

M/201 1/6

FINAL PLAT AND CONDOMINIUM MAP

MILLER RANCH MILL LOFTS-PHASE 1

PARCEL 10A, MILLER RANCH

COUNTY OF EAGLE, STATE OF COLORADO

SHEET 1 OF 6

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents that Berry Creek Limited Liability Company, a Colorado limited liability company, and Wells Fargo Bank West, National Association, being the sole owner(s) in fee simple, mortgagee or lienholder of all that real property situated in Eagle County, Colorado described as follows:

PARCEL 10A, MILLER RANCH, PARCEL 10A and PARCEL 10B, according to the Final Plat thereof as recorded May 27, 2004 at Reception No. 678615 in the Office of the Clerk and Recorder, Eagle County, Colorado.

containing 0.718 acres more or less; have by these presents laid out, platted and subdivided the same into lots and blocks and condominium units as shown on this Condominium Map under the name and style of MILLER RANCH MILL LOFTS-PHASE 1, a subdivision in the County of Eagle; and does hereby accept the responsibility for the completion of required improvements; and does hereby dedicate and set apart all of the public roads and other public improvements and places as shown on the accompanying plat to the use of the public forever; and does hereby dedicate those portions of said real property which are created as easements on the accompanying plat to the public forever as easements for the purposes shown herein, unless otherwise expressly provided therein; and does hereby grant the right to install and maintain necessary structures to the entity responsible for providing the services for which the easements are established.

EXECUTED this 30 day of April, A.D., 2004.

Owner, RESS CRANES as Director of Operations

Berry Creek Limited Liability Company, a Colorado limited liability company
P.O. Box 1869
Edwards, CO 81632

STATE OF COLORADO }
COUNTY OF EAGLE }SS

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 30 day of April, A.D., 2004, by RESS CRANES as Director of Operations of Berry Creek Limited Liability Company, a Colorado limited liability company.

My Commission expires 11/15/07

Witness my hand and official seal.

NOTARY PUBLIC

(SEAL)

Mortgagee: William Burns Jr. as Senior Vice President,
Business Banking Manager

Wells Fargo Bank West, National Association
70 Benchmark Road
P.O. Box 6490
Avon, CO 81620

STATE OF COLORADO }
COUNTY OF EAGLE }SS

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 30 day of April, A.D., 2004, by William Burns Jr. as Senior Vice President, Business Banking Manager.

My Commission expires: 9-1-06

Witness my hand and official seal.

NOTARY PUBLIC

(SEAL)

Title Certificate

Land Title Insurance Company by Wells Fargo Bank West, National Association hereby certify that it has examined the Title to all lands shown upon this Plat and that Title to such lands is vested in Berry Creek Limited Liability Company free and clear of all liens, ~~and~~ and encumbrances, except as follows:

Deed of trust recorded September 13, 2002
reception number 807107

Dated this 7th day of May, A.D., 2004

AGENT David Wilson

NOTES:

1) The purpose of this Condominium Map is to create individual Condominium Units, define Limited Common Elements (L.C.E.), General Common Elements (G.C.E.) and future development as shown herein.

2) BASIS OF BEARING: S 01°52'06" E for the east boundary line of the Miller Ranch Final Plat (Reception No. 820378) between found 1 1/2" Aluminum Cap Monuments as shown and further described herein on Sheet 2.

3) SURVEY DATE: January 2004.

4) Record Easements and Rights-of-Way shown on this Plat were derived from ALTA Title Commitment Order No. V279556, dated April 15, 2004 and provided by Land Title Guarantee Company.

5) The lot shown herein is subject to the terms, conditions and provisions of the P.U.D. control document for Berry Creek/Miller Ranch Planned Unit Development recorded March 22, 2002 at Reception No. 789501.

6) The lots and parcels created by this plat are subject to applicable easements and restrictive plat notes shown on the plat for the Berry Creek/Miller Ranch Planned Unit Development recorded on June 25 2002 at Reception No. 796649, the final plat for Miller Ranch recorded January 15, 2003 at Reception No. 820378, and the amended final plat for Miller Ranch, Parcel 10 recorded on May 21, 2003 at Reception No. 834280. The following non-exclusive easements and rights-of-way have been previously dedicated on the Miller Ranch Final Plat referenced above.

a) Utility and Drainage Easements on, over, across and through those areas designated as "Utility and Drainage Easement" and as "Public Right-of-Way" for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind whatsoever, including but not limited to waterlines and hydrants, sanitary sewerlines and manholes, telephone lines, cable television lines, gaslines, electric lines, fiber optic lines, other communication lines and all related structures, together with a perpetual right of ingress and egress thereto, ii) storm drainage, drainage of water flowing from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to sewers, gutters, ditches, culverts, together with a perpetual right of ingress and egress thereto.

