

**RESOLUTION OF THE TOWN COUNCIL  
OF THE TOWN OF MOUNTAIN VILLAGE,  
MOUNTAIN VILLAGE, COLORADO  
APPROVING AMENDMENT TO FINAL PLAT FOR  
REZONE TO EFFICIENCY LODGE UNITS  
LOT 42B**

**Resolution No. 1997 - 0923-23**

**Whereas**, Steve Hilbert, Arthur K. And Jane S. Mason, Fred M. Cone Jr. CSO Blue Mesa Partners, Ronald D. And July R. Porte, Peter Ricciardelli, Samuel J. And Susan M. Buffone, Terry F. And Margaret Lenzner, Telluride Associates the owners of record of real property described as lot 42B, Mountain Village; and

**Whereas**, Steve Hilbert on behalf of the owners has requested approval of an Amendment to the Final Plat Rezone to Efficiency Lodge Units, and

**Whereas**, the duly recorded plat of lot 42 designates the following:

Current Platting Status

Lot 42B      10 Condominium Units      30 Population Density  
(18 lock offs)

**Whereas**, in compliance with the provisions of Section 3.5.2 of the Land Use Ordinance and with due consideration of the matters set forth in the application filed, this application does hereby propose the following plat amendment:

**Whereas**, The purpose for the rezone is to take advantage of the condominium conversion allowable under the Town of Mountain Village LUO to legally separate Blue Mesa Lodge Units into distinct ownership segments in order to create a market for the units. The proposed rezone will not result in any increase in the overall density of the Mountain Village.

Proposed Platting Status

Lot 42B      28 Efficiency Lodge Units      14 Population Density

**Whereas**, the Design Review Board (DRB) considered this application, along with evidence and testimony, at a public meeting held September 11, 1997. Upon concluding their review, the Board voted in favor of the Rezone, and recommended approval to the Town Council waiving the requirement to provide the additional four (4) parking spaces due to the pre-existing circumstances.

TMT - 98090041

**Whereas**, the Town of Mountain Village, Town Council considered this application, along with evidence and testimony, at a public meeting September 23, 1997.

**Now, Therefore, Be It Resolved** that the Town Council of the Town of Mountain Village, Mountain Village Colorado, hereby approves/~~denies~~ the Amendment to Final Plat Lot 42B, Rezone to 28 Efficiency Lodge Unit, Mountain Village and authorizes the Mayor to sign the Resolution subject to the following conditions:

- 1.) Retiring the remaining density currently associated with Lot 42B.
- 2.) Approval by the Town Council of the variance to the LUO waiving the requirement to provide the additional four parking spaces due to the pre-existing condition.
- 3.) Receiving all required signatures and certificates prior to the Mayor signing the resolution and recordation.

**Be It Further Resolved** that Lot 42B may be developed as submitted in accordance with Resolution NO. 1997-0923-23.

Lot 42B      28      Efficiency Lodge Units      14 Population Density

**Approved/**~~Denied~~ by the Town Council, Town of Mountain Village at a public meeting September 23, 1997.

**Town of Mountain Village, Town Council**

by:

  
William A. Hanley III, Mayor

Attest:

by:

  
Town Clerk

**TOWN OF MOUNTAIN VILLAGE**  
**DEPARTMENT OF PLANNING AND DESIGN REVIEW**

117 Lost Creek Lane, Post Office Box 11162 Mountain Village, Co. 81435 Telephone (970) 728-7460 Fax (970) 728-7532

MEMORANDUM

**DATE:** September 18, 1997  
**TO:** Mayor,  
Town Council  
**RE:** Lot 42B Rezone 10 Condominium Units to 28 Efficiency Lodge Units

\*\*\*\*\*

This application is presented by Steve Hilbert for the conversion of 10 existing condominium units with 18 lock-offs to 28 Efficiency Lodge Units. Efficiency Lodge Units carry a density of .50 persons. Thus, a change in use and number of units will occur. The new use and density would be 28 Efficiency Lodge Units 14 population density for short term rental.



Former Use	Former Density	New Use	New Density
10 Condominiums (18 Lock-offs)	30 Population Density	28 Eff. Lodge Units	14 Population Density

a decrease in overall density population for lot 42B of 16.

Pursuant to Ordinance No. 1997-01, once these units have been converted, they **will not be allowed to re-convert to a Condominium unit nor will they be permitted to convert into any other designated density.**

The applicant has expressed, on behalf of the owners, that the remaining density associated with the lot will be retired due to the nature of the project and difficulties that would arise with multi-owners of lot 42B.

Additionally, the applicant is requesting a variance to the LUO requirement to provide four (4) additional parking spaces be waived due to the pre-existing conditions.

Parking Plan-Ordinance No. 1997-01 of the LUO requires that on-site parking be provided utilizing the formula/ratio of .50 spaces per unit. Specific to the Village Core the DRB shall require that all on-site parking be developed underground. If, based upon the review and approval of the DRB, such requirements cannot be met on-site, the owner may contribute to the Mountain Village Metropolitan District Parking Fund. The required number of parking spaces per the conversion would be 14 required spaces (28 Eff. Lodge Units x .50 = 14). Currently under the pre existing conditions there are 10 parking spaces available. Pursuant to the LUO an additional four (4) spaces would be required.

## **Department Comments**

Potential problems with parking that may arise with creating units without additional parking. The applicant believes that sufficient parking already exist.

Increased traffic in the area may or may not occur as a result of the rezone since each unit is currently being rented out in a manner that is consistent with the proposed rezone.

The applicant complied with the 30 day noticing requirements.

Staff has not received any objections, at this writing, to the conversion.

## **Recommendation**

The Design Review Board considered this application, along with evidence and testimony, at a public meeting held September 11, 1997. Upon concluding their review, the Board voted in favor of the Rezone/Condominium Conversion, and recommended approval to the Town Council waiving the requirement to provide the additional parking spaces due to the pre-existing circumstances.

**Suggested Motion: Approval** of the Amendment to the Final Plat Lot 42B, Rezone/Condominium Conversion, Telluride Mountain Village subject to the following condition:

- 1.) Retiring the remaining density currently associated with Lot 42B.
- 2.) Approval by the Town Council of the variance to the LUO waiving the requirement to provide the additional four parking spaces due to the pre-existing condition.
- 3.) Receiving all required signatures and certificates prior to the Mayor signing the resolution and recordation.

**RESOLUTION OF THE TOWN COUNCIL  
OF THE TOWN OF MOUNTAIN VILLAGE,  
MOUNTAIN VILLAGE, COLORADO  
APPROVING AMENDMENT TO FINAL PLAT FOR  
REZONE TO EFFICIENCY LODGE UNITS  
LOT 42B**

**Resolution No. 1997 - \_\_\_\_\_**

**Whereas**, Steve Hilbert, Arthur K. And Jane S. Mason, Fred M. Cone Jr. CSO Blue Mesa Partners, Ronald D. And July R. Porte, Peter Ricciardelli, Samuel J. And Susan M. Buffone, Terry F. And Margaret Lenzner, Telluride Associates the owners of record of real property described as lot 42B, Mountain Village; and

**Whereas**, Steve Hilbert on behalf of the owners has requested approval of an Amendment to the Final Plat Rezone to Efficiency Lodge Units, and

**Whereas**, the duly recorded plat of lot 42 designates the following:

Current Platting Status

Lot 42B	10 Condominium Units	30 Population Density
	(18 lock offs)	

**Whereas**, in compliance with the provisions of Section 3.5.2 of the Land Use Ordinance and with due consideration of the matters set forth in the application filed, this application does hereby propose the following plat amendment:

**Whereas**, The purpose for the rezone is to take advantage of the condominium conversion allowable under the Town of Mountain Village LUO to legally separate Blue Mesa Lodge Units into distinct ownership segments in order to create a market for the units. The proposed rezone will not result in any increase in the overall density of the Mountain Village.

Proposed Platting Status

Lot 42B	28 Efficiency Lodge Units	14 Population Density
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**Whereas**, the Design Review Board (DRB) considered this application, along with evidence and testimony, at a public meeting held September 11, 1997. Upon concluding their review, the Board voted in favor of the Rezone, and recommended approval to the Town Council waiving the requirement to provide the additional four (4) parking spaces due to the pre-existing circumstances.

**Whereas**, the Town of Mountain Village, Town Council considered this application, along with evidence and testimony, at a public meeting September 23, 1997.

**Now, Therefore, Be It Resolved** that the Town Council of the Town of Mountain Village, Mountain Village Colorado, hereby approves/denies the Amendment to Final Plat Lot 42B, Rezone to 28 Efficiency Lodge Unit, Mountain Village and authorizes the Mayor to sign the Resolution subject to the following conditions:

- 1.) Retiring the remaining density currently associated with Lot 42B.
- 2.) Approval by the Town Council of the variance to the LUO waiving the requirement to provide the additional four parking spaces due to the pre-existing condition.
- 3.) Receiving all required signatures and certificates prior to the Mayor signing the resolution and recordation.

**Be It Further Resolved** that Lot 42B may be developed as submitted in accordance with Resolution NO. \_\_\_\_\_.

Lot 42B      28      Efficiency Lodge Units      14 Population Density

**Approved/Denied** by the Town Council, Town of Mountain Village at a public meeting September 23, 1997.

**Town of Mountain Village, Town Council**

by: \_\_\_\_\_  
William A. Hanley III, Mayor

Attest:

by: \_\_\_\_\_  
Town Clerk

**ORDINANCE AMENDING LAND USE ORDINANCE  
TOWN OF MOUNTAIN VILLAGE, COLORADO  
ORDINANCE NO. 1997-01**

**AN ORDINANCE AMENDING SECTIONS 2.3.15, 2.3.32, 2.3.43 AND 6.14.3 OF THE LAND USE ORDINANCE OF THE TOWN OF MOUNTAIN VILLAGE.**

**BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, the following:**

**SECTION 1: AMENDMENT AND ADOPTION**

**SECTION 2.3.15, 2.3.32, 2.3.43 AND 6.14.3 OF THE LAND USE ORDINANCE OF THE TOWN OF MOUNTAIN VILLAGE ARE HEREBY DELETED IN THEIR ENTIRETY AND THE FOLLOWING LANGUAGE IS ADOPTED IN REPLACEMENT THEREOF:**

SECTION 2.3.15 **Condominium Unit** is an individual air space dwelling unit, together with the interest in the common elements appurtenant to such units, established pursuant to C.R.S. §38-33-101, *et. seq.* A Condominium unit shall not have any limits as to square footage and may include up to two lock-offs at no additional allocation of density.

