

FINAL PLAT and CONDOMINIUM MAP
THE RIVERWALK QUARTZ BUILDING
A RESUBDIVISION OF LOT 12, RIVERWALK AT EDWARDS, PHASE 10
COUNTY OF EAGLE, STATE OF COLORADO

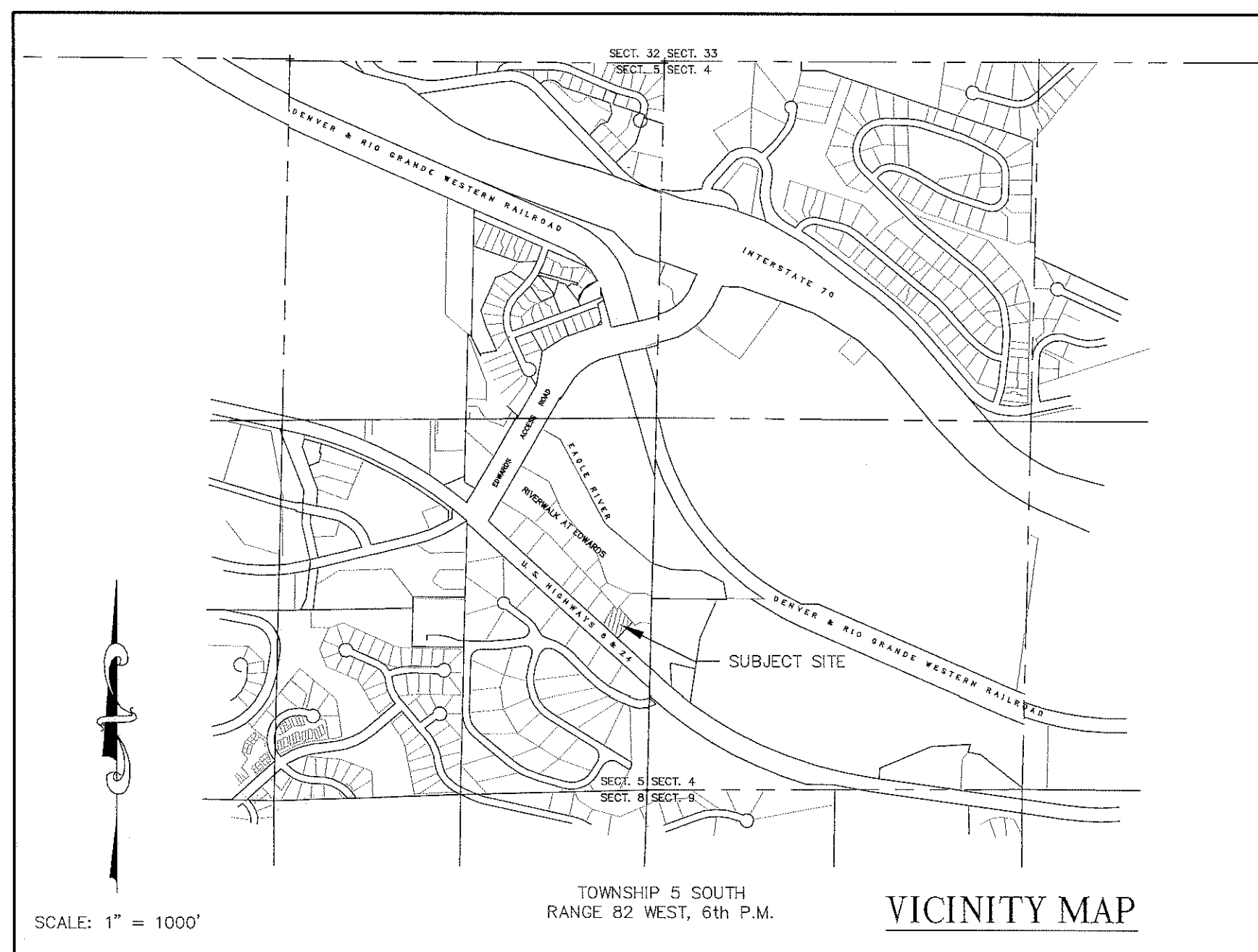


Table with 3 columns: UNIT, USE, ADDRESS. Lists units C-101 through R-210 and their corresponding addresses and uses.

GENERAL NOTES:

- List of 15 general notes detailing survey dates, bearings, monumentation, elevations, purpose of the map, title search, notices, and terms/conditions.

Certificate of Dedication and Ownership

Know all men by these presents that Riverwalk Associates, LLLP, a Colorado limited liability limited partnership and Amcore Bank, N.A. being sole owner(s) in fee simple, mortgagee or lienholder of all that real property situated in Eagle County, Colorado described as follows:

Riverwalk at Edwards, Phase 10, Lot 12, according to the plat thereof recorded January 27, 2004 at Reception Number 866064 in the office of the Eagle County Clerk and Recorder,

containing 0.716 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 of The Riverwalk Quartz Building, 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 thereon; 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 11th day of April, A.D., 2005.

Owner: William L. Williams, President, Riverwalk Associates, LLLP, a Colorado limited liability limited partnership. Address: 28 2nd Street, Suite O-211, Edwards, CO 81632

By: Edwards Land Investors, Inc. a Colorado Corporation, General Partner

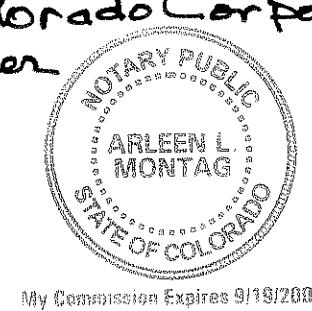
STATE OF Colorado, COUNTY OF Eagle

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 11th day of April, A.D., 2005, by William L. Williams as President of Riverwalk Associates, LLLP, a Colorado limited liability limited partnership.