b) Utility Easements on, over, under, above, across and through those areas designated as "Utility Easement" and as "Public Right-of-Way" for the purpose of the installation, use, repair, replacement, improvement and maintenance of utilities of any kind whatsoever, including but not limited to waterlines and hydrants, sanitary sewerlines and manholes, telephone lines, cable television lines, gaslines, electric lines, fiber optic lines, other communication lines and all related structures, together with a perpetual right of ingress and egress thereto.

c) Snow Storage Easements on, over, under, above, across and through those areas designated as "Snow Storage Easement" for the purposes of disposal and storage of snow from rights-of-way, together with a perpetual right of ingress and egress thereto.

7) This property may be subject to a Holy Cross Energy Underground Right-of-Way Easement on September 3, 2002 at Reception No. 806010, the location of which is not discernible from record documents.

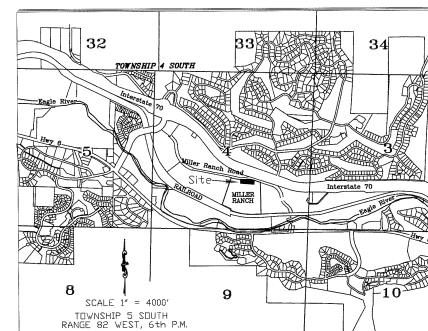
8) Street addresses are for informational purposes only and may be subject to change. Verify the correct addresses with the Eagle County Department of Community Development.

9) According to Colorado law you must commence any legal action based upon any 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 herein.

10) This property is subject to the Terms, Conditions, and Provisions of the Master Declaration for Miller Ranch as recorded on October 31, 2003 at Reception No. 806078.

11) The units defined herein are subject to the Declaration for Miller Ranch Mill Lofts as recorded on May 27, 2004 at Reception No. 678615.

12) Elevations are based on a rim elevation of 7285.47 and an invert elevation of 7274.98 for sewer manhole F2 as shown on Sheet 2 herein.



SURVEYOR'S CERTIFICATE

I, Stephen R. Wujak, do hereby certify that I am a Registered Land Surveyor licensed under the laws of the State of Colorado; that this condominium map fully and accurately depicts the improvements, including the condominium units and the common ownership areas, and identifies location, layout, dimension, and horizontal and vertical boundaries; that such map was prepared subsequent to substantial completion of the improvements; and that such map complies with, and contains all the information required by C.R.S. 38-33.3-209 and all other statutes and regulations applicable to maps of condominium common interest subdivision.

In Witness whereof, I have set my hand and seal this 30th day of April, A.D., 2004.

Stephen R. Wujak PLS 22589
Registered Land Surveyor
State of Colorado

CERTIFICATE OF TAXES PAID

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of 4-28-04 12:31:04 upon all parcels of real estate described on this Plat are paid in full.

Dated this 28th day of April, A.D., 2004
Karen S. Shearer
Treasurer of Eagle County, Colorado

COUNTY COMMISSIONERS' CERTIFICATE

Based upon the review and recommendation of the Eagle County Director of Community Development, the Board of County Commissioners of Eagle County, Colorado hereby approved this final plat this 11th day of May, A.D., 2004, for filing with the Clerk and Recorder of Eagle County and for conveyance to the County of the public dedications shown herein, subject to the provisions that approval in no way obligates Eagle County for maintenance of roads dedicated to the public until construction of improvements thereon shall have been completed in accordance with Eagle County specifications and the Board of County Commissioners of Eagle County has by a subsequent resolution agreed to undertake maintenance of the same. This approval does not guarantee that the size, soil conditions, subsurface geology, groundwater conditions or flooding conditions of any lot shown herein are such that a building permit, sewage disposal permit or any other required permit shall be issued. This approval is with the understanding that all expenses involving required improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures and all other improvements that may be required shall be the responsibility of the subdivider and not the County of Eagle.

Chairman, Board of County Commissioners
Eagle County, Colorado

Witness my hand and seal of the County of Eagle.

ATTEST: Pat Hargrave
Clerk to the Board of County Commissioners

COMMUNITY DEVELOPMENT CERTIFICATE

Pursuant to the Eagle County Land Use Regulations, the Director of Eagle County Community Development hereby approves this final plat the 4th day of May, A.D., 2004.

Director, Community Development
County of Eagle, Colorado

STATE OF COLORADO }
COUNTY OF EAGLE }SS

The foregoing instrument was acknowledged before me this 4th day of May, A.D., 2004, by RESS CRANES.

My Commission expires: 11/15/07

Witness my hand and official seal.

