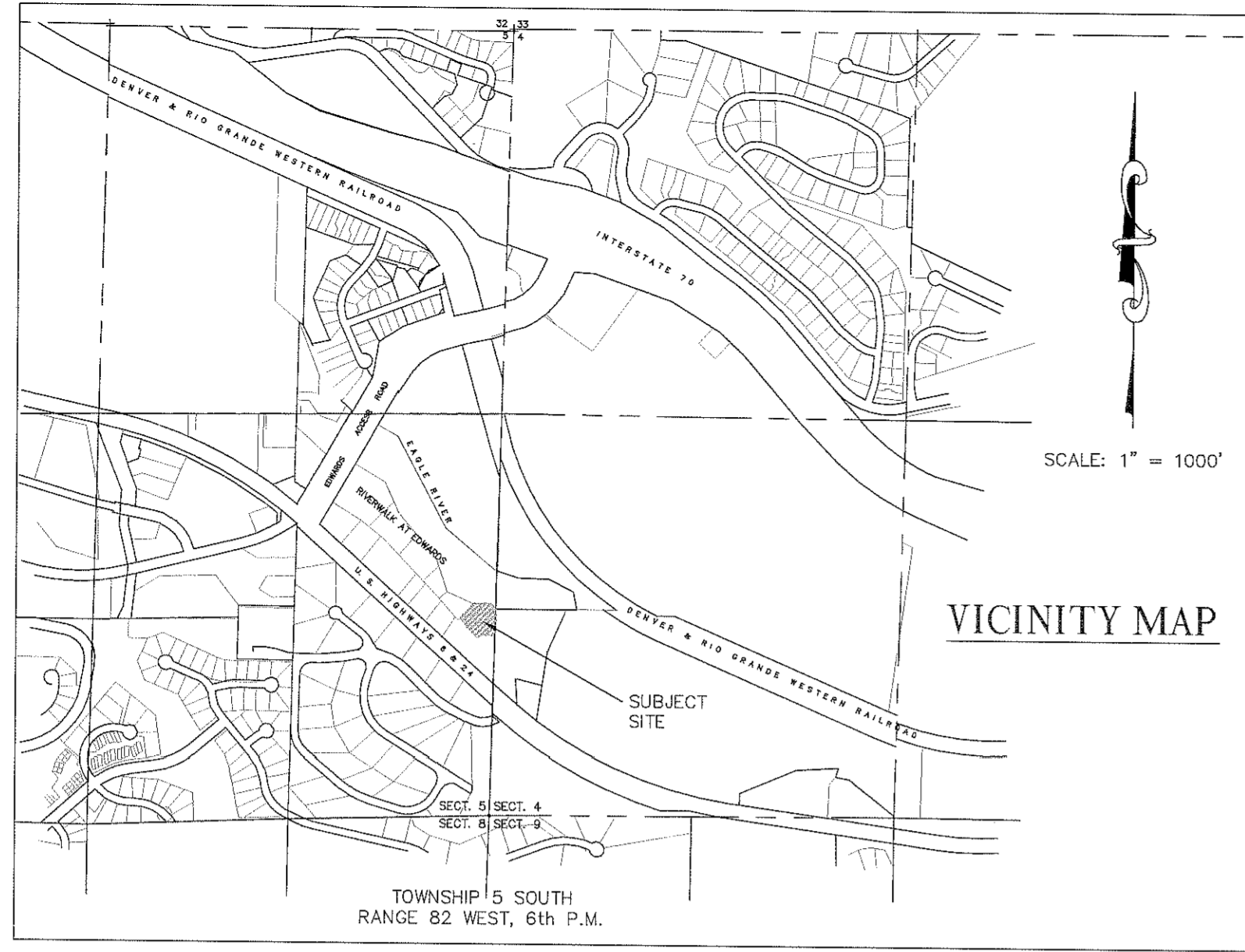


R/232
1/6

FINAL PLAT and CONDOMINIUM MAP

THE RIVERWALK GARNET BUILDING

A RESUBDIVISION OF LOT 11, RIVERWALK AT EDWARDS, PHASE 9
COUNTY OF EAGLE, STATE OF COLORADO



UNIT	USE	ADDRESS
G-001	COMMERCIAL	0275 MAIN STREET
G-002	COMMERCIAL	0275 MAIN STREET
G-003	COMMERCIAL	0275 MAIN STREET
G-004	COMMERCIAL	0275 MAIN STREET
G-005	COMMERCIAL	0275 MAIN STREET
C-101	COMMERCIAL	0275 MAIN STREET
C-102	COMMERCIAL	0275 MAIN STREET
C-103	COMMERCIAL	0275 MAIN STREET
C-104	COMMERCIAL	0275 MAIN STREET
C-105	COMMERCIAL	0275 MAIN STREET
C-106	COMMERCIAL	0275 MAIN STREET
C-107	COMMERCIAL	0275 MAIN STREET
C-108	COMMERCIAL	0275 MAIN STREET
C-109	COMMERCIAL	0275 MAIN STREET
C-110	COMMERCIAL	0275 MAIN STREET
O-201	COMMERCIAL	0275 MAIN STREET
O-202	COMMERCIAL	0275 MAIN STREET
O-203	COMMERCIAL	0275 MAIN STREET
O-204	COMMERCIAL	0275 MAIN STREET
O-205	COMMERCIAL	0275 MAIN STREET
O-206	COMMERCIAL	0275 MAIN STREET
O-207	COMMERCIAL	0275 MAIN STREET
O-208	COMMERCIAL	0275 MAIN STREET
O-209	COMMERCIAL	0275 MAIN STREET
O-210	COMMERCIAL	0275 MAIN STREET
O-211	COMMERCIAL	0275 MAIN STREET
R-301	RESIDENTIAL	0275 MAIN STREET
R-302	RESIDENTIAL	0275 MAIN STREET
R-303	RESIDENTIAL	0275 MAIN STREET
R-304	RESIDENTIAL	0275 MAIN STREET
R-305	RESIDENTIAL	0275 MAIN STREET
R-306	RESIDENTIAL	0275 MAIN STREET
R-401	RESIDENTIAL	0275 MAIN STREET
R-402	RESIDENTIAL	0275 MAIN STREET
R-403	RESIDENTIAL	0275 MAIN STREET
R-404	RESIDENTIAL	0275 MAIN STREET
R-405	RESIDENTIAL	0275 MAIN STREET
LOT 11	P.U.D./COMMERCIAL/RESIDENTIAL	0275 MAIN STREET 0.700 ACRES

GENERAL NOTES:

- DATE OF SURVEY: SEPTEMBER, 2003.
- BEARINGS BASED UPON THE LINE CONNECTING THE MONUMENTS SET MARKING THE WESTERLY CORNER OF SAID LOT 11 AND THE NORTHERLY CORNER OF LOT 11, BEING N42°10'07"E (SEE SHEET 2).
- MONUMENTATION AS INDICATED ON SHEET 2.
- ELEVATIONS BASED ON SEWER MANHOLE NORTH OF SITE. RIM ELEV. = 7410.0'. INVERT ELEV. = 7388.2' (SEE SHEET 2 FOR LOCATION).
- THE SOLE PURPOSE OF THIS CONDOMINIUM MAP IS TO SUBDIVIDE LOT 11, TO CREATE 11 RESIDENTIAL CONDOMINIUM UNITS, 26 COMMERCIAL CONDOMINIUM UNITS AS WELL AS LIMITED COMMON ELEMENTS, GENERAL COMMON ELEMENTS AND MASTER ASSOCIATION GENERAL COMMON ELEMENTS AS SHOWN HEREON.
- TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS OF WAY OF RECORD WERE PROVIDED BY FIRST AMERICAN HERITAGE TITLE COMPANY, COMMITMENT NUMBER ES67675803, DATED AUGUST 16, 2003, AT 7:29 A.M., AND PER THE RECORD PLAT OF RIVERWALK AT EDWARDS, PHASE 9.
- 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 CERTIFICATION SHOWN HEREON.
- THIS PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE APPLICATION OF 4020 LAND INVESTORS FOR APPROVAL OF A ZONE DISTRICT AMENDMENT AND THE PRELIMINARY PLAN FOR THE RIVERWALK AT EDWARDS PLANNED UNIT DEVELOPMENT RECORDED NOVEMBER 30, 1993 IN BOOK 626 AT PAGE 192 AND THE RIVERWALK AT EDWARDS DESIGN REVIEW REGULATIONS AND PROCESSES RECORDED FEBRUARY 25, 1994 IN BOOK 633 AT PAGE 474 AND RIVERWALK AT EDWARDS - PUD AMENDMENT RECORDED FEBRUARY 17, 1995 IN BOOK 651 AT PAGE 659 AND THE RIVERWALK AT EDWARDS PLANNED UNIT DEVELOPMENT CONTROL DOCUMENT RECORDED FEBRUARY 17, 1995 IN BOOK 651 AT PAGE 659, AND AMENDED PLANNED UNIT DEVELOPMENT RECORDED MAY 25, 1995 IN BOOK 695 AT PAGE 685, AND AMENDED PLANNED UNIT DEVELOPMENT RECORDED APRIL 13, 2000 AT RECEPTION No. 727231.
- THIS PROPERTY IS SUBJECT TO THE EASEMENTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS AS SHOWN OR RESERVED ON THE PLATS OF RIVERWALK AT EDWARDS RECORDED IN BOOK 609 AT PAGE 749, RIVERWALK AT EDWARDS, PHASE 2, RECORDED IN BOOK 611 AT PAGE 273 AND IN BOOK 629 AT PAGE 281, AND RIVERWALK AT EDWARDS, PHASE 3 RECORDED AUGUST 15, 1995 IN BOOK 673 AT PAGE 780, AND RIVERWALK AT EDWARDS, PHASE 4, RECORDED MAY 14, 1996 IN BOOK 694 AT PAGE 504 AND RIVERWALK AT EDWARDS, PHASE 5 RECORDED NOVEMBER 13, 1996 IN BOOK 711 AT PAGE 345, AND RIVERWALK AT EDWARDS, PHASE 6, RECORDED NOVEMBER 9, 1998 AT RECEPTION NO. 675472 AND RIVERWALK AT EDWARDS, PHASE 7, RECORDED MAY 10, 1999 AT RECEPTION NO. 655899 AND RIVERWALK AT EDWARDS, PHASE 8, RECORDED JUNE 26, 2001 AT RECEPTION NO. 760541 AND RIVERWALK AT EDWARDS, PHASE 9, RECORDED JUNE 19, 2002 AT RECEPTION NO. 799118.
- THIS PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN THE SUBDIVISION AND OFF-SITE IMPROVEMENTS AGREEMENT RECORDED MARCH 3, 1994 IN BOOK 653 AT PAGE 996, RECORDED JULY 6, 1994 IN BOOK 644 AT PAGE 672 AND ADDENDUM NUMBER 1 RECORDED AUGUST 16, 1995 IN BOOK 673 AT PAGE 791.
- THIS PROPERTY IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND LIEN RIGHTS AS SET FORTH IN THE DECLARATION, RECORDED OCTOBER 30, 1996 IN BOOK 710 AT PAGE 41.
- THIS PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN THE CONVERSION OF THE EDWARDS WATER DISTRICT TO THE EDWARDS METROPOLITAN DISTRICT RECORDED JULY 31, IN BOOK 391 AT PAGE 126.
- STREET ADDRESSES ARE FOR INFORMATIONAL PURPOSES ONLY. VERIFY CURRENT ADDRESS WITH EAGLE COUNTY COMMUNITY DEVELOPMENT.

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 9, Lot 11, according to the plat thereof recorded June 19, 2002 at Reception Number 799118 in the office of the Eagle County Clerk and Recorder,

containing 0.700 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 Garnet 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 17th day of October, A.D., 2003.

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

By: Edwards Land Investors, Inc
Title: General Partner

STATE OF Colorado)
COUNTY OF Eagle)SS

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 17th day of Oct, A.D., 2003, by William L. Williams, President of Edwards Land Investors, Inc of Riverwalk Associates, LLLP, a Colorado limited liability limited partnership, General Partner

My Commission expires: 5-8-07

Witness my hand and official seal.

James M. Guzzardo
Notary Public



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

By: Bruce W. Lammers
Title: Executive Vice President

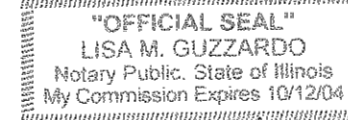
STATE OF Illinois)
COUNTY OF Winnebago)SS

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 14th day of October, A.D., 2003, by Bruce W. Lammers as EVP of Amcore Bank, N.A..

My Commission expires: 10/12/04

Witness my hand and official seal.

Lisa M. Guzzardo
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 October 11, 2002 at Reception Number 810164.

Dated this 22nd day of September, A.D., 2003.

Agent: William L. Williams, V.P.
First American Heritage Title

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 28th day of October, A.D., 2003, 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.

William L. Williams
Chairman, Board of County Commissioners
Eagle County, Colorado

Witness my hand and seal of the County of Eagle.

ATTEST: Keith P. Montag
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 23rd day of October, A.D., 2003.

Keith P. Montag
Director, Community Development
County of Eagle, Colorado

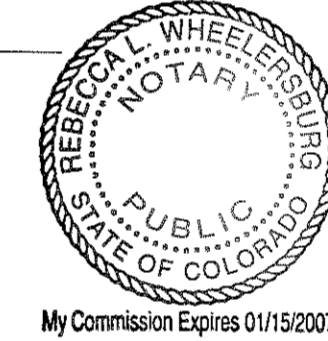
STATE OF COLORADO)
COUNTY OF EAGLE)SS

The foregoing instrument was acknowledged before me this 23rd day of October, A.D., 2003, by Keith P. Montag

My Commission expires:

Witness my hand and official seal.

Rebecca M. DeBenedictis
Notary Public



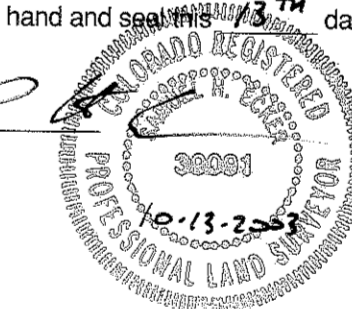
My Commission Expires 01/15/2007

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 13th day of October, A.D., 2003.

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



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, 2003 upon all parcels of real estate described on this plat are paid in full. Dated this 17th day of October, A.D., 2003.