My Commission expires: 9-19-2005

Witness my hand and official seal.

Arleen L. Montag, Notary Public



Mortgagee: Bruce W. Lammers, Amcore Bank, N.A. Address: 501 7th Street, Rockford, IL 61110-0037

By: Bruce W. Lammers, Executive Vice President

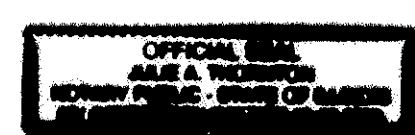
STATE OF Illinois, COUNTY OF Winnebago

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 29th day of March, A.D., 2005, by Bruce W. Lammers as Executive Vice President of Amcore Bank, N.A.

My Commission expires: 03-02-2006

Witness my hand and official seal.

Julie A. Thornton, Notary Public



Title Certificate

First American Heritage Title 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 Riverwalk Associates, LLLP, a Colorado limited liability limited partnership, free and clear of all liens, mortgages and encumbrances, except as follows:

Deed of Trust for the benefit of Amcore Bank, N.A. recorded February 27, 2004 at Reception Number 910904

Dated this 31st day of March, A.D., 2005.

Agent: Arleen L. Montag, Vice President

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 16th day of April, A.D., 2005, for filing with the Clerk and Recorder of Eagle County and for conveyance to the county of the public dedications shown hereon; 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, ground water conditions or flooding conditions of any lot shown hereon 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.

ATTEST: State Sinton, 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 19th day of April, A.D., 2005.

Director, Community Development, County of Eagle, Colorado

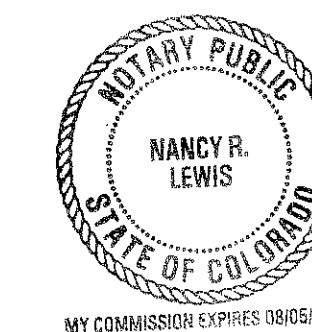
STATE OF COLORADO, COUNTY OF EAGLE

The foregoing instrument was acknowledged before me this 19th day of April, A.D., 2005, by Kurt R. Montag

My Commission expires: 8/5/2006

Witness my hand and official seal.

Nancy R. Lewis, Notary Public

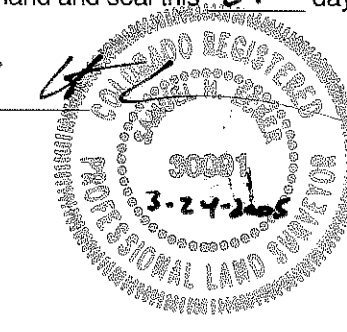


Surveyor's Certificate

I, Samuel H. Ecker, 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 24th day of March, A.D., 2005.

Samuel H. Ecker, Colorado P.L.S. No. 30091



Certificate of Taxes Paid ROSS109

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.

Dated this 12th day of April, A.D., 2005.

Karen L. Sheaffer by Gale Siew, Treasurer of Eagle County

Clerk and Recorder's Certificate \$51.00

This Plat was filed for record in the Office of the Clerk and Recorder at 2:24 PM on this 28th day of April, 2005 and is duly recorded at Reception No. 913833.

