

CONDOMINIUM MAP TOPAZ BUILDING CONDOMINIUMS LOT 7, RIVERWALK AT EDWARDS - PHASE 5 EAGLE COUNTY, COLORADO

GENERAL NOTES

- The purpose of this Condominium Map is to create Residential Condominium Units R-201 through R-208 Commercial Condominium Units C-101 through C-103 and Office Condominiums O-201 through O-206 at Riverwalk at Edwards Lot 7, Phase 5 as shown.
- Date of Survey: March 19, 1997
- Basin of Bearings: S115°24'17" from the easterly corner of Lot 7, Riverwalk at Edwards, Phase 5 (set rear & cap. LS 24325) to the southeast corner of Section 5, Township 5 South, Range 82 West of the Sixth Principal Meridian (Found 3-1/2" Aluminum Cap, LS 16836)
- Basis of Elevation: An aerial point (Panel Point 2) near the northeast corner of U.S. Hwy. 6 and the I-70 Access Road, Elev = 7223.27.
- The platted address for Lot 7 is 0188 Main Street, see Sheet 2 for all unit addresses.
- NOTICE: According to Colorado law you must commence any legal action based upon any defect in this Condominium Map within ten years from the date of the certification upon which this survey is based.
- This property is subject to the Riverwalk at Edwards Design Review Regulations and Processes as recorded in Book 633 at Page 474 in the office of the Eagle County Clerk and Recorder.
- This property is subject to the terms, provisions, agreements and obligations of a Planned Unit Development recorded in Book 626 at Page 192, and the terms, conditions, and provisions of a resolution recorded in Book 661 at Page 666 and the Riverwalk at Edwards Planned Unit Development Control Document recorded in Book 681 at Page 689 and Amendment thereto recorded in Book 680 at page 977 and Amendment recorded May 29, 1996 in Book 680 at Page 686.
- This property is subject to the terms, provisions, agreements and obligations of the Declaration of Covenants, Conditions and Restrictions for the Riverwalk at Edwards Property Owners Association, Inc., recorded in Book 710 at Page 41.
- All notes on the Final Plat, Riverwalk at Edwards, Phase 5, recorded in the office of the Eagle County Clerk and Recorder in Book 711 at Page 345, remain in effect for this Condominium Map.
- This property is subject to the terms, provisions, agreements and obligations of the Declaration of Covenants, Conditions and Restrictions for the Riverwalk Topaz Building Condominiums recorded in Book _____ at Page _____.
- Any Commercial Units as shown on this Condominium Map may be further subdivided at the discretion of the Declarant as limited by the P.U.D. Guide and the Condominium Declarations for the Riverwalk Topaz Building Condominiums.
- The undersigned parking structures contained within the limits of Lot 7, Riverwalk at Edwards - Phase 5 is a General Common Element of the Master Common Area as defined in the Condominium Declarations for the Riverwalk Topaz Building Condominiums.

CLERK AND RECORDERS CERTIFICATE \$61.00
 This Condominium Map was filed for record in the office of the Clerk and Recorder at 11:31 o'clock AM on this day of May, 1997, and is duly recorded in Book 727 Page 842 023805

SARA FISCHER
 Clerk and Recorder
 Eagle County, Colorado



CERTIFICATE OF TAXES PAID
 I, MAN, hereby certify that the entire amount of taxes and assessments due and payable as of May, day of May, 1997, and is duly recorded in Book 727 Page 842 023805

MAN
 Treasurer of Eagle County

TITLE CERTIFICATE

First American Heritage Title Company, does hereby certify that it has examined the Title to all lands shown on this Condominium Map and that Title to each parcel shown upon this Condominium Map is vested in Eagle II Developers, LLC, free and clear of all liens, and encumbrances, except as follows:
See the title certificate at 11:31 o'clock AM on May 29, 1997, in Book 680 at Page 977 and Amendment recorded May 29, 1996 in Book 680 at Page 686.

Dated this 14th day of April, A.D., 1997.

