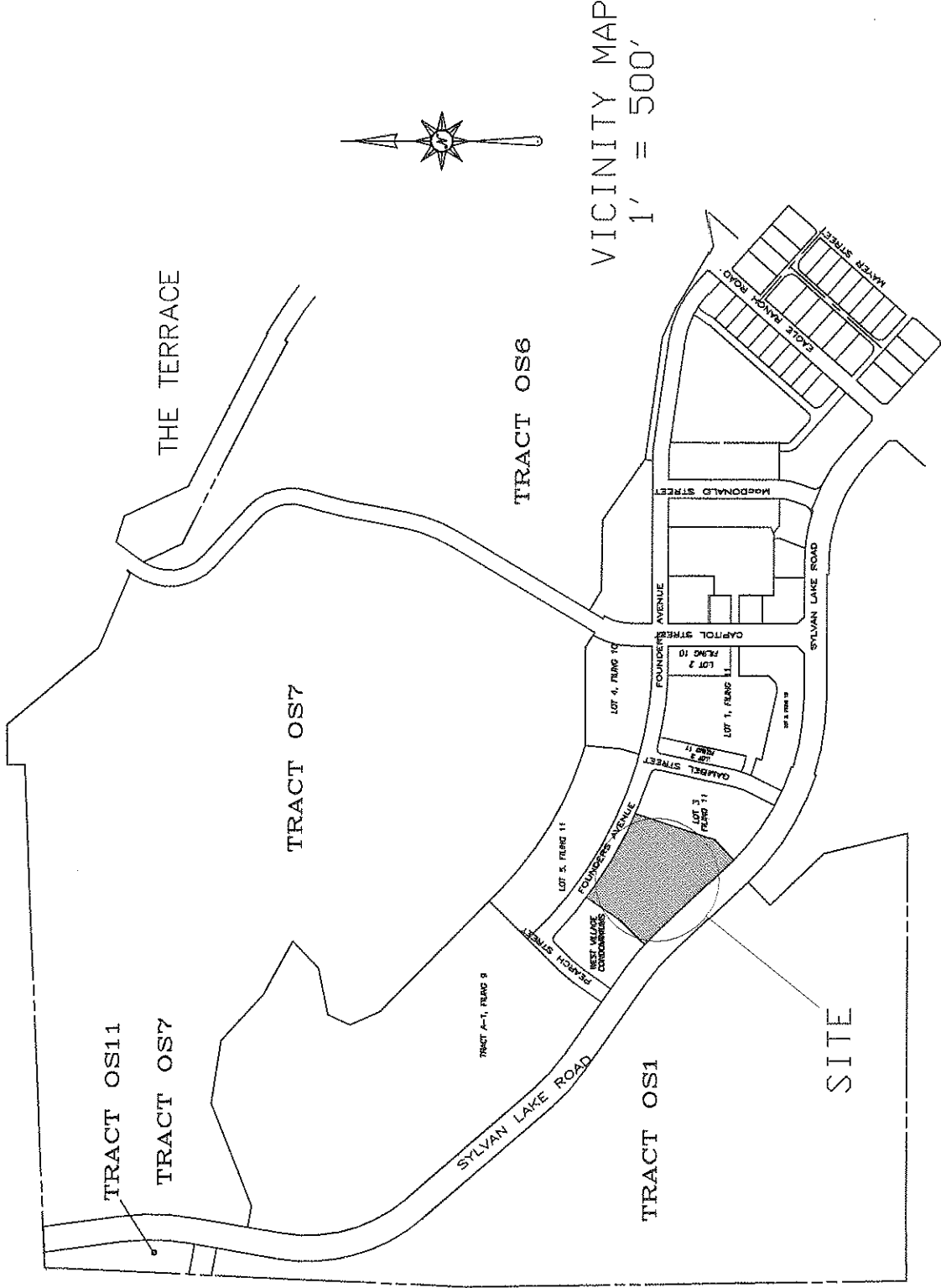


FINAL PLAT AND CONDOMINIUM MAP WEST VILLAGE CONDOMINIUMS - PHASE 2 A RESUBDIVISION OF LOT 2, EAGLE RANCH FILING 12 TOWN OF EAGLE, EAGLE COUNTY, COLORADO



NOTES

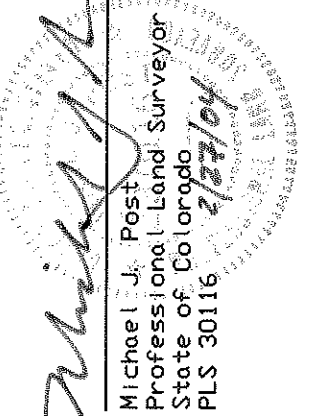
- 1) All of the property depicted on this condominium map is subject to the Declaration for Eagle Ranch recorded June 23, 1999 at Reception No. 835919 and the Subdivision Agreement there to recorded November 23, 1999 at Reception No. 715599.
- 2) The Condominium Map for West Village Condominiums - Phase 1, recorded in Eagle County, Colorado, as amended and supplemented by the Declaration for West Village Condominiums - Phase 2, recorded in Eagle County, Colorado, as amended and supplemented by the Declaration for West Village Condominiums - Phase 2, recorded under Reception No. 835919 in the Eagle County, Colorado records, is hereby incorporated by reference into this map and shall constitute a part hereof.
- 3) Property as defined in the Condominium Declaration and are subject to all rights and interests as described therein.
- 4) BASIS OF BEARINGS: A line connecting existing monuments (LS 336453) and (LS 336454) of the subdivision of Lot 2 of Eagle Ranch Filing No. 11 according to the Final Plat of Lot 2 of Eagle Ranch recorded as Reception No. 835916 in the Office of the Eagle County, Colorado Clerk and Recorder being S18°00'00"W (see drawing) 6680.78' located on the south side of Old Brush Creek Road.
- 5) DATE OF SURVEY: November, 2003.
- 6) Record easements and rights-of-way shown on this condominium map are as shown on the plat of the subdivision of Lot 2 of Eagle Ranch, V50039900-2, dated December 29, 2003, provided by Land Title Guarantee Company.
- 7) All lands shown herein are subject to the following instruments, recorded in the Office of the Clerk and Recorder, Eagle County, Colorado:
 - a) Annexation Agreement filed for record April 12, 1999 at Reception No. 926271.
 - b) Subdivision Agreement filed for record February 23, 2001 at Reception No. 759477.
 - c) Intergovernmental Improvement Agreement recorded June 23, 2001 at Reception No. 780814.
 - d) Subdivision Agreement filed for record August 30, 2002 at Reception No. 809590 and assignment thereof filed for record August 30, 2002 at Reception No. 805891.
 - e) Subdivision Agreement recorded November 12, 2002 at Reception No. 813410.
- 8) Approval of this condominium map shall create Vested Property Rights pursuant to 4.17.010 of the Town of Eagle Land Use Regulations and 24-46-103 C.R.S., amended.
- 9) The plat of this condominium map may be subject to a Blanket Right-of-Way Deed, recorded in Book 113 at Page 198 in the Office of the Clerk and Recorder, Eagle County, Colorado.
- 10) This map shall be subject to any easements shown on the plat based upon any defect in this survey to the extent of any legal action 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 recording of this map.
- 11) The Expansion Property Tract depicted on this Map shall be as defined in the Declaration for West Village Condominiums, recorded at Reception No. 835919, as amended and supplemented from time to time, West Village Project, LLC.
- 12) The Town nor any service provider shall be responsible for damage to surface encroachments within easements as depicted on this final plat such as, landscaping, resulting from use of such easements for their intended purpose.

SURVEYOR'S CERTIFICATE

I, Michael J. Post, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Colorado, that this map was prepared by me or under my direct supervision, that this map fully and accurately depicts the boundaries, easements, condominium units and common ownership areas, and identifies location, layout dimension, and horizontal and vertical boundaries, and that such information is true and correct to the best of my knowledge and belief, and that such map complies with the rules and regulations required by C.R.S. 38-35.3-209 and all other statutes and regulations applicable to maps of condominium common interest subdivisions.

EXECUTED this 27th day of FEBRUARY, 2004.

Michael J. Post
Professional Land Surveyor
No. 12345
PLS 30116



CERTIFICATE OF DEDICATION AND DIVERSHIP

The undersigned, West Village Project, LLC, a Delaware limited liability company, being the sole owner in fee simple of all that real property described as follows:

Lot 2, Eagle Ranch Filing No. 12, according to the map thereof recorded in the Office of the Eagle County, Colorado, Clerk and Recorder under Reception Number 835916, containing 2.056 acres, more or less.

and as shown on the accompanying subdivision map, has by these presents laid out, platted and subdivided the hereinafter described condominium units as shown on this condominium map and designate the same as FINAL PLAT AND CONDOMINIUM MAP WEST VILLAGE CONDOMINIUMS - PHASE 2, and as shown on the accompanying subdivision map, and do hereby make the following dedications and grants:

All utility easements shown hereon are dedicated to the Town of Eagle County, Colorado, for the installation, operation, maintenance and repair of utilities and other improvements thereon including but not limited to electric lines, gas lines, water lines, sewer lines, telephone lines, and other lines and facilities, street lighting, street trees and grade structures.