SECTION 2.3.15.1 **Condominium Conversion** lots zoned for three (3) or more Condominium units and lots located within the Village Core, defined by the Design Review Board as shown on "Attachment A", which are zoned for two (2) or more Condominium units, shall have a right to convert one or more Condominium units to Lodge Units or Efficiency Lodge Units using the following formula:

<u>Population Density:</u>	
Condominium Unit	3.00 Persons
Lodge Unit	0.75 Persons
Efficiency Lodge Unit	0.50 Persons

Lots which are zoned Hotel, as defined on the Town of Mountain Village Official Town Plat, **shall not** be allowed to convert to a regular 3.00 person Condominium unit or to a Lodge unit or to an Efficiency Lodge unit. Once a Condominium unit has been converted to either a Lodge unit or to an Efficiency Lodge unit, utilizing the aforementioned formula, such units shall not be allowed to re-convert to a Condominium unit, nor shall it be permitted to convert into any other designated density.

The following lots, i.e. lots 130, 150, 152A, 152B, 152C, 153, 154, 155, 157A, 157B, 157C, 158, 159, 163, 164A, 165, 166, 167, AR613-A, AR613-D, AR613-E, 615B, 615-1A, 616, 617, 618, shall be required to have a transportation plan as a part of DRB submittal when the conversion formula is to be used.

Condominium unit densities shall be required to provide on-site parking (underground or surface) pursuant to LUO parking requirements for each condominium unit zoned for the lot. Such requirements for on-site parking, subject to the review and consideration of the DRB, may be fulfilled by an owner contribution to the Mountain Village Metropolitan District Parking Fund in an amount as determined by the Mountain Village Metropolitan District. Such funds shall be restricted to the use of either constructing or developing parking spaces or defeasing the existing parking structure debt.

Lodge Unit is a two-room space plus mezzanine (as defined by the UBC), or a one room space plus a loft, with up to two separate baths, and a full kitchen. These units may be "condominiumized."

Lots with Lodge Unit densities shall provide on-site parking (underground or surface), pursuant to the LUO parking requirements, for each lodge unit zoned for the lot. Such requirements for on-site parking, subject to the review and consideration of the DRB, may be fulfilled by an owner contribution to the Mountain Village Metropolitan District Parking Fund in an amount as determined by the Mountain Village Metropolitan District. Such funds shall be restricted to the use of either constructing or developing parking spaces or defeasing the existing parking structure debt.

Efficiency Lodge Unit is a habitable one room space, with separate bath, and limited kitchen facilities, used for short-term accommodations. Limited kitchen facilities may include a sink, microwave, six cubic foot (maximum) refrigerator, trash compactor and garbage disposal. These units may be "condominiumized."

Efficiency Lodge unit densities shall provide on-site parking (underground or surface), pursuant to the LUO, for each efficiency lodge unit zoned for the lot. Such requirements for on-site parking, subject to the review and consideration of the DRB, may be fulfilled by an owner contribution to the Mountain Village Metropolitan District Parking Fund in an amount as determined by the Mountain Village Metropolitan District. Such funds shall be restricted to the use of either constructing or developing parking spaces or defeasing the existing parking structure debt.

**SECTION 2.3.43 Population Density** is a measure of the number of persons in the Town of Mountain Village, determined on the following basis:

1.	Single Family Residence	4.00 persons
2.	Condominium	3.00 persons
3.	Hotel	1.50 persons
4.	Hotel Efficiency	2.00 persons
5.	Subdividable Duplex Lot	4.00 persons
6.	Non-Subdividable Duplex Lot	6.50 persons
7.	Employee Apartments	3.00 persons
8.	Employee Dormitory	1.00 person
9.	Lodge Unit (Condo Conversion)	0.75 person



10. Efficiency Lodge Unit (Condo Conversion) 0.50 person

**SECTION 6.14.3 Parking - Multiple Unit/Condo Conversion/Commercial**

Parking requirements for Multiple Unit designated lots shall be required to provide parking spaces utilizing the following formula/ratio:

<u>Density Designation:</u>	<u>Required Parking Spaces:</u>
Condominium Unit (Village Core)	1.00 Space
Condominium Unit (Outside Village Core)	1.50 Spaces
Lodge Unit	0.50 Space
Efficiency Lodge Unit	0.50 Space
Commercial Space	1.00 Space per 1,000 sq. Ft.

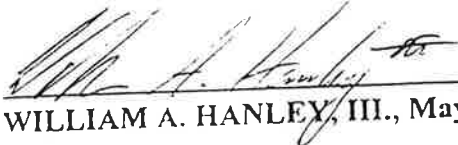
The location of all parking spaces, pursuant to the formula above, may be developed as surface parking or underground parking. In most cases, and specific to the Village Core, the DRB shall require that all on-site parking be developed underground.

On site parking may be fulfilled by an owner contribution to the Mountain Village Metropolitan District Parking Fund if, based upon the review and approval of the DRB, such requirements cannot be met on the site. The use of the Metropolitan District Fund shall be restricted to the use of constructing and developing parking spaces only, at rates then prevailing and published by the Mountain Village Metropolitan District.

**SECTION 2: CERTIFICATION**

**THE TOWN CLERK SHALL PUBLISH NOTICE OF THIS ORDINANCE IN COMPLIANCE WITH THE HOME RULE CHARTER FOR THE TOWN OF MOUNTAIN VILLAGE.**

**PASSED BY THE TOWN COUNCIL AFTER PUBLIC HEARING AND SIGNED  
THIS 14th DAY OF January, 1997**

  
WILLIAM A. HANLEY, III., Mayor

ATTEST:

  
LINDA L. CHECK, Town Clerk

**TOWN OF MOUNTAIN VILLAGE**  
**DEPARTMENT OF PLANNING AND DESIGN REVIEW**

117 Lost Creek Lane, Post Office Box 11162 Mountain Village, Co. 81435 Telephone (970) 728-7460 Fax (970) 728-7532

August 29, 1997

Mr. Steve Hilbert  
Blue Mesa Lodge Homeowners Association  
P.O. Box 11042  
Telluride, Co. 81435

Re: Lot 42, Blue Mesa Lodge Conversion

Dear Mr. Hilbert:

Pursuant to my telephone conversation with Dan Henschel, regarding the review of the Blue Mesa Lodge Condominium Conversion application, the following items remain incomplete:

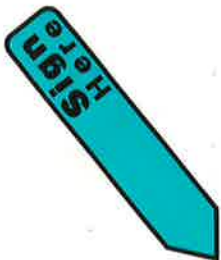
1. Item 4, and 5- of the application, change in use or population density. The application shows there are to be no change in use or population density. Ordinance No. 1997-01 Amending Section 2.3.15 of the LUO allows for condominiums to convert to either Lodge Units or Efficiency Lodge Units. The proposed conversion appears to be Efficiency Lodge Units, defined as a habitable one room space with separate bath and limited kitchen facilities, used for short term. Efficiency Lodge Units carry a density of .50 persons. Thus, a change in use and number of units will occur. The new use and density would be 28 Eff. Lodge Units 14 population density. If this is correct, please correct the application. **A separate form may be submitted reflecting this change.**

Former Use	Former Density	New Use	New Density
10 Condominiums	30 Population Density	28 Eff. Lodge Units	14 Population Density

A decrease in overall density population for lot 42B of 16.

Pursuant to Ordinance No. 1997-01, once these units have been converted, they **will not be allowed to re-convert to a Condominium unit nor will they be permitted to convert into any other designated density.**

2. Parking Plan-Ordinance No. 1997-01 requires that on-site parking be provided utilizing the formula/ratio of .50 spaces per unit. Specific to the Village Core the DRB shall require that all on-site parking be developed underground. If, based upon the review and approval of the DRB, such requirements cannot be met on-site, the owner may contribute



to the Mountain Village Metropolitan District Parking Fund. I have talked with Kathy Mahoney, General Manager Metro District and Town Manager, regarding the parking requirements. She is unaware of any proposal for contribution to the parking fund and/or any waiver of the parking requirement. The required number of parking spaces are listed below.

28 Eff. Lodge Units x .50 = 14 required parking spaces.

**Provide a written parking plan reflecting how the applicant intends to comply with Ordinance No. 1997-01.**

3. Provide Certificate of Ownership and notarized acknowledgments for each of the ten units to be converted.
4. Title Insurance Company Certificates for each of the ten units to be converted.
5. Security Interest Holder's Consent, if applicable, for each of the ten units to be converted.

Please review and remit an item by item response to the above comments along with any corrections to the application. The application is scheduled for the Design Review Board meeting, Thursday, September 11, 1997 and for the Town Council meeting, Tuesday, September 23, 1997. **Please be advised this application cannot be agendized until the above items have been adequately addressed.** I have enclosed for your use a copy of Ordinance 1997-01 and the appropriate forms.

In the event the application cannot be agendized for the September 11, 1997 meeting, the applicant must contact the Department of Planning and Design Review for the next available meeting dates. Additionally, it will be required that the adjacent property owners be re-noticed of the new meeting dates, by certified mail, with a copy of the noticing letter and the certification of mailing delivered to the office of the Department of Planning and Design Review.

