

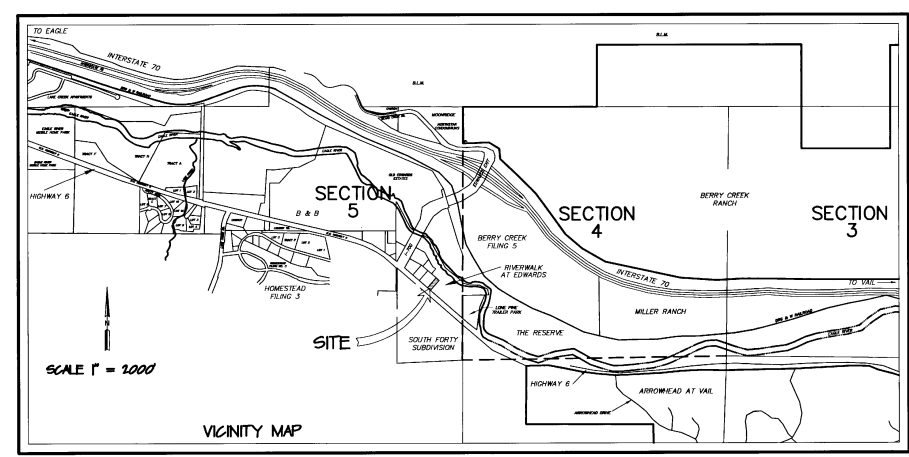
# RIVERWALK CRYSTAL BUILDING CONDOMINIUMS

## LOT 5, RIVERWALK AT EDWARDS - PHASE 4

### EAGLE COUNTY, COLORADO

#### GENERAL NOTES

- The purpose of this Condominium Map is to create Residential Condominium Units R-201 through R-216 and Commercial Condominium Units C-101 through C-107 at Riverwalk at Edwards Lot 5, Phase 4 as shown.
- Date of Survey: April 26, 1996
- Basis of Bearing: N0123337E as indicated on Berry Creek Metropolitan District boundary map prepared by KDBNA between the southeast corner of Section 5 (found 3 1/2" aluminum cap, LS 1688) and the northeast corner of Section 5 (3 1/2" brass cap on 2 1/2" steel pipe-found in pipe).
- Basis of Elevation: An aerial photo (Point Point 2) near the northeast corner of U.S. Hwy 6 and the I-70 Access Road; Elev = 7223.27'
- The platted address is D166 Mohr Street.
- NOTICE: 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 shown herein.
- 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 628 at Page 192, and the terms, conditions, and provisions of a resolution recorded in Book 661 at Page 568 and the Riverwalk at Edwards Planned Unit Development Control Document recorded in Book 661 at Page 669 and Amendment thereto recorded in Book 680 at page 977.
- 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 665 at Page 400.
- All notes on the Final Plat, Riverwalk at Edwards, Phase 4, recorded in the office of the Eagle County Clerk and Recorder in Book 694 at Page 504 remain in effect for this Condominium Map.
- This property is subject to the terms, provisions, agreements and obligations of the Dedication of Covenants, Conditions and Restrictions for the Riverwalk Crystal Building Condominiums recorded in Book 679 at Page 310.
- 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 Crystal Building Condominiums.
- The underground parking structure contained within the limits of Lot 5, Riverwalk at Edwards - Phase 4 is a General Common Element of the Master Common Area as defined in the Condominium Declarations for the Riverwalk Crystal Building Condominiums.



#### CERTIFICATION OF DEDICATION AND OWNERSHIP

KNOW ALL PEOPLE BY THESE PRESENTS that Eagle II Developers, Inc., a Colorado Corporation, being sole owners in fee simple and First Bank of Eagle County, being mortgagee or lender of all that real property situated in Eagle County, Colorado, described as follows:

Lot 5, Riverwalk at Edwards, Phase 4, as recorded in Book 694 at Page 504 in the Office of the Eagle County Clerk and Recorder, containing 388 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 CRYSTAL BUILDING CONDOMINIUMS", Units R-201, R-202, R-203, R-204, R-205, R-206, R-207, R-208, R-209, R-210, R-211, R-212, R-213, R-214, R-215, R-216, C-101 through C-105, C-106 and C-107 along with associated Limited Common Elements; 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 8th day of July, 1996 A.D. 1996.