NOTARY PUBLIC

(SEAL)

CLERK AND RECORDER'S CERTIFICATE

This Plat was filed for record in the Office of the Clerk and Recorder at 1:28 o'clock P.M. on this 27th day of May, A.D., 2004 and is duly recorded at Reception No. 678617.

Clerk and Recorder of Eagle County, Colorado

By David Wilson
Deputy

FINAL PLAT AND CONDOMINIUM MAP MILLER RANCH MILL LOFT PHASE 1 PARCEL 10A, MILLER RANCH COUNTY OF EAGLE, STATE OF COLORADO	
DRAWN BY: <u>PJQ</u>	DATE: <u>4-28-04</u>
CHECKED BY: <u>SRW</u>	DRAWING NO.: <u>COVERSHEET</u>
JOB NO.: <u>01121</u>	SHEET <u>1</u> OF <u>6</u>

MARCIN ENGINEERING LLC

P.O. Box 1062
AVON, CO 81620
(970) 748-0274
(970) 748-9021 FAX

P.O. Box 5018
EAGLE, CO 81631
(970) 328-1900
(970) 328-1901 FAX

LAND USE SUMMARY

BUILDING	UNITS	AREA	LAND USE	ADDRESS
A	101	765 sq. ft.	Residential	0113-A101 Mill Loft
A	102	765 sq. ft.	Residential	0113-A102 Mill Loft
A	103	765 sq. ft.	Residential	0113-A103 Mill Loft
A	104	765 sq. ft.	Residential	0113-A104 Mill Loft
A	105	761 sq. ft.	Residential	0113-B105 Mill Loft
B	106	761 sq. ft.	Residential	0113-B106 Mill Loft
B	107	761 sq. ft.	Residential	0113-B107 Mill Loft
B	108	761 sq. ft.	Residential	0113-B108 Mill Loft
B	109	761 sq. ft.	Residential	0113-B109 Mill Loft
B	110	761 sq. ft.	Residential	0113-B110 Mill Loft
A	201	858 sq. ft.	Residential	0113-A201 Mill Loft
A	202	858 sq. ft.	Residential	0113-A202 Mill Loft
A	203	858 sq. ft.	Residential	0113-A203 Mill Loft
A	204	858 sq. ft.	Residential	0113-A204 Mill Loft
B	205	857 sq. ft.	Residential	0113-B205 Mill Loft
B	206	854 sq. ft.	Residential	0113-B206 Mill Loft
B	207	854 sq. ft.	Residential	0113-B207 Mill Loft
B	208	854 sq. ft.	Residential	0113-B208 Mill Loft
B	209	854 sq. ft.	Residential	0113-B209 Mill Loft
B	210	859 sq. ft.	Residential	0113-B210 Mill Loft

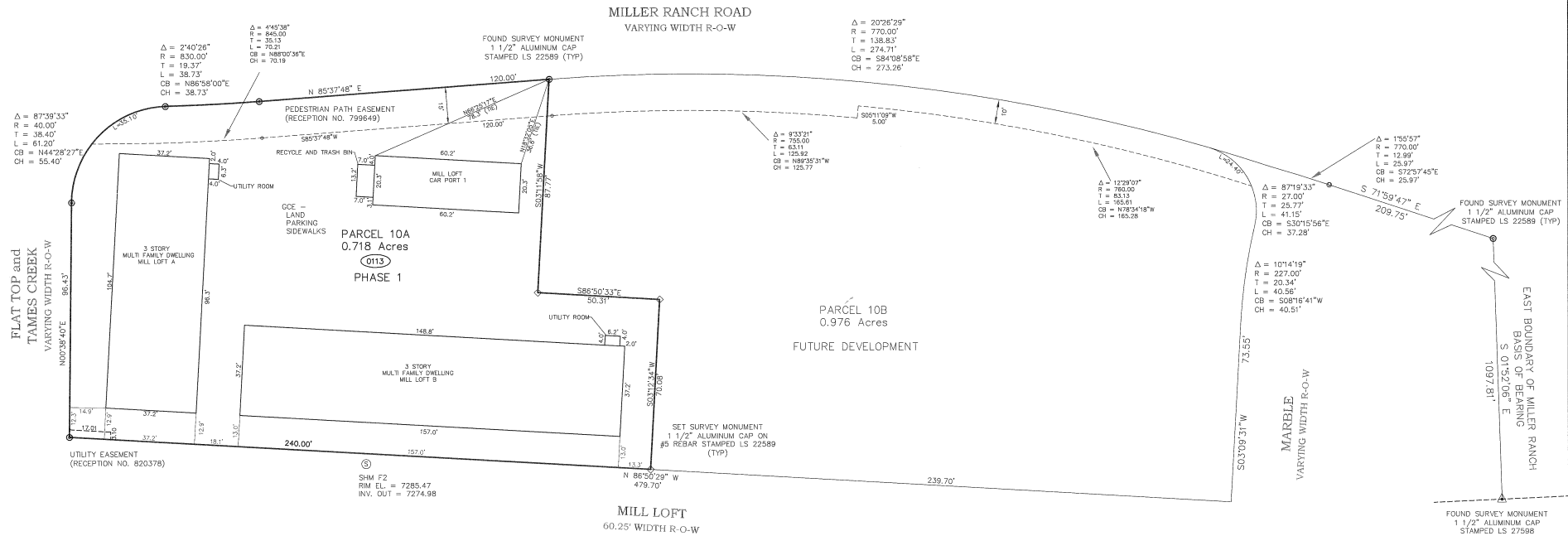
FINAL PLAT AND CONDOMINIUM MAP
MILLER RANCH MILL LOFTS-PHASE 1
 PARCEL 10A, MILLER RANCH
 COUNTY OF EAGLE, STATE OF COLORADO
 SHEET 2 OF 6