Sincerely,



Katherine Carr Row  
DRB Administrator

cc: Lynn Conway, (FAX 728-0483)  
Dan Henschel

**TOWN OF MOUNTAIN VILLAGE**  
**DEPARTMENT OF PLANNING AND DESIGN REVIEW**

117 Lost Creek Lane, Post Office Box 11162 Mountain Village, Co. 81435 Telephone (370) 728-1450 Fax (370) 728-1532

February 21, 1997

Mr. Steve Hilbert  
Blue Mesa Lodge Homeowners  
P.O. Box 11042  
Telluride, Co. 81435

COPY

Re: Lot 42, Blue Mesa Lodge Conversion

At the February 13, 1997 meeting of the Design Review Board ("DRB"), the Board reviewed the preliminary proposal for the conversion of 10 Condominium Units to 28 Efficiency Lodge Units. Upon concluding this review, the Board provided direction for applicant to proceed with submission for a Rezone/Condominium Conversion.

Board discussion was centered around the following:

- 1.) The proposed conversion complies with all building code regulations pursuant to the Uniform Building Code.
- 2.) The proposed conversion complies with all Town regulations pursuant to the Land Use Ordinance (LUO).
- 3.) The proposed conversion complies with all Mountain Village Metropolitan District regulations.

Additionally, the following certificates and acknowledgments were not included in the application and are required to be submitted. The certificates and acknowledgments may be separate documents. Enclosed for your use are the appropriate forms.

Certificates of Ownership  
Title Insurance Company Certificate  
Security Interest Holder's Consent

Plat Amendments for rezoning/condominium conversion consist of a two-step process. Step One, is the review of the Design Review Board and recommendation to the Town Council. Step Two, is the review and approval of the Town Council. Pursuant to the Policy and Procedures of the Town of Mountain Village you are required to Public Notice **thirty (30) days** prior to any meeting for which consideration of any land use application is scheduled. All property owners to be notice may be obtained from the San Miguel County Assessors office or the Title Company. Enclosed for your use are the appropriate forms.

The application is scheduled for the Design Review Board meeting, Thursday, April 10, 1997

and for the Town Council meeting, Tuesday, April 22, 1997. The DRB meeting is scheduled to begin at 1:30 p.m. and the Town Council is scheduled to begin at 5:30 p.m. both in the Blue Mesa Building Conference Room. Mountain Village, Colorado.

Should there be any questions, please do not hesitate to give me a call.

Sincerely,



Katherine Carr Row  
Administrator

cc: Bill Pond  
Jeff Proteau  
Lynn Conway (facsimile transmission 728-0483)  
File: Lot 42B, Blue Mesa

**TOWN OF MOUNTAIN VILLAGE  
OFFICE OF COMMUNITY DEVELOPMENT  
APPLICATION  
FOR PLAT AMENDMENT  
CONDOMINIUM CONVERSIONS**

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**APPLICANT SHALL COMPLETE THE FOLLOWING:**

**APPLICANT:** Blue Mesa Lodge Homeowners

**ADDRESS:** c/o Steve Hilbert  
P.O. Box 11042

**CITY/STATE/ZIP CODE:** Telluride Colorado 81435

**PHONE:** (970) 728-6655

**PROPERTY OWNER (s):** Blue Mesa Lodge (see attached list)

**ADDRESS:** \_\_\_\_\_

**CITY/STATE/ZIP CODE:** Telluride Colorado 81435

**PHONE:** (970) 728-6655

**FEE:** \_\_\_\_\_

**PURPOSE OF APPLICATION:** To take advantage of the Condominium conversion allowable under the Town of Mountain Village Land Use Ordinance to legally separate Blue Mesa Lodge units into distinct ownership segments in order that we collectively can create a market for our units

**CURRENT PLAT STATUS:**  
(all affected plats)

**LEGAL DESCRIPTION:**  
(all affected plats)

Please answer each question fully and accurately.

1. The configuration of the following lot (s), tract (s) and right-of-way (s) have/have not been modified by this transfer.

True No change

2. The proposed change for the lot (s) does / does not conflict with any applicable section of the Town of Mountain Village Land Use Ordinance.

True

3. The proposed change for the lot (s) is / is not consistent with the Town of Mountain Village comprehensive development plan.

completely true

4. The designated use or population density or both of the following lot (s) have been modified by this transfer as follows:

Lot No.	Former Use	Former Density	New Use	New Density	Change in Use	Change Density
10	Condominiums	30 population density	28 EFF. Lodge units	14 Population Density		

5. Is there an increase or decrease in the residential density as a result of the proposal

*A decrease in overall density population for lot 42 B of 16*

6. Is there a change in use or character of the area being platted and/or amended.

*No change*

7. Is there an increase in the overall coverage of structures on the land as a result of the request.

*No change whatsoever*

8. Is there an increase or decrease in gross leasable floor area of commercial buildings as a result of the proposal.

*No change*

9. The proposed change for the lot (s) does / does not change the compatibility with the surrounding neighborhood.

*No change*

10. The proposed change for the lot (s) will / will not impose additional demands to be placed on Public facilities.

11. The proposed change for the lot (s) will / will not impose additional impacts on the natural environment.

12. The proposed change for the lot (s) is / is not consistent with the Community Character.

13. The proposed change for the lot (s) is is not in conflict with the public interest.

14. Is there an increase in vehicle trip generations as a result of the proposal. *There should be none*



15. Is there an increase or decrease in off street parking or loading space as a result of the proposal.

No.

16. Is there an increase or decrease in pavement widths or rights-of-way for streets and easement as a result of the proposal.

No.

17. The proposed change for the lot (s) will / will not impose additional traffic impacts in a negative manner.

18. The proposed change for the lot (s) will / will not impose additional demands to be placed on Public Utilities.

The undersigned states they have carefully examined all the statements and matters contained in this application and that such statements made and matters set forth are true and correct to the best of their knowledge, information and belief.

Ellen Miller

applicant signature

1-17-97

date

For Blue Mesa Homeowners Association

NOTICE TO PROPERTY OWNER  
LAND USE APPLICATION

The town of Mountain Village has been asked to consider an application submitted by:


Owner: Steve Hilbert P.O. Box 11042 Telluride, CO 81435  
Lot No.: Lot 42B, Telluride Mountain Village, Town of Mountain Village,  
Colorado  
Zoned For: Condominiums  
Type of Application: Plat Amendment Condominium Conversions  
Purpose: Converting Condo Units to Hotel Efficiencies

A public meeting on the above proposal will be held by the Town of Mountain Village, Design Review Board on August 28th, at 1:30 p.m. and the Town of Mountain Village, Town Council on September 23rd, at 5:30 p.m., in the Blue Mesa Building Conference Room, Town of Mountain Village, Colorado, at which time you may appear if you so desire, either in person or by agent or attorney, in opposition to or support the proposed request. Please contact the Town of Mountain Village Community Development Department for the time of this meeting at 728-7460.

Send written comments to: Town of Mountain Village, Community Development Department, P.O. Box 11162, Town of Mountain Village, Colorado 81435.

The meeting on this proposal is not limited to those receiving copies of this notice. If you know of any neighbor or affected property owner who, for any reason, has not received a copy of this notice, it would be appreciated if you would inform them of this public hearing.

Sincerely,

  
Steve Hilbert

# TOWN OF MOUNTAIN VILLAGE NOTICE OF PUBLIC HEARING

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APPLICANT: Steve Hilbert

APPLICANTS ADDRESS: P.O. Box 11042, Telluride, CO 81435

TYPE OF APPLICATION: Plat Amendment Condominium Conversions

ZONING / RE-ZONING  
 DENSITY TRANSFER  
 PLAT / RE-PLAT

DATE OF HEARING - D.R.B.: August 28th, 1997

DATE OF HEARING - COUNCIL: September 23rd, 1997

PLACE OF HEARING - D.R.B. & COUNCIL: 113 LOST CREEK LANE

TIME OF HEARING - D.R.B: 1:30 p.m.

TIME OF HEARING - COUNCIL: 5:30 p.m.

LEGAL DESCRIPTION OR ADDRESS OF PROPERTY:

LOT 42B , FILING - , BK-- , PG -

7.21.97

Town of Mountain Village  
Department of Planning and Design Review  
P.O. Box 11162  
Telluride, CO 81435

Re: Certification of Notice of Public Meeting

Gentlemen:

I hereby certify I mailed a copy of the enclosed notice on 7.21.97 to the following list of Property owners provided by the County Assessor, who provided the list.

- |                                   |                       |                           |
|-----------------------------------|-----------------------|---------------------------|
| 1) Camillus T. De Cinces          | 2) Mitchell C. Fields | 3) Telluride LLC, H.J.    |
| 4) Henry J. Hintermeister         | 5) Jack A. Donenfeld  | 6) Russell and Joan Shine |
| 7) Telluride Blue Mesa 6 Partners |                       |                           |

Also, please be advised that I, Steve Hilbert, hereby certify that on 7.21.97, I posted in a conspicuous place on the property a copy of the Posted Notice on the form which as given to me by the department of Planning and Design Review for the Town Council's public hearing to be held on September 23rd, 1997.

Sincerely,

  
Steve Hilbert

Certificate of Ownership:

KNOW ALL MEN BY THESE PRESENTS that Telluride Associates being the owners in fee simple of all real property described as follows, does hereby make an Amendment to the Final Plat of Lot 42B of said real property in accordance with the Amendment to the Final Plat, Condominium Conversion, shown within the application herewith:

Legal Description of Lot 42B, Units 20, 22, 31, 41

J. W. Brady  
GENERAL PARTNERSHIP

Acknowledgment of Owner

State of Colorado )  
DISTRICT OF COLUMBIA ) ss  
County of \_\_\_\_\_ )

Subscribed and sworn to before me this 9th day of Sept, A.D. 1997 by JACK W. BRADY, as owners of the real property described as lot 42B ^ Telluride Mountain Village, Town of Mountain Village, Colorado. Units 20, 22, 31, & 41

Witness my hand and official seal  
My commission expires: 7/31/02

Karen M. Thompson  
Notary Public

Certificate of Ownership

KNOW ALL MEN BY THESE PRESENTS that the Fred Gove Jr. being the owner in fee simple of all real property described as follows, does hereby make an Amendment to the Final Plat of Lot 42B of said real property in accordance with the Amendment to the Final Plat, Condominium Conversion, shown within the application herewith:

Legal Description of Lot 42B, Unit 22, Telluride Mountain Village

Fred M. Gove Jr.