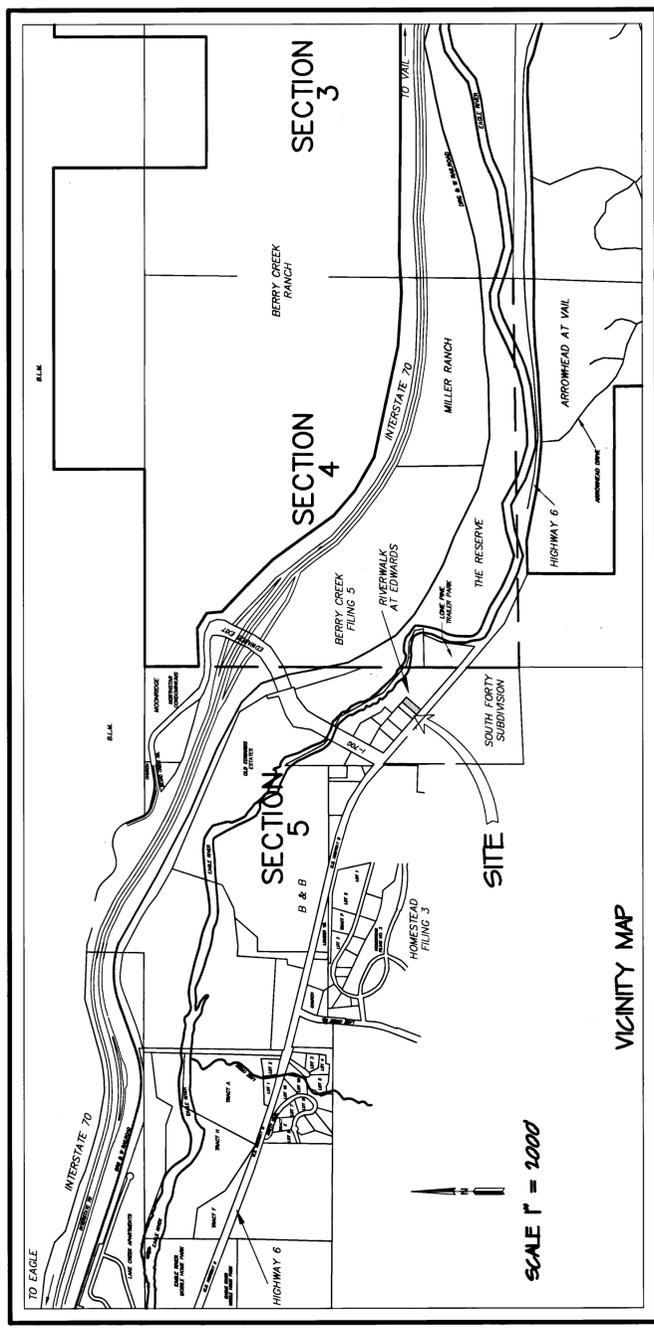
First American Heritage Title Company
 By: W. Dean Montz
 VICE PRESIDENT

SURVEYORS CERTIFICATE

I, Kendrick Neubecker, do hereby certify that I am a Registered Land Surveyor licensed under the laws of the State of Colorado and that I have surveyed the boundaries of the lands shown on this Condominium Map and that the 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. 538-33.3-209 and all other statutes and regulations applicable to maps of condominium common interest subdivisions.

IN WITNESS whereof I have set my hand and seal this 6th day of May, A.D., 1997.

Kendrick Neubecker
 Kendrick Neubecker, LS #24325



SCALE 1" = 2000'

VICINITY MAP

CERTIFICATION OF DEDICATION AND OWNERSHIP

KNOW ALL PEOPLE BY THESE PRESENTS that Eagle II Developers, Inc., a Colorado Corporation, being the owner of the real property situated in Eagle County, Colorado, described as follows:

Lot 7, Riverwalk at Edwards, Phase 5, as recorded in Book 711 at Page 345 of the Official Records of Eagle County, Colorado, containing 0.782 acres more or less.

have by these presents laid out, platted and subdivided the same into condominiums, as shown on this Condominium Map under the name and style of RIVERWALK TOPAZ BUILDING CONDOMINIUMS, Units R-201, C-101, C-102, C-103, O-201, O-202, O-203, O-204, O-205, O-206, and O-207, and does hereby accept the responsibility for the completion of the required improvements and places as shown on the accompanying Condominium Map to the use of the public forever; and does hereby dedicate those portions of said real property which are indicated as easements for the purpose shown herein, 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 9th day of May, A.D., 1997.