OWNER: Eagle II Developers, Inc., a Colorado Corporation  
P.O. Box 9, Edwards, CO 81632

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

STATE OF COLORADO }  
COUNTY OF EAGLE }  
The foregoing instrument was acknowledged before me this 8th day of July, 1996 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: *1998-01-01*

*Richard C. Rogers*  
Notary Public

MORTGAGEE: First Bank of Eagle County  
P.O. Box 567  
Eagle, CO 81631

By: *Richard C. Rogers*  
Richard C. Rogers, President

STATE OF COLORADO }  
COUNTY OF EAGLE }  
The foregoing instrument was acknowledged before me this 8th day of July, 1996 A.D. by Richard C. Rogers as President of the First Bank of Eagle County.

Witness my hand and official seal:

My Commission expires: *1997-03-31*

*Richard C. Rogers*  
Notary Public

#### COUNTY COMMISSIONER'S 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 approves this Condominium Map this 8th day of July, 1996, 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 and construction of improvements thereon shall have been completed in accordance with Eagle County specifications and the Board of County Commissioners of Eagle County law by a subsequent resolution agreed to undertake maintenance of the same. This approval does not guarantee that the size, soil conditions, subsurface geology, ground water 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, signs, gutters, sidewalks, roof lighting, road signs, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the subdivisor and not the County of Eagle.

By: *George A. Foster*  
Chairman  
Board of County Commissioners  
County of Eagle, Colorado

ATTEST: *Janet D. Jordan*  
Clerk to the Board of County Commissioners

Witness my hand and seal of the County of Eagle

#### COMMUNITY DEVELOPMENT CERTIFICATE

Pursuant to the Eagle County Land Use Regulations, the Director of Eagle County Community Development hereby approves this Condominium Map the 8th day of July, 1996.

By: *Richard C. Rogers*  
Director, Community Development  
County of Eagle, Colorado

STATE OF COLORADO }  
COUNTY OF EAGLE }  
The foregoing instrument was acknowledged before me this 8th day of July, 1996 by *Richard C. Rogers*

My Commission expires: *January 26, 1998*

Witness my hand and official seal:

*Joseph J. Rowley*  
Notary Public

#### CLERK AND RECORDER'S CERTIFICATE 5100

This Condominium Map was filed for record in the office of the Clerk and Recorder at 2:07 PM on this 8th day of July, 1996, and is duly recorded in Book 679 at Page 310.

No. 447 575437

By: *Sara J. Fisher*  
Clerk and Recorder

By: *Chad Mays*  
Deputy

#### CERTIFICATE OF TAXES PAID

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of 12-31-96 upon all parcels of real estate described on this Condominium Map are paid in full.

Dated this 8th day of July, 1996.

By: *Richard C. Rogers*  
Treasurer of Eagle County

#### TITLE CERTIFICATE

First American Heritage Title Company, does hereby certify that I have examined the Title to all lands shown upon this Condominium Map and that Title to such lands shown upon this Condominium Map is vested in Eagle II Developers, Inc., a Colorado Corporation, as shown on the accompanying map.

*[Handwritten notes and signatures]*

Dated this 30th day of June, 1996, A.D. 1996.

By: *[Signature]*  
First American Heritage Title Company

#### SURVEYORS CERTIFICATE

I, Kendrick Neubecker, 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, and identifies location, layout, dimensions 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. 338-33.3-209 and all other statutes and regulations applicable to maps of condominium common interest subdivision.

N. WITNESS whereof I have set my hand and seal this 8th day of July, 1996, A.D. 1996.

By: *Kendrick Neubecker*  
Kendrick Neubecker, LS #24325

**ALPINE A&E ENGINEERING INC.**  
EDWARDS BUSINESS CENTER • P.O. BOX 97  
EDWARDS, COLORADO 81632  
• 303 928-3373 • FAX 928-3390 •

SHEET 1 OF 5

R-140 1/5

# RIVERWALK CRYSTAL BUILDING CONDOMINIUMS

## LOT 5, RIVERWALK AT EDWARDS – PHASE 4

### EAGLE COUNTY, COLORADO

CONDOMINIUM MAP

**NOTES:**

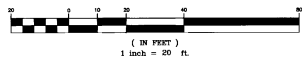
1. Residential Units may be designated as Employee Housing Units pursuant to the P.U.D. Control Document as amended (Sections XX, XXI and XXII) and Deed Restrictions recorded in accordance therewith.
2. All of Lot 5, Riverwalk at Edwards – Phase 4 is a General Common Element (G.C.E.) excepting therefrom the area contained within the building footprint and the area within the Access, Drainage and Utility Easement all as shown on this Condominium Map.