Kevin Shuff
Treasurer of Eagle County

Clerk and Recorder's Certificate #6100

This Plat was filed for record in the Office of the Clerk and Recorder at 1:48 o'clock pm, on this 28th day of October, 2003 and is duly recorded at Reception No. 855407. Deed recorded at reception # 855408

Jack J. Simonton, Clerk and Recorder

By: Duane K. Kanan, Deputy



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:	9/15/03
CHECKED BY:	SE	DRAWING NO.:	02-039condo
JOB NO.:	02-039	SHEET:	1 of 6

FINAL PLAT and CONDOMINIUM MAP THE RIVERWALK GARNET BUILDING

A RESUBDIVISION OF LOT 11, RIVERWALK AT EDWARDS, PHASE 9 COUNTY OF EAGLE, STATE OF COLORADO

SITE LAYOUT

R/232 2/6

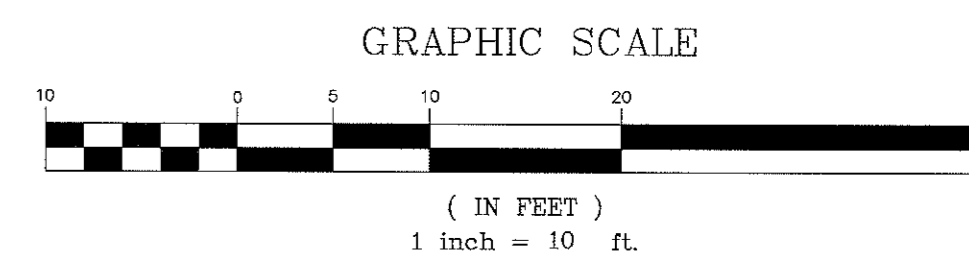
LOT 10, RIVERWALK AT EDWARDS
PHASE 8
(REC. # 760541)

LOT 11
0.700 ACRES
(0275)

LOT 1
RIVER PINES
(BOOK 737, PAGE 833)

TRACT A RIVERWALK AT EDWARDS
PHASE 9
(REC. # 799118)

THE RIVERWALK GARNET BUILDING
(OUTLINE OF BUILDING AT STREET LEVEL, SEE
SHEETS 3 THROUGH 6 FOR DETAILS)

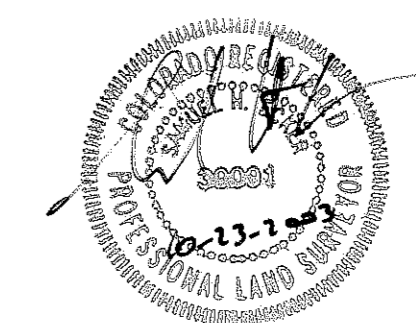


LEGEND

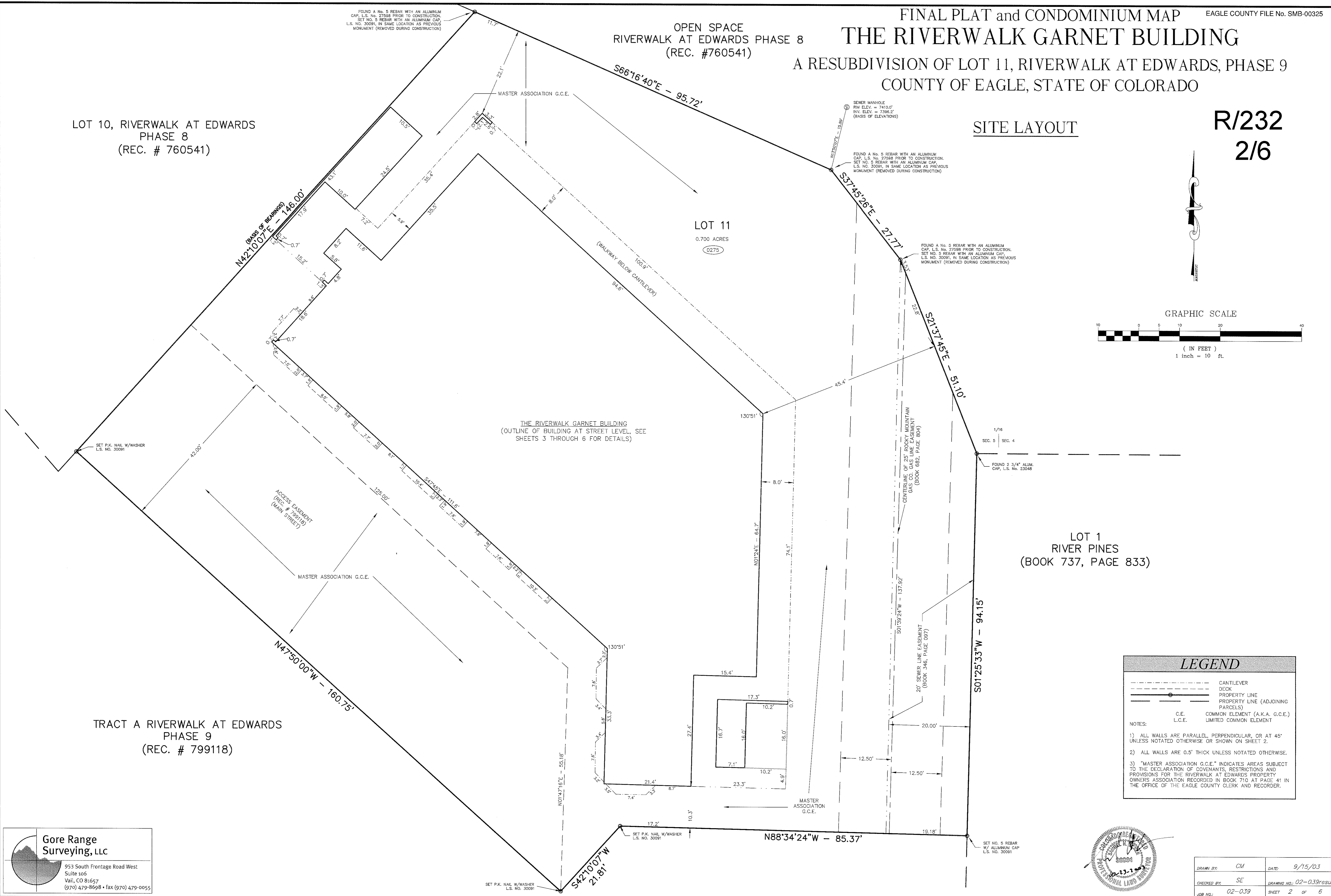
- CANTILEVER
- - - DECK
- PROPERTY LINE
- PROPERTY LINE (ADJOINING PARCELS)
- COMMON ELEMENT (A.K.A. G.C.E.)
- LIMITED COMMON ELEMENT

- 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.