Acknowledgement of Owner

State of Colorado )  
 ) as  
County of San Miguel )

Subscribed and sworn to before me this 9th day of Sept. A.D. 1997 by Fred M. Gove Jr. as owner of the real property described as Lot 42B Unit 22, Telluride Mountain Village, Town of Mountain Village, Colorado.

Witness my hand and official seal  
My commission expires: \_\_\_\_\_

Mary Ann Fortner  
Notary Public



Mary Ann Fortner  
MY COMMISSION # CC585940 EXPIRES  
October 1, 2000  
BONDED THRU TROY FAIR INSURANCE, INC.

3

CONSENT

The undersigned, being the owner of Unit 23 of the Blue Mesa Lodge Condominiums, a Condominium Community, County of San Miguel, State of Colorado, or upon taking title to same, does hereby consent to, ratify, confirm, adopt and approve the foregoing. Additionally, the undersigned represents that the undersigned's lender, or any other party with interest in the Unit, have consented to, ratified, confirmed, adopted and approved the above.

IN WITNESS WHEREOF, the undersigned has executed this Consent this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

*Conway*  
Conway  
C50 Blue Mesa Practices

STATE OF New York )  
  ) ss.  
COUNTY OF Suffolk )

The foregoing was acknowledged before me this 26 day of August, 1997, by LEONARD T. CONWAY, as OWNER of \_\_\_\_\_

Witness my hand and official seal. CHARLES E. JOHNSON  
NOTARY PUBLIC, State of New York  
No. 52-7093520, Suffolk County  
My commission expires: July 31, 1998

*Charles E. Johnson*  
Charles E. Johnson  
Notary Public

STATE OF \_\_\_\_\_ )  
  ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_

Witness my hand and official seal.

My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

**CONSENT**

The undersigned, being the owner of Unit 32 of the Blue Mesa Lodge Condominiums, a Condominium Community, County of San Miguel, State of Colorado, or upon taking title to same, does hereby consent to, ratify, confirm, adopt and approve the foregoing. Additionally, the undersigned represents that the undersigned's lender, or any other party with interest in the Unit, have consented to, ratified, confirmed, adopted and approved the above.

IN WITNESS WHEREOF, the undersigned has executed this Consent this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_.

Leonard T. Conway  
CTO Blue Mesa Partners

STATE OF New York )  
   ) ss.  
COUNTY OF Suppik )

The foregoing was acknowledged before me this 26 day of August,  
1997, by LEONARD T. CONWAY, as owner  
of \_\_\_\_\_.

Witness my hand and official seal. CHARLES E. JOHNSON  
NOTARY PUBLIC, State of New York  
No. 62-7093520, Suffolk County  
My commission expires: July 31, 1998  
Charles E. Johnson  
Notary Public

STATE OF \_\_\_\_\_ )  
   ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
19\_\_, by \_\_\_\_\_, as \_\_\_\_\_  
of \_\_\_\_\_.

Witness my hand and official seal.  
My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public





3

**CONSENT**

The undersigned, being the owner of Unit 40 of the Blue Mesa Lodge Condominiums, a Condominium Community, County of San Miguel, State of Colorado, or upon taking title to same, does hereby consent to, ratify, confirm, adopt and approve the foregoing. Additionally, the undersigned represents that the undersigned's lender, or any other party with interest in the Unit, have consented to, ratified, confirmed, adopted and approved the above.

IN WITNESS WHEREOF, the undersigned has executed this Consent this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_.

Leonard T. Conway  
C50 Blue Mesa Partners

STATE OF New York )  
COUNTY OF Suffolk ) ss.

The foregoing was acknowledged before me this 26 day of August, 1997, by LEONARD T. CONWAY, as owner of \_\_\_\_\_.

Witness my hand and official seal **CHARLES E. JOHNSON**  
NOTARY PUBLIC, State of New York  
No. 52-7093520, Suffolk County  
Term Expires July 1998

My commission expires: \_\_\_\_\_  
Charles E. Johnson  
Notary Public

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss.

The foregoing was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_, by \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_.

Witness my hand and official seal.  
My commission expires: \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

**Certificate of Ownership**

KNOW ALL MEN BY THESE PRESENTS that the Terry and Margaret Lenzner being the owners in fee simple of all real property described as follows, does hereby make an Amendment to the Final Plat of Lot 42B of said real property in accordance with the Amendment to the Final Plat, Condominium Conversion, shown within the application herewith:

**Legal Description of Lot 42B, Unit 41, Telluride Mountain Village**

MARGARET ROOD LENZNER

*Margaret Rood Lenzner*

**Acknowledgment of Owner**

~~State of Colorado~~ of )  
Washington, DC )  
~~County of San Miguel~~ )

Subscribed and sworn to before me this 10<sup>th</sup> day of Sept, A.D. 1997 by MARGARET ROOD LENZNER as owners of the real property described as lot 42B Unit 41, Telluride Mountain Village, Town of Mountain Village, Colorado.

Witness my hand and official seal  
My commission expires: Sept 30, 2000

*Marcia Spasman*  
Notary Public

1. Condo units carry density of 3 PPL  
~~that are shown in total density -~~

2. The applicant would have to pay tap  
fee of 28 units 10,000 each.

$$28 \times 10,000 = 280,000$$
$$10 \times 10,000 = 100,000$$

$$28 \times 3,000 = 84,000$$

a loss of 1.5 unit of density per  
unit who gets it

$$28 \text{ units} \times .50 = 14$$

These units do not get 1 person  
density nor do they retain 3

1 main room and 2 lock off.

8 units with 3 rooms each	24	Eff.
2 units with 2 rooms each	4	
<hr/>		
	28	$\times .50$
		14

OR

8 units with 1 main room and 2 lock off (3 rooms)	24	$\times .50$
2 units with 1 main with lock and 1 lock off with lock	4	$\times$
<hr/>		
		3

10 Condo units to  
28 <sup>eff</sup> study units  
one room units x .50  
= 14 ppl

84,000

An overall decrease  
in population - increase  
in # of individual units

Selected properties for a stay from 12/31/96 to 01/01/97

Dec 2	Dec 3	0	Jan 1	Jan	Prop	Unit	Type	R	Use
4567890	1234567	8901	123	4567890	1234567				
SSMTWTF	SSMTWTF	SSMT	WTF	SSMTWTF	SSMTWTF				
---DA-D	KKKKKK	K A	-D		A----	D		1.	BM20A H1BMK---C*-ML22 48

Description of property BM20A

BLUE MESA LODGE 20A Cplx: % Phone: (970)728-3200  
Mgmt: MV UType: H1BMK---C\*-ML22

BLUE MESA LODGE ROOM  
King/ 2nd Floor/ TV/VCR/ Deck/ Common Laundry/ Elevator  
Kitchenette: Small Fridge/ Micro/ Coffee Maker/ Toaster  
Common Outdoor Hot Tub \*\*NON SMOKING\*\* SKI-IN/SKI-OUT  
Press return to continue

Select a property (PgDn=Expand, #=Width) : 1:  
Enter B to BOOK, F(S) for FOLIOS, D for DESCRIPTION, R for RATE :D:  
C for CLEAN, J for ACTIVITIES

Move OK Don't Move  
CtlF5Dflt F1HelpF2NotesF3InfoF4KeysESCPprev PgUPgDF9GHistF10Read

CATHY

WE HAVE TEN OWNERS UNIT

- 20 ABC
- 21 ABC
- 22 ABC
- 23 ABC

} Second floor

- 30 AB
- 31 ABC
- 32 AB
- 33 ABC

} Third floor

- 40 ABC
- 41 ABC

} Fourth floor

on second & third floors  
Units in ABC units have fireplace, full kitchens, and hide-a-beds  
A & C have fridge & microwave and beds.

B units in AB units have bed as well.

fourth floor are two stories and have lofts with additional bed so second & third floor layout.



Selected properties for a stay from 12/31/96 to 01/01/97

Dec 2	Dec 3	0	Jan 1	Jan	Prop	Unit	Type	R	Use
4567890	1234567	8901	123	4567890	1234567				
SSMTWTF	SSMTWTF	SSMT	WTF	SSMTWTF	SSMTWTF				
KKKKKK K									
					1.	BM20B	S1BMS---	C*	GML22 14

-----  
Description of property BM20B  
-----

BLUE MESA LODGE 20B	Cplx: %	Phone: (970)728-3200
	Mgmt: MV	UType: S1BMS---

BLUE MESA LODGE STUDIO  
Queen Sofabed/ 2nd Floor/ TV/VCR/ Deck/ Common Laundry/ Elevator  
Full Kitchen/ Blender/ Gas FP/ Stereo/Cass/CD  
Common Outdoor Hot Tub \*\*NON SMOKING\*\* SKI-IN/SKI-OUT  
Press return to continue

-----  
Select a property (PgDn=Expand, #=Width) : 1:  
Enter B to BOOK, F(S) for FOLIOS, D for DESCRIPTION, R for RATE :D:  
C for CLEAN, J for ACTIVITIES

CtrlF5Dflt F1HelpF2NotesF3InfoF4KeysESCPprev

Move OK Don't Move  
PgUPgDF9GHistF10Read  
-----

Selected properties for a stay from 12/31/96 to 01/01/97

Dec 2	Dec 3	0	Jan 1	Jan	Prop	Unit	Type	R	Use
4567890	1234567	8901	123	4567890	1234567				
SSMTWTF	SSMTWTF	SSMT	WTF	SSMTWTF	SSMTWTF				
SD	KKKKKK	K A-	---	-D A-	-DA----			1.	BM20C H1BMQQ--C*-ML24 49

Description of property BM20C

BLUE MESA LODGE 20C

Cplx: %  
Mgmt: MV

Phone: (970)728-3200  
UType: H1BMQQ--C\*-ML24

BLUE MESA LODGE ROOM

Queen/ Queen 2nd Floor/ TV/VCR/ Deck/ Common Laundry/ Elevator

Kitchenette: Small Fridge/ Micro/ Coffee Maker/ Toaster

Common Outdoor Hot Tub \*\*NON SMOKING\*\* SKI-IN/SKI-OUT

Press return to continue

Select a property (PgDn=Expand, #=Width) : 1:  
Enter B to BOOK, F(S) for FOLIOS, D for DESCRIPTION, R for RATE :D:  
C for CLEAN, J for ACTIVITIES