**LAND USE SUMMARY**

LOT 5	P.U.D./COMMERCIAL/RESIDENTIAL	0.588 ACRES
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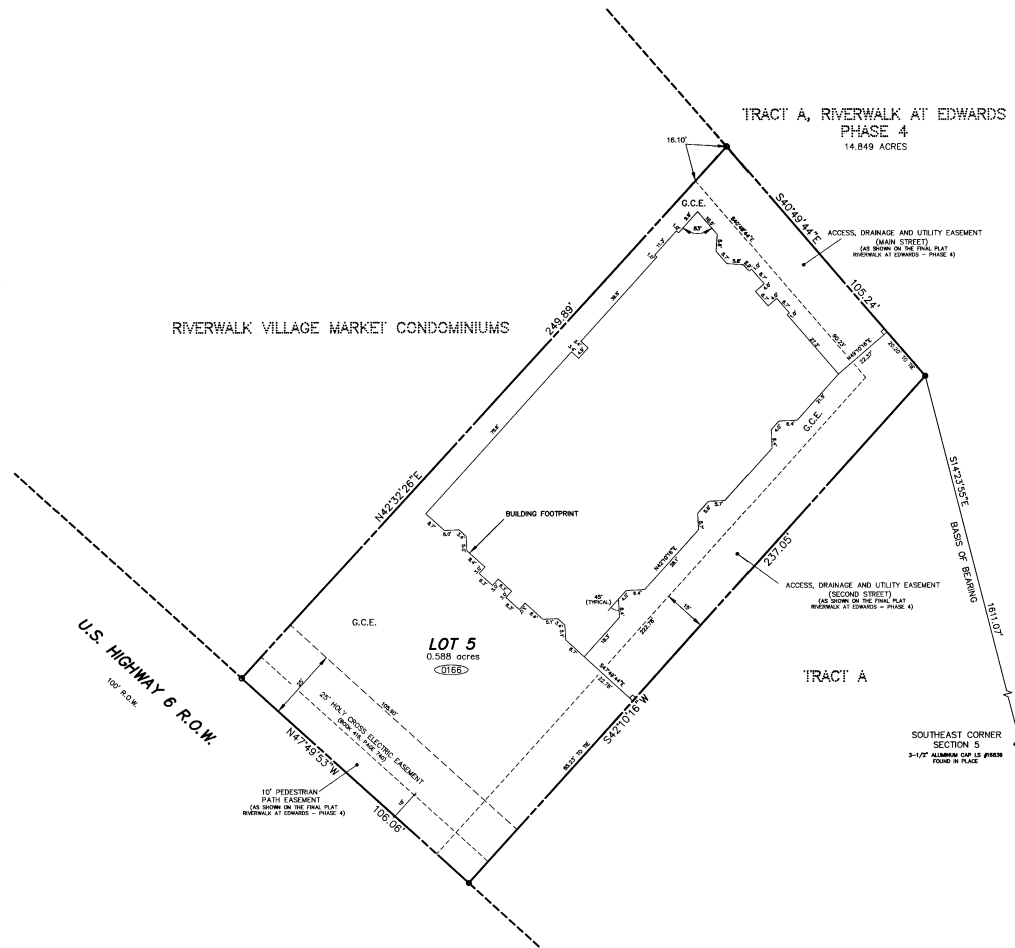


**GRAPHIC SCALE**



**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
- Ⓜ PLATTED ADDRESS (MAIN STREET)
- G.C.E. GENERAL COMMON ELEMENT



