

FINAL PLAT AND CONDOMINIUM MAP

MILLER RANCH MILL LOFTS-PHASE 2

PARCEL 10B, MILLER RANCH, PARCEL 10A AND PARCEL 10B

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 owner(s) in fee simple, mortgages or lien holder of all that real property situated in Eagle County, Colorado described as follows:

PARCEL 10B, MILLER RANCH, PARCEL 10A AND PARCEL 10B according to the Final Plat thereof as recorded May 27, 2004 at Reception No. 878613 in the Office of the Clerk and Recorder, Eagle County, Colorado,

containing 0.976 acres more or less; have by these presents sold out, platted and subdivided the same into lots and blocks and condominium units as shown on this Final Plat under the name and style of MILLER RANCH MILL LOFTS-PHASE 2, 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 17th day of August, A.D., 2004.

Owner: Berry Creek Limited Liability Company
as

Berry Creek Limited Liability Company, a Colorado limited liability company
P.O. Box 1669
Edwards, CO 81631

STATE OF COLORADO)
COUNTY OF EAGLE) SS

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 17th day of August, A.D., 2004, by Berry Creek Limited Liability Company as Director of Berry Creek Limited Liability Company, a Colorado limited liability company.

My Commission expires: 6/25/07

Witness my hand and official seal. GAYLYN DARWIN
NOTARY PUBLIC
STATE OF COLORADO

My Commission Expires June 25, 2007

Mortgages: Wells Fargo Bank West as Senior Vice President,
C. William Burns Jr., 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 17th day of August, A.D., 2004, by C. William Burns Jr. as Senior Vice President, Business Banking Manager.

My Commission expires: 9-1-06

Witness my hand and official seal. Brenda Wilmar
NOTARY PUBLIC

(SEAL) BRENDA WILMAR
NOTARY PUBLIC
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 7/1/04 upon all parcels of real estate described on this Plat are paid in full.

Dated this 16 day of August, A.D., 2004,
Haven Shaffer, County Auditor
Res. 8054493
8054493

NOTES:

1) The purpose of this Condominium Map is to create individual Condominium Units, and to define Limited Common Elements (L.C.E.) and General Common Elements (G.C.E.), 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: May and June 2004.

4) Record Easements and Rights-of-Way shown on this Plat were derived from ALTA Title Commitment order No. V50005856, dated May 28, 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. 789901.

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. 799649, the final plat for Miller Ranch recorded January 15, 2003 at Reception No. 820378, the amended final plat for Miller Ranch, Parcel 10 recorded on May 21, 2003 at Reception No. 834260, and the Final Plat of Miller Ranch, Parcel 10A and Parcel 10B as recorded May 27, 2004 at Reception No. 878613. 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 Easement" and as "Public Right-of-Way" for the purpose of 1) 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, gasoline, electric lines, fiber optic lines, other communication lines and all related structures, together with a perpetual right of ingress and egress thereto; 2) 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 swales, 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, gasoline, 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 road 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 (Reception No. 806010). The location of which is not discernible from record documents.

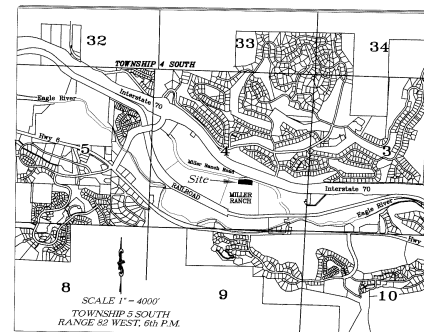
8) Street addresses are for informational purposes only and may be subject to change. Verify the correct addresses with the Eagle County Department of Community Development.

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) The units defined herein are subject to the Condominium Declaration for Miller Ranch Mill Lofts as recorded on May 27, 2004 at Reception No. 878618, and any supplements thereto.

11) This property is subject to the terms, conditions and provisions of the Deed Restriction Agreement for the Occupancy and Reside of Miller Ranch Housing recorded October 24, 2003 as Reception No. 855028.

12) Elevations are based on a rim elevation of 7285.47 and an invert at elevation of 7274.89 for sewer manhole of P2 as shown on Sheet 2 herein.



SURVEYOR'S CERTIFICATE

I, Stephen R. Wujek, 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 of 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 17th day of August, A.D., 2004.