CtlF5Dflt F1HelpF2NotesF3InfoF4KeysESCPprev

Move OK Don't Move  
PgUPgDF9GHistF10Read



Selected properties for a stay from 12/31/96 to 01/01/97

Dec 2	Dec 3	0	Jan 1	Jan	Prop	Unit	Type	R	Use
4567890	1234567	8901	123	4567890	1234567				
SSMTWTF	SSMTWTF	SSMT	WTF	SSMTWTF	SSMTWTF				
ADA-D	KKKKKK	K AS	---	---D	A--	1.	BM21A	H1BMK---	C*-ML22 55

Description of property BM21A

BLUE MESA LODGE 21A

Cplx: %  
Mgmt: MV

Phone: (970)728-3200  
UType: H1BMK---C\*-ML22

BLUE MESA LODGE ROOM

King/ 2nd Floor/ TV W/ Built-in VCR/ Deck/ Common Laundry/  
Elevator/ Kitchenette: Small Fridge/ Micro/ Coffee Maker/ Toaster  
Common Outdoor Hot Tub \*\*NON SMOKING\*\* SKI-IN/SKI-OUT

Press return to continue

Select a property (PgDn=Expand, #=Width) : 1:  
Enter B to BOOK, F(S) for FOLIOS, D for DESCRIPTION, R for RATE :D:  
C for CLEAN, J for ACTIVITIES

CtrlF5Dflt F1HelpF2NotesF3InfoF4KeysESCPprev

Move OK Don't Move  
PgUPgDF9GHistF10Read

Selected properties for a stay from 12/31/96 to 01/01/97

Dec 2	Dec 3	0	Jan 1	Jan	Prop	Unit	Type	R	Use
4567890	1234567	8901	123	4567890	1234567				
SSMTWTF	SSMTWTF	SSMT	WTF	SSMTWTF	SSMTWTF				
A----	DKKKKK	K							
					1.	BM21B	S1BMS---	C	GML22 14

-----  
Description of property BM21B

BLUE MESA LODGE 21B

Cplx: %  
Mgmt: MV

Phone: (970)728-3200  
UType: S1BMS---C\*GML22

BLUE MESA LODGE STUDIO

Queen Sofabed/ 2nd Floor/ TV/VCR/ Deck/ Common Laundry/ Elevator

Full Kitchen/ Blender/ Gas FP/ Stereo/Cass/CD

Common Outdoor Hot Tub \*\*NON SMOKING\*\*

SKI-IN/SKI-OUT

Press return to continue

-----

Select a property (PgDn=Expand, #=Width) : 1:

Enter B to BOOK, F(S) for FOLIOS, D for DESCRIPTION, R for RATE :D:

C for CLEAN, J for ACTIVITIES

Selected properties for a stay from 12/31/96 to 01/01/97

Dec 2	Dec 3	0	Jan 1	Jan	Prop	Unit	Type	R	Use
4567890	1234567	8901	123	4567890	1234567				
SSMTWTF	SSMTWTF	SSMT	WTF	SSMTWTF	SSMTWTF				
-D	KKKKKK	KA--	D						
					1.	BM21C	H1BMQQ--C*-ML24		44

Description of property BM21C

BLUE MESA LODGE 21C  
 Cplx: % Phone: (970) 728-3200  
 Mgmt: MV UType: H1BMQQ--C\*-ML24

BLUE MESA LODGE ROOM  
 Queen/ Queen 2nd Floor/ TV/VCR/ Deck/ Common Laundry/ Elevator  
 Kitchenette: Small Fridge/ Micro/ Coffee Maker/ Toaster  
 Common Outdoor Hot Tub \*\*NON SMOKING\*\* SKI-IN/SKI-OUT  
 Press return to continue

Select a property (PgDn=Expand, #=Width) : 1:  
 Enter B to BOOK, F(S) for FOLIOS, D for DESCRIPTION, R for RATE :D:  
 C for CLEAN, J for ACTIVITIES

CtlF5Dflt F1HelpF2NotesF3InfoF4KeysESCPprev

Move OK Don't Move  
PgUPgDF9GHistF10Read

-----

Selected properties for a stay from 12/31/96 to 01/01/97

Dec 2	Dec 3	0	Jan 1	Jan	Prop	Unit	Type	R	Use
4567890	1234567	8901	123	4567890	1234567				
SSMTWTF	SSMTWTF	SSMT	WTF	SSMTWTF	SSMTWTF				
AD	A	-D A	S-D	A--	--D	1.	BM22A	H1BMQQ--C*-ML24	42

-----

Description of property BM22A

-----

BLUE MESA LODGE 22A  
 Cplx: % Phone: (970)728-3200  
 Mgmt: MV UType: H1BMQQ--C\*-ML24

BLUE MESA LODGE ROOM  
 Queen/ Queen 2nd Floor/ TV/VCR/ Deck/ Common Laundry/ Elevator  
 Kitchenette: Small Fridge/ Micro/ Coffee Maker/ Toaster  
 Common Outdoor Hot Tub \*\*NON SMOKING\*\* SKI-IN/SKI-OUT  
 Press return to continue

-----

Select a property (PgDn=Expand, #=Width) : 1:  
 Enter B to BOOK, F(S) for FOLIOS, D for DESCRIPTION, R for RATE :D:  
 C for CLEAN, J for ACTIVITIES

CtlF5Dflt F1HelpF2NotesF3InfoF4KeysESCPprev

Move OK Don't Move  
 PgUPgDF9GHistF10Read

-----

Selected properties for a stay from 12/31/96 to 01/01/97

Dec 2	Dec 3	0	Jan 1	Jan	Prop	Unit	Type	R	Use
4567890	1234567	8901	123	4567890	1234567				
SSMTWTF	SSMTWTF	SSMT	WTF	SSMTWTF	SSMTWTF				
					1.	BM22B	S1BMS---	C*GML22	16

Description of property BM22B

BLUE MESA LODGE 22B  
Cplx: % Phone: (970)728-3200  
Mgmt: MV UType: S1BMS---C\*GML22

BLUE MESA LODGE STUDIO  
Queen Sofabed 2nd Floor/ TV/VCR/ Deck/ Common Laundry/ Elevator  
Full Kitchen/ Blender/ Gas FP/ Stereo/Cass/CD  
Common Outdoor Hot Tub \*\*NON SMOKING\*\* SKI-IN/SKI-OUT  
Press return to continue

Select a property (PgDn=Expand, #-Width) : 1:  
Enter B to BOOK, F(S) for FOLIOS, D for DESCRIPTION, R for RATE :D:  
C for CLEAN, J for ACTIVITIES

CtlF5Dflt F1HelpF2NotesF3InfoF4KeysESCPrev

Move OK Don't Move  
PgUPgDF9GHistF10Read

Selected properties for a stay from 12/31/96 to 01/01/97

Dec 2	Dec 3	0	Jan 1	Jan	Prop	Unit	Type	R	Use
4567890	1234567	8901	123	4567890	1234567				
SSMTWTF	SSMTWTF	SSMT	WTF	SSMTWTF	SSMTWTF				
---D		ADA-	-S-	D					
					1.	BM22C	H1BMQQ--C*-ML24		29

-----  
Description of property BM22C  
-----

BLUE MESA LODGE 22C

Cplx: %  
Mgmt: MV

Phone: (970)728-3200  
UType: H1BMQQ--C\*-ML24

BLUE MESA LODGE ROOM

Queen/ Queen 2nd Floor/ TV/VCR/ Deck/ Common Laundry/ Elevator

Kitchenette: Small Fridge/ Micro/ Coffee Maker/ Toaster

Common Outdoor Hot Tub \*\*NON SMOKING\*\*

SKI-IN/SKI-OUT

Press return to continue  
-----

Select a property (PgDn=Expand, #=Width) : 1:  
Enter B to BOOK, F(S) for FOLIOS, D for DESCRIPTION, R for RATE :D:  
C for CLEAN, J for ACTIVITIES

CtlF5Dflt F1HelpF2NotesF3InfoF4KeysESCPprev

Move OK Don't Move  
PgUPgDF9GHistF10Read  
-----

Selected properties for a stay from 12/31/96 to 01/01/97

Dec 2	Dec 3	0	Jan 1	Jan	Prop	Unit	Type	R	Use
4567890	1234567	8901	123	4567890	1234567				
SSMTWTF	SSMTWTF	SSMT	WTF	SSMTWTF	SSMTWTF				
A-----	DKKKKKK	K AD		A----S-	-D			1.	BM23A H1BMQQ--C*-ML24 49

-----  
Description of property BM23A  
-----

BLUE MESA LODGE 23A

Cplx: %

Phone: (970)728-3200

Mgmt: MV

UType: H1BMQQ--C\*-ML24

BLUE MESA

LODGE ROOM

Queen/ Queen 2nd Floor/ TV/VCR/ Deck/ Common Laundry/ Elevator

Kitchenette: Small Fridge/ Micro/ Coffee Maker/ Toaster

Common Outdoor Hot Tub \*\*NON SMOKING\*\*

SKI-IN/SKI-OUT

Press return to continue  
-----

Select a property (PgDn=Expand, #=Width) : 1:  
 Enter B to BOOK, F(S) for FOLIOS, D for DESCRIPTION, R for RATE :D:  
 C for CLEAN, J for ACTIVITIES

CtlF5Dflt F1HelpF2NotesF3InfoF4KeysESCPprev

Move OK Don't Move  
PgUPgDF9GHistF10Read  
-----

```

Selected properties for a stay from 12/31/96 to 01/01/97
Dec  2      Dec  3 0  Jan  1    Jan      Prop  Unit  Type      R  Use
4567890 1234567 8901 123 4567890 1234567 -----
SSMTWTF SSMTWTF SSMT WTF  SSMTWTF SSMTWTF
| KKKKKK|K | | | | |
              1.  BM23B S1BMS---C*GML22  17
  