**ALPINE**  
**A&E**  
ENGINEERING INC.

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SHEET  
2 OF 5

# RIVERWALK CRYSTAL BUILDING CONDOMINIUMS

CONDOMINIUM MAP  
LOT 5, RIVERWALK AT EDWARDS - PHASE 4  
EAGLE COUNTY, COLORADO

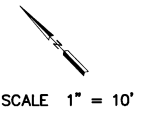
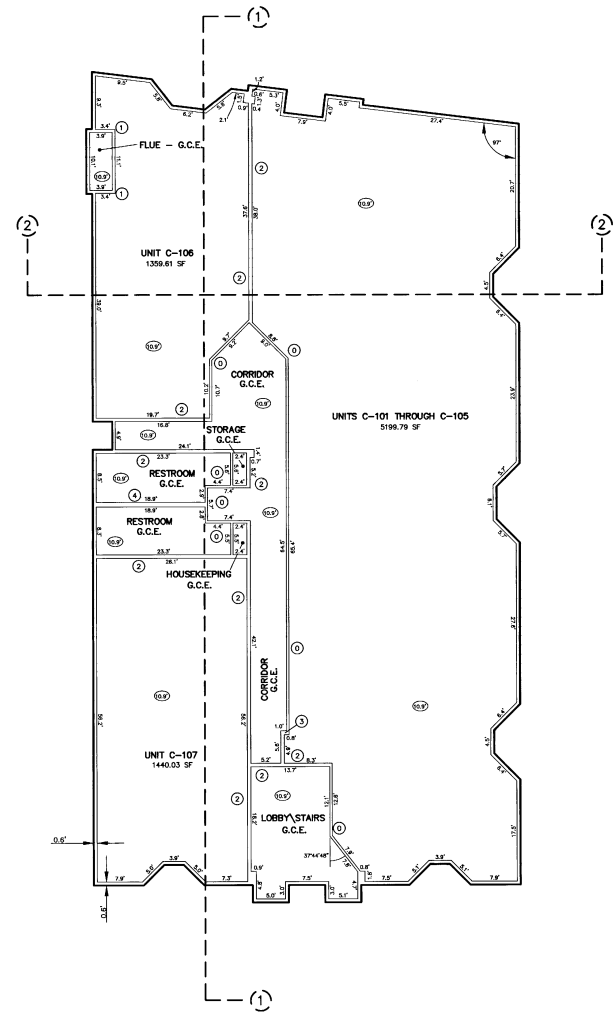
\_\_\_\_\_ EXTERIOR WALL  
 \_\_\_\_\_ UNIT WALL  
 - - - - - CEILING BREAK  
 - - - - - SECTION  
 (10) CEILING HEIGHT

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

- (0) 0.4" WALL
- (1) 0.5" WALL
- (2) 0.6" WALL
- (3) 0.7" WALL
- (4) 0.8" WALL



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

**ALPINE**  
ENGINEERING INC.  
EDWARDS BUSINESS CENTER • P.O. BOX 97  
EDWARDS, COLORADO 81624  
• 303.926-3373 • FAX 926-3390 •

SHEET  
3 OF 5

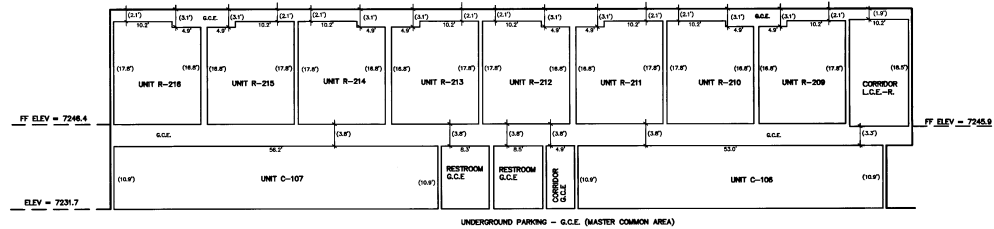
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# RIVERWALK CRYSTAL BUILDING CONDOMINIUMS

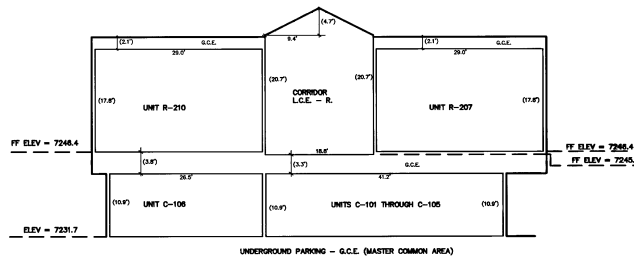
CONDOMINIUM MAP  
 LOT 5, RIVERWALK AT EDWARDS – PHASE 4  
 EAGLE COUNTY, COLORADO

R-140 5/5



SECTION 1 - 1

- 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.



SECTION 2 - 2

SCALE 1" = 10'



SHEET  
5 OF 5