The dedication of the easements shown hereon to the Town preclude the installation of improvements, including but not limited to, trees, shrubs and rocks, the deposit of materials, or the alteration of the ground surface, or any other act which would in any manner impair the Town's or other service provider's use of the easements as provided in this dedication, except as otherwise permitted by the Town.

The undersigned accepts the responsibility for the completion of all required public improvements for the FINAL PLAT AND CONDOMINIUM MAP WEST VILLAGE CONDOMINIUMS - PHASE 2 Subdivision.

The undersigned further states that this Subdivision shall be subject to the terms, conditions, covenants and restrictions of the Declaration for West Village Condominiums - Phase 2, recorded in the Office of the Clerk and Recorder of Eagle County, Colorado as Reception No. 835919.

EXECUTED this 15th day of MARCH, 2004.

DIMER, West Village Project, LLC,
a Delaware limited liability company
Avon, CO 81620

By: *Matthew Wright*
its Manager

By: Metavox Corp., a Delaware corporation,
its Manager

By: *Matthew Wright*
President

STATE OF COLORADO

COUNTY OF EAGLE

The foregoing Certificate of Dedication and Divership was acknowledged before me this 15th day of MARCH, 2004, by Matthew J. Dimer, its Manager, of Eagle Ranch Village, LLC, a Delaware limited liability company, as Manager of West Village Project, LLC, a Delaware limited liability company.

Witness my hand and official seal,
this 15th day of MARCH, 2004.

Carol S. Blevins
Notary Public



SUBDIVISION BY MORTGAGEES

FirstBank of Vaill, being the holder of those promissory notes secured by the Declaration for West Village Condominiums - Phase 2, recorded at Reception No. 835499 and dated September 18, 2003 recorded October 14, 2003 as Reception No. 853502, and West Eagle Ranch LLC, a Delaware limited liability company, as mortgagee of the said promissory notes secured by a deed of trust dated July 7, 2003 recorded at Reception No. 809590 and Reception No. 799952, all deeds of trust being recorded in the Office of the Clerk and Recorder of Eagle County, Colorado, hereby consent to the subdivision of the property described in the Declaration for West Village Condominiums - PHASE 2, and subordinates the liens represented by the aforesaid deeds of trust to the dedications and restrictions as shown on this condominium map and relative covenants, conditions and restrictions.

MORTGAGEE: FirstBank of Vaill
Vaill, CO 80557

By: *Matthew Wright*
Title

STATE OF COLORADO

COUNTY OF EAGLE

The foregoing Subdivision By Mortgagees was acknowledged before me this 15th day of MARCH, 2004, by Matthew J. Dimer, its Manager, of West Village Project, LLC, a Delaware limited liability company, as Manager of West Village Project, LLC, a Delaware limited liability company.

Witness my hand and official seal,
this 15th day of MARCH, 2004.

Carol S. Blevins
Notary Public



MORTGAGEE: West Eagle Ranch LLC,
a Delaware limited liability company
Eagle, CO 81631

By and through its Sub-Manager,
East West Partners, Inc.,
a Colorado corporation,
By: *Matthew Wright*
Vice President of
East West Partners, Inc.
a Colorado corporation

STATE OF COLORADO

COUNTY OF EAGLE

The foregoing Subdivision By Mortgagees was acknowledged before me this 15th day of MARCH, 2004, by Matthew J. Dimer, its Manager, of West Village Project, LLC, a Colorado corporation, Sub-Manager of West Eagle Ranch LLC, a Delaware limited liability company.

Witness my hand and official seal,
this 15th day of MARCH, 2004.

Carol S. Blevins
Notary Public

TITLE CERTIFICATE

Land Title Guarantee Company, does hereby certify that it has examined the records of the Office of the Clerk and Recorder of Eagle County, Colorado, and has found that the title to the property described in this Subdivision is vested in West Village Project, LLC, a Delaware limited liability company, free and clear of all liens, mortgages and encumbrances, except as follows:

Deed of Trust to First Bank of Vaill, recorded at Reception No. 809590, dated August 30, 2002 at Reception No. 813410.
Deed of Trust to First Bank of Vaill, recorded at Reception No. 799952, dated July 7, 2003 at Reception No. 809590.
Deed of Trust to First Bank of Vaill, recorded at Reception No. 853502, dated September 18, 2003 at Reception No. 853502.

EXECUTED this 15th day of FEBRUARY, 2004.

Land Title Guarantee Company
By: *Matthew Wright*

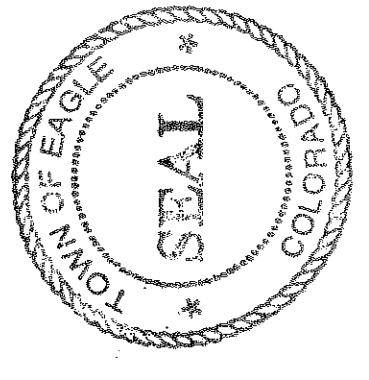
BOARD OF TRUSTEES CERTIFICATE

This condominium map approved by the Board of Trustees of the Town of Eagle, Colorado, this 15th day of FEBRUARY, 2004, for filing with the Clerk and Recorder of Eagle County, Colorado, and for recording in the Office of the Clerk and Recorder of Eagle County, Colorado, is hereby approved by the Board of Trustees of the Town of Eagle for financing or constructing of improvements on said lands streets or easements dedicated to the public except as follows: Deed of Trust to First Bank of Vaill, recorded at Reception No. 809590, dated August 30, 2002 at Reception No. 813410. Further, said approval in no way obligates the Town of Eagle for maintenance of public improvements until construction of said improvements is complete in accordance with the Town of Eagle's specifications. This approval does not guarantee that the size, soil conditions, sub-surface geology, ground water conditions, or flooding development permit or any other required permit will be required for approval of this map. The Town of Eagle does not warrant that this approval is with the understanding that all expenses involving required improvements for all utility services, paving, grading, landscaping, drainage structures and all other improvements that may be required shall be the responsibility of the owners designated hereon and not the Town of Eagle, unless otherwise specifically agreed to in writing by the Board of Trustees.

TOWN OF EAGLE, COLORADO
By: *Matthew Wright*
Mayor

Witness my hand and seal of the Town of Eagle, Colorado,
this 15th day of FEBRUARY, 2004.

ATTEST: *Matthew Wright*
Town Clerk



CERTIFICATE OF TAXES PAID

I, the undersigned, do hereby certify that the entire amount of taxes due on all parcels of real estate described on this Condominium map are paid in full.

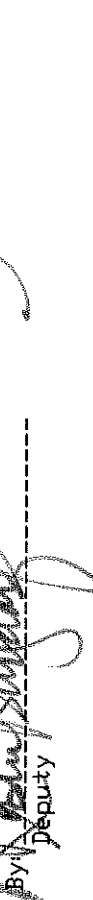
Dated this 15th day of MARCH, 2004.

Matthew Wright
Treasurer of Eagle County, Colorado

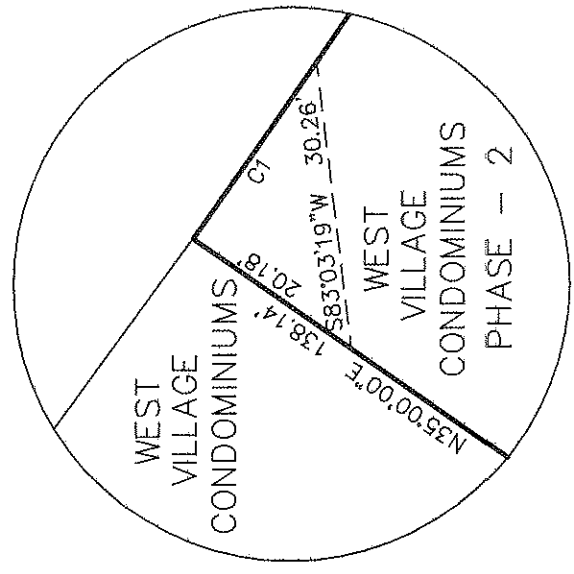
EAGLE COUNTY CLERK AND RECORDER CERTIFICATE

This condominium map was filed for record in the Office of the Eagle County Clerk and Recorder at 3:19 o'clock P.M. on the 15th day of MARCH, 2004, and is duly recorded as Reception No. 813410.