Teak Simonton, Clerk and Recorder

By: Robin Burdick, Deputy

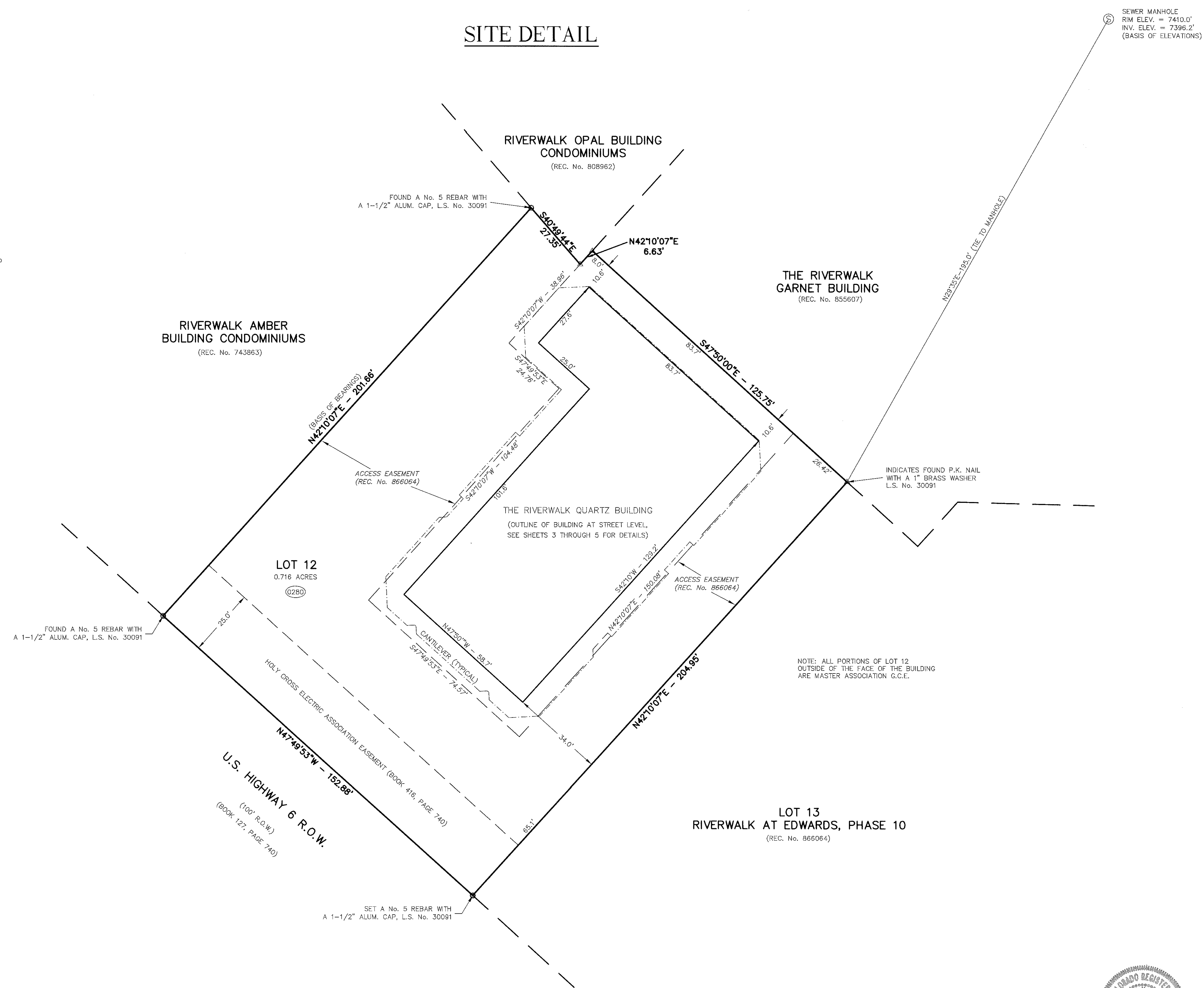
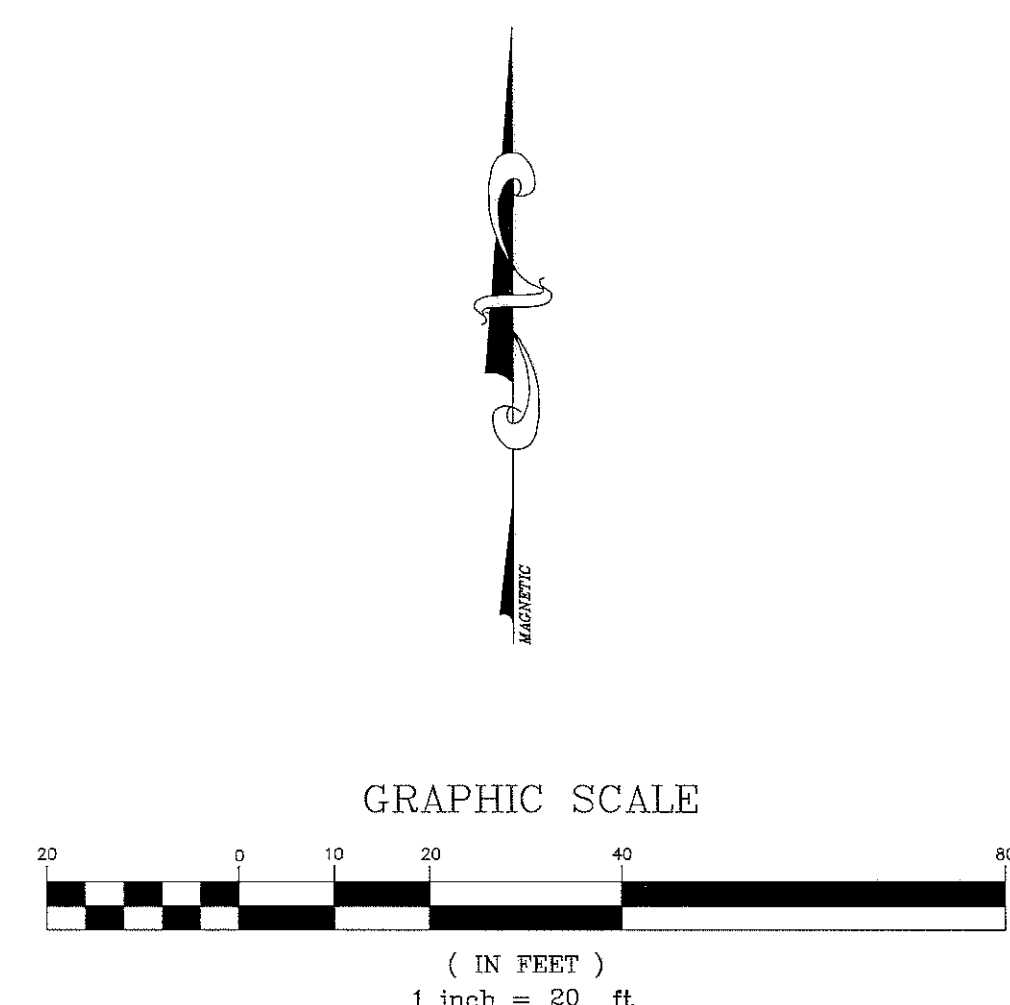


Gore Range Surveying, LLC logo and contact information: 953 South Frontage Road West, Suite 106, Vail, CO 81657, (970) 479-8698 • fax (970) 479-0055

Table with 4 columns: DRAWN BY, CHECKED BY, JOB NO., DATE, DRAWING NO., SHEET. Values include CM, SE, 03-111, 1/20/2005, 03-111condo, 1 of 5.