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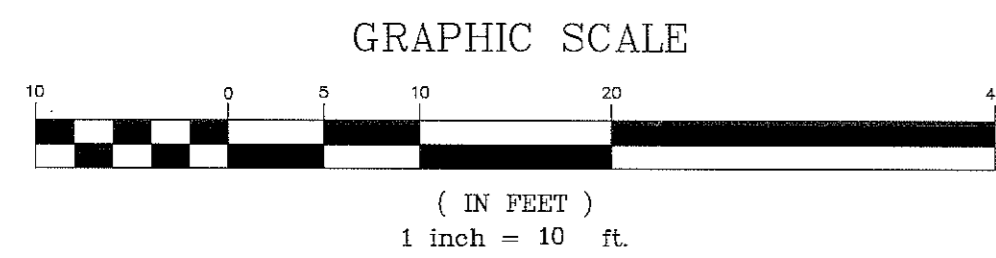
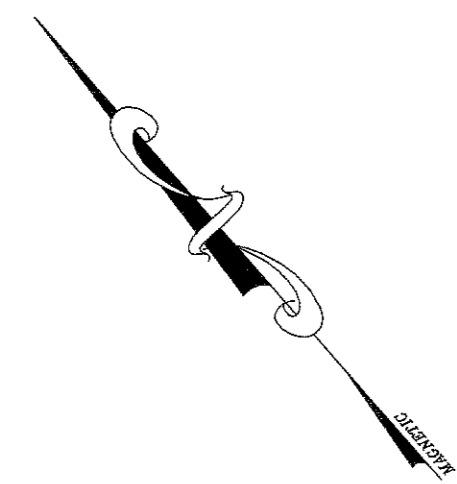
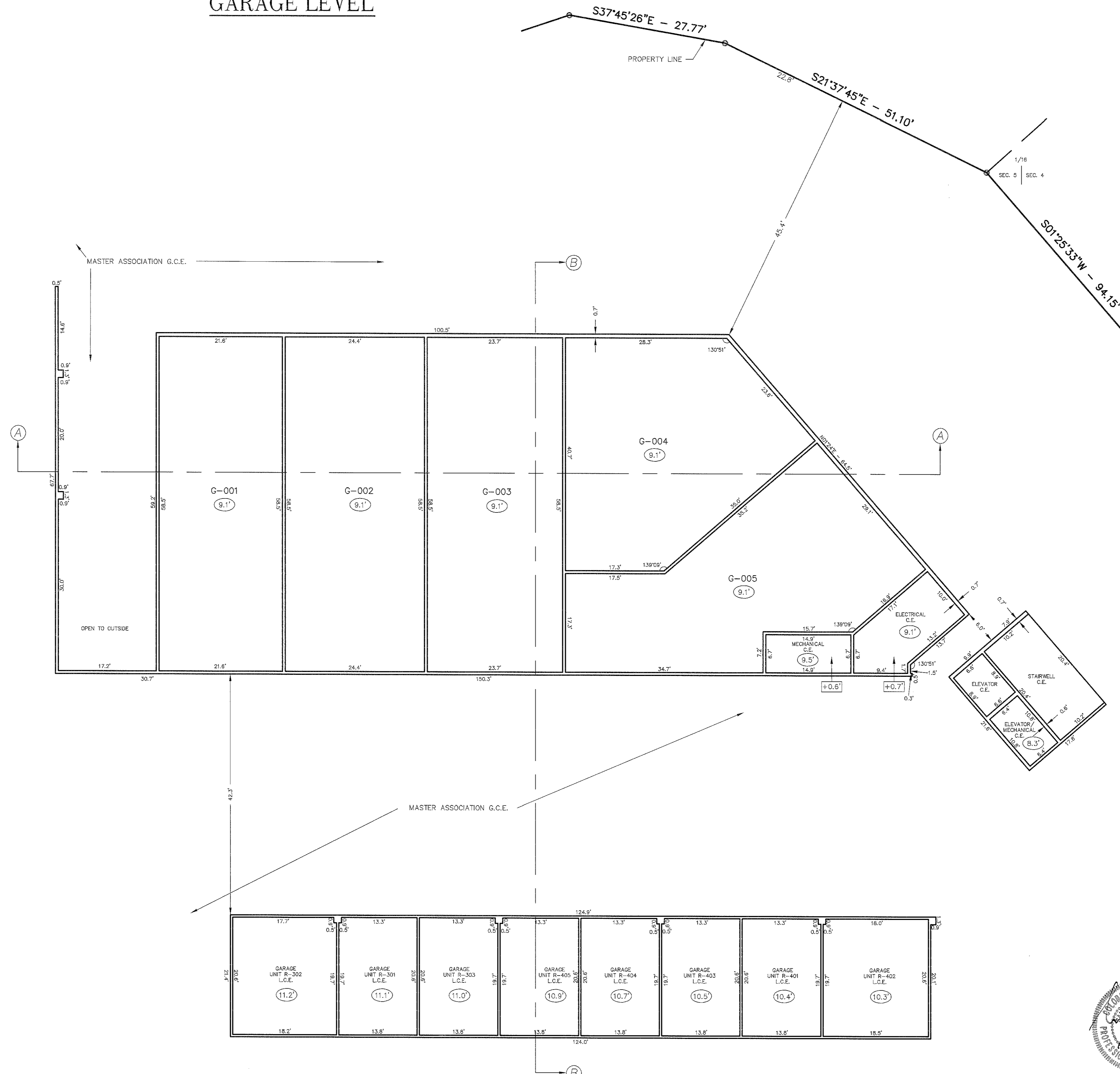
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CHECKED BY: SE	DRAWING NO.: 02-039 RESUB
JOB NO.: 02-039	SHEET 2 OF 6



FINAL PLAT and CONDOMINIUM MAP THE RIVERWALK GARNET BUILDING A RESUBDIVISION OF LOT 11, RIVERWALK AT EDWARDS, PHASE 9 COUNTY OF EAGLE, STATE OF COLORADO

R/232 3/6

GARAGE LEVEL



LEGEND

- INDICATES CHANGE IN CEILING HEIGHT
- X.X- INDICATES CHANGE IN FLOOR HEIGHT
- (X.X) INDICATES HEIGHT OF CEILING ABOVE FLOOR
- 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.