Eagle County File No. SMB-00336

M/201
 2/6



SCALE : 1"=20'



NOTICE: According to Colorado law you MUST commence any legal action based upon any defect in this survey within three years after you first discovered 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 certification shown hereon.

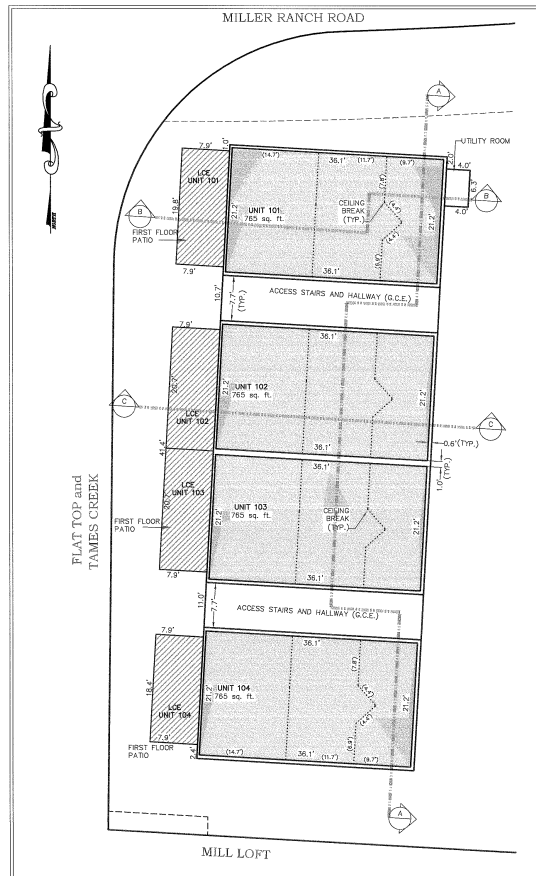
FINAL PLAT AND CONDOMINIUM MAP MILLER RANCH MILL LOFTS PHASE 1, PARCEL 10A, MILLER RANCH COUNTY OF EAGLE, STATE OF COLORADO			
DRAWN BY: PJO	DATE: 4-28-04	MARCIN ENGINEERING LLC P.O. Box 1062 AVON, CO 81620 (970) 748-0274 (970) 748-9021 FAX	
CHECKED BY: SRW	DRAWING NO.: MILLICONDO		
JOB NO.: 01121	SHEET: 2 OF 6		
		P.O. Box 5018 EAGLE, CO 81631 (970) 328-1900 (970) 328-1901 FAX	



FINAL PLAT AND CONDOMINIUM MAP
MILLER RANCH MILL LOFTS-PHASE 1
 PARCEL 10A, MILLER RANCH
 COUNTY OF EAGLE, STATE OF COLORADO
 SHEET 3 OF 6

