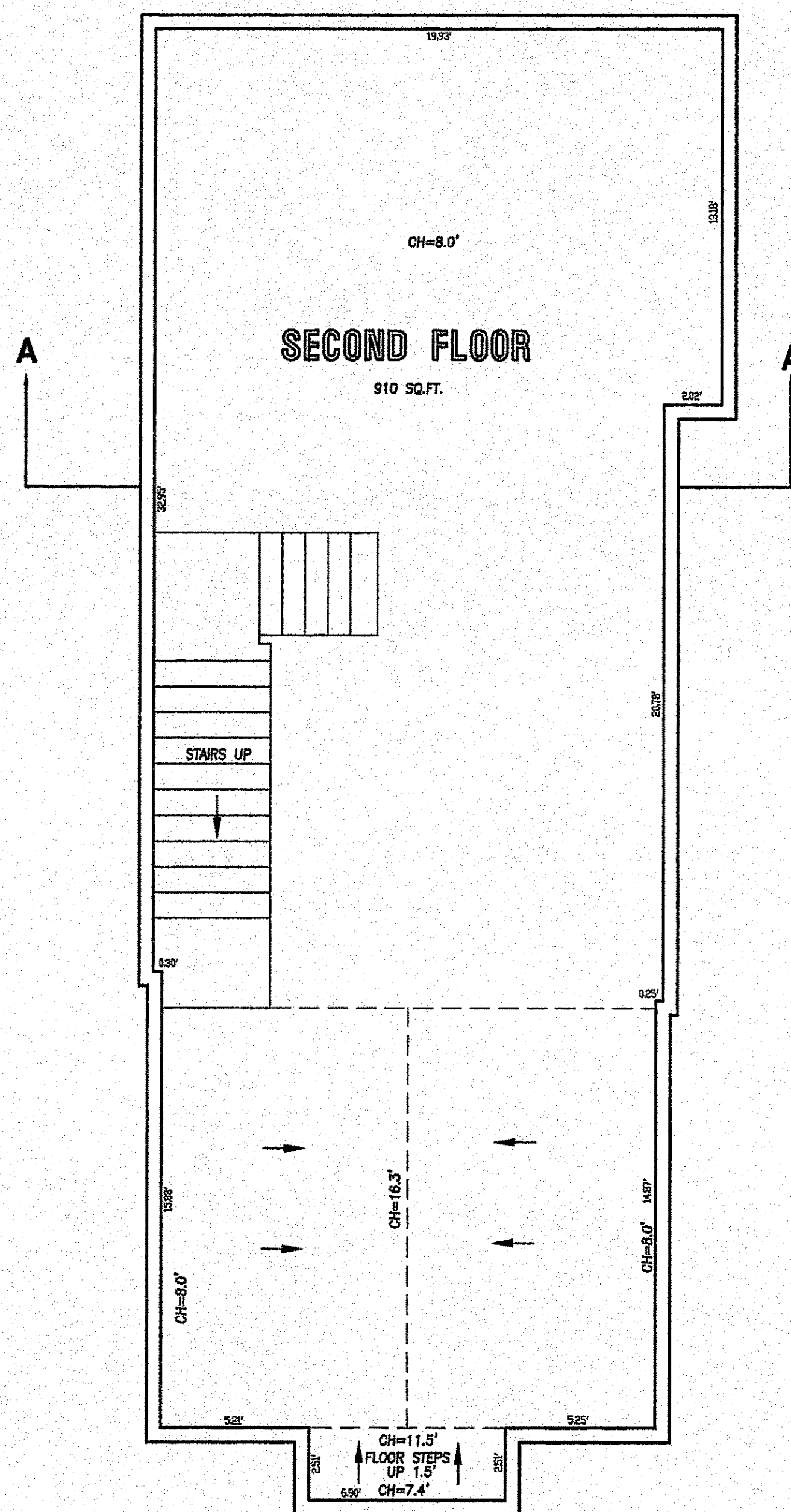
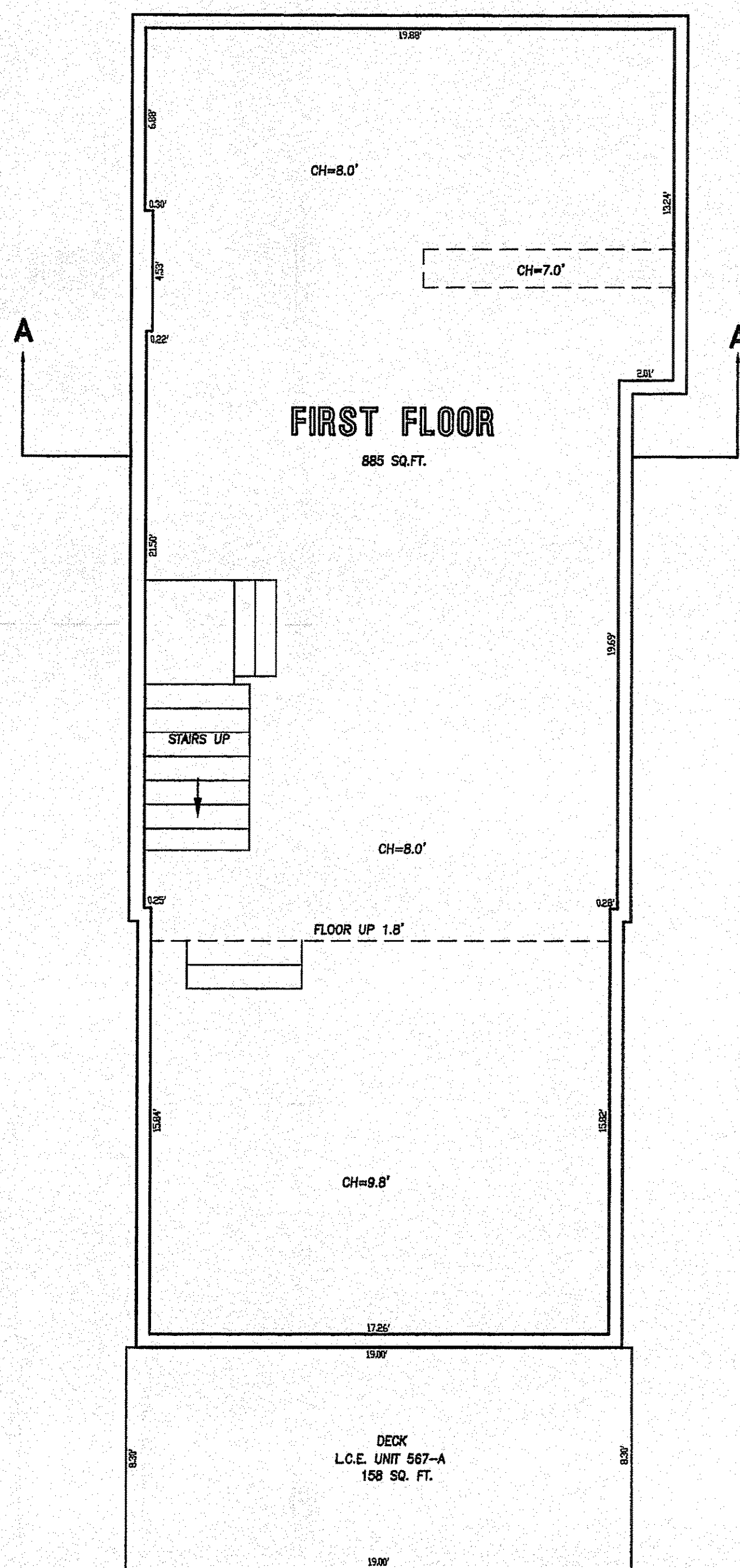


970-728-6153 970-728-6050 fax  
P.O. BOX 1385  
125 W. PACIFIC, SUITE B-1  
TELLURIDE, COLORADO 81435

PAGE 4216



CONDOMINIUM MAP FOR WEST PACIFIC CAMPUS CONDOMINIUMS  
LOT 20A-R, BLOCK 8, WEST TELLURIDE ADDITION  
LOCATED WITHIN SECTION 36, T.43 N., R.9 W., N.M.P.M.