OWNER:
 Eagle II Developers, Inc.,
 a Colorado Corporation,
 P.O. Box 14
 Edwards, CO 81632

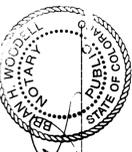
By: William L. Williams
 William L. Williams, President

STATE OF COLORADO }
 COUNTY OF EAGLE } ss.

The foregoing instrument was acknowledged before me this 9th day of May, 1997 A.D. by William L. Williams, as President of Eagle II Developers, Inc., a Colorado Corporation.

Witness my hand and official seal.

My commission expires: 1/2/2001



MORTGAGEE:
 WestStar Bank
 P.O. Box 3219
 Avon, CO 81620

By: Debra E.P.

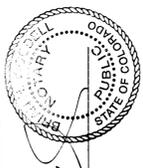
STATE OF COLORADO }
 COUNTY OF EAGLE } ss.

The foregoing instrument was acknowledged before me this 12th day of May, 1997 A.D. by Debra E. Ponce as of the WestStar Bank.

Witness my hand and official seal.

My commission expires: 1/2/2001

Notary Public:



COUNTY COMMISSIONERS CERTIFICATE

Based upon the review and recommendation of the Eagle County Director of Community Development, the Board of County Commissioners A.D. 1997, 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 the County for maintenance of roads dedicated to the public until such time as the County Commissioners shall have approved the same, the Board of County Commissioners and the Board of County Commissioners, all does not guarantee that the size, soil conditions, subsurface geology, ground water conditions, or flooding protection devices, drainage structures, 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.

Witness my hand and seal of the County of Eagle

Johanna P. Ponce
 Chairman
 Board of County Commissioners
 County of Eagle, Colorado



ATTEST: Lois C. Ponce
 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 Condominium Map the 14th day of May, 1997.

STATE OF COLORADO }
 COUNTY OF EAGLE } SS

The foregoing instrument was acknowledged before me this 14th day of May, 1997 by Debra E. Ponce

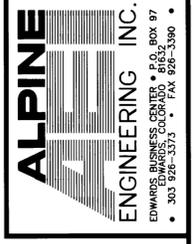
My Commission expires: 10/29/99

Witness my hand and official seal.