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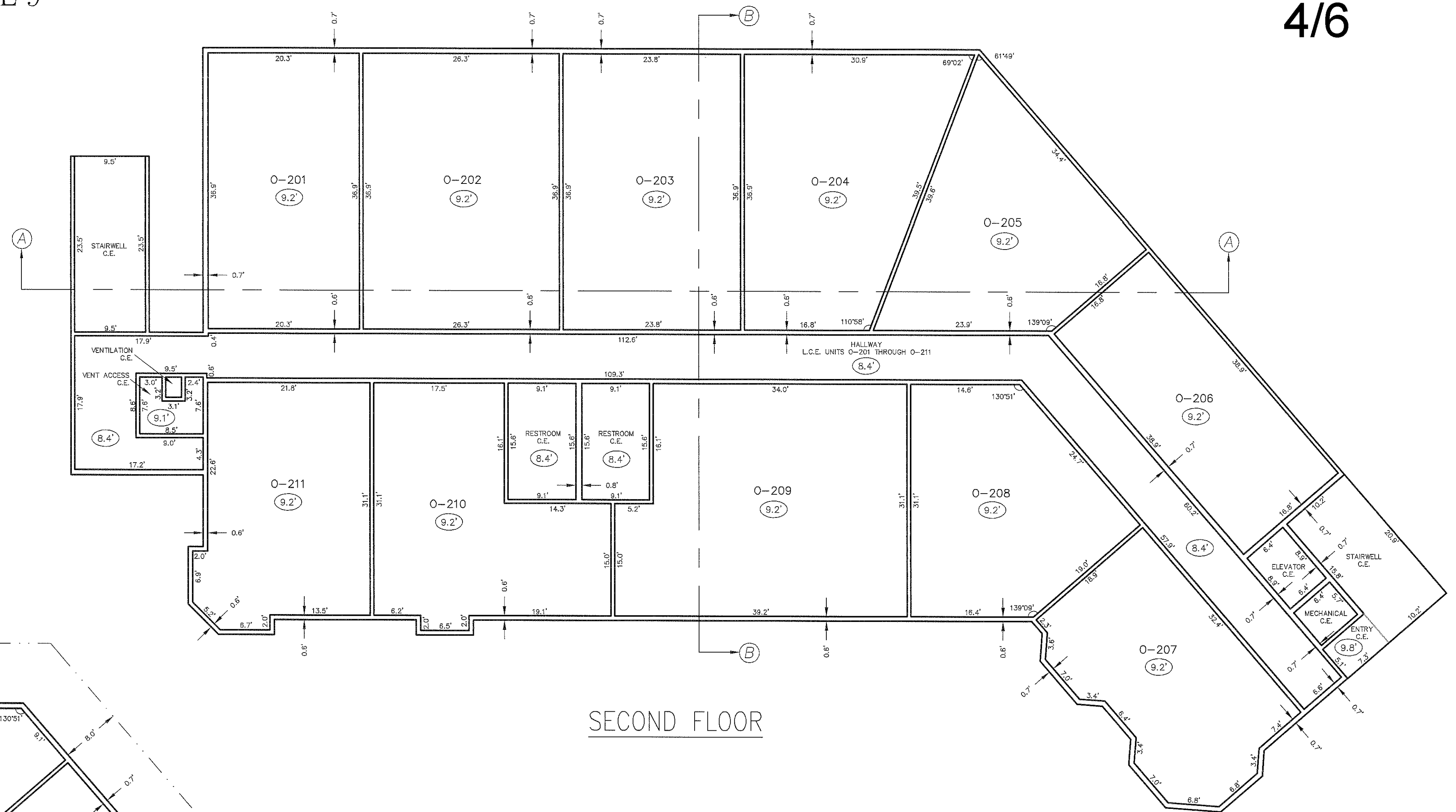
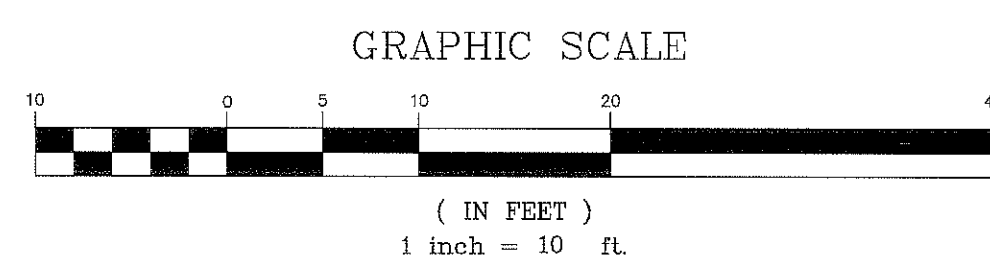
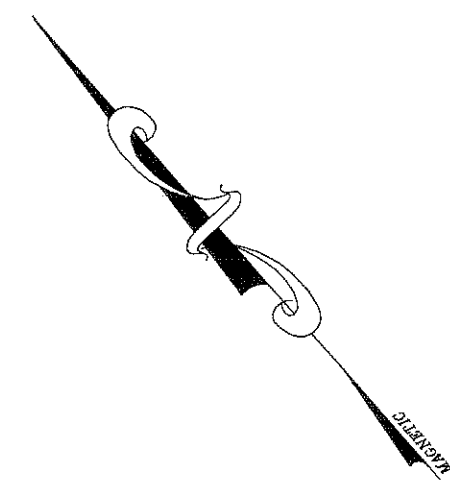


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CHECKED BY: SE	DRAWING NO.: 02-039resub
JOB NO.: 02-039	SHEET 3 OF 6

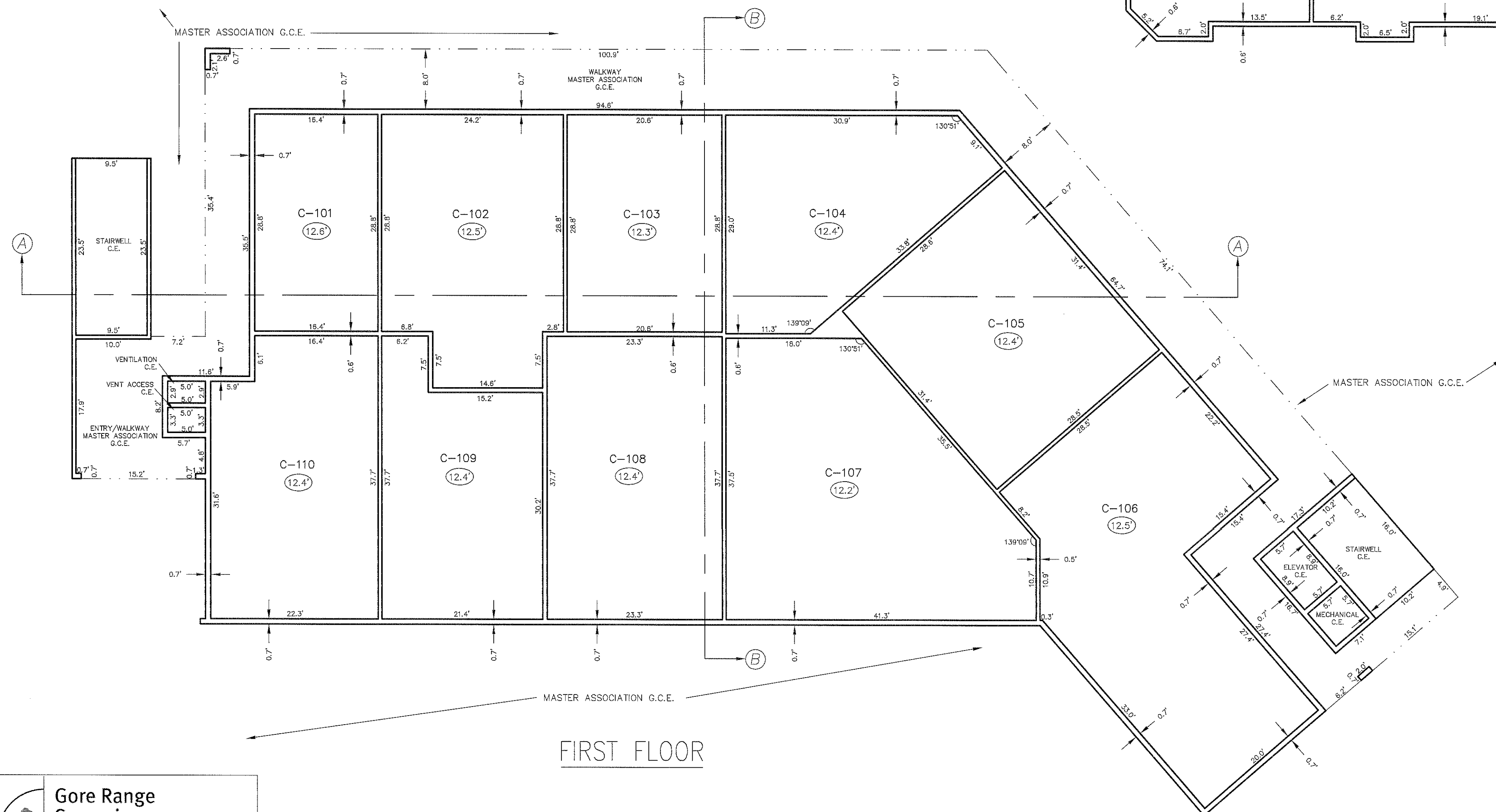
R/232
4/6

FINAL PLAT and CONDOMINIUM MAP
THE RIVERWALK GARNET BUILDING
 A RESUBDIVISION OF LOT 11, RIVERWALK AT EDWARDS, PHASE 9
 COUNTY OF EAGLE, STATE OF COLORADO

FIRST FLOOR & SECOND FLOOR



SECOND FLOOR



FIRST FLOOR

LEGEND

--- WALKWAY

(X)X INDICATES HEIGHT OF CEILING ABOVE FLOOR

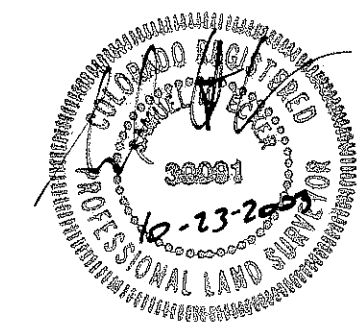
C.E. COMMON ELEMENT (A.K.A. G.C.E.)