**Legend**

- L.C.E. = LIMITED COMMON ELEMENT
- CH = CEILING HEIGHT
- SQ. FT. = SQUARE FEET
- DENOTES CHANGE IN CEILING HEIGHT (UPPER BOUNDARY)
- ↑↑ DENOTES UPWARD SLOPING CEILING

NOTE: ALL STRUCTURAL WALLS ARE CONSIDERED L.C.E. TO THE ADJACENT UNIT.

UNIT 567-A

Project Mgr:	DB	Rev.	Description	Date	By
Technician:	JC				
Checked by:					
Start date:	2-19-09				

**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

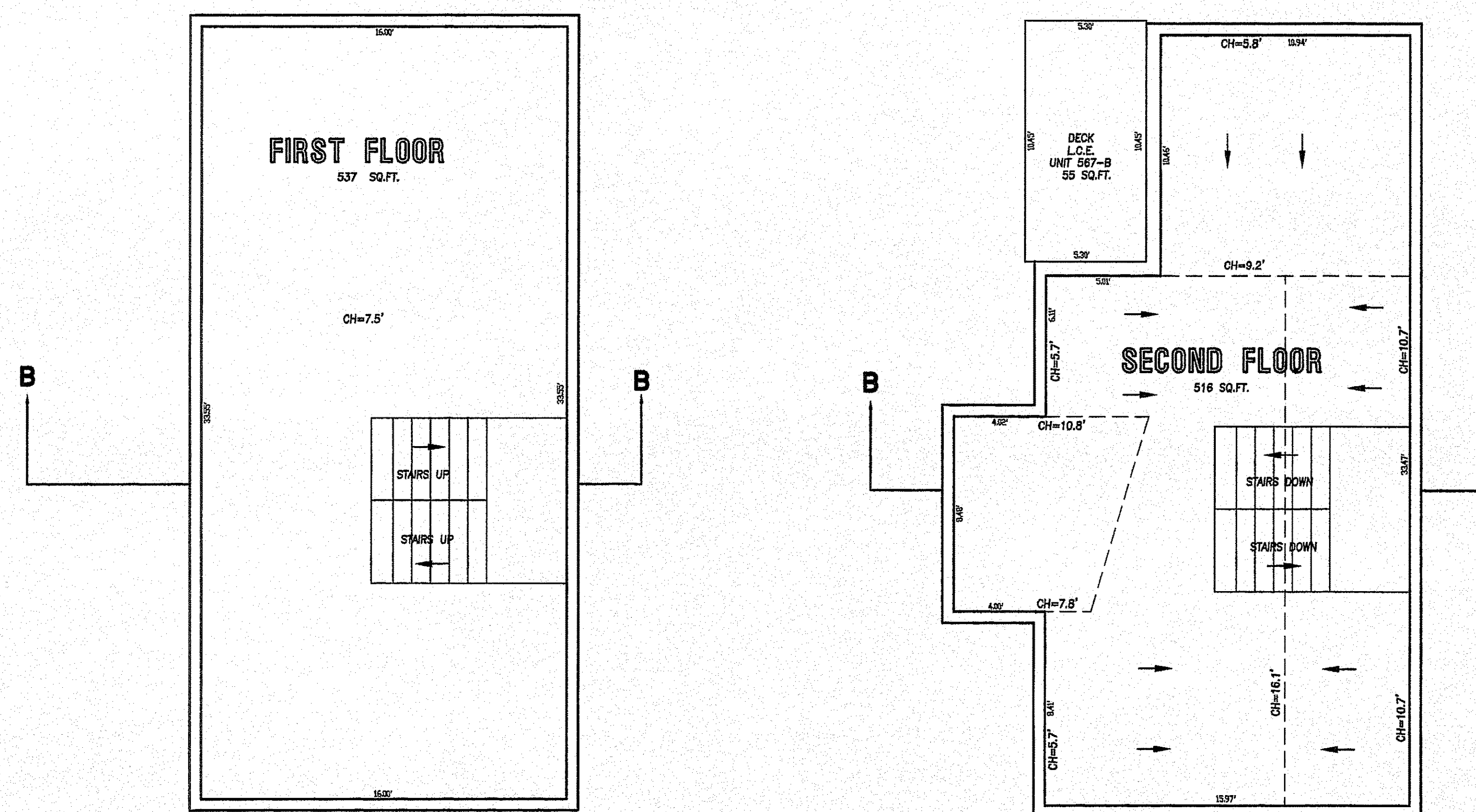
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Sheet 3 of 11 Project #: 95083

PAGE 4217

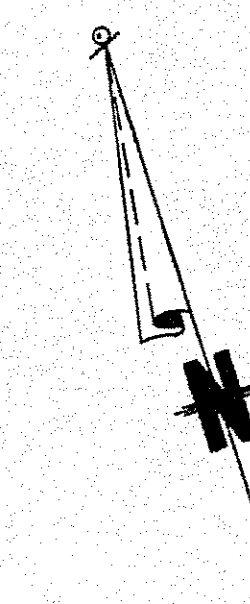
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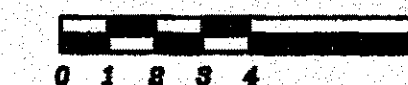
CONDOMINIUM MAP FOR WEST PACIFIC CAMPUS CONDOMINIUMS  
 LOT 20A-R, BLOCK 8, WEST TELLURIDE ADDITION  
 LOCATED WITHIN SECTION 36, T.43 N., R.9 W., N.M.P.M.



UNIT 567-B



SCALE: 1"=4'



**Legend**

L.C.E. = LIMITED COMMON ELEMENT  
 CH = CEILING HEIGHT  
 SQ.FT. = SQUARE FEET

--- DENOTES CHANGE IN CEILING HEIGHT (UPPER BOUNDARY)  
 ↑↑ DENOTES UPWARD SLOPING CEILING

NOTE: ALL STRUCTURAL WALLS ARE CONSIDERED L.C.E. TO THE ADJACENT UNIT.

Project Mgr.	DB	Rev.	Description	Date	By
Technician:	JC				
Checked by:					
Start date:	2-19-09				