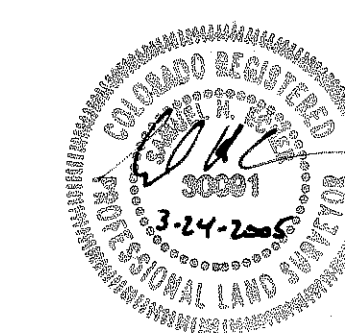
FINAL PLAT and CONDOMINIUM MAP
THE RIVERWALK QUARTZ BUILDING
 A RESUBDIVISION OF LOT 12, RIVERWALK AT EDWARDS, PHASE 10
 COUNTY OF EAGLE, STATE OF COLORADO

SITE DETAIL



NOTE: ALL PORTIONS OF LOT 12
 OUTSIDE OF THE FACE OF THE BUILDING
 ARE MASTER ASSOCIATION G.C.E.

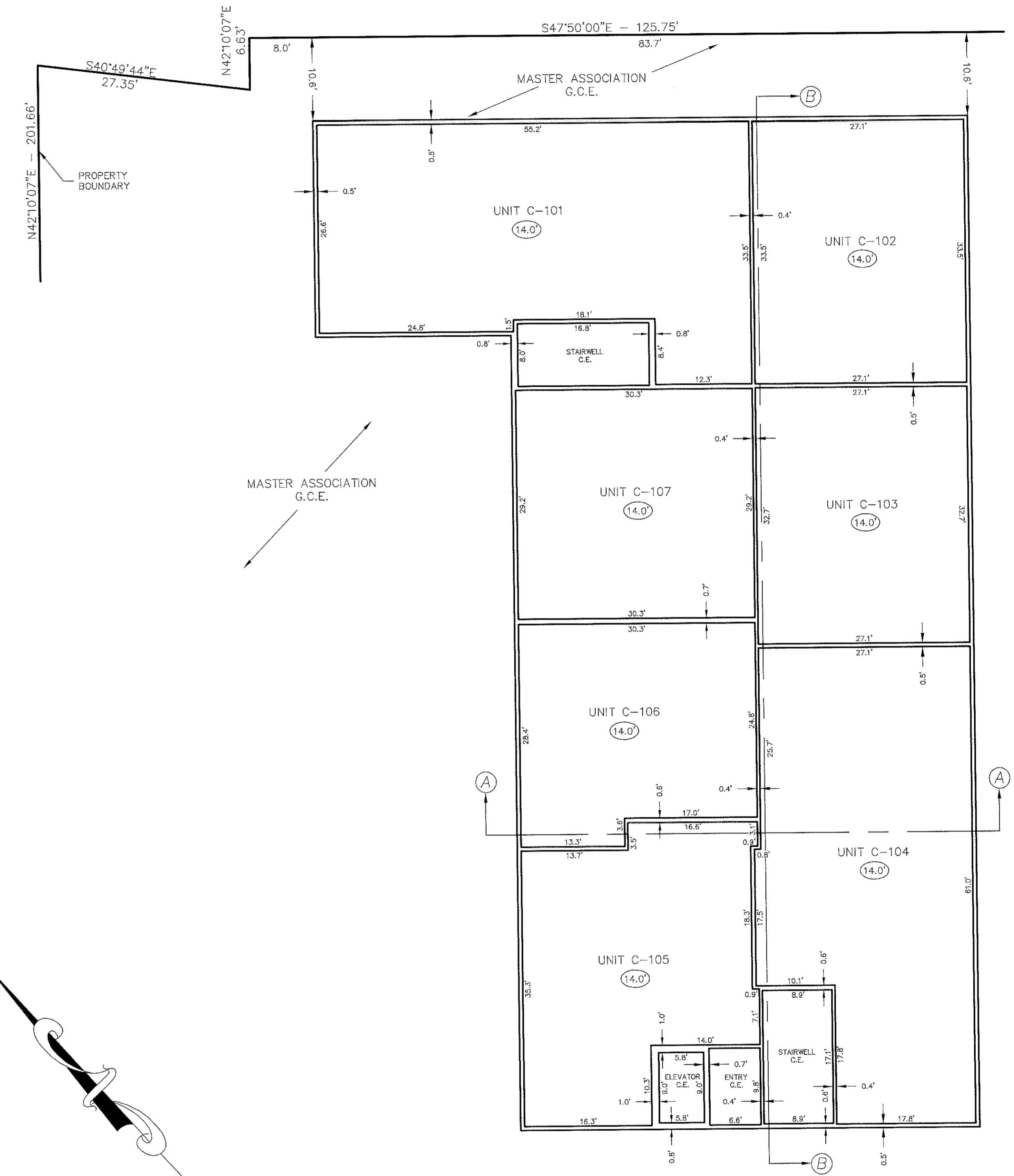
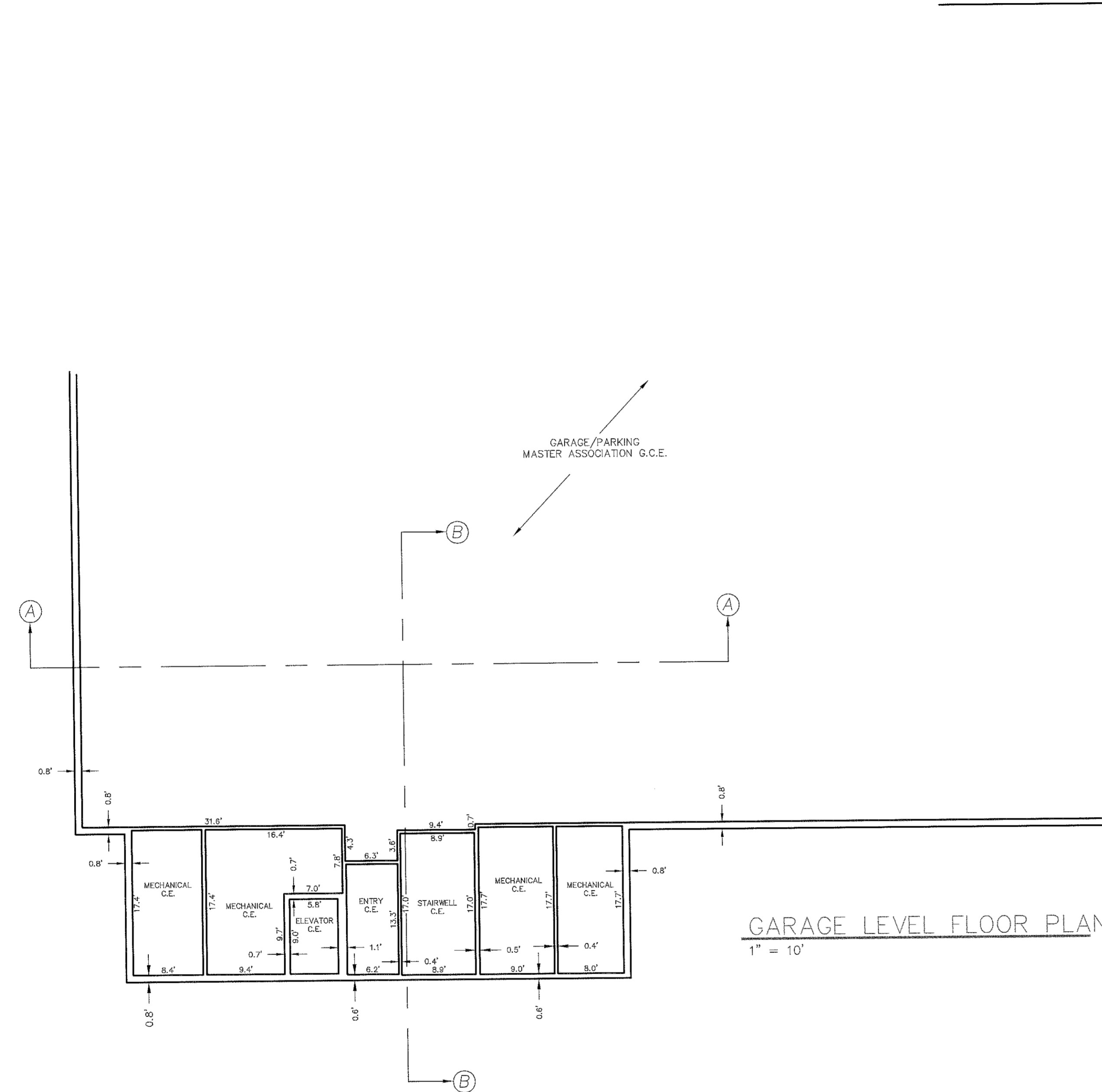
Gore Range Surveying, LLC
 953 South Frontage Road West
 Suite 106
 Vail, CO 81657
 (970) 479-8698 • fax (970) 479-0055