Stephen R. Wujek
Professional Land Surveyor
State of Colorado

COMMUNITY DEVELOPMENT CERTIFICATE

Pursuant to the Eagle County Land Use Regulations, the Director of Eagle County Community Development hereby approves this final plat the 20th day of August, A.D., 2004.

Witness my hand and official seal. David P. Montague
Director, Community Development
County of Eagle, Colorado

STATE OF COLORADO)
COUNTY OF EAGLE) SS

The foregoing instrument was acknowledged before me this 20th day of August, A.D., 2004, by David P. Montague.

My Commission expires: 12/1/07

Witness my hand and official seal. Brenda Wilmar
NOTARY PUBLIC

(SEAL) BRENDA WILMAR
NOTARY PUBLIC
STATE OF COLORADO

LAND USE SUMMARY

BUILDING	UNITS	AREA	LAND USE	ADDRESS
C	111	761 sq. ft.	Residential	0113-1111 Mill Loft
C	112	761 sq. ft.	Residential	0113-1112 Mill Loft
C	113	761 sq. ft.	Residential	0113-1113 Mill Loft
C	114	761 sq. ft.	Residential	0113-1114 Mill Loft
C	115	761 sq. ft.	Residential	0113-1115 Mill Loft
C	116	761 sq. ft.	Residential	0113-1116 Mill Loft
C	117	761 sq. ft.	Residential	0113-1117 Mill Loft
C	118	761 sq. ft.	Residential	0113-1118 Mill Loft
C	119	761 sq. ft.	Residential	0113-1119 Mill Loft
C	120	761 sq. ft.	Residential	0113-1120 Mill Loft
C	211	854 sq. ft.	Residential	0113-2111 Mill Loft
C	212	854 sq. ft.	Residential	0113-2112 Mill Loft
C	213	854 sq. ft.	Residential	0113-2113 Mill Loft
C	214	854 sq. ft.	Residential	0113-2114 Mill Loft
C	215	854 sq. ft.	Residential	0113-2115 Mill Loft
C	216	854 sq. ft.	Residential	0113-2116 Mill Loft
C	217	854 sq. ft.	Residential	0113-2117 Mill Loft
C	218	854 sq. ft.	Residential	0113-2118 Mill Loft
C	219	854 sq. ft.	Residential	0113-2119 Mill Loft
C	220	854 sq. ft.	Residential	0113-2120 Mill Loft

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 24th day of August, 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 provision 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.

McSallay
Chairman, Board of County Commissioners
Eagle County, Colorado
Witness my hand and seal of the County of Eagle
David P. Montague
Clerk to the Board of County Commissioners

Title Certificate

Land Title Guarantee Company does 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, a Colorado limited liability company, free and clear of all liens, taxes and encumbrances, except as follows:

Deed of Trust to Wells Fargo Bank West
National Association recorded Sept 13, 2002
Reception no. 807107

Dated this 17th day of August, A.D., 2004
AGENT David P. Montague

CLERK AND RECORDER'S CERTIFICATE

This Plat was filed for record in the Office of the Clerk and Recorder at 2:14 o'clock P.M. on this 24th day of August, A.D., 2004 and is duly recorded at Reception No. 878613.

