

FINAL PLAT AND CONDOMINIUM MAP

MILLER RANCH MILL LOFTS-PHASE 4

PARCEL 9B, PHASE 4 EXPANSION PROPERTY,

MILLER RANCH MILL LOFTS-PHASE 3

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 RBC Centura Bank, being the sole owner(s) in fee simple, mortgagee or lien holder of all that real property situated in Eagle County, Colorado described as follows:

PARCEL 9B, PHASE 4 EXPANSION PROPERTY, MILLER RANCH MILL LOFTS-PHASE 3 according to the Final Plat and Condominium Map of Miller Ranch Mill Lofts-Phase 3 as recorded January 21, 2005 at Reception No. 904132 in the Office of the Clerk and Recorder, Eagle County, Colorado.

containing 0.915 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 Final Plat under the name and style of MILLER RANCH MILL LOFTS-PHASE 4, 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 JUNE, A.D., 2005.

Owner: Director of Operations

Berry Creek Limited Liability Company, a Colorado limited liability company
P.O. Box 1859
Eagle, CO 81631

STATE OF COLORADO)
COUNTY OF EAGLE) SS

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 30 day of JUNE, A.D., 2005, by Paul Chavez as Director of Operations of Berry Creek Limited Liability Company, a Colorado limited liability company.

My Commission expires: 6/25/07

Witness my hand and official seal. Gaylyn Johnson NOTARY PUBLIC

(SEAL) NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires: July 25, 2007

Mortgagee: _____ as _____

RBC Centura Bank
11011 Richmond Avenue, Suite 850
Houston, TX 77042

By: David J. Bourke Vice President
STATE OF TEXAS)
COUNTY OF UTAH) SS

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 30 day of JUNE, A.D., 2005, by David J. Bourke as Vice President of RBC Centura Bank

My Commission expires: July 20, 2008

Witness my hand and official seal. Charlene H. Ballantyne NOTARY PUBLIC

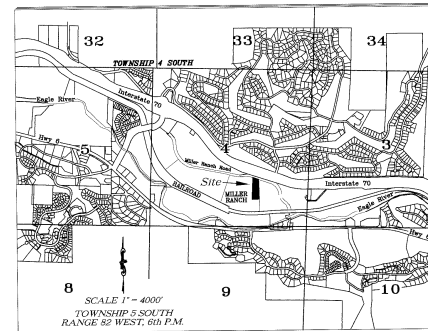
(SEAL) CHARLENE H. BALLANTYNE
Notary Public, State of Texas
My Commission Expires: July 20, 2008

CERTIFICATE OF TAXES PAID

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of December 31, 2005 upon all parcels of real estate described on this Plat are paid in full.
Date: this 30 day of JUNE, A.D., 2005
Steven L. Sheaffin by David J. Bourke Deputy
Treasurer of Eagle County, Colorado. R053202

NOTES:

- 1) The purpose of this Final Plat and Condominium Map is to create individual Condominium Units, and to define Limited Common Elements (L.C.E.) and General Common Elements (G.C.E.).
- 2) BASIS OF BEARINGS: 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: March-April 2005.
- 4) Record Easements and Rights-of-Way shown on this Plat were derived from ALTA Title Commitment order No. VC5000957, dated April 7, 2005 and provided by Land Title Guarantee Company.
- 5) The property 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. 789801, as amended and recorded on January 21, 2005 at Reception No. 904135, and as may be amended from time to time.
- 6) The property shown herein is subject to applicable easements, conditions, covenants, restrictions, reservations and notes as shown on the plat for the Berry Creek/Miller Ranch Planned Unit Development recorded on June 25, 2002 at Reception No. 789849, the final plat for Miller Ranch (A Resubdivision of Tract D, Berry Creek/Miller Ranch PUD) recorded January 15, 2003 at Reception No. 800378, the final plat for Miller Ranch Filing 2 recorded October 23, 2003 at Reception No. 854785, the amended final plat for Miller Ranch Filing 2 recorded August 17, 2004 at Reception No. 888021, the final plat for Miller Ranch Filing 2 Parcel 9A & 9B as recorded on January 19, 2005 at Reception No. 903890, and the final plat and condominium map of Miller Ranch Mill Lofts-Phase 3 as recorded on January 21, 2005 at Reception No. 904132. The following non-exclusive easements and rights-of-way have been previously dedicated on the plats as 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 ditches, gutters, 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.
- 7) This property may be subject to a Holy Cross Energy Underground Right-of-Way Easement recorded on September 3, 2002 at Reception No. 806010 in which the location of said easement is not discernible from the record documents.
- 8) This property is subject to the terms, conditions, and provisions of the Deed Restriction Agreement for the Occupancy and Rental of Miller Ranch Housing recorded October 24, 2003 at Reception No. 855028 and the First Amendment thereto recorded December 7, 2004, at Reception No. 899884.
- 9) The condominium units for Parcel 9B-Phase 4 as defined herein are subject to the Master Declaration for Miller Ranch recorded October 31, 2003 at Reception No. 856076 and any supplements thereto.
- 10) The condominium units for Parcel 9B-Phase 4 as defined herein are subject to the Condominium Declaration for Miller Ranch Mill Lofts as recorded on May 27, 2004 at Reception No. 878518 and any supplements thereto.
- 11) 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.
- 12) 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.
- 13) Elevation are based on an elevation of 7282.00 for the top of a rebar set in pavement at the intersection of Flat Top and Miller Ranch Road 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 the information required by C.R.S. 38-33.3-208 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 22nd day of JULY, A.D., 2005.