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

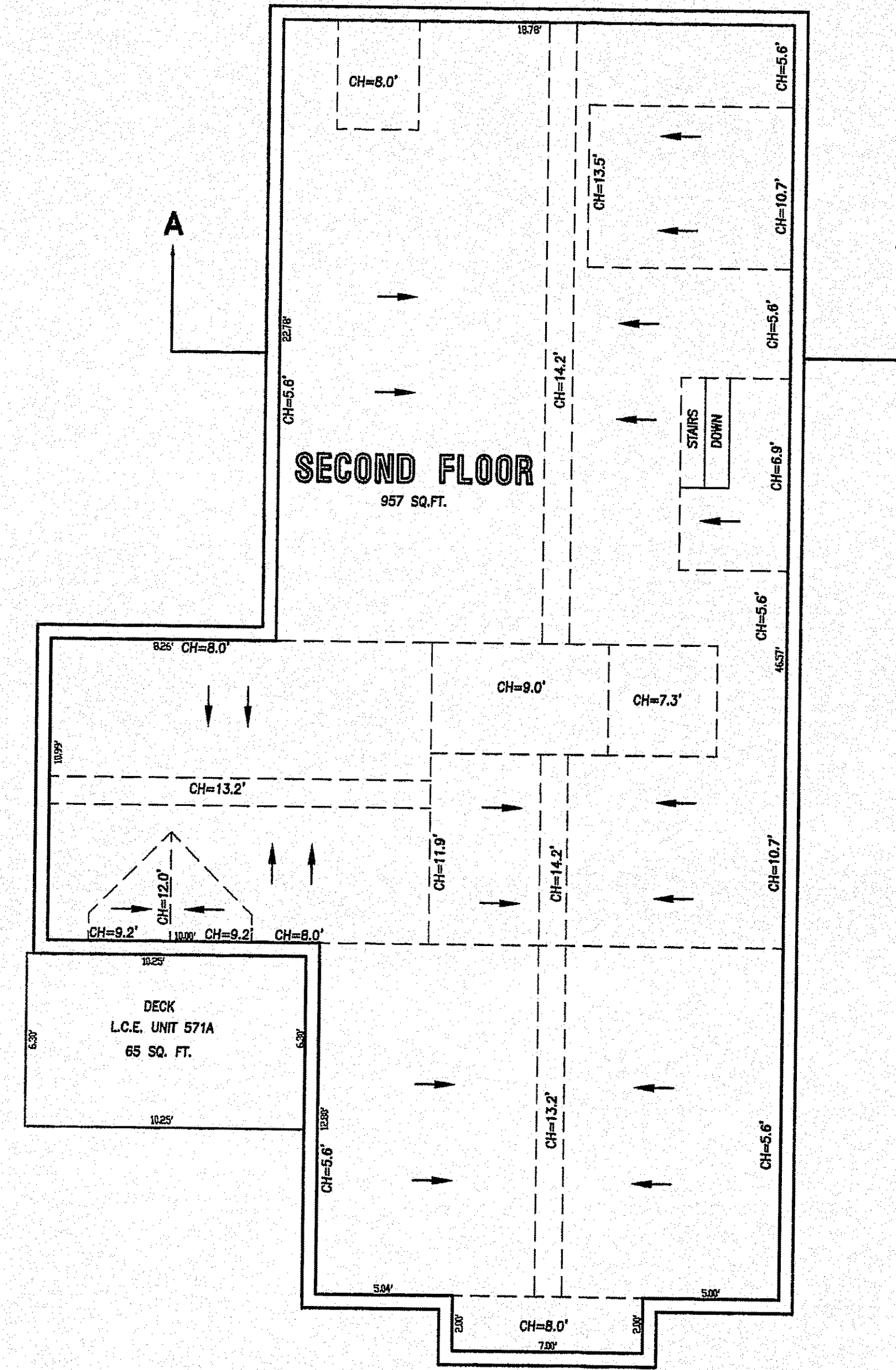
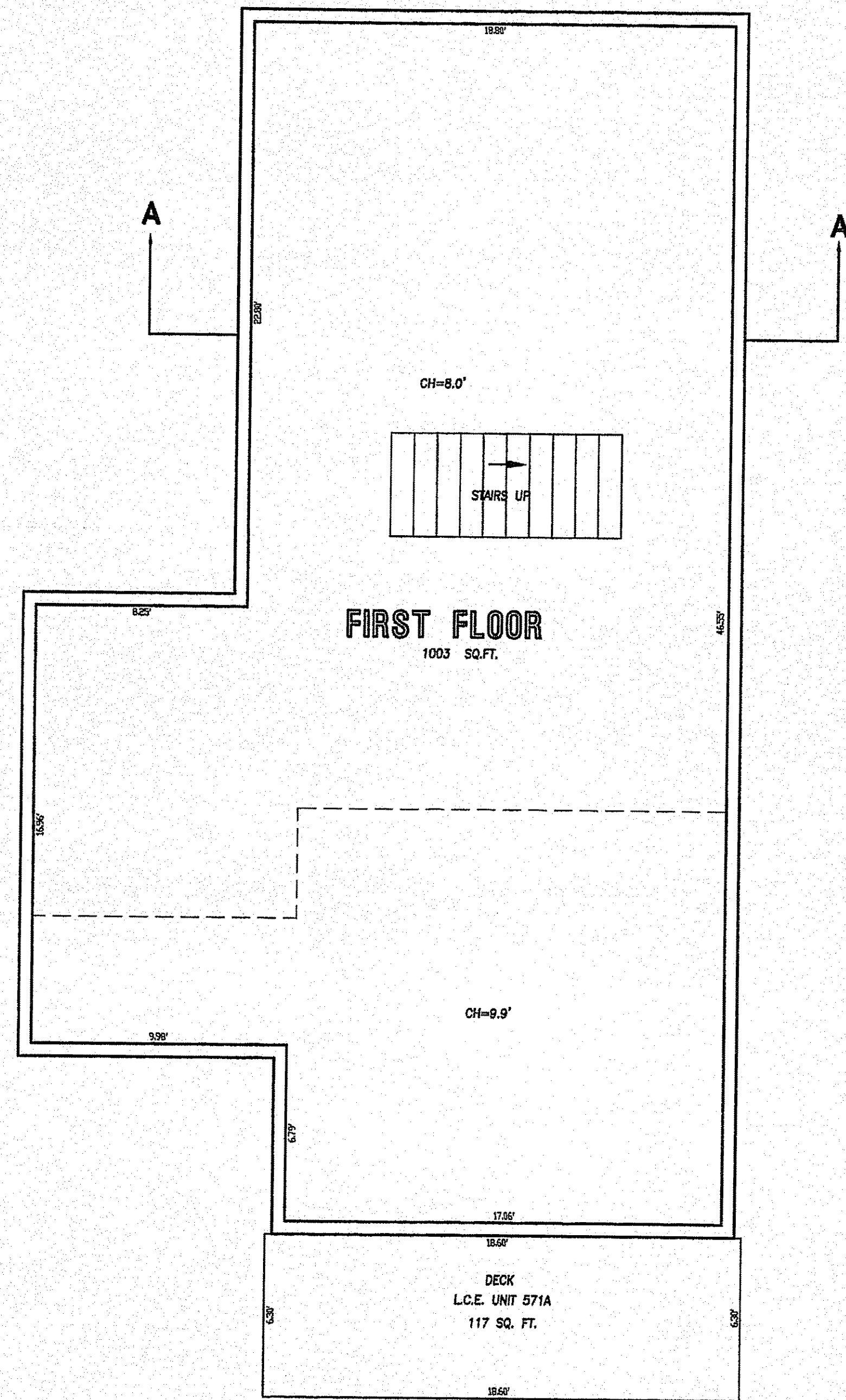
970-728-6153 970-728-6050 fax  
 P.O. BOX 1385  
 125 W. PACIFIC, SUITE B-1  
 TELLURIDE, COLORADO 81435

Drawing path: g5083\dwg\Condo2009\CONDO FLOORS.dwg Sheet 4 of 11 Project #: 95083

PAGE 4218



CONDOMINIUM MAP FOR WEST PACIFIC CAMPUS CONDOMINIUMS  
 LOT 20A-R, BLOCK 8, WEST TELLURIDE ADDITION  
 LOCATED WITHIN SECTION 36, T.43 N., R.9 W., N.M.P.M.



UNIT 571-A

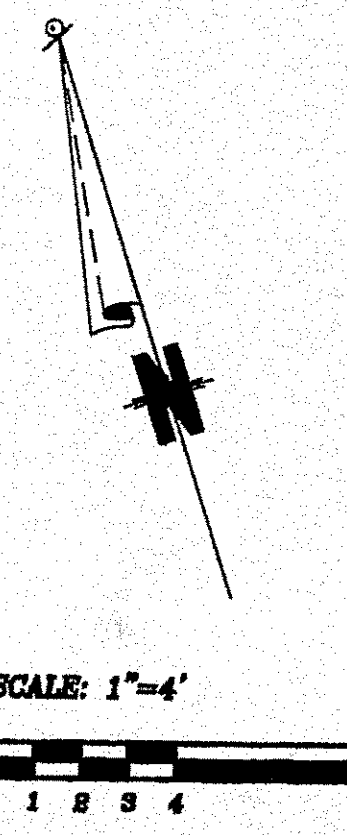
**Legend**

L.C.E. = LIMITED COMMON ELEMENT  
 CH = CEILING HEIGHT  
 SQ.FT. = SQUARE FEET

--- DENOTES CHANGE IN CEILING HEIGHT (UPPER BOUNDARY)

↑↑ DENOTES UPWARD SLOPING CEILING

NOTE: ALL STRUCTURAL WALLS ARE CONSIDERED L.C.E. TO THE ADJACENT UNIT.