Eagle County File No. SMB-00336

M/201
3/6

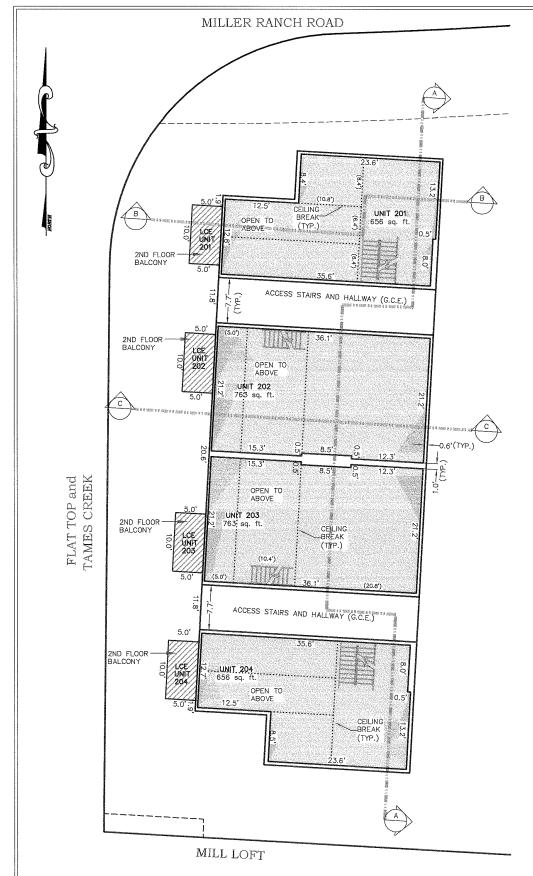


BUILDING NO. A
 FIRST FLOOR ELEVATION = 7288.0
 SCALE 1"=10'

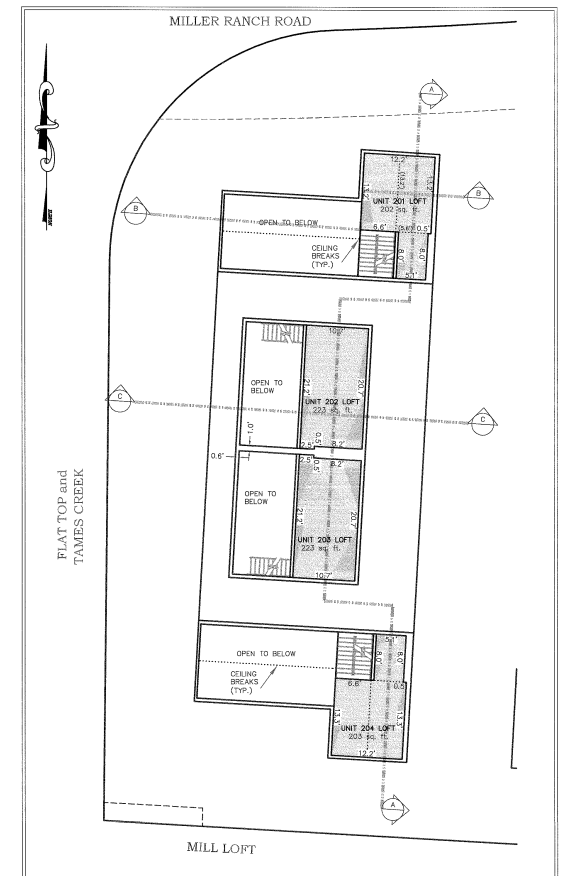
LEGEND

- UNIT
- GENERAL COMMON ELEMENT (G.C.E.)
- LIMITED COMMON ELEMENT (L.C.E.)

NOTE: Dimensions in parenthesis indicate typical dimensions to locate ceiling breaks.



BUILDING NO. A
 SECOND FLOOR ELEVATION=7301.6
 SCALE 1"=10'



BUILDING NO. A
 THIRD FLOOR ELEVATION =7311.3
 SCALE 1"=10'



NOTICE: According to Colorado law you MUST commence any legal action based upon any defect in this survey within three years after you first discovered 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 certification shown hereon.

FINAL PLAT AND CONDOMINIUM MAP MILLER RANCH MILL LOFTS PHASE 1, PARCEL 10A, MILLER RANCH COUNTY OF EAGLE, STATE OF COLORADO			
DRAWN BY:	P/J	DATE:	4-28-04
CHECKED BY:	SRW	DRAWING NO.:	MILLCONDO
JOB NO.:	01121	SHEET	3 OF 6