Stephen R. Wujek PLS 22589
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 29th day of July, A.D., 2005.

Witness my hand and official seal. Karen R. Lewis NOTARY PUBLIC

STATE OF COLORADO)
COUNTY OF EAGLE) SS

The foregoing instrument was acknowledged before me this 29th day of July, A.D., 2005, by Stephen R. Wujek

My Commission expires: 8/5/2006

Witness my hand and official seal. Karen R. Lewis NOTARY PUBLIC

(SEAL) KAREN R. LEWIS
Notary Public, State of Colorado
My Commission Expires: August 5, 2006

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 29th day of July, A.D., 2005, 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 will 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
Clerk to the Board of County Commissioners

Title Certificate

Lead Title Insurance Company Policy No. 1444444 Agent
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, mortgages and encumbrances, except as follows:
Deed of trust to RBC Centura Bank recorded

October 10, 2004 # 894444
Deed of trust to RBC Centura Bank recorded
October 15, 2004 # 894445

Dated this 16 day of JUNE, A.D., 2005

AGENT Joergeline H. Bergman
as Agent

CLERK AND RECORDER'S CERTIFICATE

This Plat was filed for record in the Office of the Clerk and Recorder at 1:04 o'clock P. M. on this 12th day of August, A.D., 2005 and is duly recorded at Reception No. 946094.

Test: Joergeline H. Bergman
Clerk and Recorder of Eagle County, Colorado
By: Joergeline H. Bergman
Deputy

(SEAL) JOERGELINE H. BERGMAN
Clerk and Recorder of Eagle County, Colorado
My Commission Expires: July 20, 2008

FINAL PLAT AND CONDOMINIUM MAP MILLER RANCH MILL LOFTS - PHASE 4 PARCEL 9B, PHASE 4 EXPANSION PROPERTY, MILLER RANCH MILL LOFTS-PHASE 3 COUNTY OF EAGLE, STATE OF COLORADO			
DRAWN BY:	SRW	DATE:	06-28-05
CHECKED BY:	PJO	DRAWING NO.:	COVERSHEET
JOB NO.:	04017V	SHEET	1 OF 6