Lois C. Ponce
 Director of Community Development
 County of Eagle, Colorado



May J. Kelle
 Notary Public



CONDOMINIUM MAP

RIVERWALK TOPAZ BUILDING CONDOMINIUMS

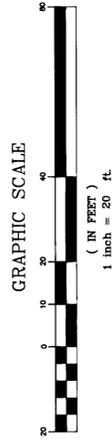
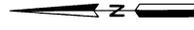
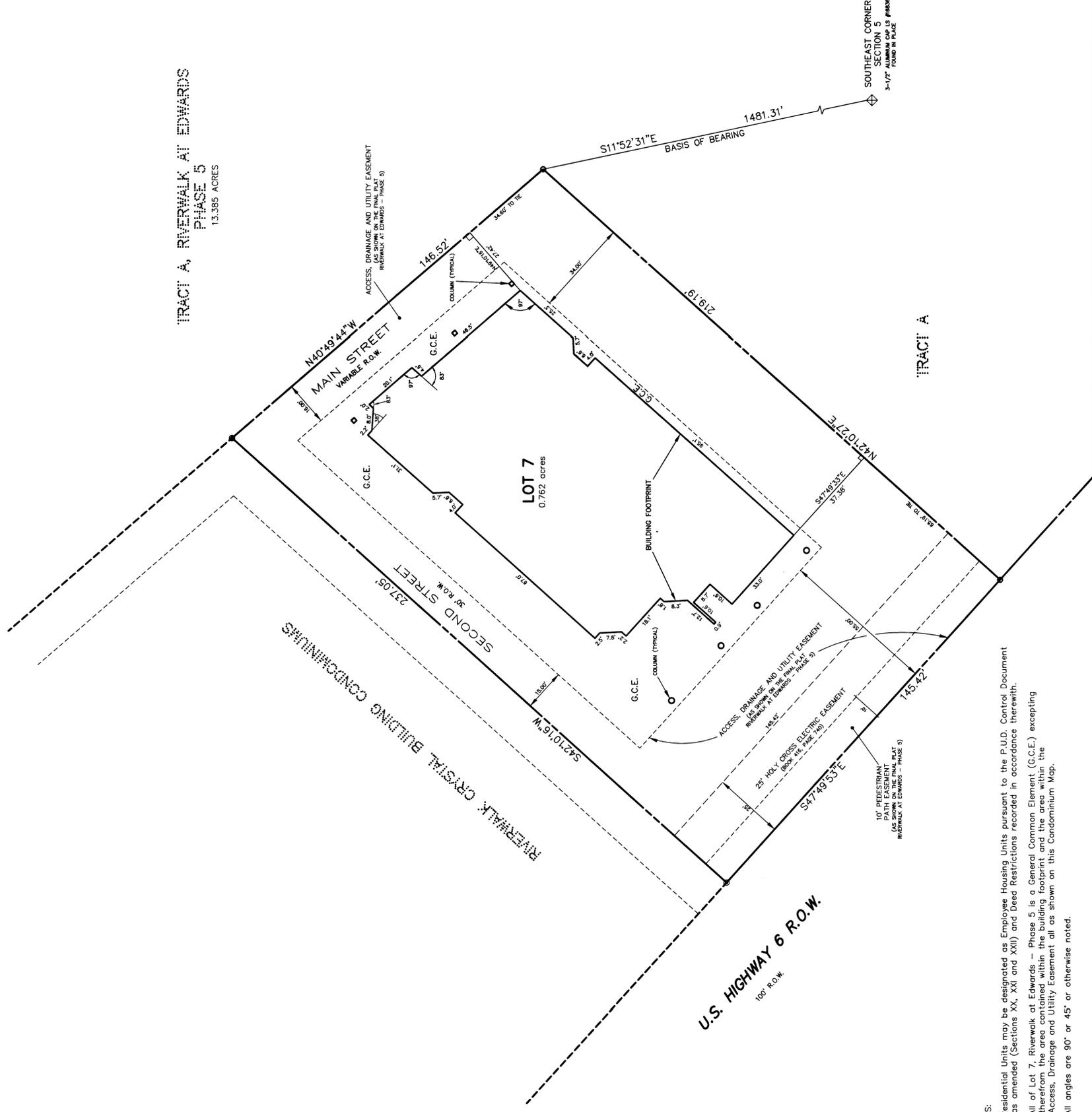
LOT 7, RIVERWALK AT EDWARDS - PHASE 5

EAGLE COUNTY, COLORADO

LAND USE SUMMARY	
LOT	ACREAGE
LOT 7	0.762 ACRES

ADDRESS TABLE

UNIT #	ADDRESS
C-101	34353 HIGHWAY 6, SUITE 101
C-102	0016 SECOND STREET, SUITE 102
C-103	0188 MAIN STREET, SUITE 103
O-201	0030 SECOND STREET, SUITE 201
O-202	0030 SECOND STREET, SUITE 202
O-203	0030 SECOND STREET, SUITE 203
O-204	0030 SECOND STREET, SUITE 204
O-205	0030 SECOND STREET, SUITE 205
O-206	0030 SECOND STREET, SUITE 206
R-201	34353 HIGHWAY 6, APARTMENT 201
R-202	34353 HIGHWAY 6, APARTMENT 202
R-203	34353 HIGHWAY 6, APARTMENT 203
R-204	34353 HIGHWAY 6, APARTMENT 204
R-205	34353 HIGHWAY 6, APARTMENT 205
R-206	34353 HIGHWAY 6, APARTMENT 206
R-207	34353 HIGHWAY 6, APARTMENT 207
R-208	34353 HIGHWAY 6, APARTMENT 208



