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STEWART TITLE

NO. 7916 - P. 2

#126607-Filed for Record: Aug. 23, 1973 at 1 P.M. 230/742

126607 Aug. 23, 1973 at 1 P.M. 230/742

FIRST SUPPLEMENT TO CONDOMINIUM  
DECLARATION FOR BREAKAWAY WEST

KNOW ALL MEN BY THESE PRESENTS, That:

WHEREAS, Diamond Enterprises of Colorado, Inc. as Declarant has heretofore caused to be recorded certain Condominium Declarations in Book 226 at Page 449 of the records of the office of the Clerk and Recorder of Eagle County, Colorado,

WHEREAS, Declarant desires to construct other improvements and Condominium Units on Real Estate hereinafter described, which units and improvements shall form a part of the Condominium project contemplated by said duly recorded Condominium Declarations,

NOW, THEREFORE, Declarant hereby declares the following to be a Supplement to the Condominium Declaration for Breakaway West:

1. The Real Estate which is the subject matter of this Supplement To Condominium Declaration For Breakaway West is described as follows:

A Parcel of land lying entirely within Lot B-3, Block "B", Lion's Ridge Subdivision, Town of Vail, Eagle County, Colorado, more particularly described as follows:

Beginning at the Northeast corner of said Lot B-3, a point on the Westerly bank of Red Sandstone Creek, thence S 00° 30' 12" W along the Easterly line of said Lot B-3 and along the West bank of Red Sandstone Creek a distance of 172.45 feet; thence S 88° 17' 49" W a distance of 120.67 feet; thence S 01° 42' 11" E a distance of 5.11 feet; thence N 64° 41' 52" W a distance of 187.78 feet; thence N 13° 06' 48" E a distance of 146.78 feet to a point on the Northerly line of said Lot B-3; thence S 80° 45' 13" E along said Northerly line a distance of 337.01 feet to the point of beginning containing 49521.15 square feet or 1.137 acres more or less.

2. The Real Property and improvements to be constructed thereon are hereby divided into the following fee simple Estates:

A certain number of fee simple estates, each such estate consisting of one residential unit together with an appurtenant undivided interest in and to the general common elements associated with the building in which such unit is located, such interest being shown on Exhibit A, attached hereto and hereby made a part hereof.

A certain number of additional fee simple estates, each such estate consisting of one parking unit together with an appurtenant undivided interest in and to the general common elements associated with the building in which such unit is located, such interest being shown on Exhibit A.

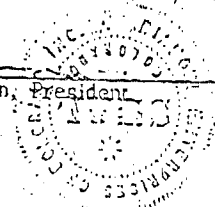
Each such condominium unit shall be identified on the Map in the same manner as on Exhibit A.

The general common elements shall be held in common by the owners of the undivided condominium units associated with the building in which such units are located. The project common elements shall be conveyed to the Association for the use and benefit of its members from time to time.

IN WITNESS WHEREOF, Declarant has duly executed this First Supplement To Condominium Declaration For Breakaway West, this 23<sup>rd</sup> day of AUGUST, 1973.

DIAMOND ENTERPRISES OF COLORADO, INC.

By: Ralph T. Sloan  
Ralph T. Sloan, President



SEAL

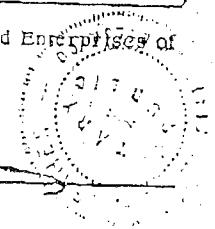
ATTEST:

Richard H. Hart

STATE OF COLORADO )  
County of EAGLE ) ss.

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of AUGUST, 1973, by Ralph T. Sloan and RICHARD H. HART President and \_\_\_\_\_ Secretary, respectively of Diamond Enterprises of Colorado, Inc., a Colorado Corporation.

W.D. [Signature]  
Notary Public



My Commission expires:  
December 8, 1977

EXHIBIT A  
TO  
FIRST SUPPLEMENT TO CONDOMINIUM DECLARATION  
FOR  
BREAKAWAY WEST

BUILDING PHASE II-A

<u>Residential Unit No.</u>	<u>Appurtenant Undivided Interest</u>
312	8.10%
324	8.10%
331	8.10%
345	8.10%
352	8.10%
353	8.10%
314	8.10%
315	5.40%
322	5.40%
325	5.40%
332	5.40%
333	5.40%
335	5.40%
342	5.40%
343	5.40%
321	2.80%

BUILDING PHASE II-B

<u>Residential Unit No.</u>	<u>Appurtenant Undivided Interest</u>
413	14.67%
433	11.11%
441	11.11%
452	11.11%
412	11.11%
421	7.40%
422	7.40%
423	7.40%
431	7.40%
432	7.40%
444	7.40%

<u>Parking Unit No.</u>	<u>Appurtenant Undivided Interest</u>
1	
2	3.448%
3	3.448%
4	3.448%
5	3.448%
6	3.448%
7	3.448%
8	3.448%
9	3.448%
10	3.448%

Parking Unit No.

Appurtenant Undivided Interest

11	3.448%
12	3.448%
13	3.448%
14	3.448%
15	3.448%
16	3.448%
17	3.456%
18	3.448%
19	3.448%
20	3.448%
21	3.448%
22	3.448%
23	3.448%
24	3.446%
25	3.448%
26	3.448%
27	3.448%
28	3.448%
29	3.448%