MARCIN ENGINEERING LLC

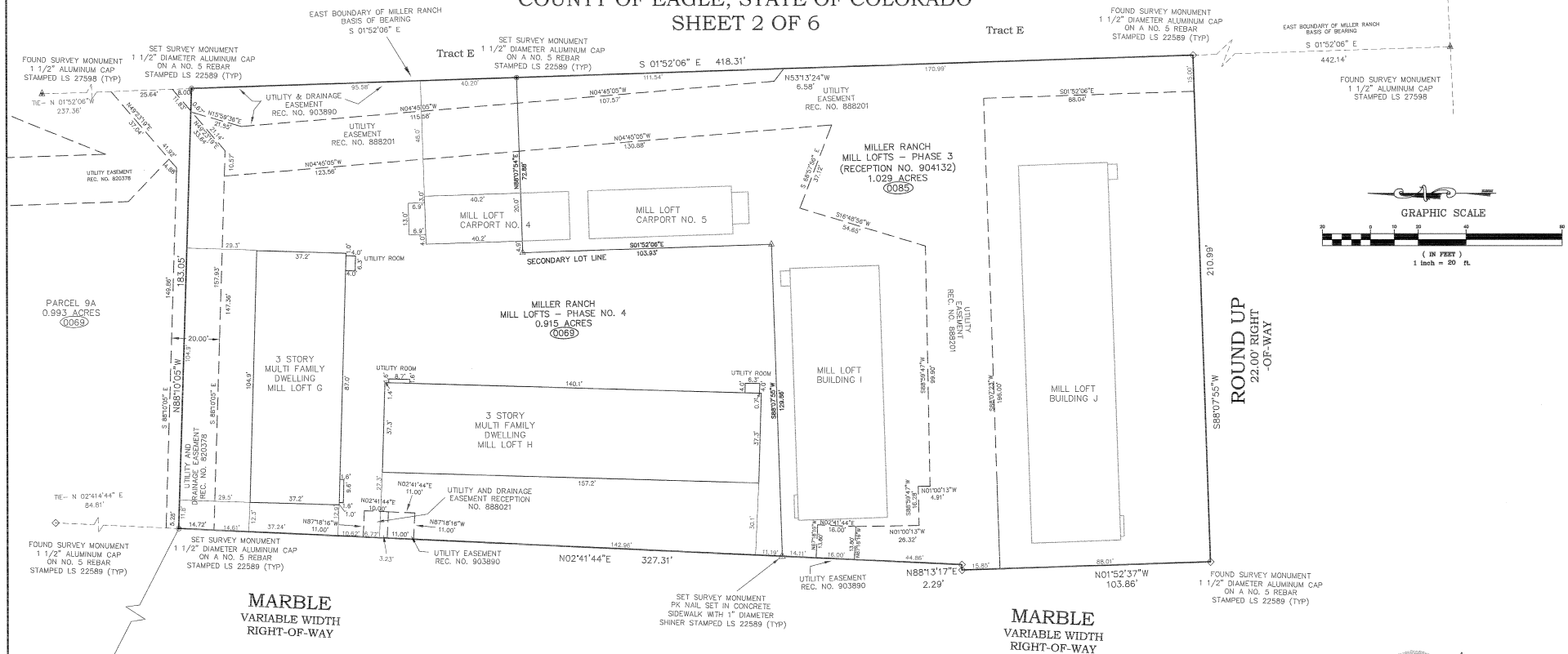
P.O. Box 1062
AVON, CO 81620
(970) 748-0274
(970) 748-9021 FAX

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

FINAL PLAT AND CONDOMINIUM MAP MILLER RANCH MILL LOFTS-PHASE 4

PARCEL 9B, PHASE 4 EXPANSION PROPERTY,
MILLER RANCH MILL LOFTS-PHASE 3
COUNTY OF EAGLE, STATE OF COLORADO
SHEET 2 OF 6

Eagle County File No. SMB-00368



BENCHMARK - ELEVATION 7282.00
TOP OF REBAR IN PAVEMENT AT
INTERSECTION OF PLAT TOP
AND MILLER RANCH ROAD -
N02°48'13"W 644.69

MARBLE
VARIABLE WIDTH
RIGHT-OF-WAY

MARBLE
VARIABLE WIDTH
RIGHT-OF-WAY

LAND USE SUMMARY

PARCEL	BUILDING	UNITS	UNIT AREA	LAND USE	ADDRESS	PARCEL AREA
PARCEL 9B (PHASE 4)						0.915 AC.
D	131	759 sq. ft.	Residential	0069-0131 Marble		
D	132	759 sq. ft.	Residential	0069-0132 Marble		
D	133	759 sq. ft.	Residential	0069-0133 Marble		
G	134	759 sq. ft.	Residential	0069-0134 Marble		
G	135	761 sq. ft.	Residential	0069-0135 Marble		
H	136	761 sq. ft.	Residential	0069-0136 Marble		
H	137	761 sq. ft.	Residential	0069-0137 Marble		
H	138	761 sq. ft.	Residential	0069-0138 Marble		
H	139	761 sq. ft.	Residential	0069-0139 Marble		
H	140	761 sq. ft.	Residential	0069-0140 Marble		
D	231	859 sq. ft.	Residential	0069-0231 Marble		
D	232	859 sq. ft.	Residential	0069-0232 Marble		
G	233	859 sq. ft.	Residential	0069-0233 Marble		
G	234	859 sq. ft.	Residential	0069-0234 Marble		
H	235	859 sq. ft.	Residential	0069-0235 Marble		
H	236	859 sq. ft.	Residential	0069-0236 Marble		
H	237	859 sq. ft.	Residential	0069-0237 Marble		
H	238	859 sq. ft.	Residential	0069-0238 Marble		
H	239	859 sq. ft.	Residential	0069-0239 Marble		
H	240	859 sq. ft.	Residential	0069-0240 Marble		
TOTAL						0.915 AC.