By: *Matthew Wright*
Eagle County Clerk and Recorder
By: *Leak Simanton*
County Clerk



FINAL PLAT AND CONDOMINIUM MAP WEST VILLAGE CONDOMINIUMS - PHASE 2



WEST VILLAGE CONDOMINIUMS
A RESUBDIVISION OF LOT 1,
EAGLE RANCH FILING 12
RECEPTION No. 835918

EXISTING WATERLINE EASEMENT (SEE DETAIL)
AS SHOWN AND DEDICATED ON FINAL PLAT
OF EAGLE RANCH FILING NO. 12
A RESUBDIVISION OF LOT 4, EAGLE RANCH, FILING NO. 11
RECEPTION No. 835916

EXISTING SEWER EASEMENT (SEE DETAIL)
AS SHOWN AND DEDICATED ON FINAL PLAT
OF EAGLE RANCH FILING NO. 12
A RESUBDIVISION OF LOT 4, EAGLE RANCH, FILING NO. 11
RECEPTION No. 835916

WEST VILLAGE CONDOMINIUMS - PHASE 2
A RESUBDIVISION OF LOT 2,
EAGLE RANCH FILING 12
0.875 ACRES
FOUNDERS AVENUE

WEST VILLAGE CONDOMINIUMS - PHASE 2
A RESUBDIVISION OF LOT 2,
EAGLE RANCH FILING 12
0.875 ACRES
FOUNDERS AVENUE

EXPANSION PROPERTY TRACT
1.181 ACRES

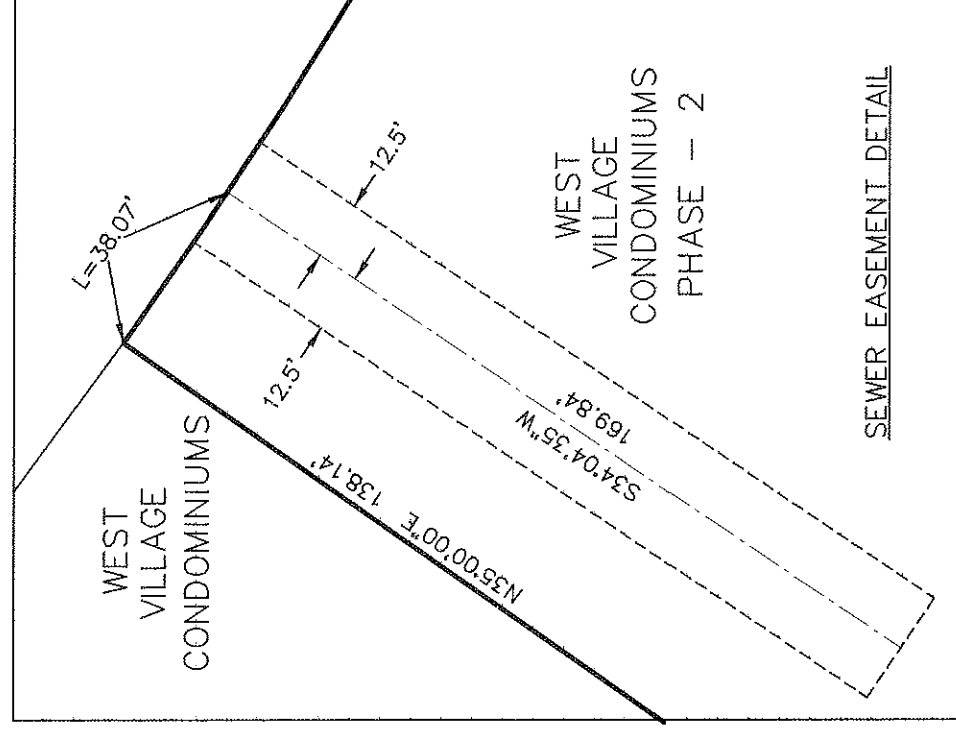
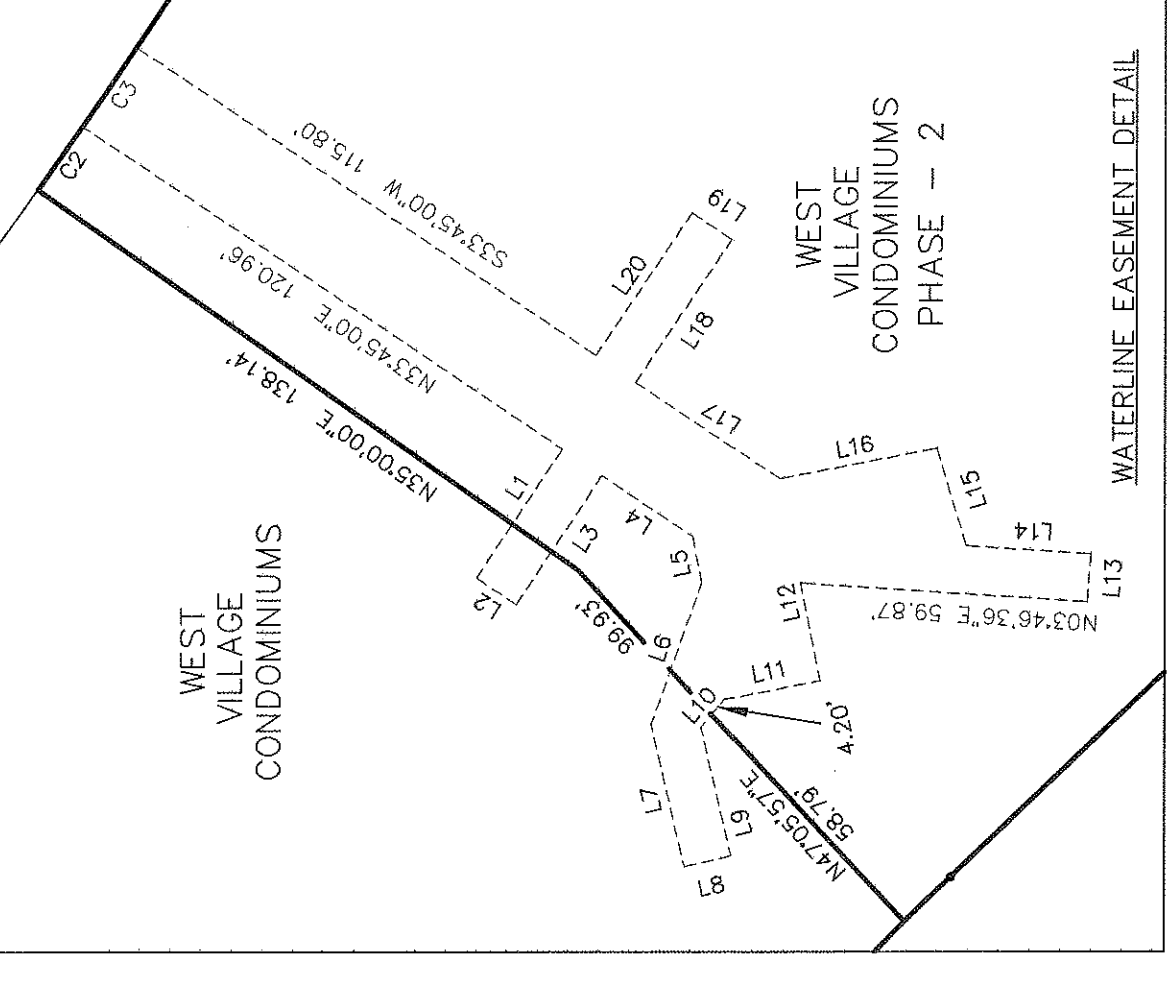
LINE	LENGTH	BEARING
L1	32.29	S55°15'00"E
L2	32.29	N65°45'00"W
L3	22.81	N33°45'00"E
L4	9.88	N78°45'00"E
L5	31.29	S70°22'06"E
L6	30.44	N76°45'15"E
L7	10.00	N33°45'00"E
L8	27.48	N49°18'21"W
L9	20.00	N11°15'00"W
L10	20.76	S78°45'00"W
L11	10.00	N86°13'24"W
L12	25.97	S03°46'36"W
L13	21.28	S73°09'25"W
L14	36.09	S33°45'00"W
L15	35.84	N55°55'25"W
L16	10.00	S34°04'35"W
L17	35.89	S55°55'25"E

CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
C1	1275.00	22.50	1'00.41"	11.25	S55°07'12"E	22.50
C2	1275.00	16.18	0'43.38"	8.09	S54°58'41"E	16.18
C3	1275.00	20.00	0'53.95"	10.00	S55°17'27"E	20.00
C4	1275.00	135.45	05°55'13"	67.79	S57°59'28"E	135.39
C5	1275.00	134.74	05°53'18"	67.43	S53°33'44"E	134.68

LAND USE SUMMARY 7, WEST VILLAGE CONDOMINIUMS - PHASE 2

TOTAL ACREAGE	UNITS	PHYSICAL ADDRESS	NEIGHBORHOOD CENTER
0.875 ACRES	12	350 FOUNDERS AVENUE	EAGLE RANCH PUD ZONING DISTRICT

1189 HIGHWAY 6 & 24, EAGLE VAL
P.O. BOX 1230, EDWARDS, CO. 81632
(970)949-1406



EXISTING DRAINAGE EASEMENT (SEE DETAIL)
AS SHOWN AND DEDICATED ON FINAL PLAT
OF EAGLE RANCH FILING NO. 12
A RESUBDIVISION OF LOT 4, EAGLE RANCH, FILING NO. 11
RECEPTION No. 835916