DRAWN BY:	CM	DATE:	1/20/2005
CHECKED BY:	SE	DRAWING NO.:	03-111condo
JOB NO.:	03-111	SHEET	2 of 5

FINAL PLAT and CONDOMINIUM MAP
THE RIVERWALK QUARTZ BUILDING
 A RESUBDIVISION OF LOT 12, RIVERWALK AT EDWARDS, PHASE 10
 COUNTY OF EAGLE, STATE OF COLORADO

GARAGE & STREET LEVEL

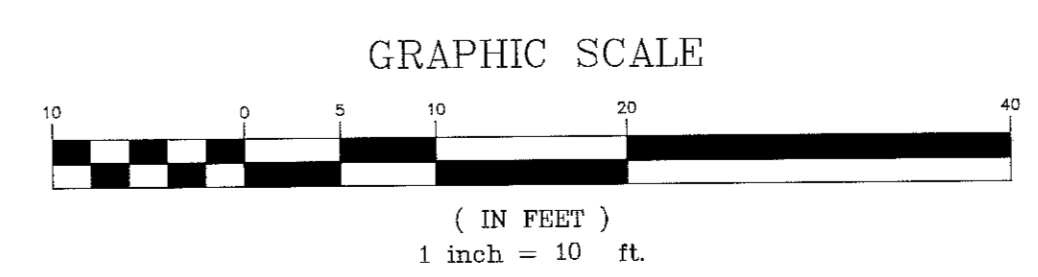


LEGEND

---	CANTILEVER
---	DECK
---	PROPERTY LINE
---	PROPERTY LINE (ADJOINING PARCELS)
---	C.E. COMMON ELEMENT (A.K.A. G.C.E.)
---	L.C.E. LIMITED COMMON ELEMENT

NOTES:

- 1) ALL WALLS ARE PARALLEL, PERPENDICULAR, OR AT 45° UNLESS NOTATED OTHERWISE OR SHOWN ON SHEET 2.
- 2) ALL WALLS ARE 0.5' THICK UNLESS NOTATED OTHERWISE.
- 3) "MASTER ASSOCIATION G.C.E." INDICATES AREAS SUBJECT TO THE DECLARATION OF COVENANTS, RESTRICTIONS AND PROVISIONS FOR THE RIVERWALK AT EDWARDS PROPERTY OWNERS ASSOCIATION RECORDED IN BOOK 710 AT PAGE 41 IN THE OFFICE OF THE EAGLE COUNTY CLERK AND RECORDER.