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 4,
PARCEL 9B, PHASE 4 EXPANSION PROPERTY,
MILLER RANCH MILL LOFTS-PHASE 3
COUNTY OF EAGLE, STATE OF COLORADO

DRAWN BY: PJQ
DATE: 06-28-05
CHECKED BY: SRW
DRAWING NO.: SH2_PH3
JOB NO.: 04017V
SHEET: 2 OF 6

MARCIN ENGINEERING LLC

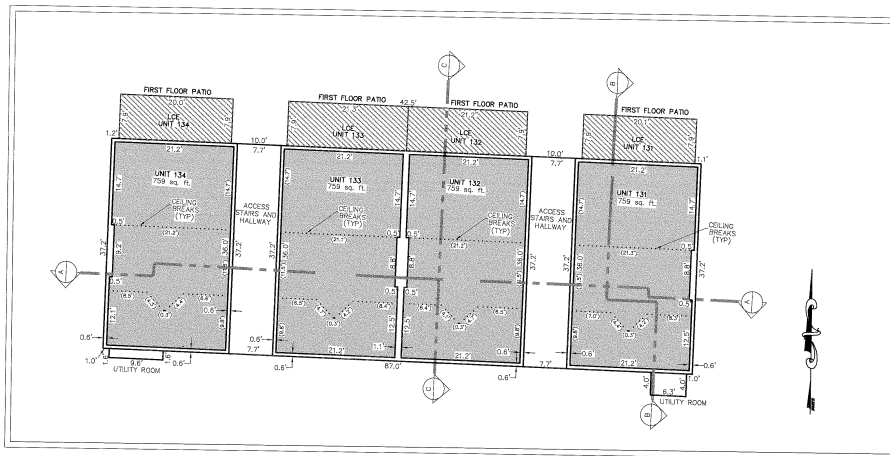
P.O. Box 1062
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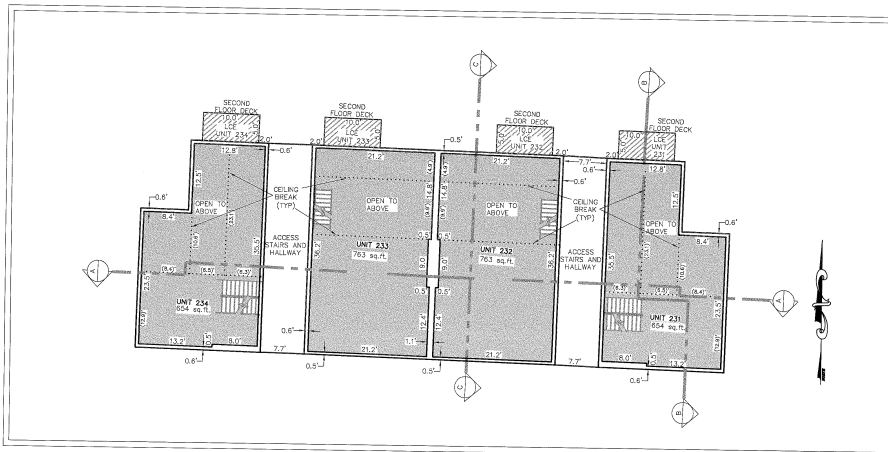


FINAL PLAT AND CONDOMINIUM MAP MILLER RANCH MILL LOFTS-PHASE 4

PARCEL 9B, PHASE 4 EXPANSION PROPERTY,
MILLER RANCH MILL LOFTS-PHASE 3
COUNTY OF EAGLE, STATE OF COLORADO
SHEET 3 OF 6



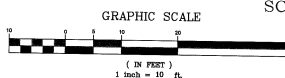
BUILDING G
FIRST FLOOR ELEVATION = 7297.7
SCALE 1"=10'