LEGEND

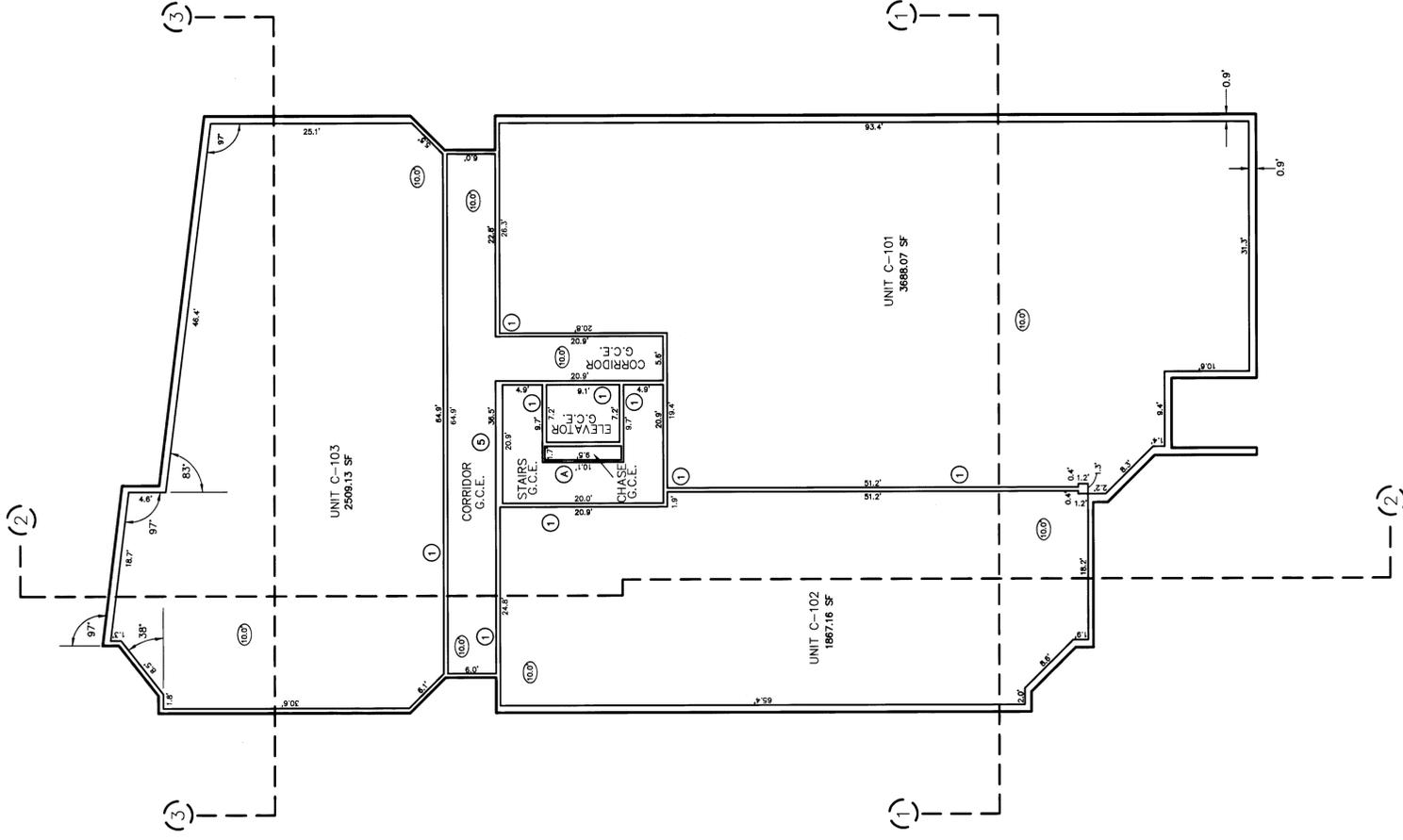
- INDICATES SET 1-1/2" ALUMINUM CAP AND #5 REBAR, LS 24325
- INDICATES FOUND 1-1/2" ALUMINUM CAP AND #5 REBAR, LS 24325
- G.C.E. GENERAL COMMON ELEMENT

- NOTES:
- Residential Units may be designated as Employee Housing Units pursuant to the P.U.D. Control Document as amended (Sections XX, XXI and XXII) and Deed Restrictions recorded in accordance therewith.
 - All of Lot 7, Riverwalk at Edwards - Phase 5 is a General Common Element (G.C.E.) excepting therefrom the area contained within the building footprint and the area within the Access, Drainage and Utility Easement all as shown on this Condominium Map.
 - All angles are 90° or 45° or otherwise noted.