```

```

-----
Description of property BM23B
-----
BLUE MESA LODGE 23B          Cplx: %       Phone: (970)728-3200
                               Mgmt: MV       UType: S1BMS---C*GML22

BLUE MESA LODGE    STUDIO
Queen Sofabed  2nd Floor/ TV/VCR/ Deck/ Common Laundry/ Elevator
Full Kitchen/ Blender/ Gas FP/ Stereo/Cass/CD
Common Outdoor Hot Tub  **NON SMOKING**              SKI-IN/SKI-OUT
                       Press return to continue
-----
  
```

```

Select a property      (PgDn=Expand, #=Width)          : 1:
Enter B to BOOK, F(S) for FOLIOS, D for DESCRIPTION, R for RATE :D:
C for CLEAN, J for ACTIVITIES
  
```

```

CtlF5Dflt F1HelpF2NotesF3InfoF4KeysESCPprev         Move OK Don't Move
PgUPgDF9GHistF10Read
-----
  
```



Selected properties for a stay from 12/31/96 to 01/01/97

Dec 2	Dec 3	0	Jan 1	Jan	Prop	Unit	Type	R	Use
4567890	1234567	8901	123	4567890	1234567				
SSMTWTF	SSMTWTF	SSMT	WTF	SSMTWTF	SSMTWTF				
---D	KKKKKK	KA--	---D	A----	A-----			1.	BM23C H1BMK---C*-ML22 48

Description of property BM23C

BLUE MESA LODGE 23C

Cplx: %

Phone: (970)728-3200

Mgmt: MV

UType: H1BMK---C\*-ML22

BLUE MESA

LODGE ROOM

King/ 2nd Floor/ TV/VCR/ Deck/ Common Laundry/ Elevator

Kitchenette: Small Fridge/ Micro/ Coffee Maker/ Toaster

Common Outdoor Hot Tub \*\*NON SMOKING\*\*

SKI-IN/SKI-OUT

Press return to continue

Select a property (PgDn=Expand, #=Width) : 1:  
 Enter B to BOOK, F(S) for FOLIOS, D for DESCRIPTION, R for RATE :D:  
 C for CLEAN, J for ACTIVITIES

CtlF5Dflt F1HelpF2NotesF3InfoF4KeysESCPprev

Move OK Don't Move  
PgUPgDF9GHistF10Read

Selected properties for a stay from 12/31/96 to 01/01/97

Dec 2	Dec 3	0	Jan 1	Jan	Prop	Unit	Type	R	Use
4567890	1234567	8901	123	4567890	1234567				
SSMTWTF	SSMTWTF	SSMT	WTF	SSMTWTF	SSMTWTF				
-D	K	A	----	--D					
								1.	BM31A H1BMQQ--C*-ML24 30

Description of property BM31A

```

BLUE MESA LODGE 31A          Cplx: %      Phone: (970)728-3200
                             Mgmt: MV      UType: H1BMQQ--C*-ML24

BLUE MESA          LODGE ROOM
Queen/ Queen 3rd Floor/ TV/VCR/ Deck/ Common Laundry/ Elevator
Kitchenette:  Small Fridge/ Micro/ Coffee Maker/ Toaster
Common Outdoor Hot Tub  **NON SMOKING**          SKI-IN/SKI-OUT
                             Press return to continue

```

Select a property (PgDn=Expand, #=Width) : 1:  
Enter B to BOOK, F(S) for FOLIOS, D for DESCRIPTION, R for RATE :D:  
C for CLEAN, J for ACTIVITIES

CtlF5Dflt F1HelpF2NotesF3InfoF4KeysESCPprev

Move OK Don't Move  
PgUPgDF9GHistF10Read



Selected properties for a stay from 12/31/96 to 01/01/97

Dec 2	Dec 3	0	Jan 1	Jan	Prop	Unit	Type	R	Use
4567890	1234567	8901	123	4567890	1234567				
SSMTWTF	SSMTWTF	SSMT	WTF	SSMTWTF	SSMTWTF				
-D	K	A-	----	----	-D		A	1.	BM31C H1BMQQ--C*-ML24 34

-----  
Description of property BM31C  
-----

BLUE MESA LODGE 31C

Cplx: %  
Mgmt: MV

Phone: (970)728-3200  
UType: H1BMQQ--C\*-ML24

BLUE MESA LODGE ROOM

Queen/ Queen 3rd Floor/ TV/VCR/ Deck/ Common Laundry/ Elevator

Kitchenette: Small Fridge/ Micro/ Coffee Maker/ Toaster

Common Outdoor Hot Tub \*\*NON SMOKING\*\*

SKI-IN/SKI-OUT

Press return to continue  
-----

Select a property (PgDn=Expand, #=Width) : 1:  
Enter B to BOOK, F(S) for FOLIOS, D for DESCRIPTION, R for RATE :D:  
C for CLEAN, J for ACTIVITIES

CtlF5Dflt F1HelpF2NotesF3InfoF4KeysESCPprev

Move OK Don't Move  
PgUPgDF9GHistF10Read  
-----

Selected properties for a stay from 12/31/96 to 01/01/97

Dec 2	Dec 3	0	Jan 1	Jan	Prop	Unit	Type	R	Use
4567890	1234567	8901	123	4567890	1234567				
SSMTWTF	SSMTWTF	SSMT	WTF	SSMTWTF	SSMTWTF				
AD	A	--S-	--D	A-	---	D			
					1.	BM33A	H1BMQQ--C*-ML24		52

-----  
Description of property BM33A  
-----

BLUE MESA LODGE 33A	Cplx: %	Phone: (970)728-3200
	Mgmt: MV	UType: H1BMQQ--C*-ML24

BLUE MESA LODGE ROOM  
Queen/ Queen 3rd Floor/ TV/VCR/ Deck/ Common Laundry/ Elevator  
Kitchenette: Small Fridge/ Micro/ Coffee Maker/ Toaster  
Common Outdoor Hot Tub \*\*NON SMOKING\*\* SKI-IN/SKI-OUT  
Press return to continue

Select a property (PgDn=Expand, #=Width) : 1:  
Enter B to BOOK, F(S) for FOLIOS, D for DESCRIPTION, R for RATE :D:  
C for CLEAN, J for ACTIVITIES

Move OK Don't Move  
CtlF5Dflt F1HelpF2NotesF3InfoF4KeysESCPprev PgUPPgDF9GHistF10Read

Selected properties for a stay from 12/31/96 to 01/01/97

Dec 2	Dec 3	0	Jan 1	Jan	Prop	Unit	Type	R	Use
4567890	1234567	8901	123	4567890	1234567				
SSMTWTF	SSMTWTF	SSMT	WTF	SSMTWTF	SSMTWTF				
					1.	BM33B	S1BMS---C	GML22	22

Description of property BM33B

BLUE MESA LODGE 33B

Cplx: %  
Mgmt: MV

Phone: (970)728-3200  
UType: S1BMS---C\*GML22

BLUE MESA LODGE STUDIO

Queen Sofabed 3rd Floor/ TV/VCR/ Deck/ Common Laundry/ Elevator  
Full Kitchen/ Blender/ Gas FP/ Stereo/Cass/CD  
Common Outdoor Hot Tub \*\*NON SMOKING\*\*

SKI-IN/SKI/OUT

Press return to continue

Select a property (PgDn=Expand, #=Width) : 1:  
Enter B to BOOK, F(S) for FOLIOS, D for DESCRIPTION, R for RATE :D:  
C for CLEAN, J for ACTIVITIES

CtlF5Dflt F1HelpF2NotesF3InfoF4KeysESCPprev

Move OK Don't Move  
PgUPgDF9GHistF10Read

Selected properties for a stay from 12/31/96 to 01/01/97

Dec 2	Dec 3	0	Jan 1	Jan	Prop	Unit	Type	R	Use
4567890	1234567	8901	123	4567890	1234567				
SSMTWTF	SSMTWTF	SSMT	WTF	SSMTWTF	SSMTWTF				
AD	A-D	A	--S-	--D					
					1.	BM33C	H1BMQQ--C*-ML24		19

Description of property BM33C

BLUE MESA LODGE 33C

Cplx: %  
Mgmt: MV

Phone: (970)728-3200  
UType: H1BMQQ--C\*-ML24

BLUE MESA LODGE ROOM

Queen/ Queen 3rd Floor/ TV/VCR/ Deck/ Common Laundry/ Elevator

Kitchenette: Small Fridge/ Micro/ Coffee Maker/ Toaster

Common Outdoor Hot Tub \*\*NON SMOKING\*\*

SKI-IN/SKI-OUT

Press return to continue

Select a property (PgDn=Expand, #=Width) : 1:  
Enter B to BOOK, F(S) for FOLIOS, D for DESCRIPTION, R for RATE :D:  
C for CLEAN, J for ACTIVITIES

CtlF5Dflt F1HelpF2NotesF3InfoF4KeysESCPprev

Move OK Don't Move  
PgUPgDF9GHistF10Read

Selected properties for a stay from 12/31/96 to 01/01/97

Dec 2	Dec 3	0	Jan 1	Jan	Prop	Unit	Type	R	Use
4567890	1234567	8901	123	4567890	1234567				
SSMTWTF	SSMTWTF	SSMT	WTF	SSMTWTF	SSMTWTF				
-D	A-----	-S--	---	S---D	A-	1.	BM40A	H1BMKT	--C*-ML23 44

Description of property BM40A

BLUE MESA LODGE 40A                      Cplx: %                  Phone: (970)728-3200  
 Mgmt: MV                                  UType: H1BMKT--C\*-ML23

BLUE MESA                      LODGE ROOM WITH LOFT  
 King/ Twin (Loft)    4th Floor/ TV/VCR/ Deck/ Common Laundry  
 Kitchenette:    Small Fridge/ Micro/ Coffee Maker/ Toaster  
 Common Outdoor Hot Tub    \*\*NON SMOKING\*\*                      SKI-IN/SKI-OUT  
 Press return to continue

Select a property                  (PgDn=Expand, #=Width)                  :    1:  
 Enter B to BOOK, F(S) for FOLIOS, D for DESCRIPTION, R for RATE    :D:  
 C for CLEAN, J for ACTIVITIES