MARCIN ENGINEERING LLC

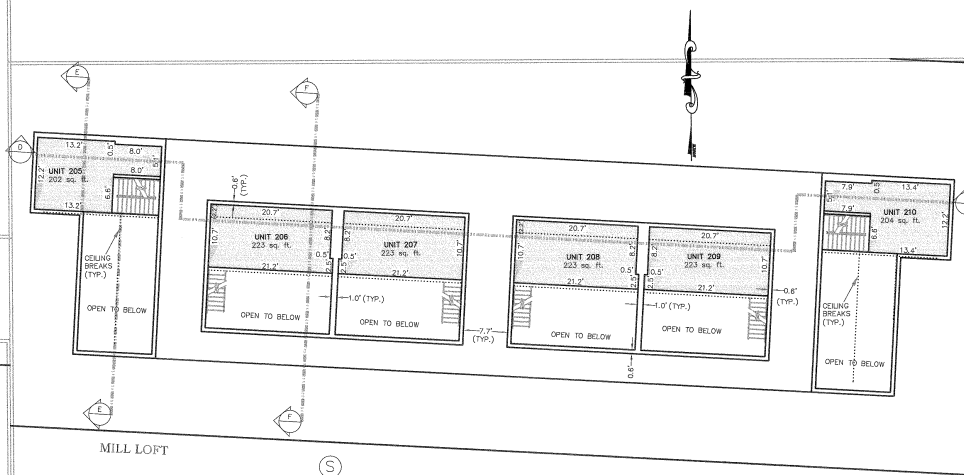
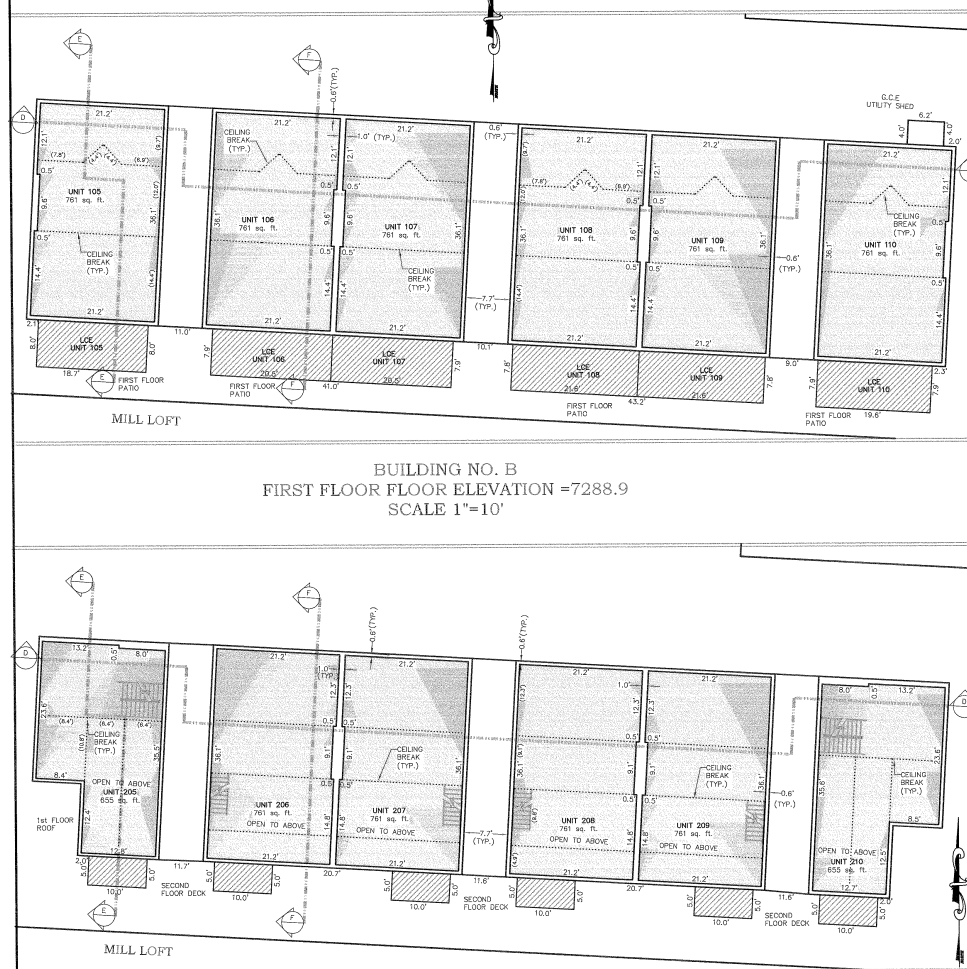
P.O. Box 1062
 AVON, CO 81620
 (970) 748-0274
 (970) 748-9021 FAX

P.O. Box 5018
 EAGLE, CO 81631
 (970) 328-1900
 (970) 328-1901 FAX



FINAL PLAT AND CONDOMINIUM MAP
MILLER RANCH MILL LOFTS-PHASE 1
 PARCEL 10A, MILLER RANCH
 COUNTY OF EAGLE, STATE OF COLORADO
 SHEET 4 OF 6

M/201
 4/6



NOTE: Dimensions in parenthesis indicate
 typical dimensions to locate ceiling breaks.



- UNIT
- GENERAL COMMON ELEMENT (G.C.E.)
- LIMITED COMMON ELEMENT (L.C.E.)