EXISTING WATERLINE EASEMENT (SEE DETAIL)
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RECEPTION No. 835916

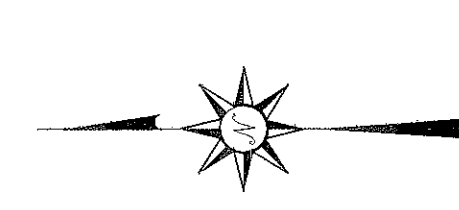
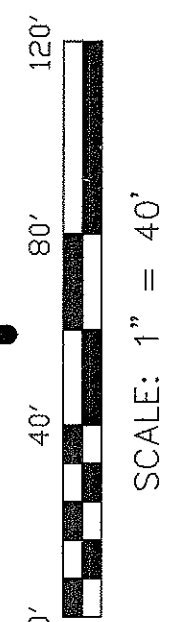
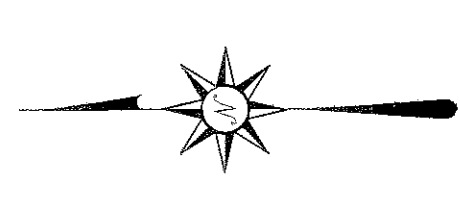
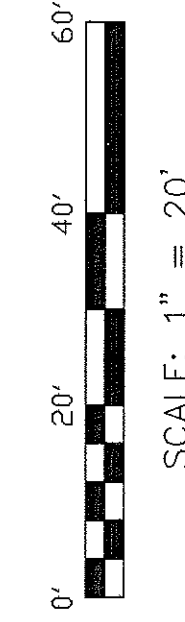
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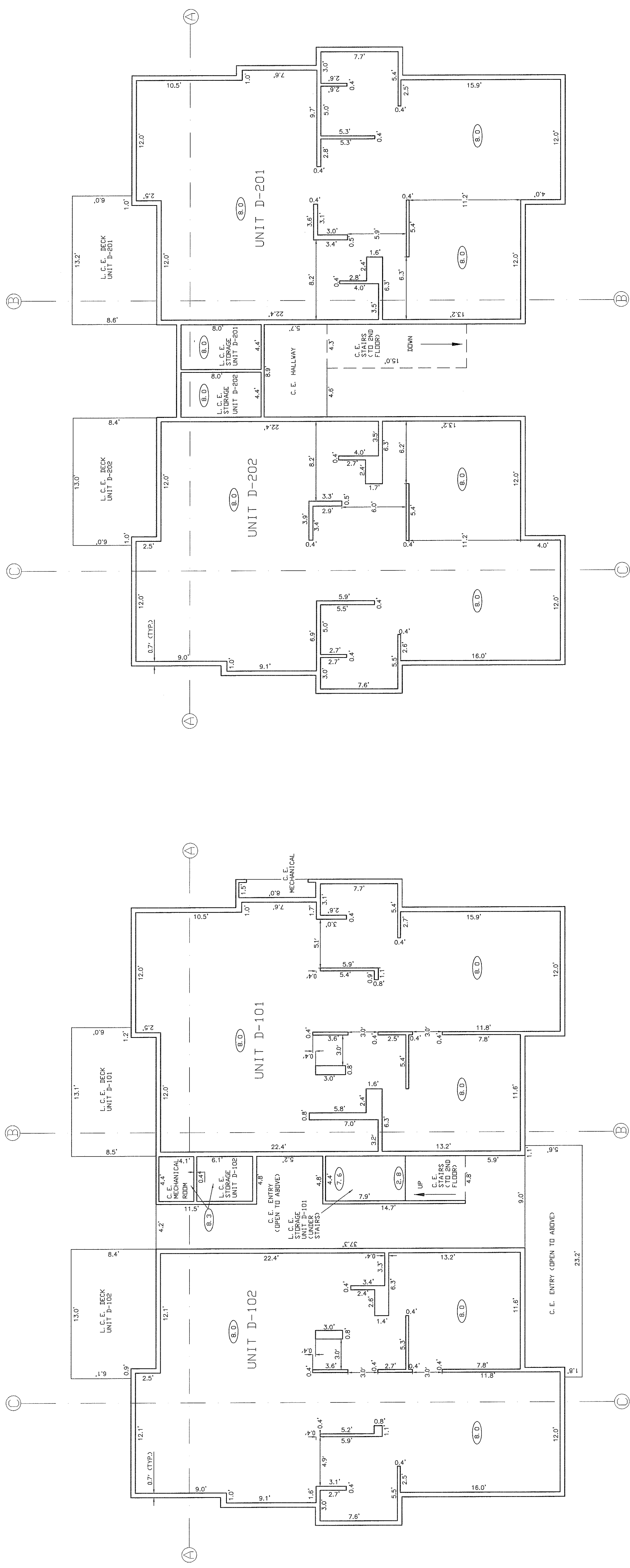
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OF EAGLE RANCH FILING NO. 12
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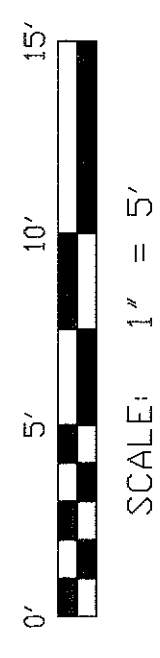
LEGEND	
XXXX	ADDRESS
○	SET 1/2" RE-BAR AND 1 1/2" ALUMINUM CAP PLS 3016
○	SET 1" BRASS CAP PLS 3016
○	END PK NAIL AND 1 1/2" STEEL DISC. LS #33655
○	END 1/2" RE-BAR AND 2 1/2" ALUMINUM CAP PLS 33655
C.E.	GENERAL COMMON ELEMENT

FINAL PLAT AND CONDOMINIUM MAP WEST VILLAGE CONDOMINIUMS - PHASE 2

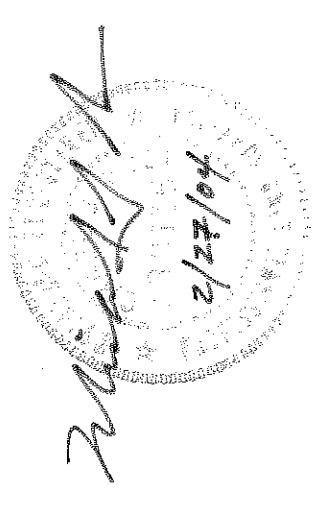


FIRST FLOOR BUILDING D

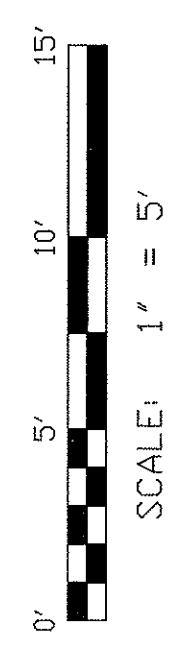
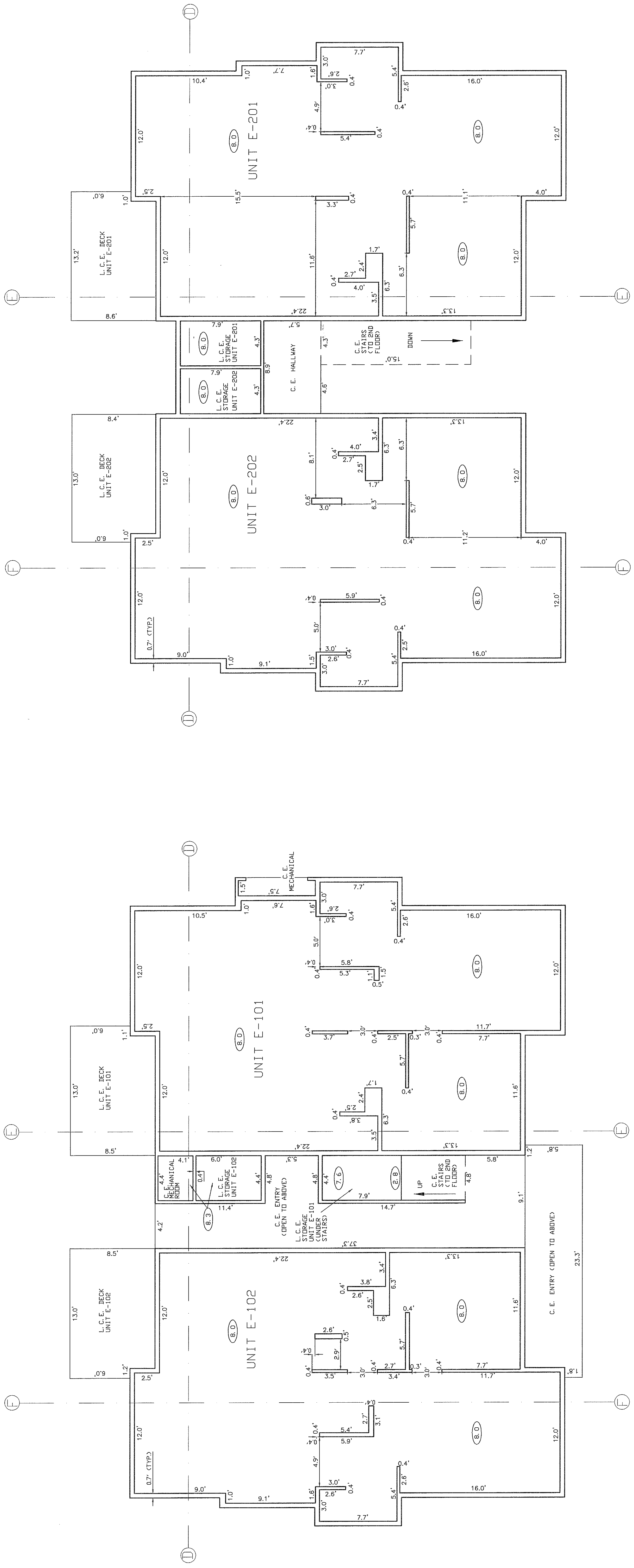
SECOND FLOOR BUILDING D