David P. Montague
Clerk and Recorder of Eagle County, Colorado

By: David P. Montague
Deputy
#697082
#697084

MARCIN ENGINEERING LLC

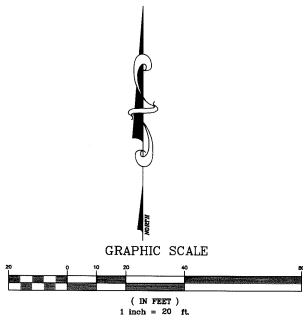
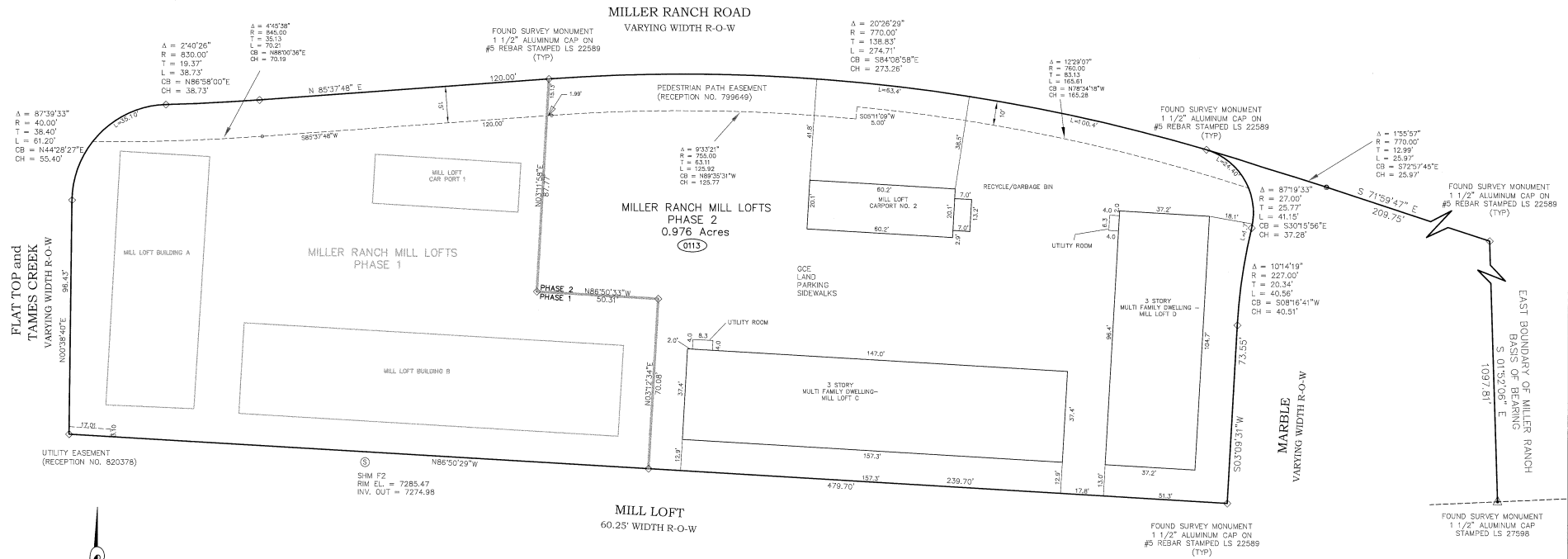
P.O. Box 1062
AVON, CO 81620
(970) 748-0274
(970) 748-9021 FAX

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

FINAL PLAT AND CONDOMINIUM MAP MILLER RANCH MILL LOFTS - PHASE 2 PARCEL 10B, MILLER RANCH COUNTY OF EAGLE, STATE OF COLORADO	
DRAWN BY: <u>RJQ</u>	DATE: <u>8-16-04</u>
CHECKED BY: <u>SPW</u>	DRAWING NO.: <u>COVERSHEET</u>
JOB NO.: <u>01121</u>	SHEET <u>1</u> OF <u>6</u>



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



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

DRAWN BY: P.J.Q. DATE: 8-16-04
 CHECKED BY: SRW DRAWING NO.: MILL2CONDO
 JOB NO.: 01121 SHEET 2 OF 6

MARCIN ENGINEERING LLC

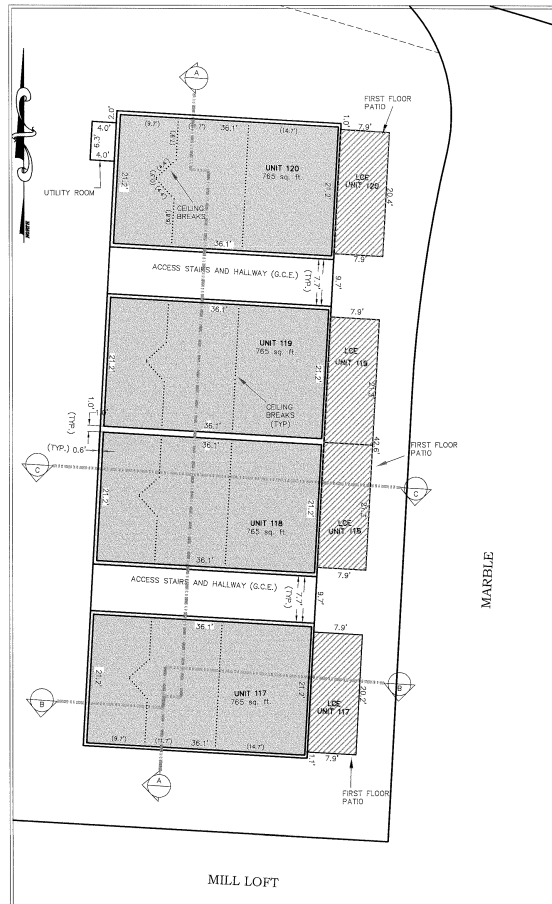
P.O. Box 1062
 AVON, CO 81620
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 EAGLE, CO 81631
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NOTICE: According to Colorado law you MUST commence any legal action, based upon any defect in this survey within three years after you first discovered 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 2
 PARCEL 10B, MILLER RANCH, PARCEL 10A AND PARCEL 10B
 COUNTY OF EAGLE, STATE OF COLORADO
 SHEET 3 OF 6