CONDOMINIUM MAP

RIVERWALK TOPAZ BUILDING CONDOMINIUMS

LOT 7, RIVERWALK AT EDWARDS - PHASE 5
EAGLE COUNTY, COLORADO



- EXTERIOR WALL
 - UNIT WALL
 - - - CEILING BREAK
 - - - SECTION
 - (1) CEILING HEIGHT
 - G.C.E. GENERAL COMMON ELEMENT
 - L.C.E. - R. LIMITED COMMON ELEMENT - RESIDENTIAL
- FOR MORE VERTICAL INFORMATION, REFER TO SHEET 5.
ALL ANGLES ARE 45°, 90° OR AS SHOWN.

- WALL THICKNESSES
- (4) 0.3" WALL
 - (6) 0.4" WALL
 - (1) 0.5" WALL
 - (2) 0.6" WALL
 - (3) 0.7" WALL
 - (4) 0.8" WALL
 - (5) 0.9" WALL
 - (6) 1.1" WALL



SCALE 1" = 10'

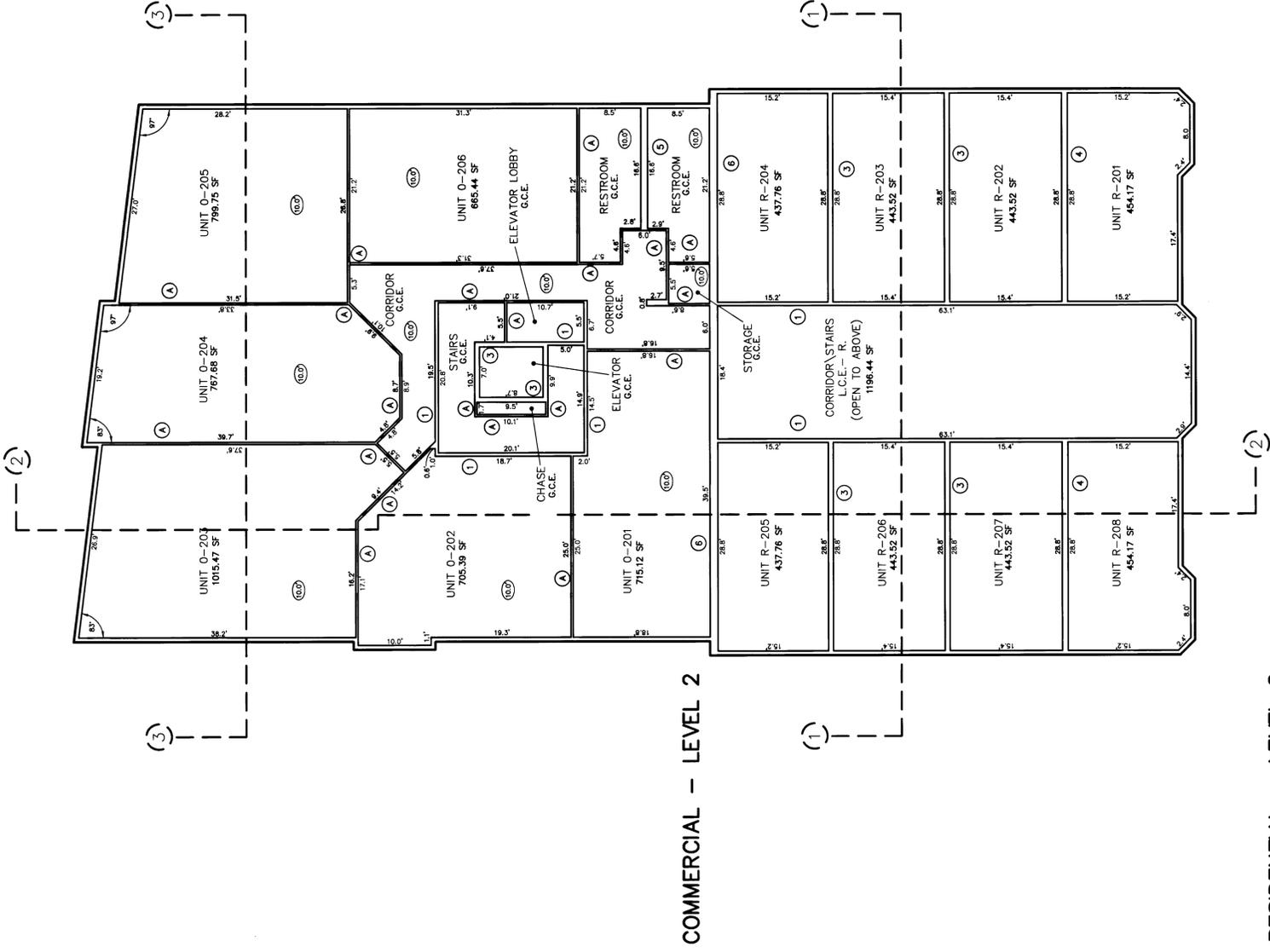
ALPINE
ENGINEERING INC.