- NOTES
- 1) C.E. = GENERAL COMMON ELEMENT
 - 2) L.C.E. = LIMITED COMMON ELEMENT
 - 3) (B.D.) = CEILING HEIGHT ABOVE FLOOR
 - 4) ALL WALLS SHOWN ARE COMMON ELEMENTS



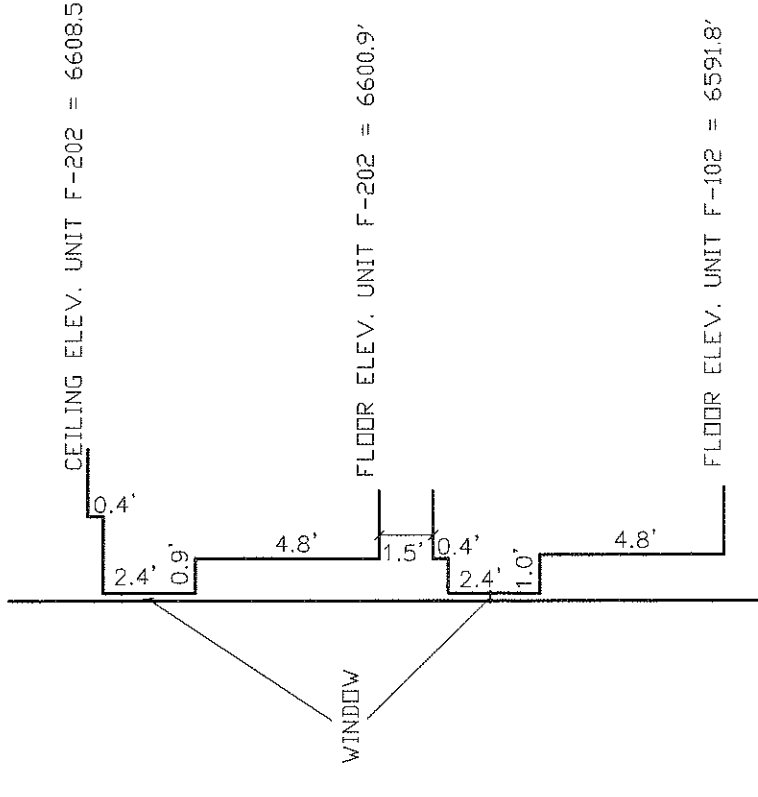
FINAL PLAT AND CONDOMINIUM MAP WEST VILLAGE CONDOMINIUMS - PHASE 2



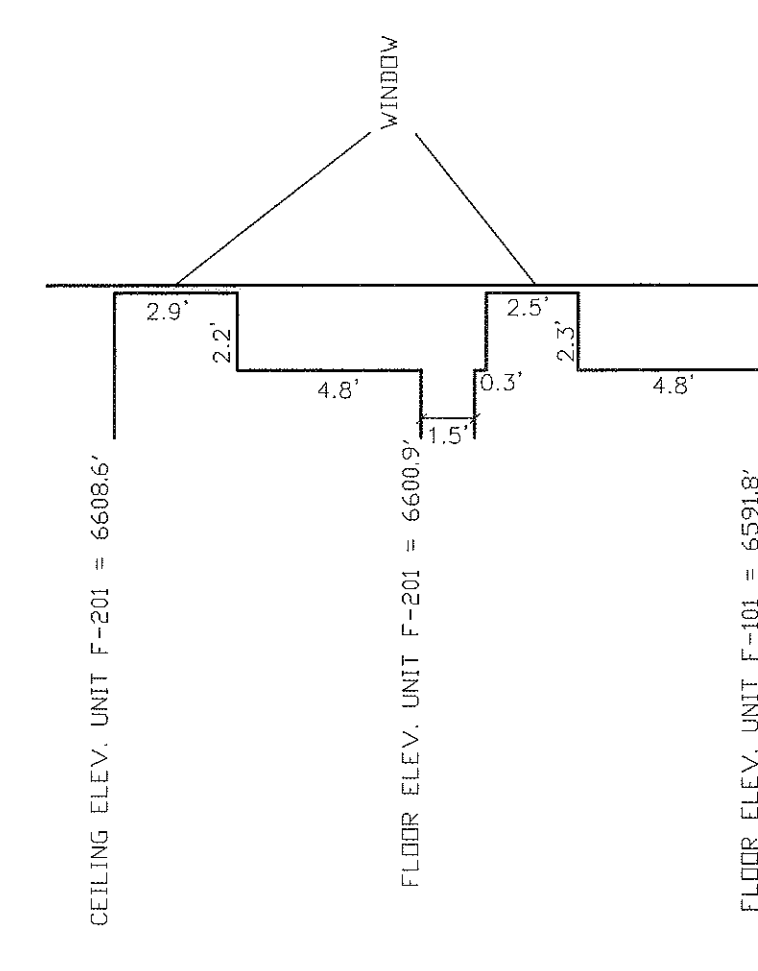
- NOTES:
- 1) C.E. = GENERAL COMMON ELEMENT
 - 2) C.E. = COMMON ELEMENT
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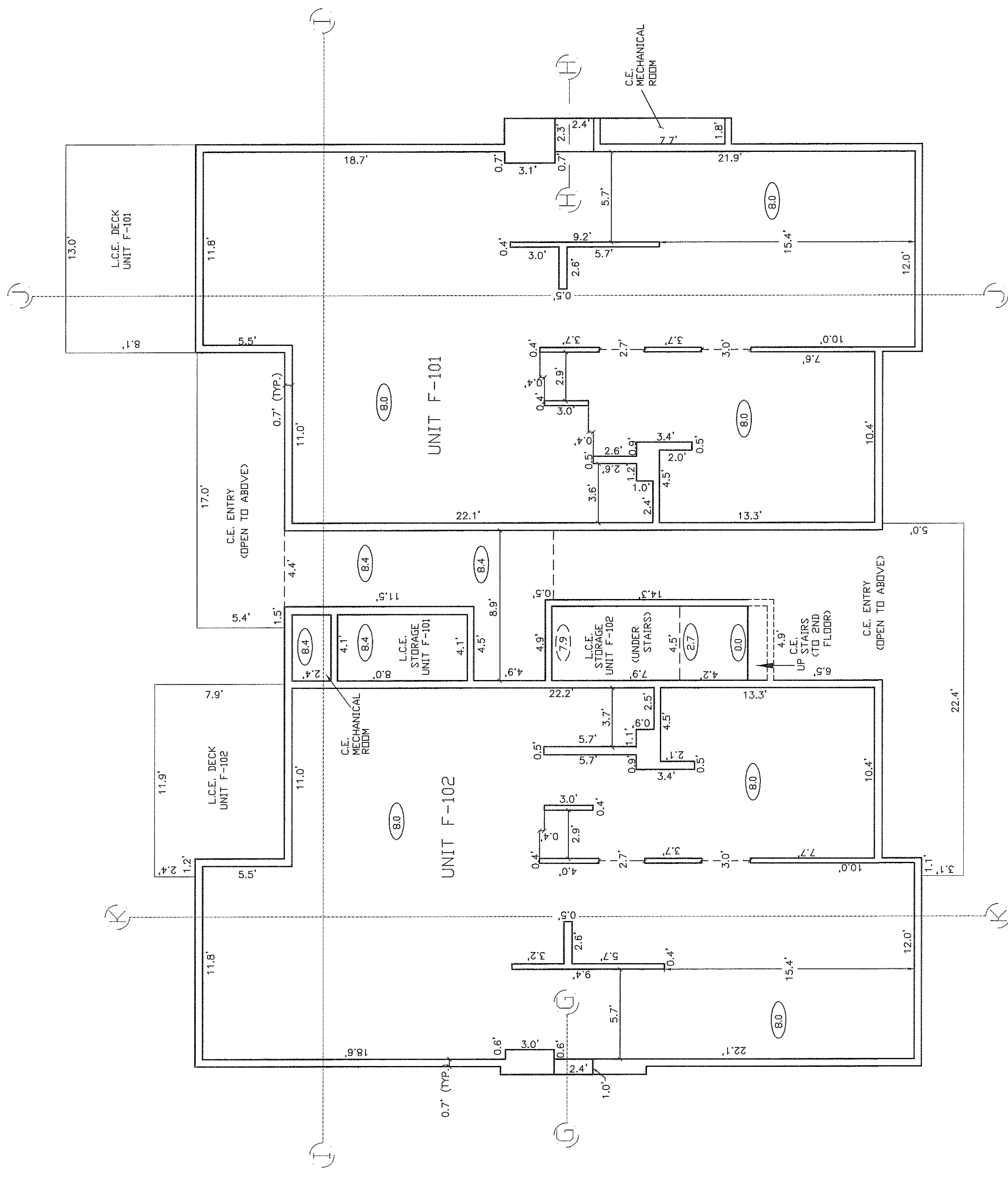
FINAL PLAT AND CONDOMINIUM MAP WEST VILLAGE CONDOMINIUMS - PHASE 2