BUILDING NO. B
 SECOND FLOOR ELEVATION=7302.5
 SCALE 1"=10'

FINAL PLAT AND CONDOMINIUM MAP
 MILLER RANCH MILL LOFTS
 PHASE 1, PARCEL 10A, MILLER RANCH
 COUNTY OF EAGLE, STATE OF COLORADO

DRAWN BY: PJO	DATE: 4-28-04
CHECKED BY: SRW	DRAWING NO.: MILLICONDO
JOB NO.: 01121	SHEET 4 OF 6

MARCIN ENGINEERING LLC

P.O. Box 1062
 AVON, CO 81620
 (970) 748-0274
 (970) 748-9021 FAX

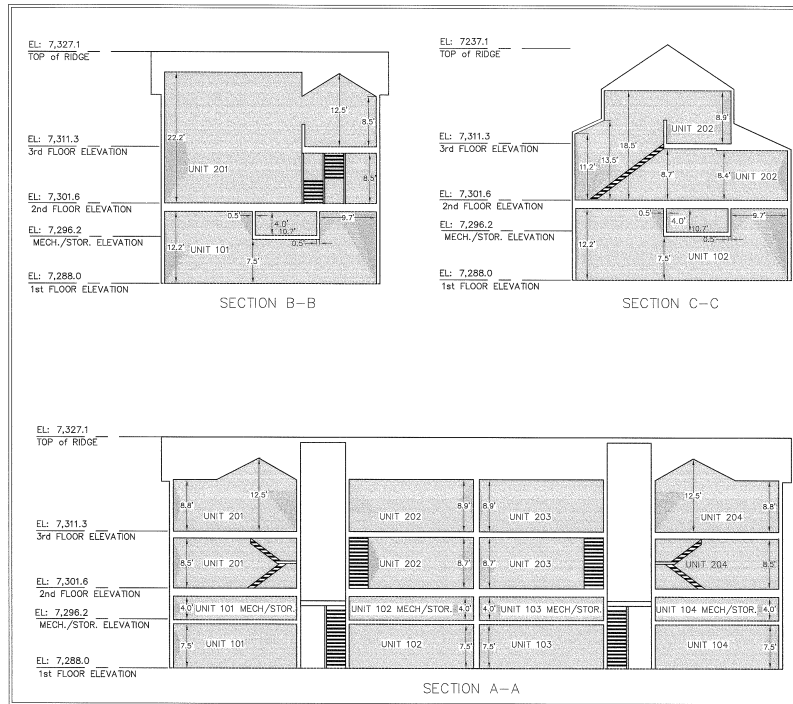
P.O. Box 5018
 EAGLE, CO 81631
 (970) 328-1900
 (970) 328-1901 FAX

NOTICE: According to Colorado law you MUST commence any legal action based upon any defect in this survey within three years after you first discovered 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 certification shown hereon.

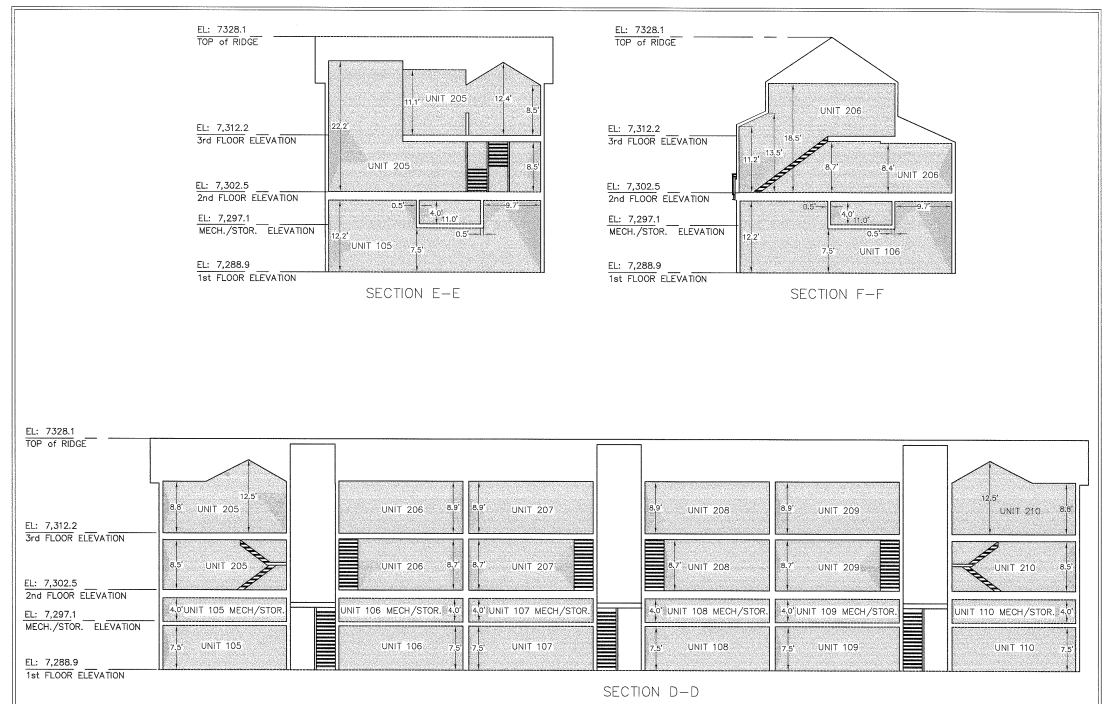
FINAL PLAT AND CONDOMINIUM MAP
MILLER RANCH MILL LOFTS-PHASE 1
 PARCEL 10A, MILLER RANCH
 COUNTY OF EAGLE, STATE OF COLORADO
 SHEET 5 OF 6