CtlF5Dflt F1HelpF2NotesF3InfoF4KeysESCPREV                                  Move OK    Don't Move  
 PgUPgDF9GHistF10Read



Selected properties for a stay from 12/31/96 to 01/01/97

Dec 2	Dec 3	0	Jan 1	Jan	Prop	Unit	Type	R	Use
4567890	1234567	8901	123	4567890	1234567				
SSMTWTF	SSMTWTF	SSMT	WTF	SSMTWTF	SSMTWTF				
A-----	-S--	---	-D						
					1.	BM40B	S1BMQS--C*	GML-4	42

-----  
Description of property BM40B

BLUE MESA LODGE 40B

Cplx: %

Phone: (970)728-3200

Mgmt: MV

UType: S1BMQS--C\*

BLUE MESA LODGE

STUDIO WITH LOFT

Queen/ Queen Sofabed 4th Floor/ TV/VCR/ Deck/ Common Laundry

Full Kitchen/ Blender/ Gas FP/ Stereo/Cass/CD/ Elevator

Common Outdoor Hot Tub \*\*NON SMOKING\*\*

SKI-IN/SKI-OUT

Press return to continue

Select a property (PgDn=Expand, #=Width) : 1:

Enter B to BOOK, F(S) for FOLIOS, D for DESCRIPTION, R for RATE :D:

C for CLEAN, J for ACTIVITIES

CtlF5Dflt F1HelpF2NotesF3InfoF4KeysESCPprev

Move OK Don't Move  
PgUPgDF9GHistF10Read

Selected properties for a stay from 12/31/96 to 01/01/97

Dec 2	Dec 3	0	Jan 1	Jan	Prop	Unit Type	R	Use	
4567890	1234567	8901	123	4567890	1234567				
SSMTWTF	SSMTWTF	SSMT	WTF	SSMTWTF	SSMTWTF				
AD	A	SD	A	-D					
						1.	BM40C	H1BMS--C*-ML24	25

Description of property BM40C

BLUE MESA LODGE 40C  
 Cplx: % Phone: (970)728-3200  
 Mgmt: MV UType: H1BMS--C\*-ML24

BLUE MESA LODGE ROOM WITH LOFT  
 Queen/ Twin (Loft) 4th Floor/ TV/VCR/ Deck/ Common Laundry  
 Kitchenette: Small Fridge/ Micro/ Coffee Maker/ Toaster  
 Common Outdoor Hot Tub \*\*NON SMOKING\*\* SKI-IN/SKI-OUT  
 Press return to continue

Select a property (PgDn=Expand, #=Width) : 1:  
 Enter B to BOOK, F(S) for FOLIOS, D for DESCRIPTION, R for RATE :D:  
 C for CLEAN, J for ACTIVITIES

CtlF5Dflt F1HelpF2NotesF3InfoF4KeysESCPprev

Move OK Don't Move  
 PgUPgDF9GHistF10Read

-----  
Selected properties for a stay from 12/31/96 to 01/01/97

Dec 2	Dec 3	0	Jan 1	Jan	Prop	Unit	Type	R	Use
4567890	1234567	8901	123	4567890	1234567				
SSMTWTF	SSMTWTF	SSMT	WTF	SSMTWTF	SSMTWTF				
MAI NT	K K K K	K K K	M A	I N T <		1.	BM41A	H1BMKD--C*-ML24	40

-----  
Description of property BM41A

BLUE MESA LODGE 41A	Cplx: %	Phone: (970)728-3200
	Mgmt: MV	UType: H1BMKD--C*-ML24

BLUE MESA LODGE ROOM WITH LOFT  
King/ Double (Loft) 4th Floor/ TV/VCR/ Deck/ Common Laundry  
Kitchenette: Small Fridge/ Micro/ Coffee Maker/ Toaster  
Common Outdoor Hot Tub \*\*NON SMOKING\*\* SKI-IN/SKI-OUT  
Press return to continue

Select a property (PgDn=Expand, #=Width) : 1:  
Enter B to BOOK, F(S) for FOLIOS, D for DESCRIPTION, R for RATE :D:  
C for CLEAN, J for ACTIVITIES

CtlF5Dflt F1HelpF2NotesF3InfoF4KeysESCPprev

Move OK Don't Move  
PgUPgDF9GHistF10Read

-----

Selected properties for a stay from 12/31/96 to 01/01/97

Dec 2	Dec 3	0	Jan 1	Jan	Prop	Unit	Type	R	Use
4567890	1234567	8901	123	4567890	1234567				
SSMTWTF	SSMTWTF	SSMT	WTF	SSMTWTF	SSMTWTF				
MAINT<	KKKK	KKK		A-----	1.	BM41B	S1BMQS--C*	GML24	49

Description of property BM41B

BLUE MESA LODGE 41B	Cplx: %	Phone: (970)728-3200
	Mgmt: MV	UType: S1BMQS--C*

BLUE MESA LODGE           STUDIO WITH LOFT  
Queen/ Queen Sofabed 4th Floor/ TV/VCR/ Deck/ Common Laundry  
Full Kitchen/ Blender/ Gas FP/ Stereo/Cass/CD/ Elevator  
Common Outdoor Hot Tub   \*\*NON SMOKING\*\*           SKI-IN/SKI-OUT  
                                  Press return to continue

Select a property           (PgDn=Expand, #=Width)                                   : 1:  
Enter B to BOOK, F(S) for FOLIOS, D for DESCRIPTION, R for RATE       :D:  
C for CLEAN, J for ACTIVITIES

CtlF5Dflt F1HelpF2NotesF3InfoF4KeysESCPprev

Move OK Don't Move  
PgUPgDF9GHistF10Read

Selected properties for a stay from 12/31/96 to 01/01/97

Dec 2	Dec 3	0	Jan 1	Jan	Prop	Unit	Type	R	Use
4567890	1234567	8901	123	4567890	1234567				
SSMTWTF	SSMTWTF	SSMT	WTF	SSMTWTF	SSMTWTF				
SD	A----	KKKK	KKK		A-			1.	BM41C H1BMQD--C*-ML24 42

Description of property BM41C

BLUE MESA LODGE 41C

Cplx: %  
Mgmt: MV

Phone: (970)728-3200  
UType: H1BMQD--C\*-ML24

BLUE MESA LODGE ROOM WITH LOFT

Queen/ Double (Loft) 4th Floor/ TV/VCR/ Deck/ Common Laundry

Kitchenette: Small Fridge/ Micro/ Coffee Maker/ Toaster

Common Outdoor Hot Tub \*\*NON SMOKING\*\*

SKI-IN/SKI-OUT

Press return to continue

Select a property (PgDn=Expand, #=Width) : 1:  
Enter B to BOOK, F(S) for FOLIOS, D for DESCRIPTION, R for RATE :D:  
C for CLEAN, J for ACTIVITIES

CtlF5Dflt F1HelpF2NotesF3InfoF4KeysESCPREV

Move OK Don't Move  
PgUPgDF9GHistF10Read

Selected properties for a stay from 12/31/96 to 01/01/97

Dec 2	Dec 3	0	Jan 1	Jan	Prop	Unit	Type	R	Use
4567890	1234567	8901	123	4567890	1234567				
SSMTWTF	SSMTWTF	SSMT	WTF	SSMTWTF	SSMTWTF				
AD	K KKK	A ----	--D			A--D		1.	BM30A H1BMQQ--C*-ML24 37

Description of property BM30A

BLUE MESA LODGE 30A  
 Cplx: % Phone: (970)728-3200  
 Mgmt: MV UType: H1BMQQ--C\*-ML24

BLUE MESA LODGE ROOM  
 Queen/ Queen 3rd Floor/ TV/VCR/ Deck/ Common Laundry/ Elevator  
 Kitchenette: Small Fridge/ Micro/ Coffee Maker/ Toaster  
 Common Outdoor Hot Tub \*\*NON SMOKING\*\* SKI-IN/SKI-OUT  
 Press return to continue

Select a property (PgDn=Expand, #=Width) : 1:  
 Enter B to BOOK, F(S) for FOLIOS, D for DESCRIPTION, R for RATE :D:  
 C for CLEAN, J for ACTIVITIES

CtlF5Dflt F1HelpF2NotesF3InfoF4KeysESCPprev

Move OK Don't Move  
PgUPgDF9GHistF10Read

Selected properties for a stay from 12/31/96 to 01/01/97

Dec	2	Dec	3	0	Jan	1	Jan	Prop	Unit	Type	R	Use
4567890	1234567	8901	123	4567890	1234567							
SSMTWTF	SSMTWTF	SSMT	WTF	SSMTWTF	SSMTWTF							
A----	K	KKK	A--	----	D		A--S--	----	D	A-		1. BM30B S1BMMS--C*GML24 41

## Description of property BM30B

BLUE MESA LODGE 30B

Cplx: %  
Mgmt: MVPhone: (970) 728-3200  
UType: S1BMMS--C\*GML24

BLUE MESA LODGE STUDIO

Queen Murphy Bed/ Queen Sofabed 3rd Floor/ TV/VCR/ Deck/ Common  
Laundry/ Elevator/ Full Kitchen/ Blender/ Gas FP/ Stereo/Cass/CD  
Common Outdoor Hot Tub \*\*NON SMOKING\*\* SKI-IN/SKI-OUT

Press return to continue

Select a property (PgDn=Expand, #=Width) : 1:  
Enter B to BOOK, F(S) for FOLIOS, D for DESCRIPTION, R for RATE :D:  
C for CLEAN, J for ACTIVITIES

CtlF5Dflt F1HelpF2NotesF3InfoF4KeysESCPrev

Move OK Don't Move  
PgUPgDF9GHistF10Read

Selected properties for a stay from 12/31/96 to 01/01/97

Dec 2	Dec 3	0	Jan 1	Jan	Prop	Unit	Type	R	Use
4567890	1234567	8901	123	4567890	1234567				
SSMTWTF	SSMTWTF	SSMT	WTF	SSMTWTF	SSMTWTF				
A----	S-	D	A---	---	D	A--	-D		
								1.	BM32A H1BMQQ--C*-ML24 52