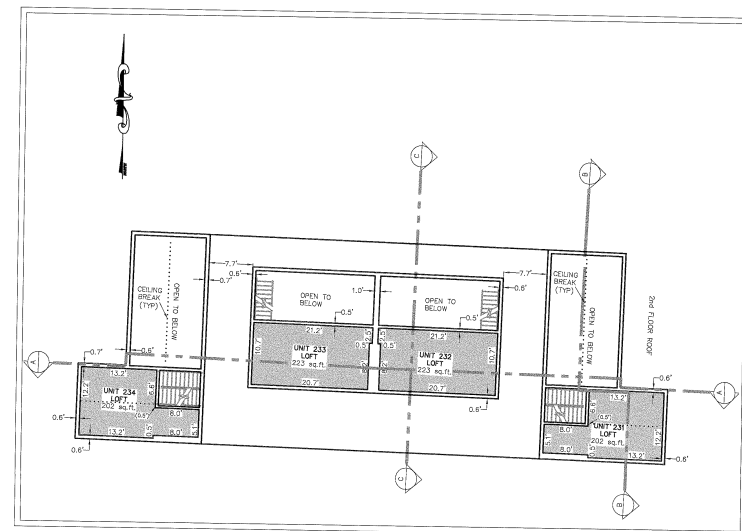
BUILDING G
SECOND FLOOR ELEVATION = 7311.1
SCALE 1"=10'

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 G
THIRD FLOOR ELEVATION = 7320.4
SCALE 1"=10'



FINAL PLAT AND CONDOMINIUM MAP MILLER RANCH MILL LOFTS - PHASE 4, PARCEL 9B, PHASE 4 EXPANSION PROPERTY, MILLER RANCH MILL LOFTS-PHASE 3 COUNTY OF EAGLE, STATE OF COLORADO	
DRAWN BY: KLD	DATE: 06-28-05
CHECKED BY: SRW	DRAWING NO.: CONDO7&8
JOB NO.: 04017V	SHEET 3 OF 6

MARCIN ENGINEERING LLC

P.O. Box 1062
AVON, CO 81620
(970) 748-0274
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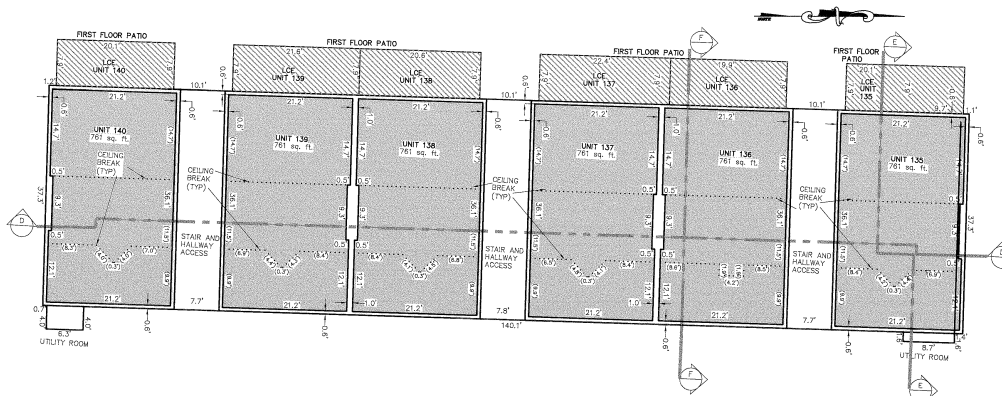
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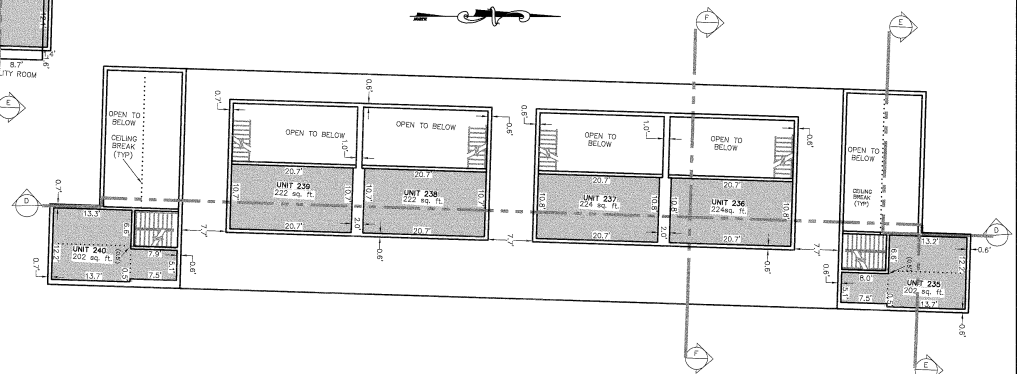
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FINAL PLAT AND CONDOMINIUM MAP MILLER RANCH MILL LOFTS-PHASE 4