Gore Range Surveying, LLC
 953 South Frontage Road West
 Suite 106
 Vail, CO 81657
 (970) 479-8698 • fax (970) 479-0055



DRAWN BY: CM	DATE: 1/20/2005
CHECKED BY: SE	DRAWING NO.: 03-111condo
JOB NO.: 03-111	SHEET 3 OF 5

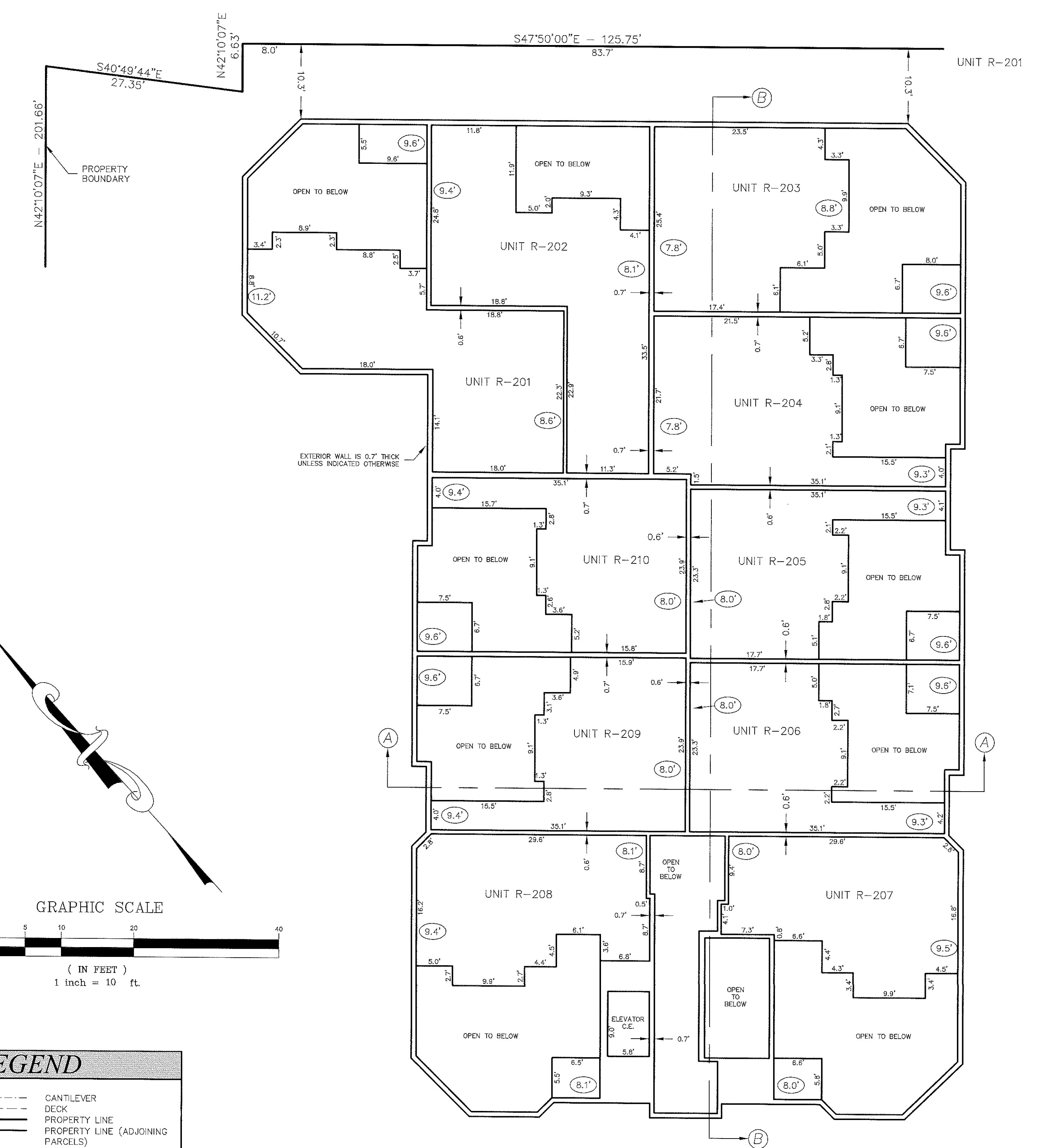
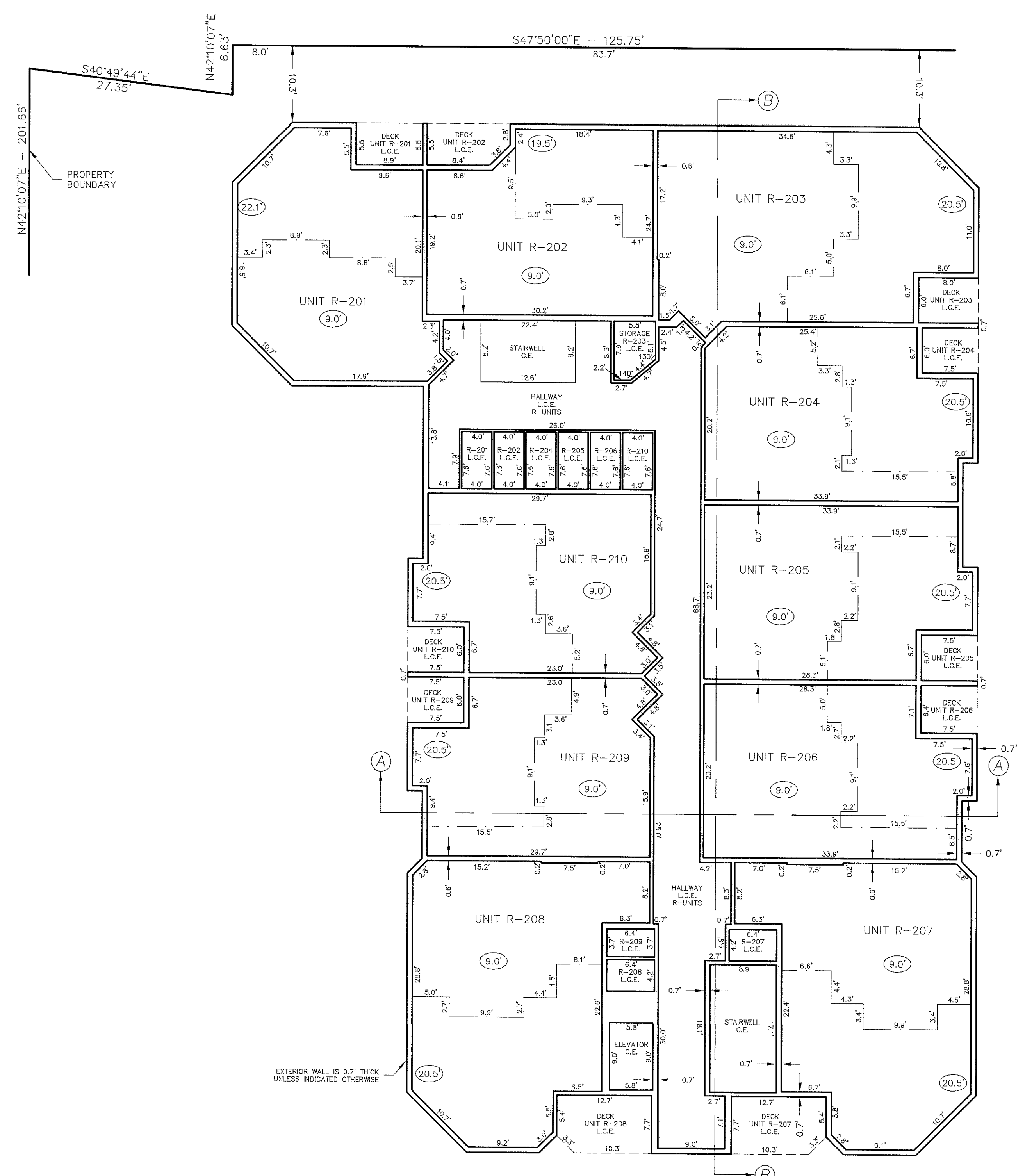
FINAL PLAT and CONDOMINIUM MAP THE RIVERWALK QUARTZ BUILDING