EDWARDS BUSINESS CENTER • P.O. BOX 97
EDWARDS, CO. 81632 • TEL. 970-326-3373 • FAX 970-326-3390 •

COMMERCIAL - LEVEL 1
REFER TO NOTE No. 12, SHEET 1

RIVERWALK TOPAZ BUILDING CONDOMINIUMS

CONDOMINIUM MAP
BUILDING CONDOMINIUMS
LOT 7, RIVERWALK AT EDWARDS - PHASE 5
EAGLE COUNTY, COLORADO

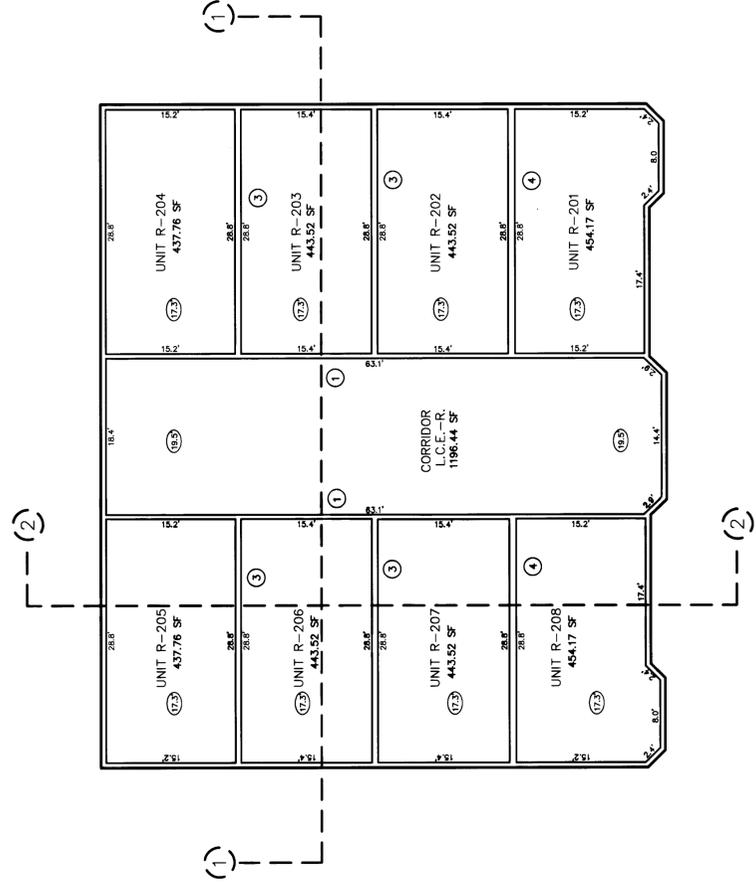


COMMERCIAL - LEVEL 2

RESIDENTIAL - LEVEL 2

EXTERIOR WALL
UNIT WALL
CEILING BREAK
SECTION
CEILING HEIGHT
G.C.E.
L.C.E. - R.
FOR MORE VERTICAL INFORMATION, REFER TO SHEET 5.