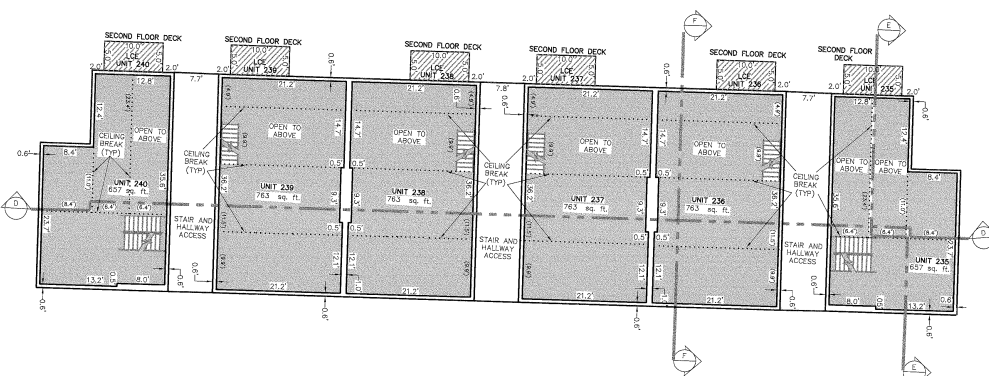
PARCEL 9B, PHASE 4 EXPANSION PROPERTY,
MILLER RANCH MILL LOFTS-PHASE 3
COUNTY OF EAGLE, STATE OF COLORADO
SHEET 4 OF 6



BUILDING H
FIRST FLOOR ELEVATION = 7299.0
SCALE 1"=10'



BUILDING H
THIRD FLOOR ELEVATION = 7321.7
SCALE 1"=10'



BUILDING H
SECOND FLOOR ELEVATION = 7312.5
SCALE 1"=10'

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



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PARCEL 9B, PHASE 4 EXPANSION PROPERTY,
MILLER RANCH MILL LOFTS-PHASE 3
COUNTY OF EAGLE, STATE OF COLORADO

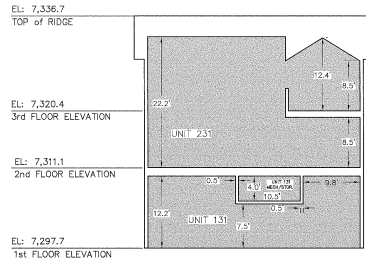
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CHECKED BY: SRW DRAWING NO.: CONDO7&8
JOB NO.: 04017v SHEET 4 OF 6

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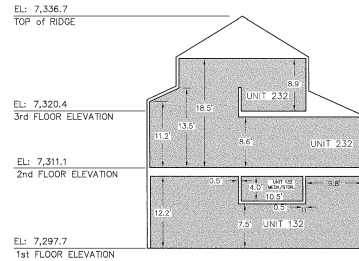
FINAL PLAT AND CONDOMINIUM MAP

MILLER RANCH MILL LOFTS-PHASE 4

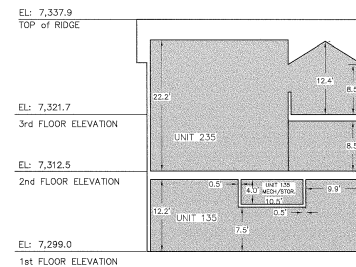
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MILLER RANCH MILL LOFTS-PHASE 3
COUNTY OF EAGLE, STATE OF COLORADO
SHEET 5 OF 6