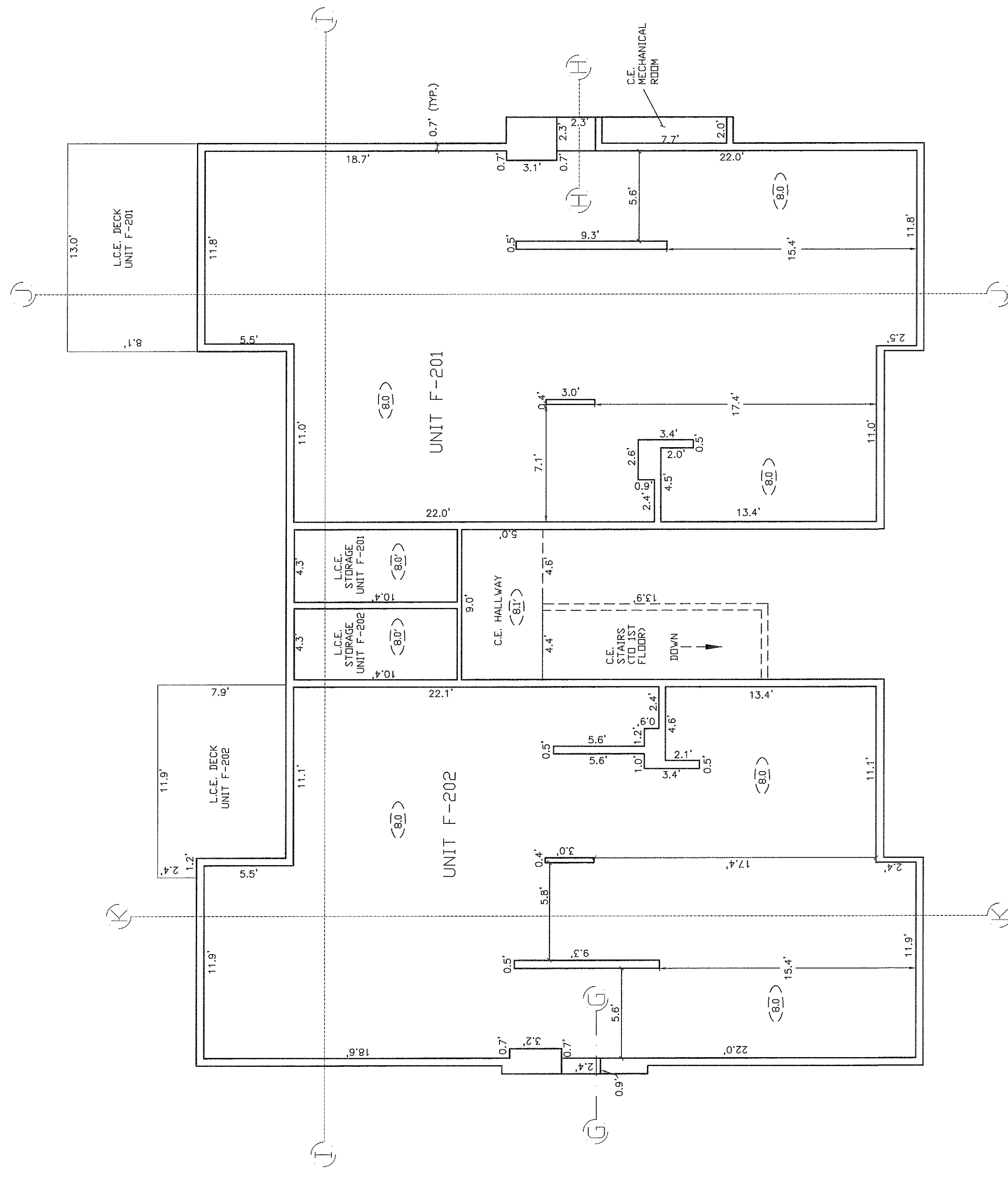
CROSS SECTION G
BUILDING F



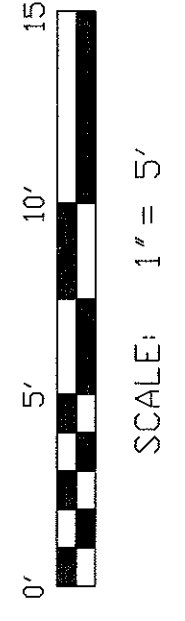
CROSS SECTION H
BUILDING F



FIRST FLOOR BUILDING F



SECOND FLOOR BUILDING F



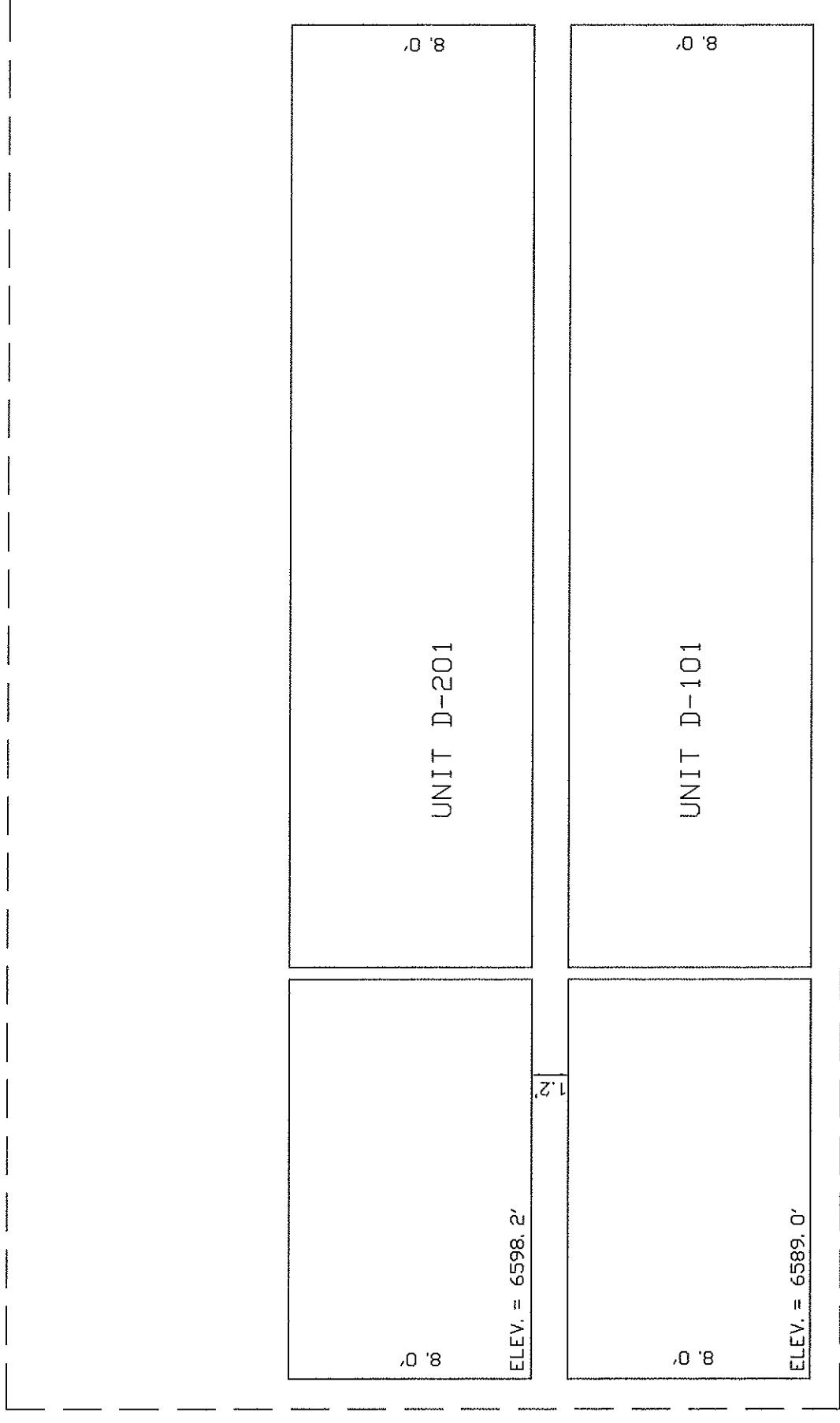
- NOTES
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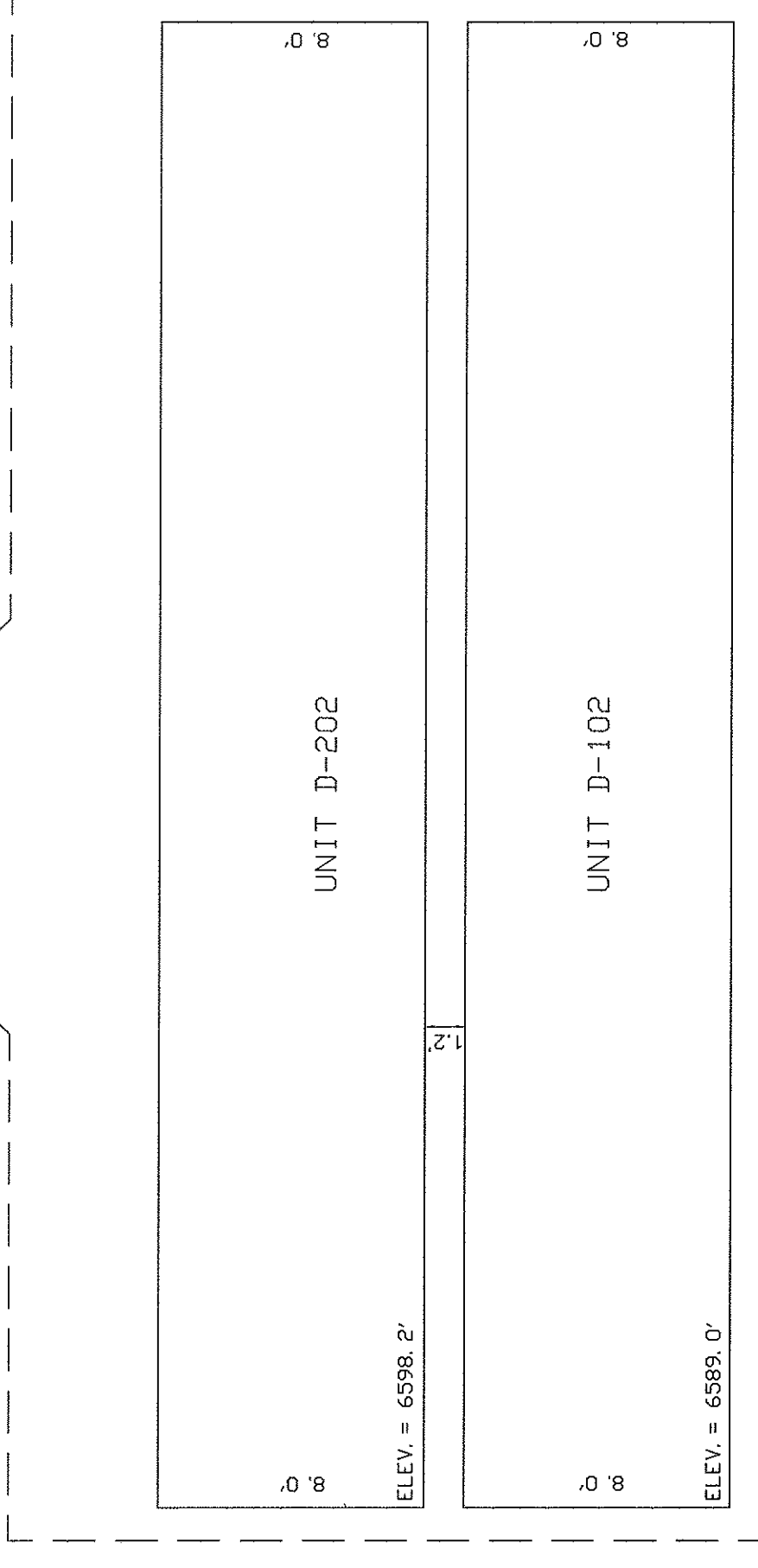
FINAL PLAT AND CONDOMINIUM MAP WEST VILLAGE CONDOMINIUMS - PHASE 2