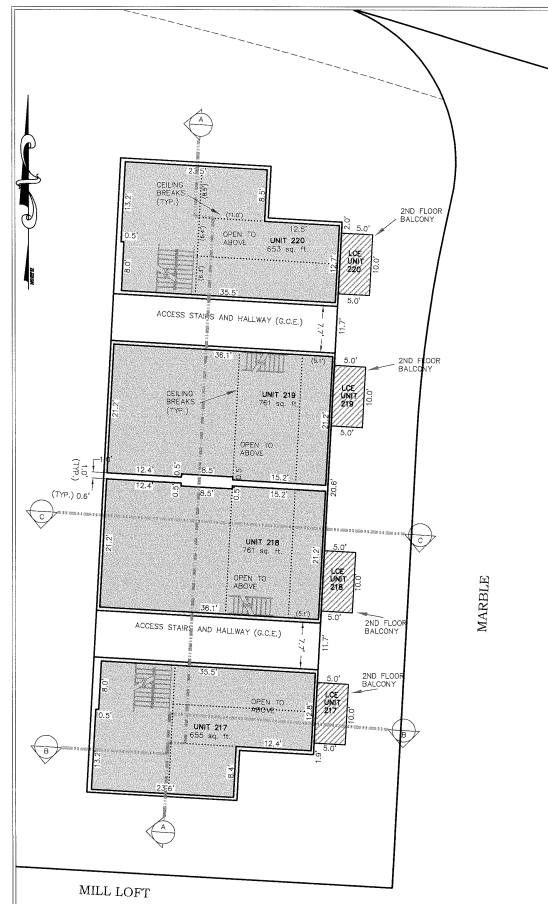


BUILDING NO. D
 FIRST FLOOR ELEVATION = 7293.6
 SCALE 1"=10'

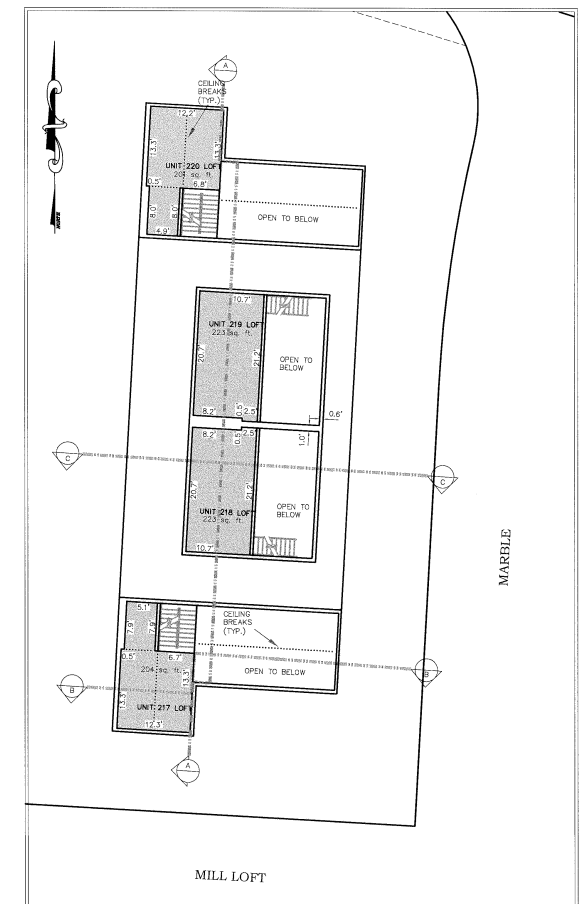
LEGEND

- 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. D
 SECOND FLOOR ELEVATION = 7307.0
 SCALE 1"=10'



BUILDING NO. D
 THIRD FLOOR ELEVATION = 7316.7
 SCALE 1"=10'