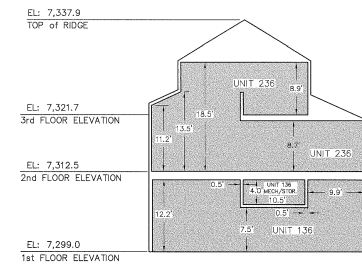
SECTION B-B



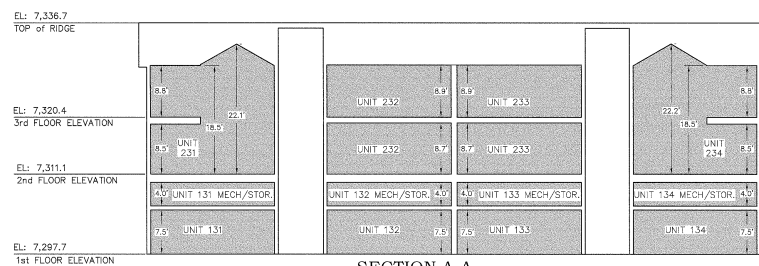
SECTION C-C



SECTION E-E

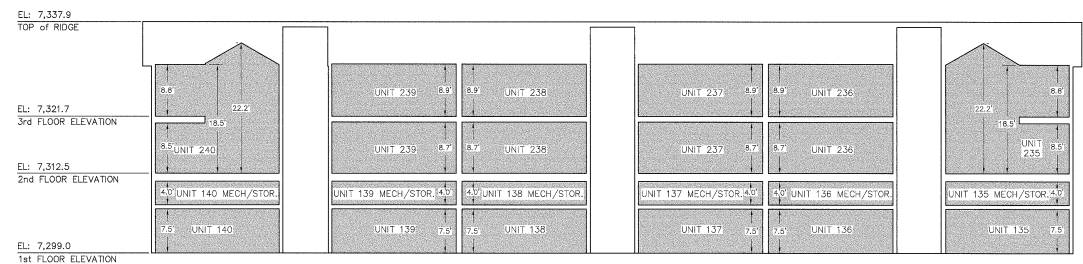


SECTION F-F



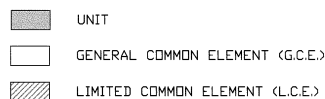
SECTION A-A

BUILDING G
FIRST FLOOR ELEVATION = 7297.7
SCALE 1"=10'



SECTION D-D

BUILDING H
FIRST FLOOR ELEVATION = 7,299.0
SCALE 1"=10'



BUILDING SECTIONS

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DRAWN BY:	KLD	DATE:	06-28-05
CHECKED BY:	SRW	DRAWING NO.:	CONDO7&8
JOB NO.:	04017v	SHEET	5 OF 6



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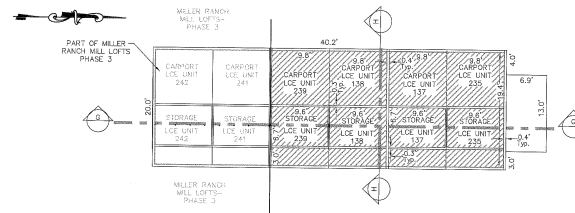
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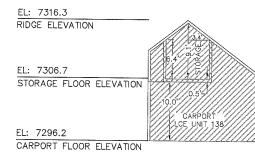
FINAL PLAT AND CONDOMINIUM MAP

MILLER RANCH MILL LOFTS-PHASE 4

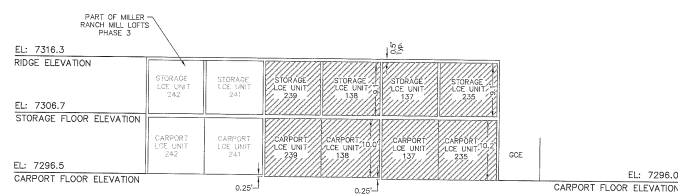
PARCEL 9B, PHASE 4 EXPANSION PROPERTY,
MILLER RANCH MILL LOFTS-PHASE 3
COUNTY OF EAGLE, STATE OF COLORADO
SHEET 6 OF 6



CARPOT NO. 4
FIRST FLOOR
PLAN VIEW
SCALE 1"=10'



SECTION H-H



SECTION G-G

CARPOT NO. 4
SECTION VIEW
SCALE 1"=10'

CARPOT NO. 4 PLAN VIEWS AND BUILDING SECTIONS

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

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DRAWN BY:	KLD	DATE:	06-28-05
CHECKED BY:	SRW	DRAWING NO.:	CONDO7&8
JOB NO.:	04017v	SHEET	6 OF 6

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