CROSS SECTION A - BUILDING D



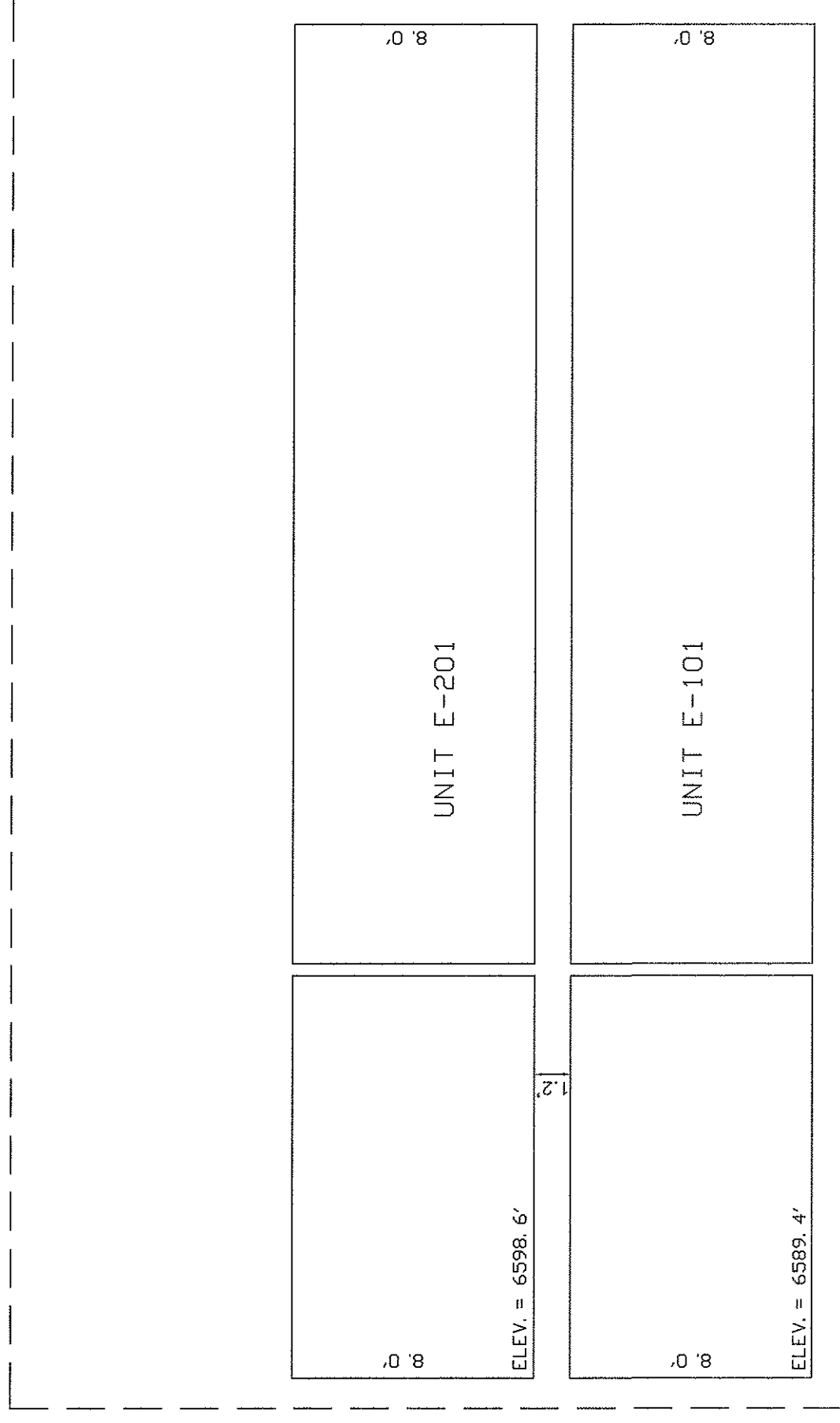
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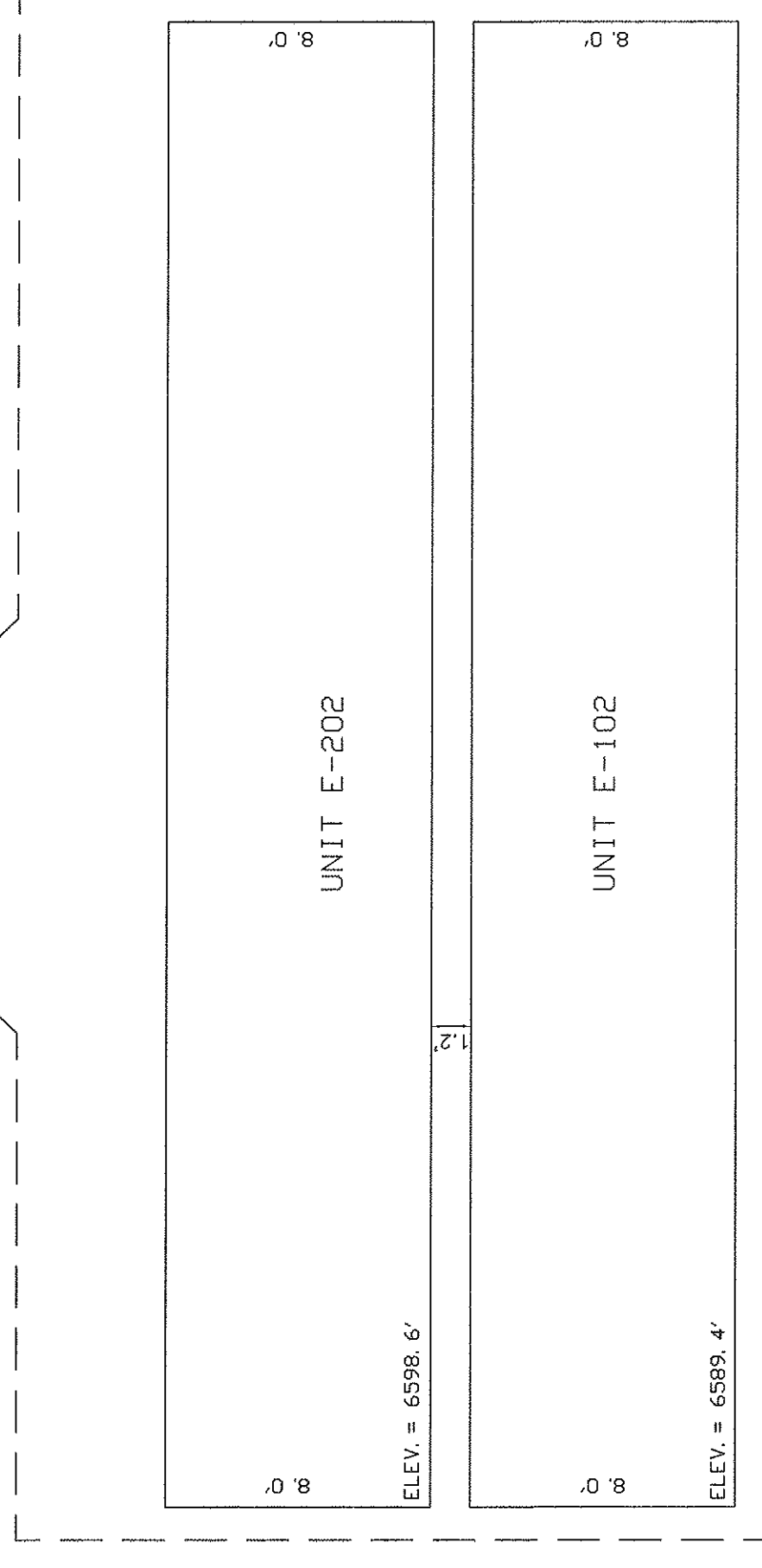
CROSS SECTION C - BUILDING D