PAGE 4219

Project Mgr:	DB	Rev.	Description	Date	By
Technician:	JC				
Checked by:					
Start date:	2-19-09				

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

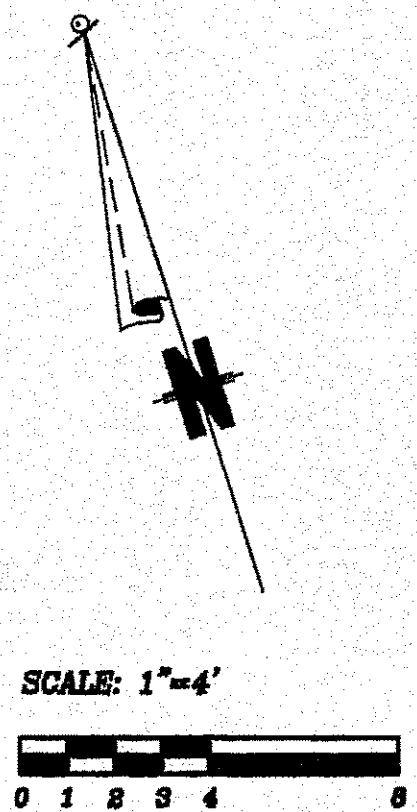
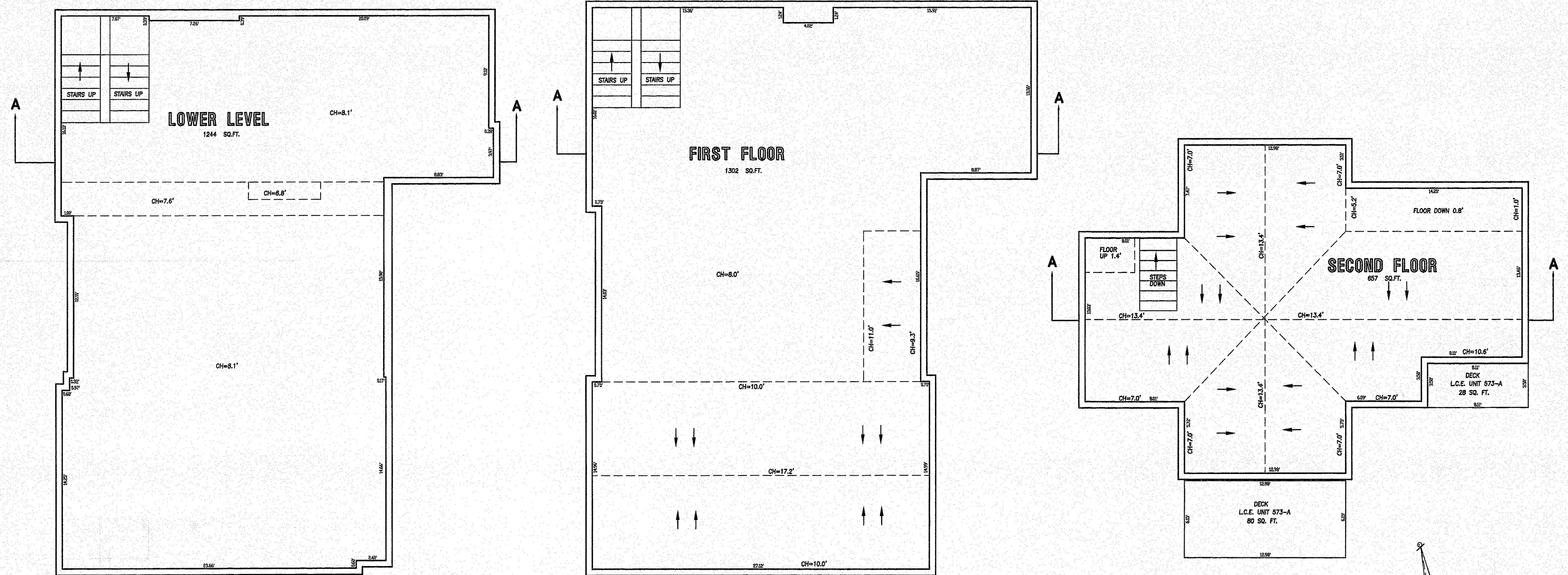
970-728-6153 970-728-6050 fax  
 P.O. BOX 1385  
 125 W. PACIFIC, SUITE B-1  
 TELLURIDE, COLORADO 81435

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 Sheet 5 of 11 Project #: 95083

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CONDOMINIUM MAP FOR WEST PACIFIC CAMPUS CONDOMINIUMS  
 LOT 20A-R, BLOCK 8, WEST TELLURIDE ADDITION  
 LOCATED WITHIN SECTION 36, T.43 N., R.9 W., N.M.P.M.



**Legend**

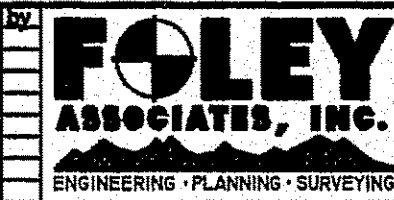
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 CH = CEILING HEIGHT  
 SQ.FT. = SQUARE FEET

--- DENOTES CHANGE IN CEILING HEIGHT (UPPER BOUNDARY)  
 ↑↑ DENOTES UPWARD SLOPING CEILING

NOTE: ALL STRUCTURAL WALLS ARE CONSIDERED L.C.E. TO THE ADJACENT UNIT.

UNIT 573-A

Project Mgr:	Rev.	Description	Date	By
DB				
Technician:	JC			
Checked by:				
Start date:	2-19-09			

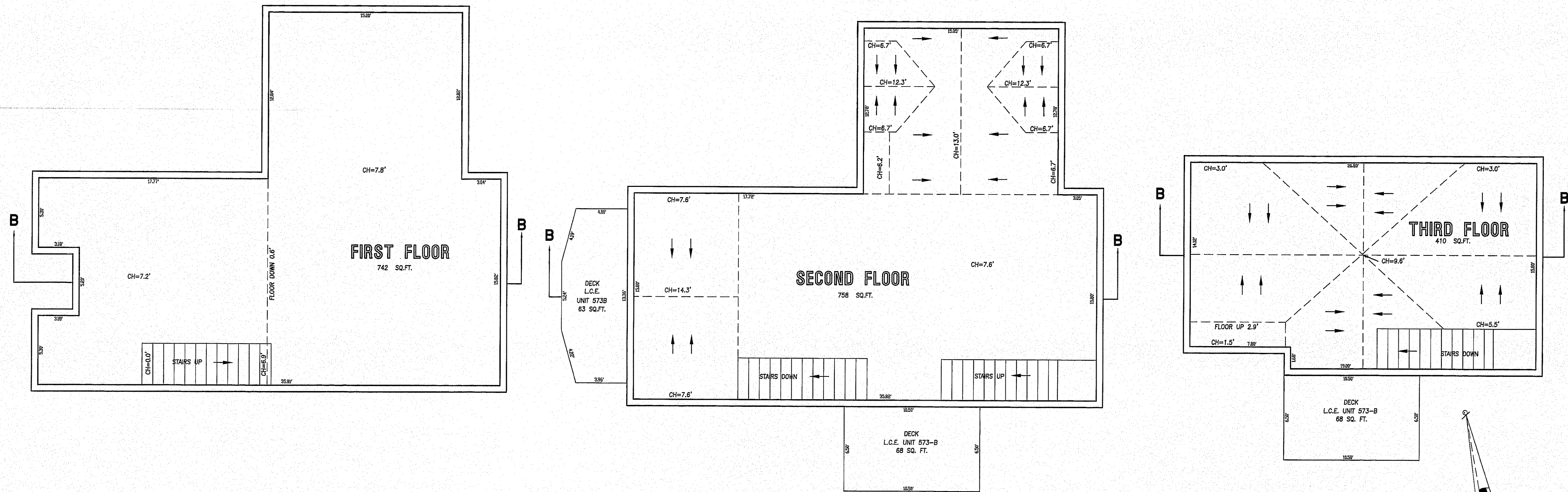


970-728-6153 970-728-6050 fax  
 P.O. BOX 1385  
 125 W. PACIFIC, SUITE B-1  
 TELLURIDE, COLORADO 81435

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CONDOMINIUM MAP FOR WEST PACIFIC CAMPUS CONDOMINIUMS  
 LOT 20A-R, BLOCK 8, WEST TELLURIDE ADDITION  
 LOCATED WITHIN SECTION 36, T.43 N., R.9 W., N.M.P.M.