L.C.E. LIMITED COMMON ELEMENT

NOTES:

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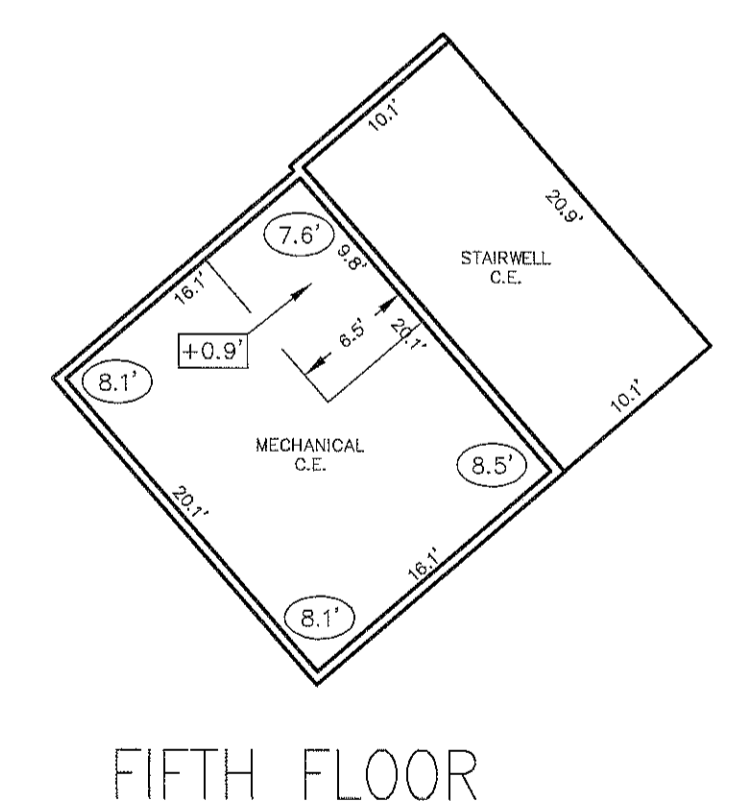
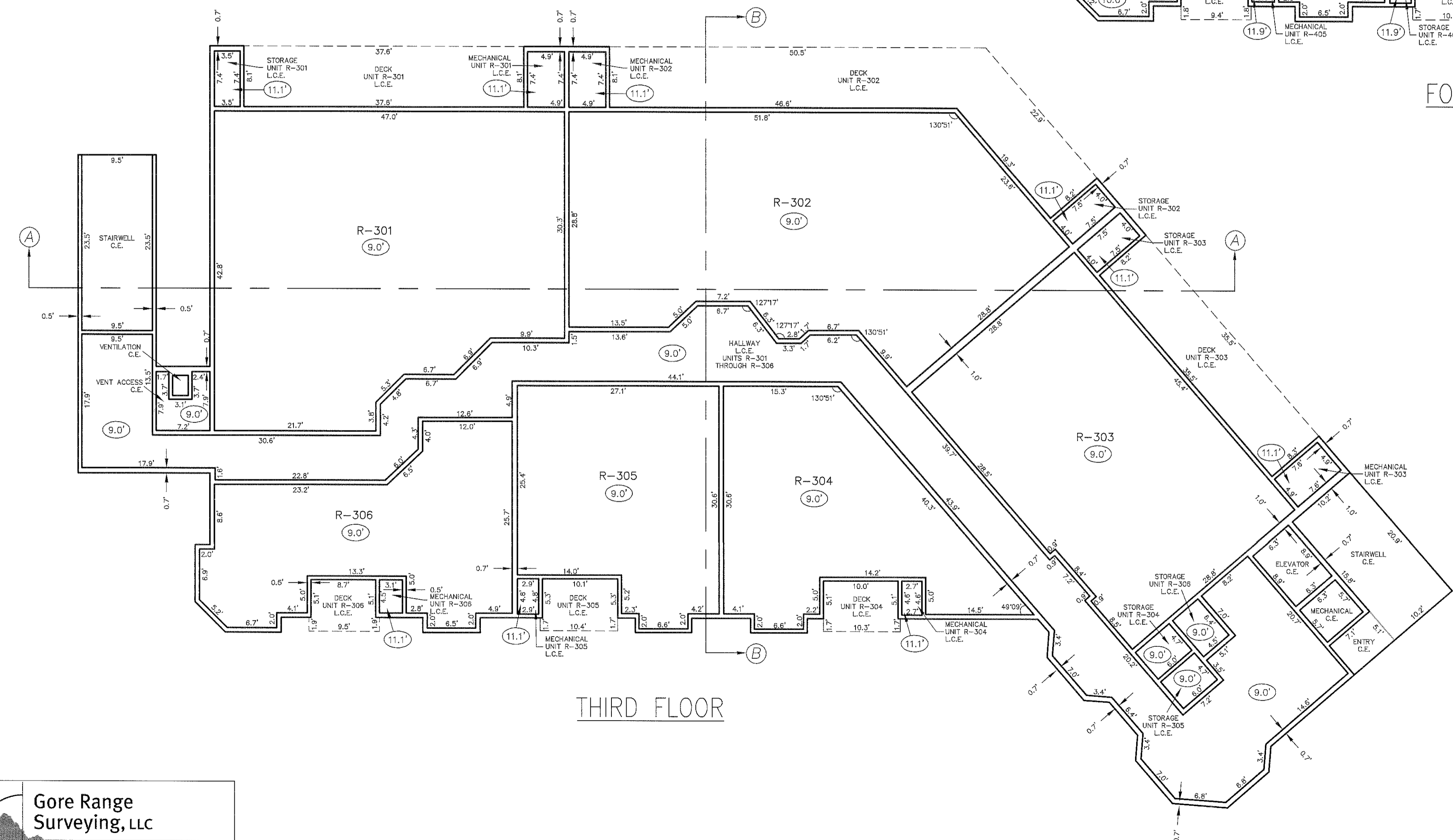