FINAL PLAT AND CONDOMINIUM MAP MILLER RANCH MILL LOFTS PHASE 2, PARCEL 10B, MILLER RANCH COUNTY OF EAGLE, STATE OF COLORADO			
DRAWN BY:	PJD	DATE:	8-16-04
CHECKED BY:	SRW	DRAWING NO.:	MILL2CONDO
JOB NO.:	01121	SHEET	3 OF 6

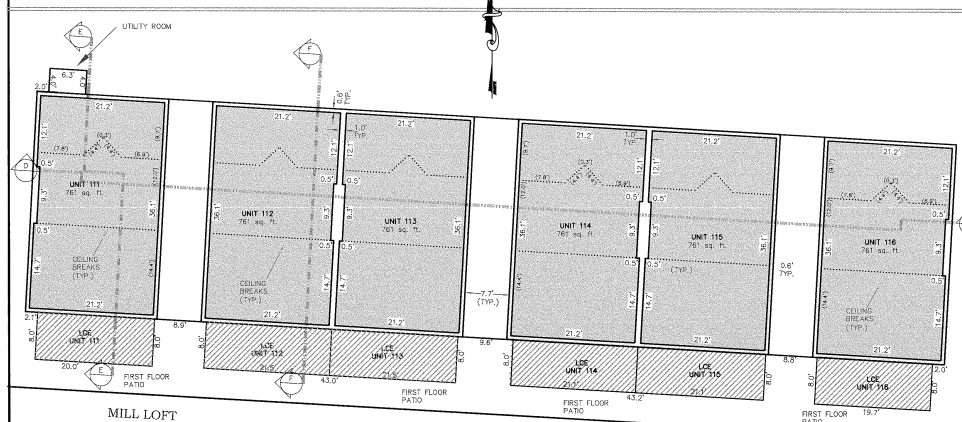
MARCIN ENGINEERING LLC

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 AVON, CO 81620
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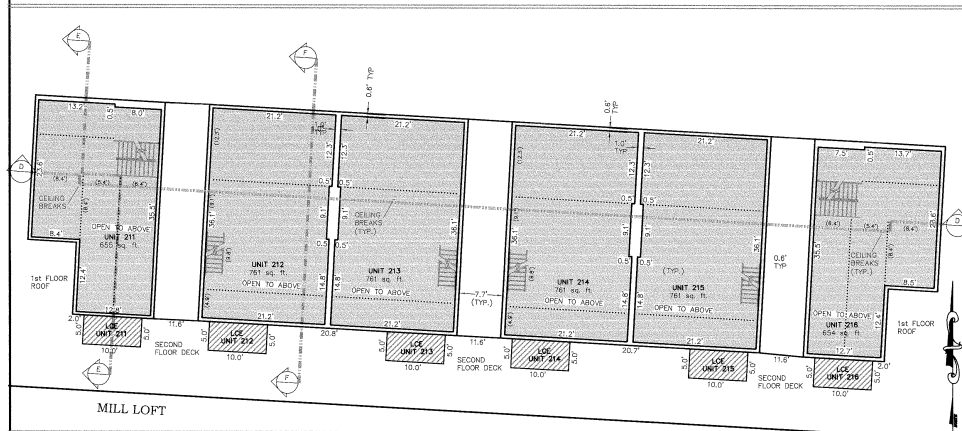
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MILLER RANCH MILL LOFTS-PHASE 2
 PARCEL 10B, MILLER RANCH, PARCEL 10A AND PARCEL 10B
 COUNTY OF EAGLE, STATE OF COLORADO
 SHEET 4 OF 6