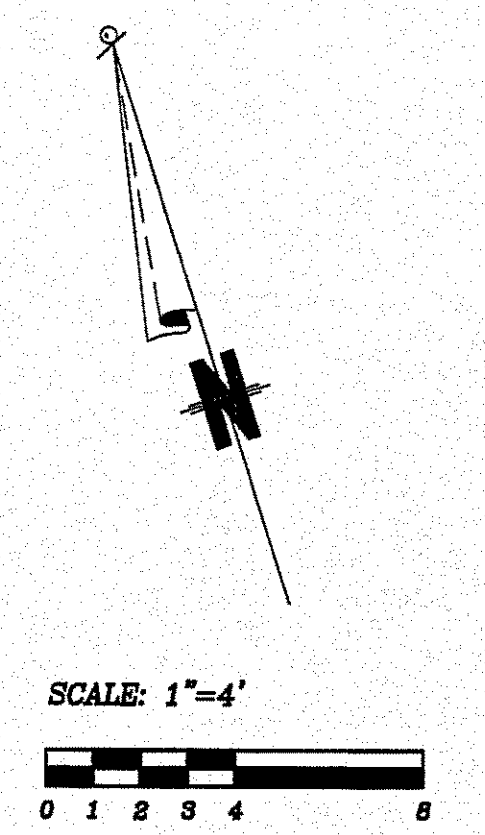
UNIT 573-B

**Legend**

L.C.E. = LIMITED COMMON ELEMENT  
 CH = CEILING HEIGHT  
 SQ.FT. = SQUARE FEET

--- DENOTES CHANGE IN CEILING HEIGHT (UPPER BOUNDARY)  
 ↑ ↑ DENOTES UPWARD SLOPING CEILING

NOTE: ALL STRUCTURAL WALLS ARE CONSIDERED L.C.E. TO THE ADJACENT UNIT.



Project Mgr:	DB	Rev.	description	date	by
Technician:	JC				
Checked by:					
Start date:	2-19-09				

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

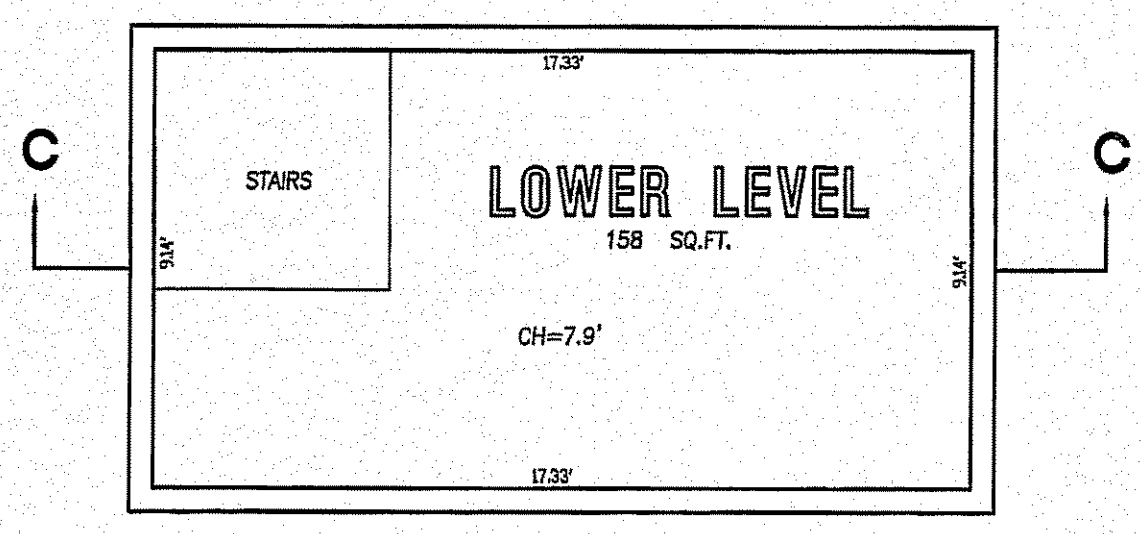
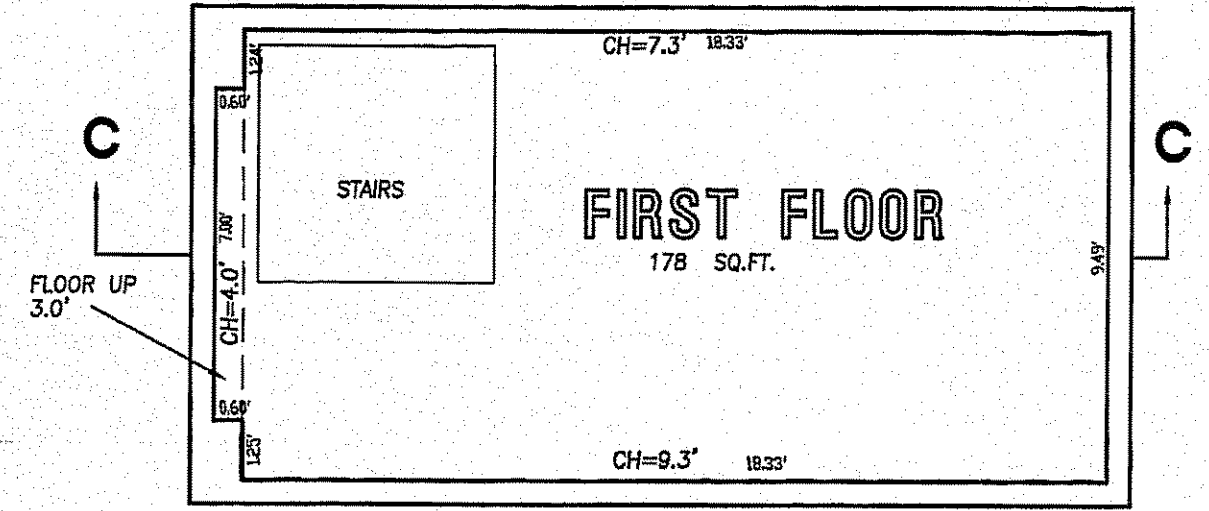
970-728-6153 970-728-6050 fax  
 P.O. BOX 1385  
 125 W. PACIFIC, SUITE B-1  
 TELLURIDE, COLORADO 81435

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 Sheet 7 of 11  
 Project #: 95083