Eagle County File No. SMB-00336

M/201
5/6



BUILDING NO. A
 FIRST FLOOR ELEVATION = 7288.0
 SCALE 1"=10'



BUILDING NO. B
 FIRST FLOOR ELEVATION = 7,288.9
 SCALE 1"=10'

- UNIT
- GENERAL COMMON ELEMENT (G.C.E.)
- LIMITED COMMON ELEMENT (L.C.E.)

BUILDING SECTIONS



NOTICE: According to Colorado law you MUST commence any legal action based upon any defect in this survey within three years after you first discovered 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 certification shown herein.

FINAL PLAT AND CONDOMINIUM MAP MILLER RANCH MILL LOFTS PHASE 1, PARCEL 10A, MILLER RANCH COUNTY OF EAGLE, STATE OF COLORADO			
DRAWN BY:	P/JQ	DATE:	4-28-04
CHECKED BY:	SRW	DRAWING NO.:	MILL1CONDO
JOB NO.:	01121	SHEET	5 OF 6

MARCIN ENGINEERING LLC

P.O. Box 1062
 AVON, CO 81620
 (970) 748-0274
 (970) 748-9021 FAX

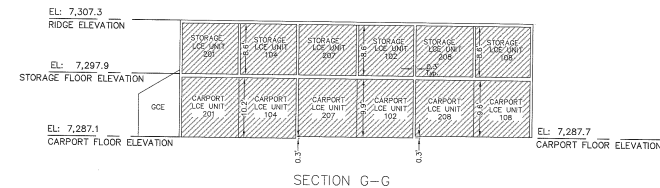
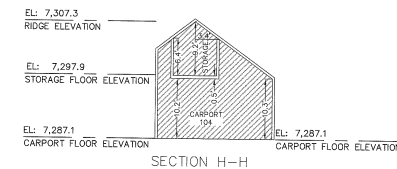
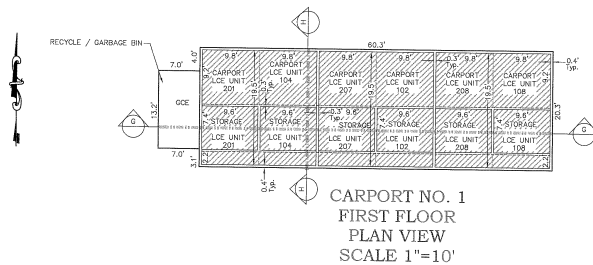
P.O. Box 5018
 EAGLE, CO 81631
 (970) 328-1900
 (970) 328-1901 FAX



FINAL PLAT AND CONDOMINIUM MAP
MILLER RANCH MILL LOFTS-PHASE 1
 PARCEL 10A, MILLER RANCH
 COUNTY OF EAGLE, STATE OF COLORADO
 SHEET 6 OF 6

Eagle County File No. SMB-00336

**M/201
6/6**



CARPORT NO. 1
 SECTION VIEW
 SCALE 1"=10'

CARPORT NO. 1
PLAN VIEWS AND BUILDING SECTIONS

- UNIT
- GENERAL COMMON ELEMENT (G.C.E.)
- LIMITED COMMON ELEMENT (L.C.E.)



FINAL PLAT AND CONDOMINIUM MAP MILLER RANCH MILL LOFTS PHASE 1, PARCEL 10A, MILLER RANCH COUNTY OF EAGLE, STATE OF COLORADO			
DRAWN BY:	PJO	DATE:	4-28-04
CHECKED BY:	SRW	DRAWING NO.:	MILL/CONDO
JOB NO.:	01121	SHEET:	6 OF 6

MARCIN ENGINEERING LLC

P.O. Box 1062
 AVON, CO 81620
 (970) 748-0274
 (970) 748-9021 FAX

P.O. Box 5018
 EAGLE, CO 81631
 (970) 328-1900
 (970) 328-1901 FAX

NOTICE: According to Colorado law you MUST commence any legal action, based upon any defect in this survey within three years after you first discovered 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 certification shown hereon.