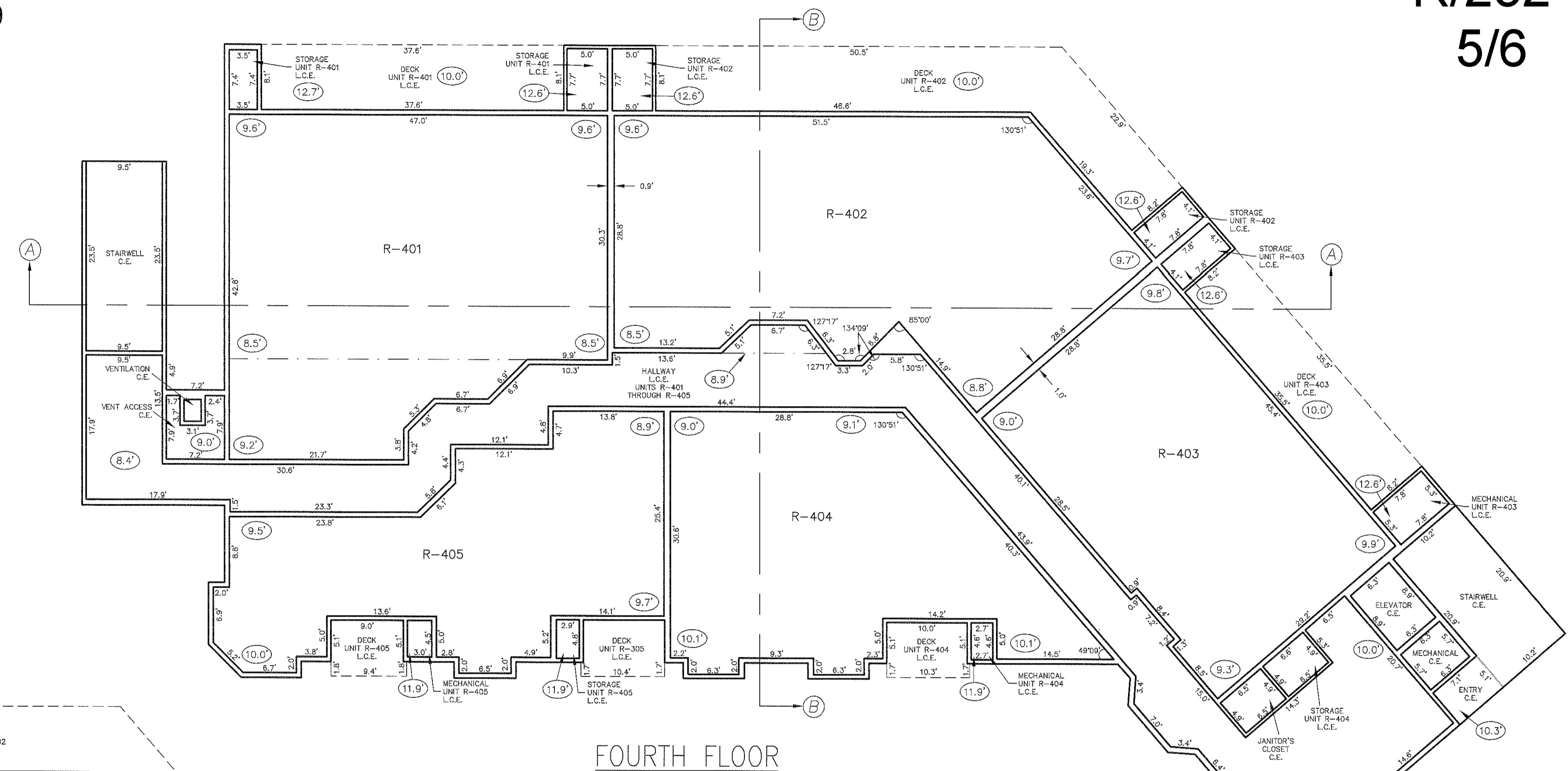
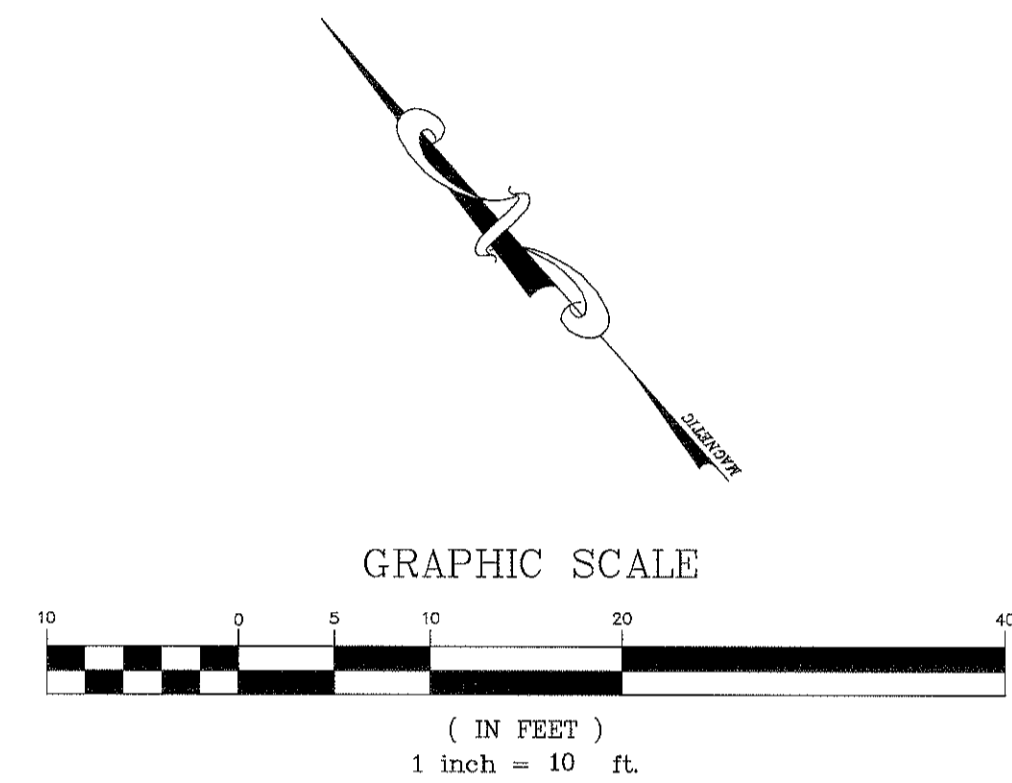
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CHECKED BY:	SE	DRAWING NO.:	02-039resub
JOB NO.:	02-039	SHEET:	4 OF 6