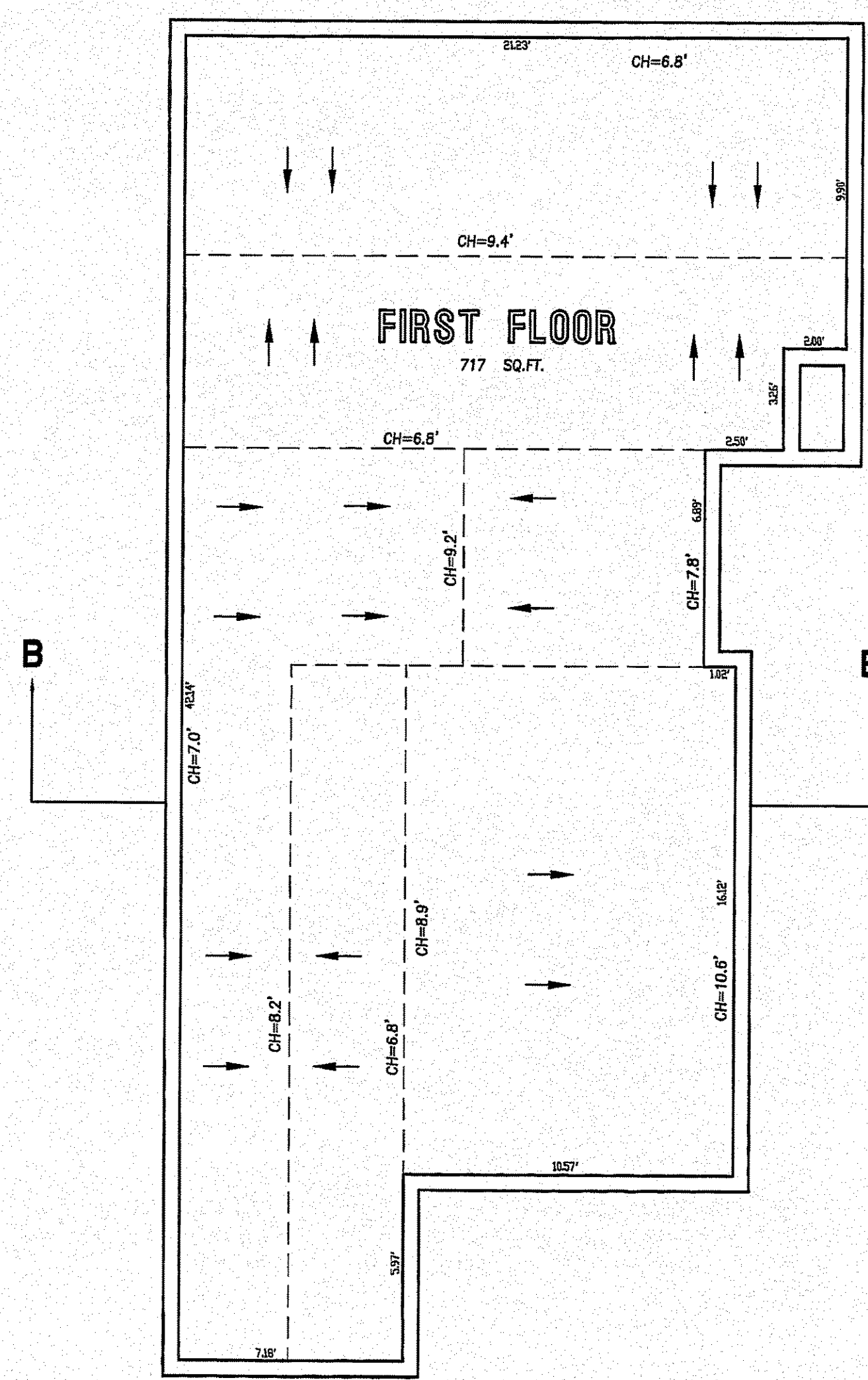
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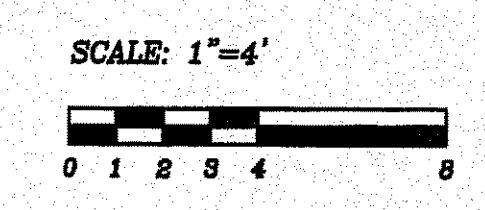
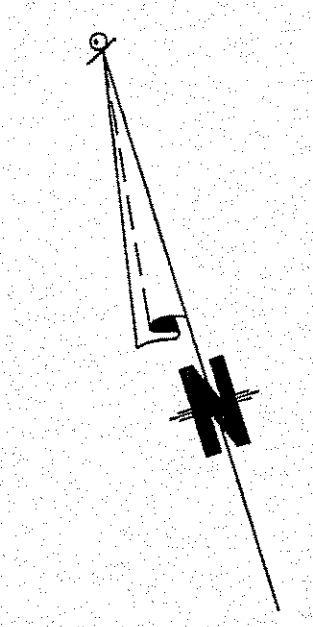
CONDOMINIUM MAP FOR WEST PACIFIC CAMPUS CONDOMINIUMS  
 LOT 20A-R, BLOCK 8, WEST TELLURIDE ADDITION  
 LOCATED WITHIN SECTION 36, T.43 N., R.9 W., N.M.P.M.



UNIT 573 1/2



UNIT 571-B



**Legend**

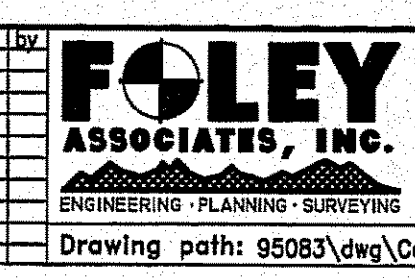
L.C.E. = LIMITED COMMON ELEMENT  
 CH = CEILING HEIGHT  
 SQ.FT. = SQUARE FEET

--- DENOTES CHANGE IN CEILING HEIGHT (UPPER BOUNDARY)

↑↑ DENOTES UPWARD SLOPING CEILING

NOTE: ALL STRUCTURAL WALLS ARE CONSIDERED L.C.E. TO THE ADJACENT UNIT.

Project Mgr:	DB	Rev.	description	date	by
Technician:	JC				
Checked by:					
Start date:	2-19-09				



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

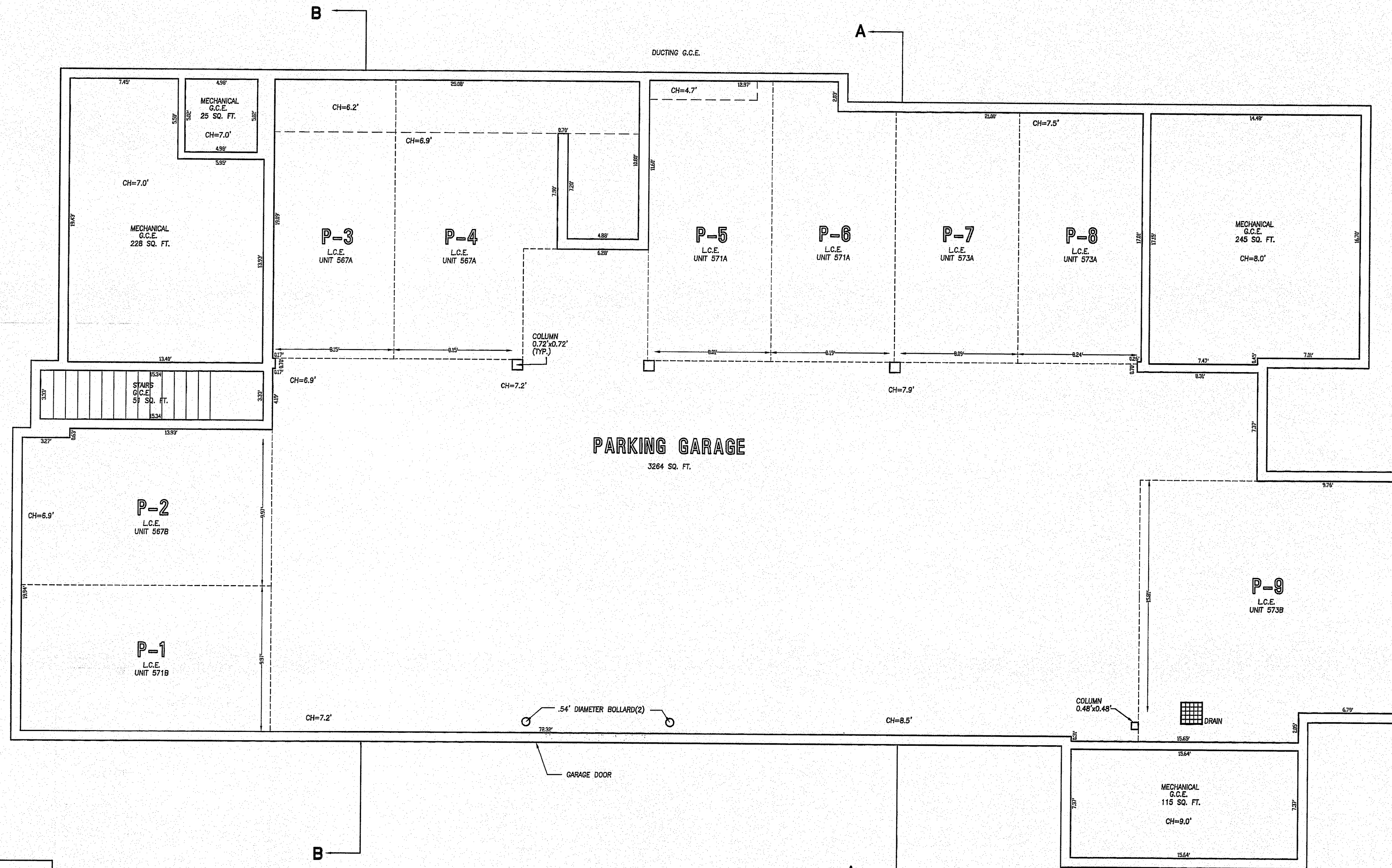
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 Sheet 8 of 11  
 Project #: 95083