WALL THICKNESSES
① 0.3" WALL
② 0.4" WALL
③ 0.5" WALL
④ 0.6" WALL
⑤ 0.7" WALL
⑥ 0.8" WALL
⑦ 0.9" WALL
⑧ 1.1" WALL



RESIDENTIAL - LEVEL 3

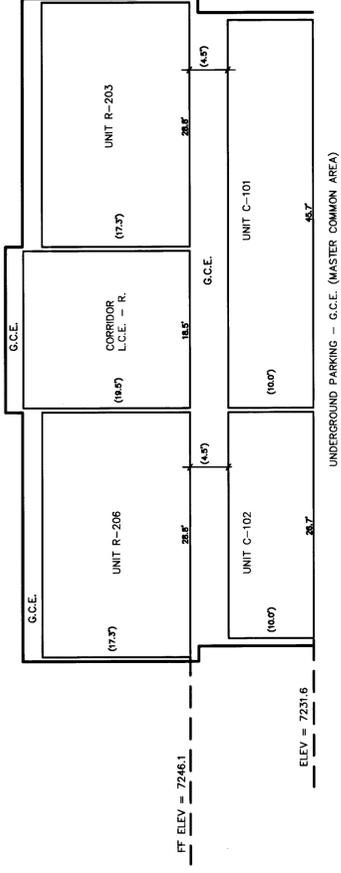


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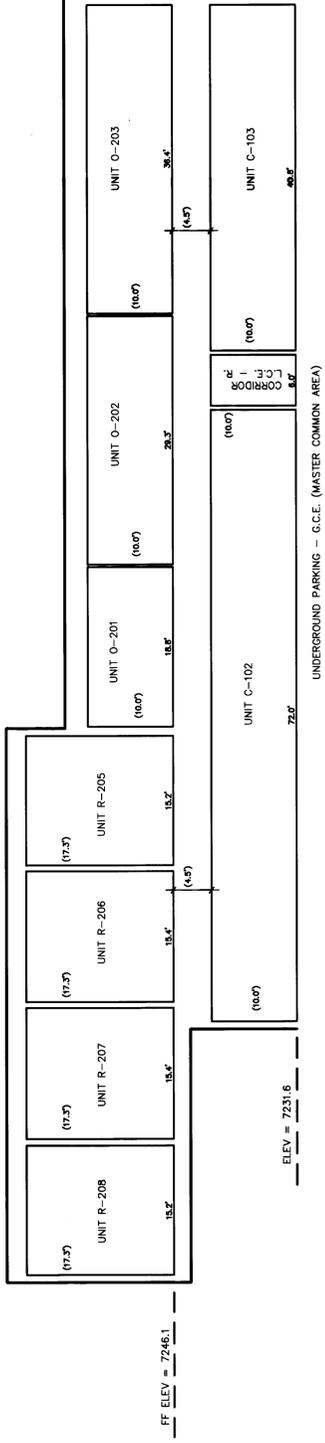
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RIVERWALK TOPAZ BUILDING CONDOMINIUMS

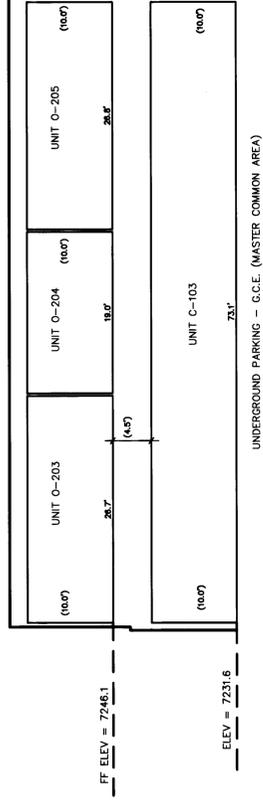
CONDOMINIUM MAP
BUILDING CONDOMINIUMS
LOT 7, RIVERWALK AT EDWARDS - PHASE 5
EAGLE COUNTY, COLORADO



SECTION 1 - 1



SECTION 2 - 2



SECTION 3 - 3

NOTES:

1. FLOORS INTERIOR TO RESIDENTIAL UNITS ARE NOT REPRESENTED.
2. FOR WALL THICKNESSES, REFER TO SHEETS 3 AND 4.
3. FOR BASIS OF ELEVATION, REFER TO GENERAL NOTE #4 ON SHEET 1.

SCALE 1" = 10'

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1000 W. MAIN ST. • EDWARDS, CO. 81632
• 303.328-3373 • FAX 303-328-3390 •

SHEET 5 OF 5