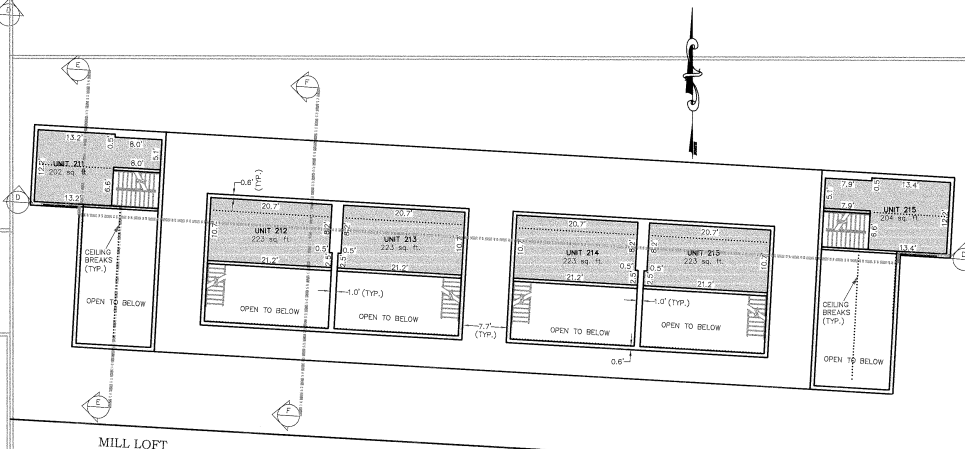


BUILDING NO. C
 FIRST FLOOR ELEVATION = 7290.6
 SCALE 1"=10'



BUILDING NO. C
 SECOND FLOOR ELEVATION = 7304.3
 SCALE 1"=10'

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



BUILDING NO. C
 THIRD FLOOR ELEVATION = 7314.0
 SCALE 1"=10'

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



FINAL PLAT AND CONDOMINIUM MAP
 MILLER RANCH MILL LOFTS
 PHASE 2, PARCEL 10B, MILLER RANCH
 COUNTY OF EAGLE, STATE OF COLORADO

DRAWN BY: PJO DATE: 8-16-04
 CHECKED BY: SRW DRAWING NO.: MILL2CONDO
 JOB NO.: 01121 SHEET 4 OF 6

MARCIN ENGINEERING LLC

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FINAL PLAT AND CONDOMINIUM MAP
MILLER RANCH MILL LOFTS-PHASE 2
 PARCEL 10B, MILLER RANCH, PARCEL 10A AND PARCEL 10B
 COUNTY OF EAGLE, STATE OF COLORADO
 SHEET 5 OF 6

Eagle County File No. SMB-00342



BUILDING NO. D
 FIRST FLOOR ELEVATION = 7293.6
 SCALE 1"=10'



BUILDING NO. C
 FIRST FLOOR ELEVATION = 7,290.6
 SCALE 1"=10'

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

BUILDING SECTIONS



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FINAL PLAT AND CONDOMINIUM MAP MILLER RANCH MILL LOFTS PHASE 2, PARCEL 10B, MILLER RANCH COUNTY OF EAGLE, STATE OF COLORADO			
DRAWN BY:	PJQ	DATE:	8-16-04
CHECKED BY:	SRW	DRAWING NO.:	MILL2CONDO
JOB NO.:	01121	SHEET	5 OF 6

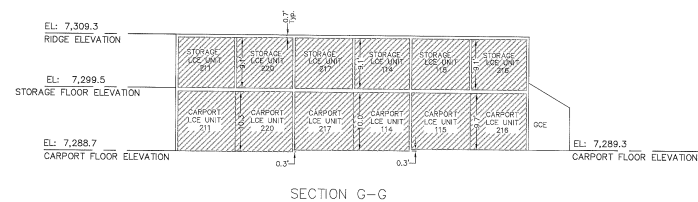
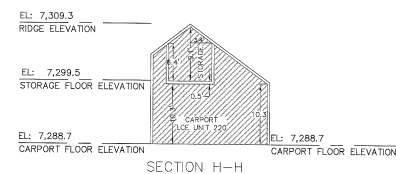
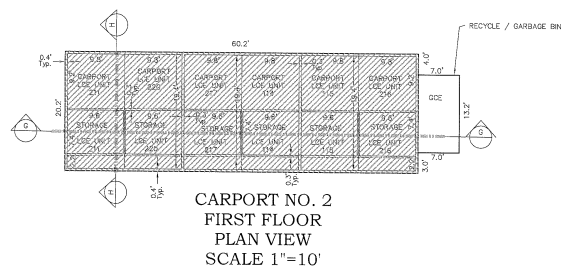
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FINAL PLAT AND CONDOMINIUM MAP
MILLER RANCH MILL LOFTS-PHASE 2
 PARCEL 10B, MILLER RANCH, PARCEL 10A AND PARCEL 10B
 COUNTY OF EAGLE, STATE OF COLORADO
 SHEET 6 OF 6



CARPORT NO. 2
 SECTION VIEW
 SCALE 1"=10'

CARPORT NO. 2
PLAN VIEWS AND BUILDING SECTIONS

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

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DRAWN BY:	PJQ	DATE:	8-16-04
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JOB NO.:	01121	SHEET	6 OF 6



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