PAGE 4222

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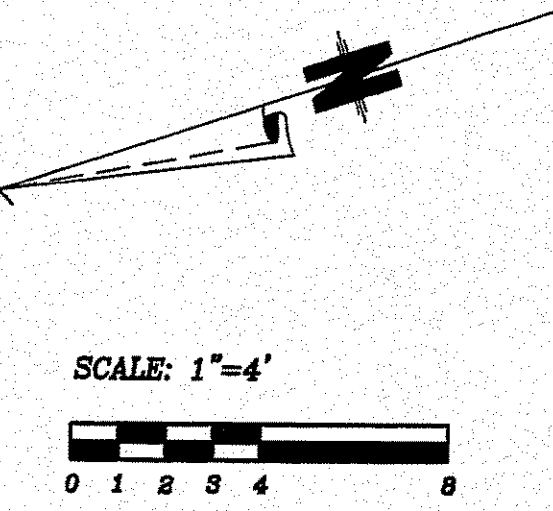
# CONDOMINIUM MAP FOR WEST PACIFIC CAMPUS CONDOMINIUMS LOT 20A-R, BLOCK 8, WEST TELLURIDE ADDITION LOCATED WITHIN SECTION 36, T.43 N., R.9 W., N.M.P.M.



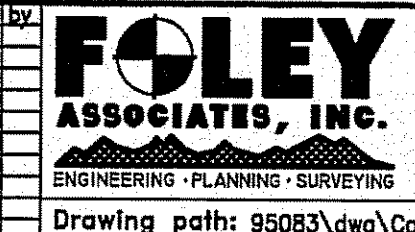
**Legend**

- L.C.E. = LIMITED COMMON ELEMENT
- CH = CEILING HEIGHT
- SQ.FT. = SQUARE FEET
- DENOTES PARKING UNIT BOUNDARY
- - - DENOTES CHANGE IN CEILING HEIGHT (UPPER BOUNDARY)
- ↑ ↑ DENOTES UPWARD SLOPING CEILING

NOTE: ALL STRUCTURAL WALLS ARE CONSIDERED L.C.E. TO THE ADJACENT UNIT.



Project Mgr:	DB	Rev:	description	date	by
Technician:	JC				
Checked by:					
Start date:	2-19-09				



**PAGE 4223**

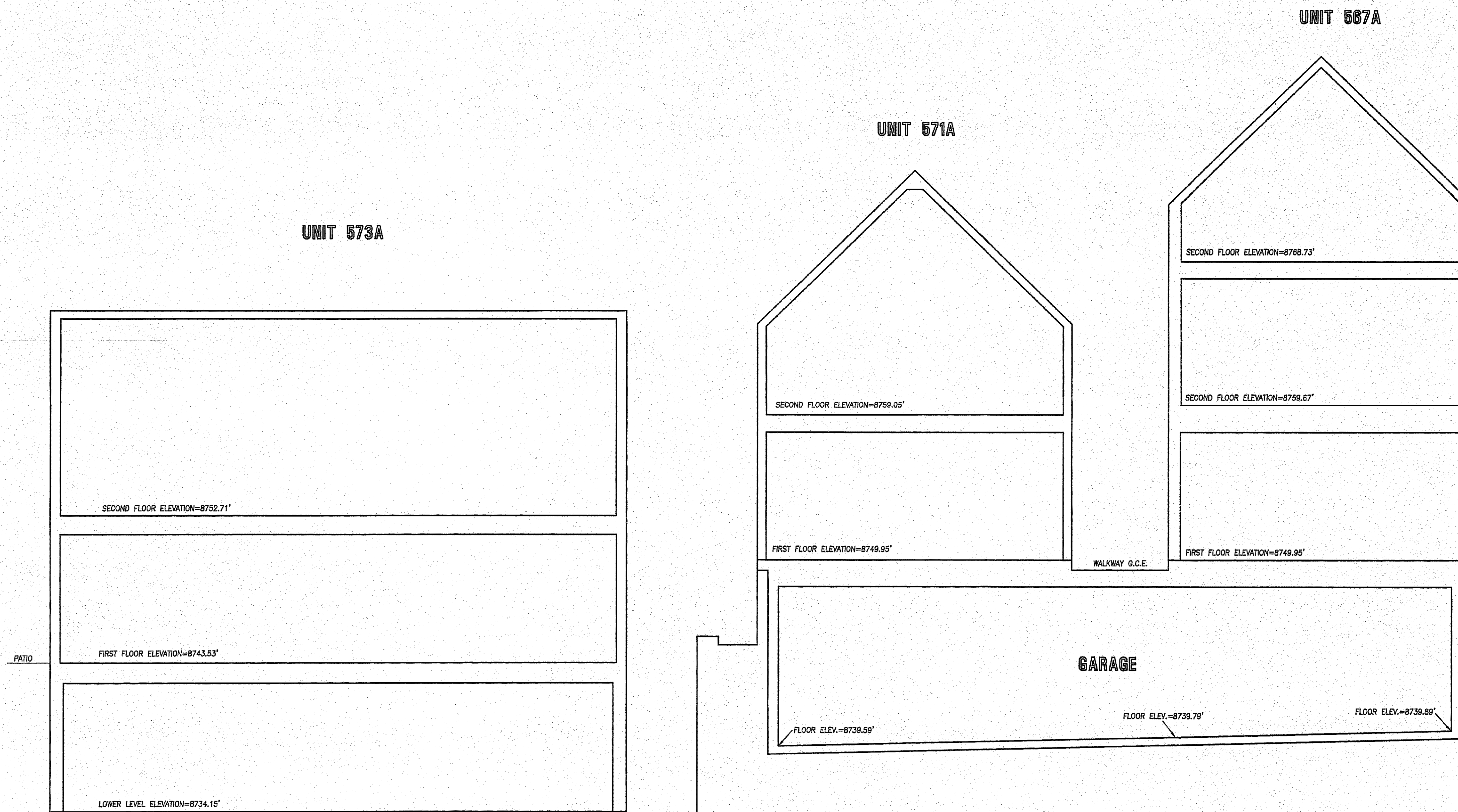
970-728-6153 970-728-6050 fax  
P.O. BOX 1385  
125 W. PACIFIC, SUITE B-1  
TELLURIDE, COLORADO 81435

Drawing path: 95083\dwg\Condo2009\CONDO\_FLOORS.dwg Sheet9 of 11 Project #: 95083

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CONDOMINIUM MAP FOR WEST PACIFIC CAMPUS CONDOMINIUMS  
 LOT 20A-R, BLOCK 8, WEST TELLURIDE ADDITION  
 LOCATED WITHIN SECTION 36, T.43 N., R.9 W., N.M.P.M.