Description of property BM32A

BLUE MESA LODGE 32A

Cplx: %  
Mgmt: MV

Phone: (970)728-3200  
UType: H1BMQQ--C\*-ML24

BLUE MESA LODGE ROOM

Queen/ Queen 3rd Floor/ TV/VCR/ Deck/ Common Laundry/ Elevator

Kitchenette: Small Fridge/ Micro/ Coffee Maker/ Toaster

Common Outdoor Hot Tub \*\*NON SMOKING\*\*

SKI-IN/SKI-OUT

Press return to continue

Select a property (PgDn=Expand, #=Width) : 1:  
Enter B to BOOK, F(S) for FOLIOS, D for DESCRIPTION, R for RATE :D:  
C for CLEAN, J for ACTIVITIES

CtlF5Dflt F1HelpF2NotesF3InfoF4KeysESCPprev

Move OK Don't Move  
PgUPgDF9GHistF10Read



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Selected properties for a stay from 12/31/96 to 01/01/97

Dec 2	Dec 3	0	Jan 1	Jan	Prop	Unit	Type	R	Use
4567890	1234567	8901	123	4567890	1234567				
SSMTWTF	SSMTWTF	SSMT	WTF	SSMTWTF	SSMTWTF				
SS-----D	A--D	A---	---	D A----	D	A--			
					1.	BM32B	S1BMKS--C*	GML24	99

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Description of property BM32B

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BLUE MESA LODGE 32B	Cplx: %	Phone: (970)728-3200
	Mgmt: MV	UType: S1BMKS--C*GML24

BLUE MESA LODGE           STUDIO

King/ Queen Sofabed 3rd Floor/ TV/VCR/ Deck/ Common Laundry

Elevator/ Full Kitchen/ Blender/ Gas FP/ Stereo/Cass/CD

Common Outdoor Hot Tub   \*\*NON SMOKING\*\*                   SKI-IN/SKI-OUT

Press return to continue

-----

Select a property           (PgDn=Expand, #=Width)                   :   1:

Enter B to BOOK, F(S) for FOLIOS, D for DESCRIPTION, R for RATE   :D:

    C for CLEAN, J for ACTIVITIES

CtrlF5Dflt F1HelpF2NotesF3InfoF4KeysESCPrev

Move OK   Don't Move  
PgUPPgDF9GHistF10Read

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TELLURIDE MOUNTAIN TITLE COMPANY  
O & E REPORT / LISTING INFORMATION

42 B

PREPARED FOR: Steve Hilbert

DATE: February 27, 1997

REF: 97020062

LEGAL DESCRIPTION:

Condominium Units 20, 21, 22, 23, 30, 31, 32, 33, 40 and 41, Blue Mesa Condominiums, according to the First Supplement to the Condominium Map recorded in Plat Book 1 at page 1740 in the office of the Clerk and Recorder, San Miguel County, and SUBJECT TO the Condominium Declaration for Blue Mesa Condominium, recorded in Book 461 at page 26, and the First Supplement to the Condominium Declaration for Blue Mesa Condominium recorded in Book 535 at page 29, as amended or supplemented, and the right to use any Limited Common Element appurtenant thereto, and SUBJECT TO the terms, conditions, provisions and obligations contained therein.

County of San Miguel, State of Colorado.

UNIT 20 - OWNER: Steven A. Hilbert and Telluride Associates, a Washington DC general partnership, each as to an undivided 50% interest

LIENS OF RECORD:

1. Deed of Trust dated December 27, 1995, executed by Steven A. Hilbert and Telluride Associates, to the Public Trustee of San Miguel County, to secure an indebtedness of \$259,956.28, in favor of The Bank of Telluride, recorded February 29, 1996 in Book 557 at page 949.
2. Tax Lien Sale Certificate issued by the Treasurer of San Miguel County for 1995 real property taxes on schedule #1080094319 in the amount of \$1,135.65 plus other fees, recorded in Book 62 at page 131.

=====

UNIT 21 - OWNER: Arthur K. Mason and Jane S. Mason, and Telluride Associates, a Washington D.C. general partnership, each as to an undivided 50% interest

LIENS OF RECORD:

1. Deed of Trust dated September 28, 1994, executed by Telluride Associates, Arthur K. Mason and Jane S. Mason, to the Public Trustee of San Miguel County, to secure an indebtedness of \$240,000.00, in favor of Arthur K. Mason and Jane S. Mason, recorded November 22, 1994 in Book 538 at page 166.
2. Tax Lien Sale Certificate issued by the Treasurer of San Miguel County for 1995 real property taxes on schedule #1080095320 in the amount \$1,133.44 plus other fees, recorded in Book 62 at page 132.

=====

UNIT 22 - OWNER: Fred M. Cone, Jr. and Telluride Associates, a Washington DC general partnership, each as to an undivided 50% interest

LIENS OF RECORD:

1. Deed of Trust dated January 9, 1995, executed by Fred M. Cone, Jr., a single person, to the Public Trustee of San Miguel County, to secure an indebtedness of \$245,700.00, in favor of Colorado Federal Savings Bank, recorded January 11, 1995 in Book 540 at page 263; SUBSEQUENTLY ASSIGNED TO Independent Bank, recorded December 12, 1996 in Book 572 at page 870.

=====

UNITS 23, 32 AND 33: CSO Blue Mesa Partners, a New York limited partnership

LIENS OF RECORD:

1. Deed of Trust dated June 7, 1996, executed by CSO Blue Mesa Partners, a New York Limited Partnership, to the Public Trustee of San Miguel County, to secure an indebtedness of \$600,000.00, in favor of First Federal Bank of Colorado, recorded June 7, 1996 in Book 562 at page 855.

=====

UNIT 30 - OWNER: Ronald D. Porte and Judy R. Porte

LIENS OF RECORD: NONE

=====

UNIT 31 - OWNER: Peter A. Ricciardelli as to an undivided 60% interest, and Telluride Associates, a Washington DC General Partnership, as to an undivided 40% interest

LIENS OF RECORD:

1. Deed of Trust dated December 23, 1996, executed by Peter A. Ricciardelli as to an undivided 60% interest and Telluride Associates, a Washington D.C. General Partnership, as to an undivided 40% interest, to the Public Trustee of San Miguel County, to secure an indebtedness of \$175,000.00, in favor of The Bank of Telluride Mortgage Center, recorded December 26, 1996 in Book 573 at page 728; SUBSEQUENTLY ASSIGNED TO Commercial Federal Mortgage Corporation, recorded December 26, 1996 in Book 573 at page 740.

=====

UNIT 40 - OWNER: Samuel J. Buffone and Susan M. Buffone as to an undivided 50% interest, and CSO Blue Mesa Partners, a New York limited partnership, as to an undivided 50% interest

LIENS OF RECORD:

1. Deed of Trust dated October 7, 1994, executed by Samuel J. Buffone and Susan M. Buffone, to the Public Trustee of San Miguel County, to secure an indebtedness of \$321,750.00, in favor of Michalle K. Damian DBA Creekside Mortgage Co., a sole proprietorship, recorded October 12, 1994 in Book 536 at page 349; SUBSEQUENTLY ASSIGNED to Express America Mortgage Corporation, an Arizona Corporation, recorded October 12, 1994 in Book 536 at page 361; SUBSEQUENTLY ASSIGNED to Residential Funding Corporation, recorded September 10, 1996 in Book 567 at page 476.

=====

UNIT 41 - OWNER: Terry F. Lenzner and Margaret R. Lenzner, as to an undivided 50% interest, and Telluride Associates, a Washington DC General Partnership, as to an undivided 50% interest

LIENS OF RECORD:

1. Deed of Trust dated January 6, 1995, executed by Terry F. Lenzner and Margaret R. Lenzner, husband and wife, to the Public Trustee of San Miguel County, to secure an indebtedness of \$321,750.00, in favor of Dollar Mortgage Corporation, a California corporation, recorded January 11, 1995 in Book 540 at page 376; SUBSEQUENTLY ASSIGNED to Countrywide Funding Corporation, recorded June 12, 1995 in Book 546 at page 978; SUBSEQUENTLY ASSIGNED to Commercial Federal Mortgage Corporation, recorded July 2, 1996 in Book 564 at page 95.

2. Tax Lien Sale Certificate issued by the Treasurer of San Miguel County for 1995 real property taxes on schedule #1080095329 in the amount of \$1,740.40 plus other fees, recorded in Book 62 at page 133.


=====

NOTE: 1996 Real and Personal property taxes are all due and owing EXCEPT FOR Unit 30 which are paid in full.

EFFECTIVE DATE OF SEARCH: February 27, 1997, at 8:00 A.M.

Enclosed is the information that you requested from our customer service department. This report does not constitute a Title Insurance Binder or Title opinion and is limited to a five year period. The liability hereunder is limited to charges paid for this information.

By:

  
Martin S. Bregman, President  
Telluride Mountain Title Company

TELLURIDE MOUNTAIN TITLE COMPANY  
335 W. Colorado Avenue  
P.O. Box 1440  
Telluride, Colorado 81435  
(970) 728-3025  
Fax Number (970) 728-6416

February 27, 1997

ORDER NO. 97020062

RE: BLUE MESA CONDOS.  
O&E REPORT/BLUE MESA UNITS

Telluride Real Estate Corp.  
Attn: Dan and Steve  
P.O. Box 11042  
Mountain Village, CO 81435

In connection with the above Order No. we are transmitting the following:

O & E Report	<u>  X  </u>
Invoice	<u>  X  </u>
Tax Certificate	_____
Copies	_____

THANK YOU for your Title Insurance and Escrow Closing order! If you have any questions concerning Title matters, please contact Deb Denesik. Please direct Escrow/Closing questions to Sharon Helwig-Miller.

VIA FAX:   5   PAGES TO FAX # 728-5480 Attn: Dan  
HARD COPY TO FOLLOW: IN MAIL   X   FEDEX \_\_\_\_\_ DELIVERY \_\_\_\_\_

1 cc: Telluride Mountain Title Company