FINAL PLAT and CONDOMINIUM MAP THE RIVERWALK GARNET BUILDING

A RESUBDIVISION OF LOT 11, RIVERWALK AT EDWARDS, PHASE 9
COUNTY OF EAGLE, STATE OF COLORADO

R/232 5/6

THIRD FLOOR & FOURTH FLOOR



LEGEND

- INDICATES A CHANGE IN FLOOR HEIGHT
- DECK
- X-X- INDICATES CHANGE IN CEILING HEIGHT
- (X.X) INDICATES CHANGE IN FLOOR HEIGHT/DIRECTION
- C.E. INDICATES HEIGHT OF CEILING ABOVE FLOOR
- L.C.E. INDICATES LIMITED COMMON ELEMENT

NOTES:

- 1) ALL WALLS ARE PARALLEL, PERPENDICULAR, OR AT 45° UNLESS NOTATED OTHERWISE OR SHOWN ON SHEET 2.
- 2) ALL ANGLES ARE THE SAME ON FLOORS 3 AND 4.
- 3) ALL WALLS ARE 0.6" THICK UNLESS NOTATED OTHERWISE.

Gore Range Surveying, LLC
953 South Frontage Road West
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(970) 479-8698 • Fax (970) 479-0055

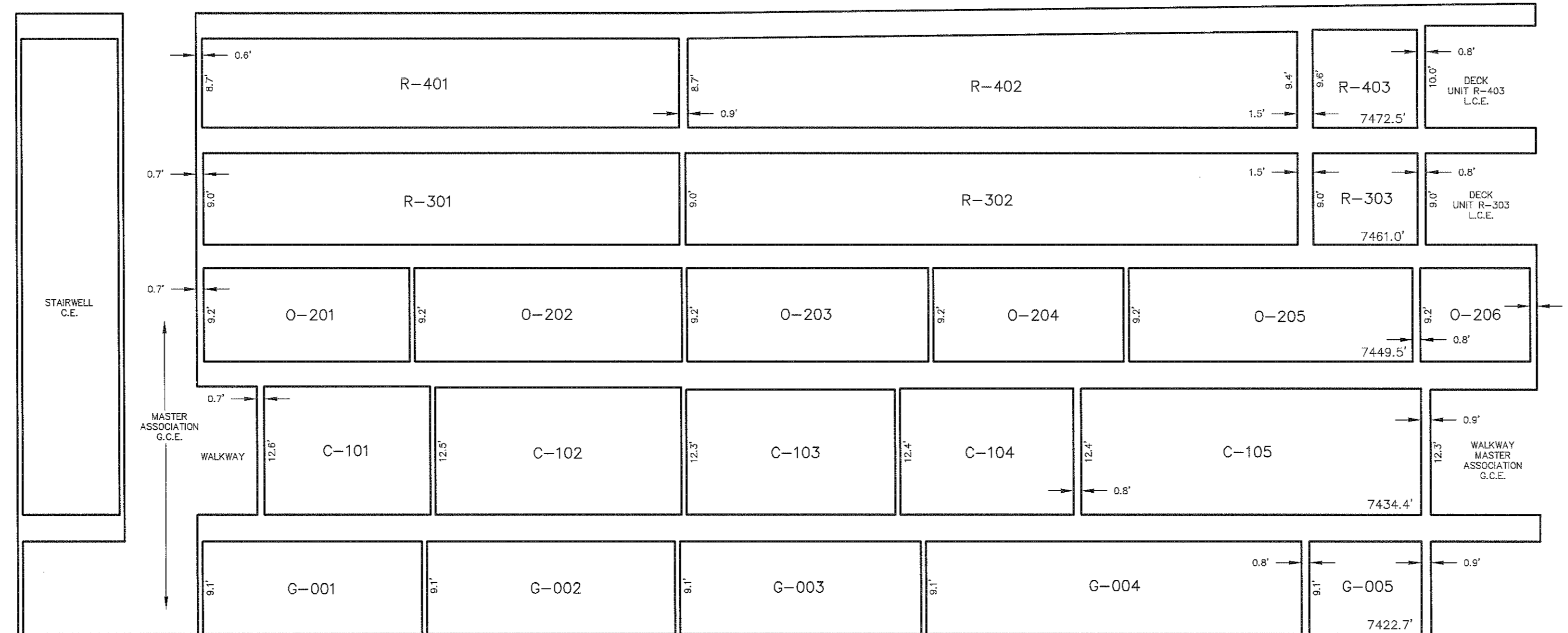


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JOB NO.:	02-039	SHEET	5 of 6

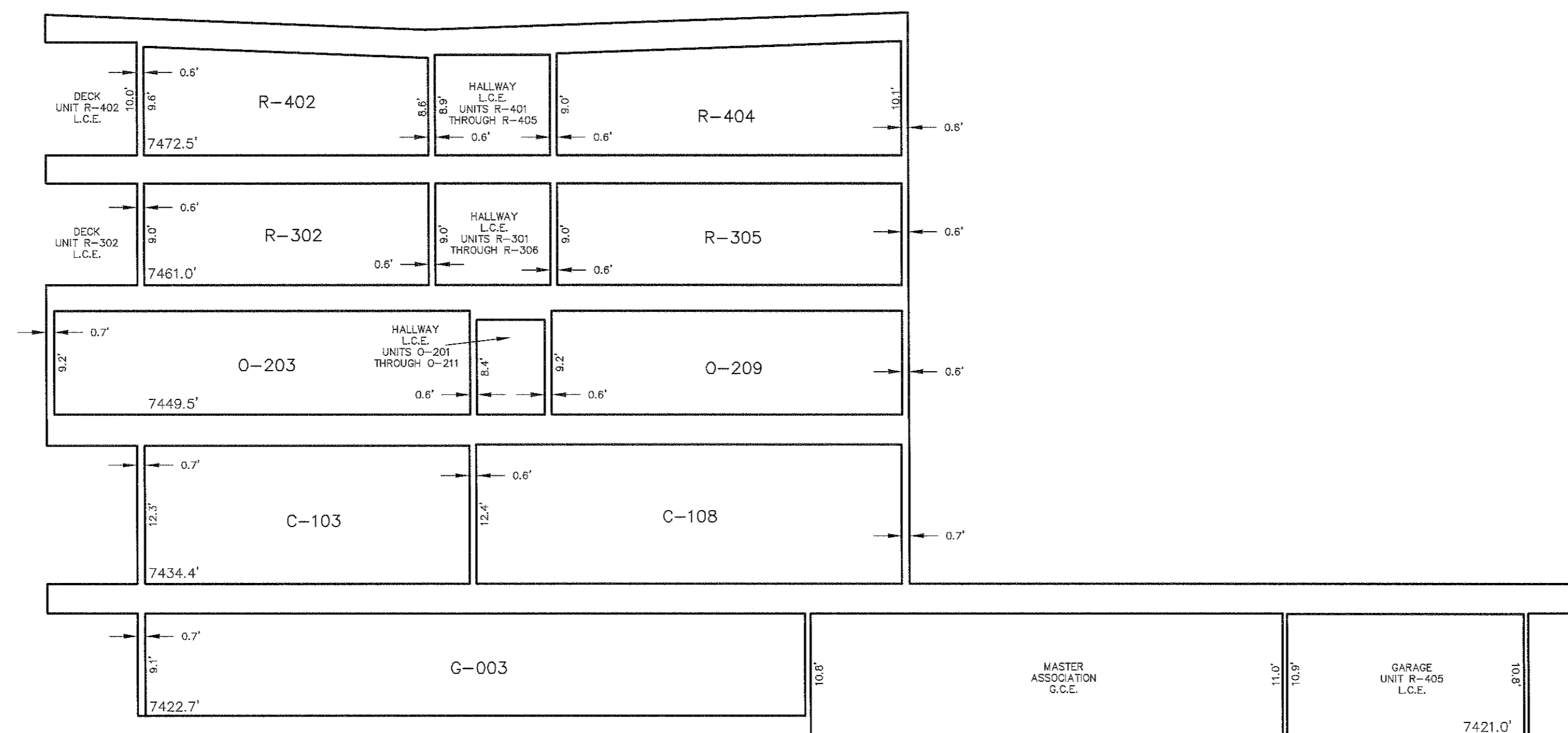
FINAL PLAT and CONDOMINIUM MAP
THE RIVERWALK GARNET BUILDING
A RESUBDIVISION OF LOT 11, RIVERWALK AT EDWARDS, PHASE 9
COUNTY OF EAGLE, STATE OF COLORADO

R/232
6/6

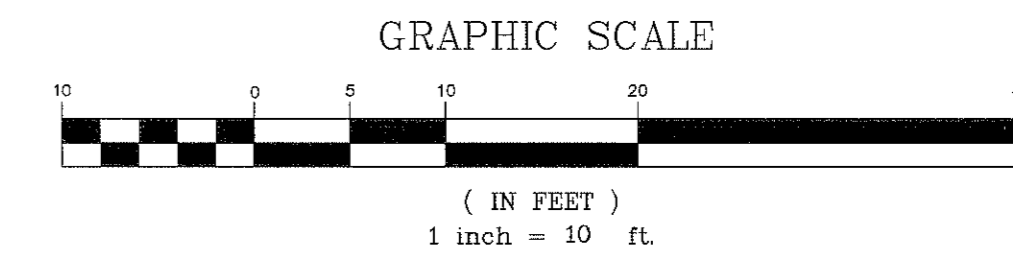
SECTION - DETAILS



SECTION (A)



SECTION (B)



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: 9/17/03
CHECKED BY: SE	DRAWING NO.: 02-039resub
JOB NO.: 02-039	SHEET 6 OF 6