CROSS SECTION A-A

SCALE: 1"=4'



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Project Mgr:	DB	Rev.	description	date	by
Technician:	JC				
Checked by:					
Start date:	2-21-09				

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

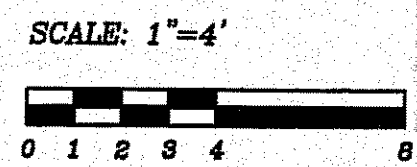
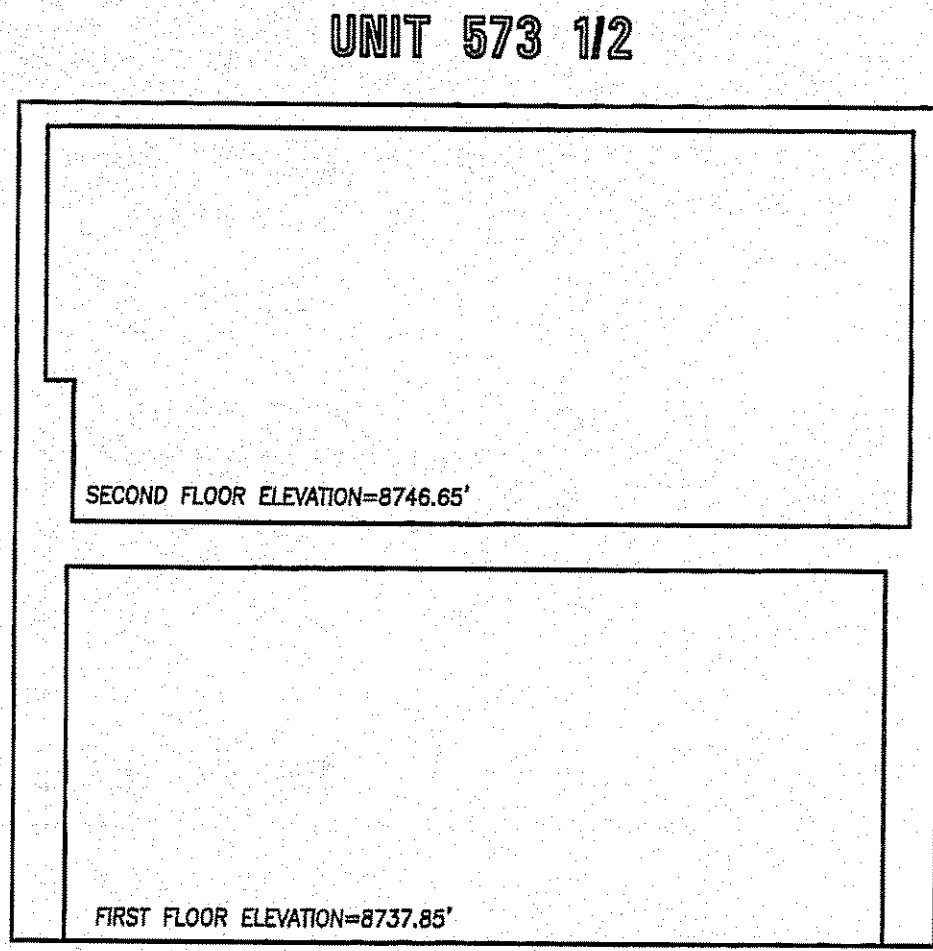
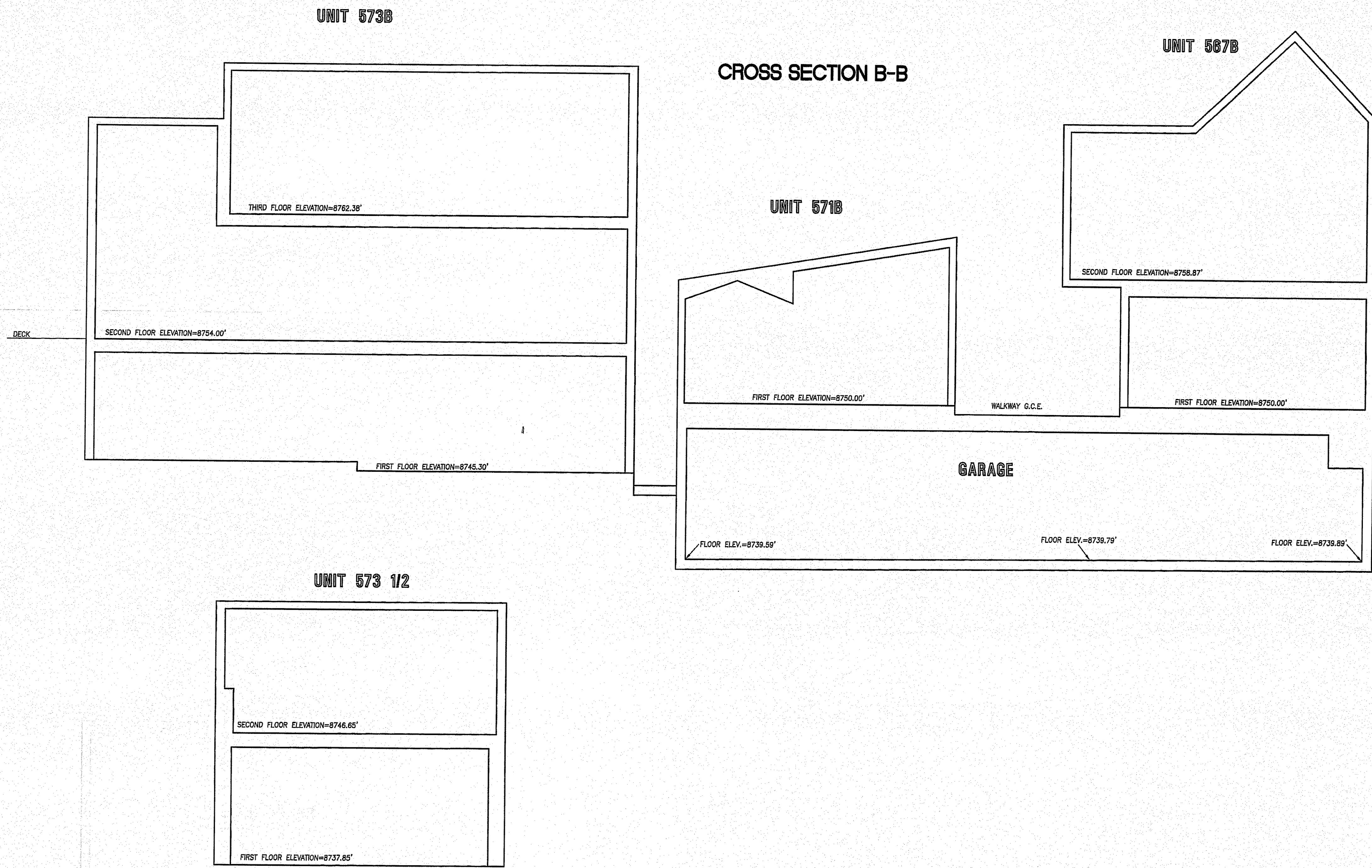
970-728-6153 970-728-6050 fax  
 P.O. BOX 1385  
 125 W. PACIFIC, SUITE B-1  
 TELLURIDE, COLORADO 81435

Drawing path: 95083\dwg\Condo2009\CROSS SECTIONS.dwg Sheet 10 of 11 Project #: 95083

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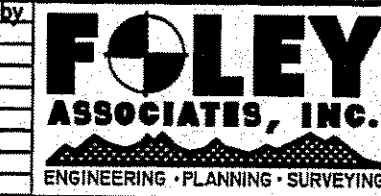


CONDOMINIUM MAP FOR WEST PACIFIC CAMPUS CONDOMINIUMS  
 LOT 20A-R, BLOCK 8, WEST TELLURIDE ADDITION  
 LOCATED WITHIN SECTION 36, T.43 N., R.9 W., N.M.P.M.



CROSS SECTION C-C

Project Mgr:	DB	Rev.	Description	Date	By
Technician:	JC				
Checked by:					
Start date:	2-21-09				



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