R-244

4-5

A RESUBDIVISION OF LOT 12, RIVERWALK AT EDWARDS, PHASE 10
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SECOND & THIRD LEVEL



LEGEND

- CANTILEVER
- - - DECK
- PROPERTY LINE
- - - PROPERTY LINE (ADJOINING PARCELS)
- C.E. COMMON ELEMENT (A.K.A. G.C.E.)
- L.C.E. LIMITED COMMON ELEMENT

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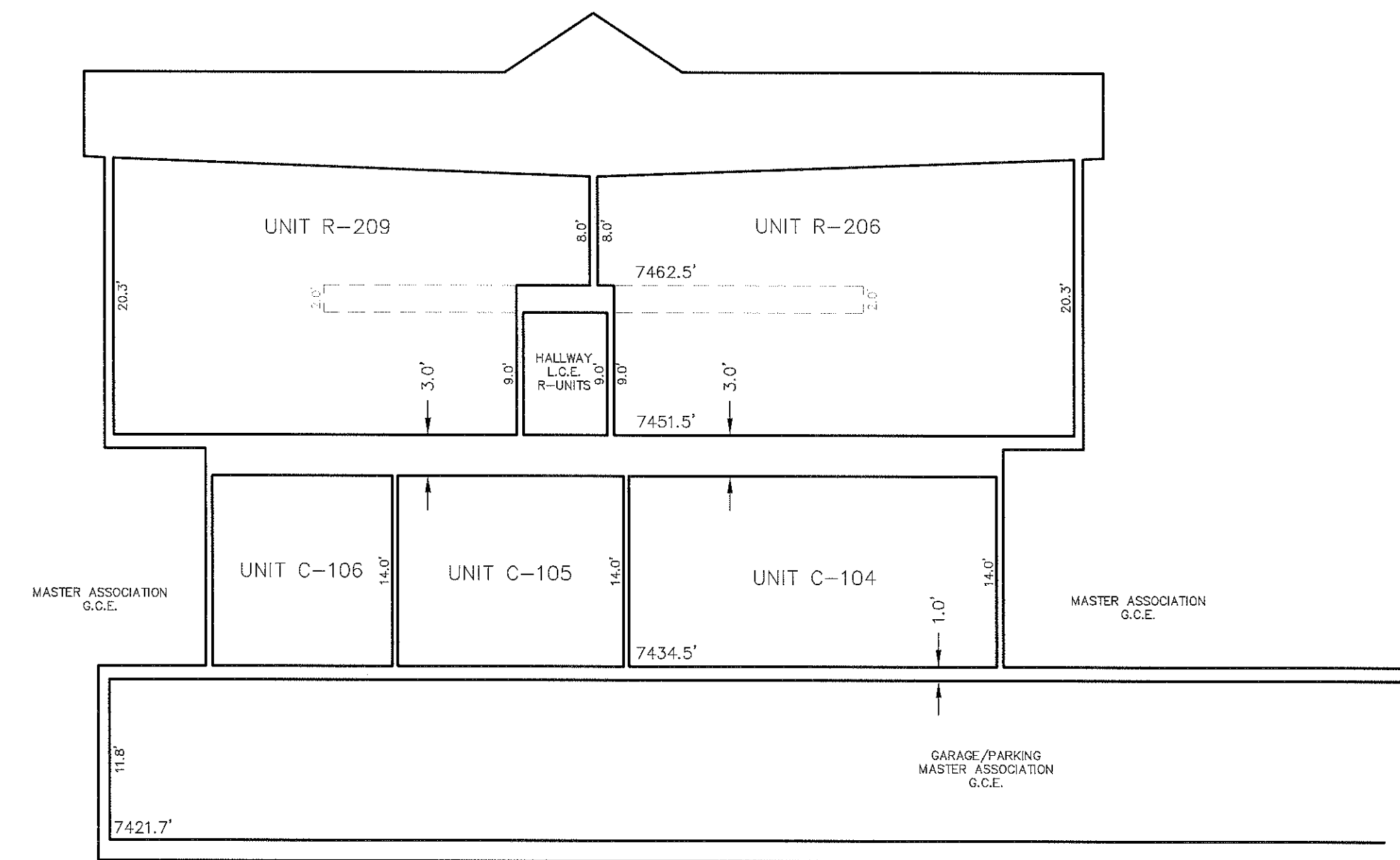
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Vail, CO 81657
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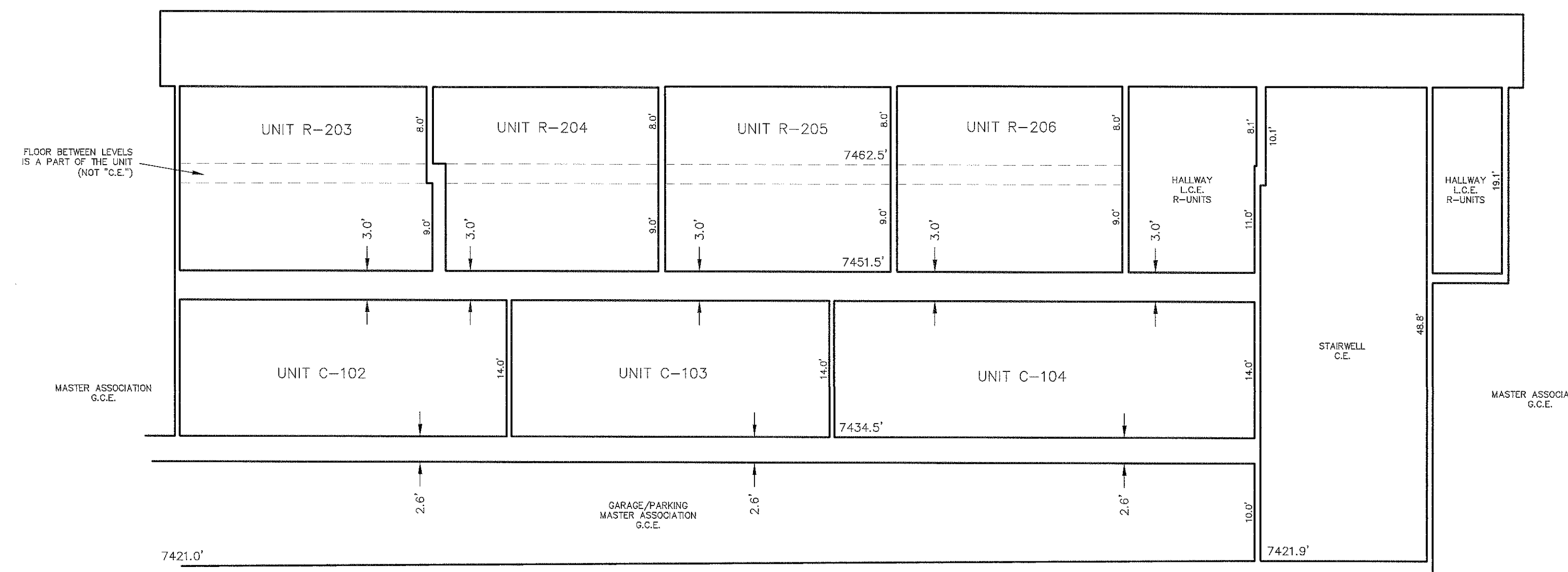
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CHECKED BY: SE	DRAWING NO.: 03-111condo
JOB NO.: 03-111	SHEET 4 OF 5

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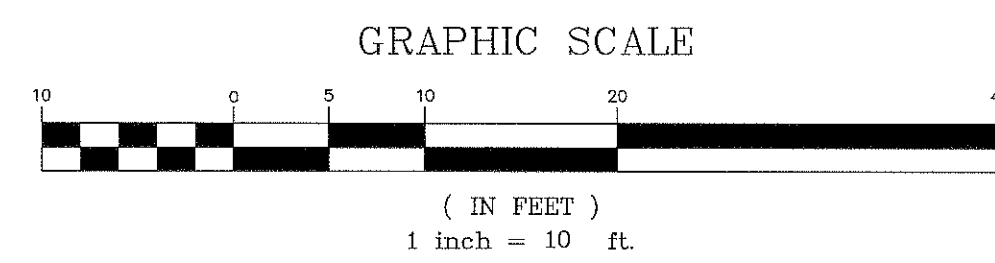
CROSS SECTION DETAILS



SECTION A



SECTION B



LEGEND

--- CANTILEVER
 - - - DECK
 - - - PROPERTY LINE
 - - - PROPERTY LINE (ADJOINING PARCELS)
 --- C.E. COMMON ELEMENT (A.K.A. G.C.E.)
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JOB NO.: 03-111	SHEET 5 of 5