CROSS SECTION D - BUILDING E



CROSS SECTION E - BUILDING E



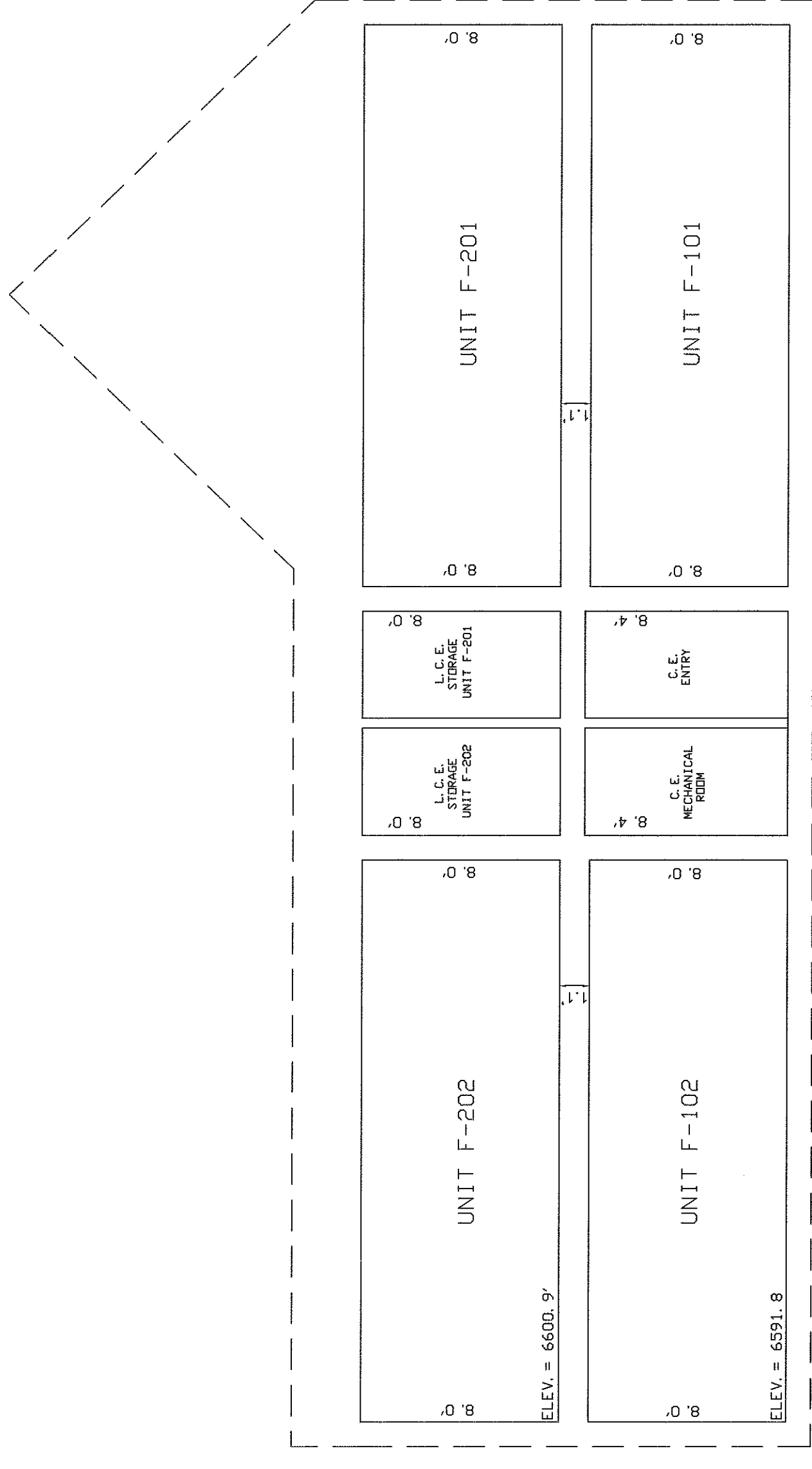
CROSS SECTION F - BUILDING E



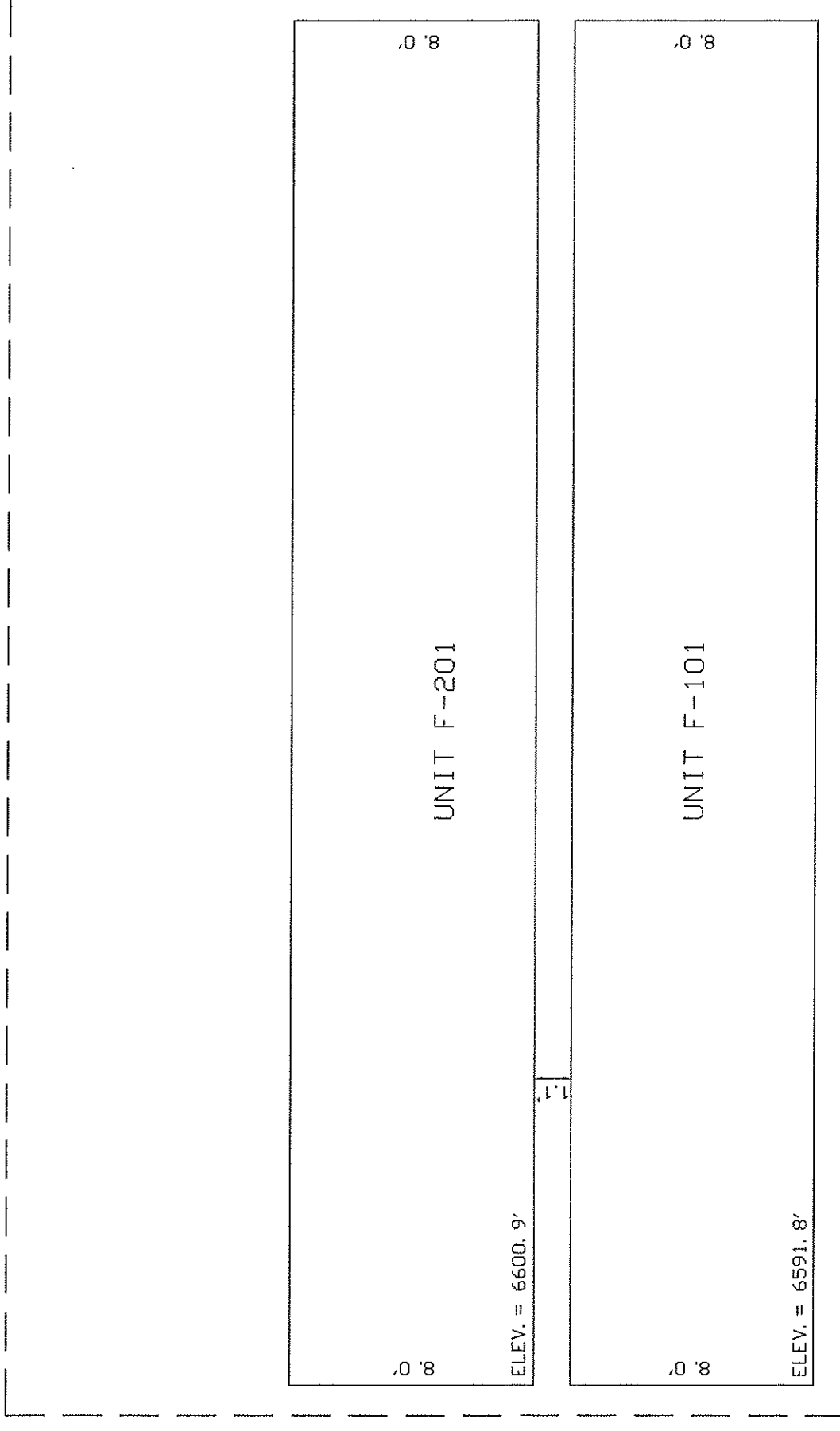
- NOTES:
- 1) C.E. = GENERAL COMMON ELEMENT
 - 2) L.C.E. = LIMITED COMMON ELEMENT
 - 3) (C.E.) = CEILING HEIGHT ABOVE FLOOR
 - 4) ALL WALLS SHOWN ARE COMMON ELEMENTS



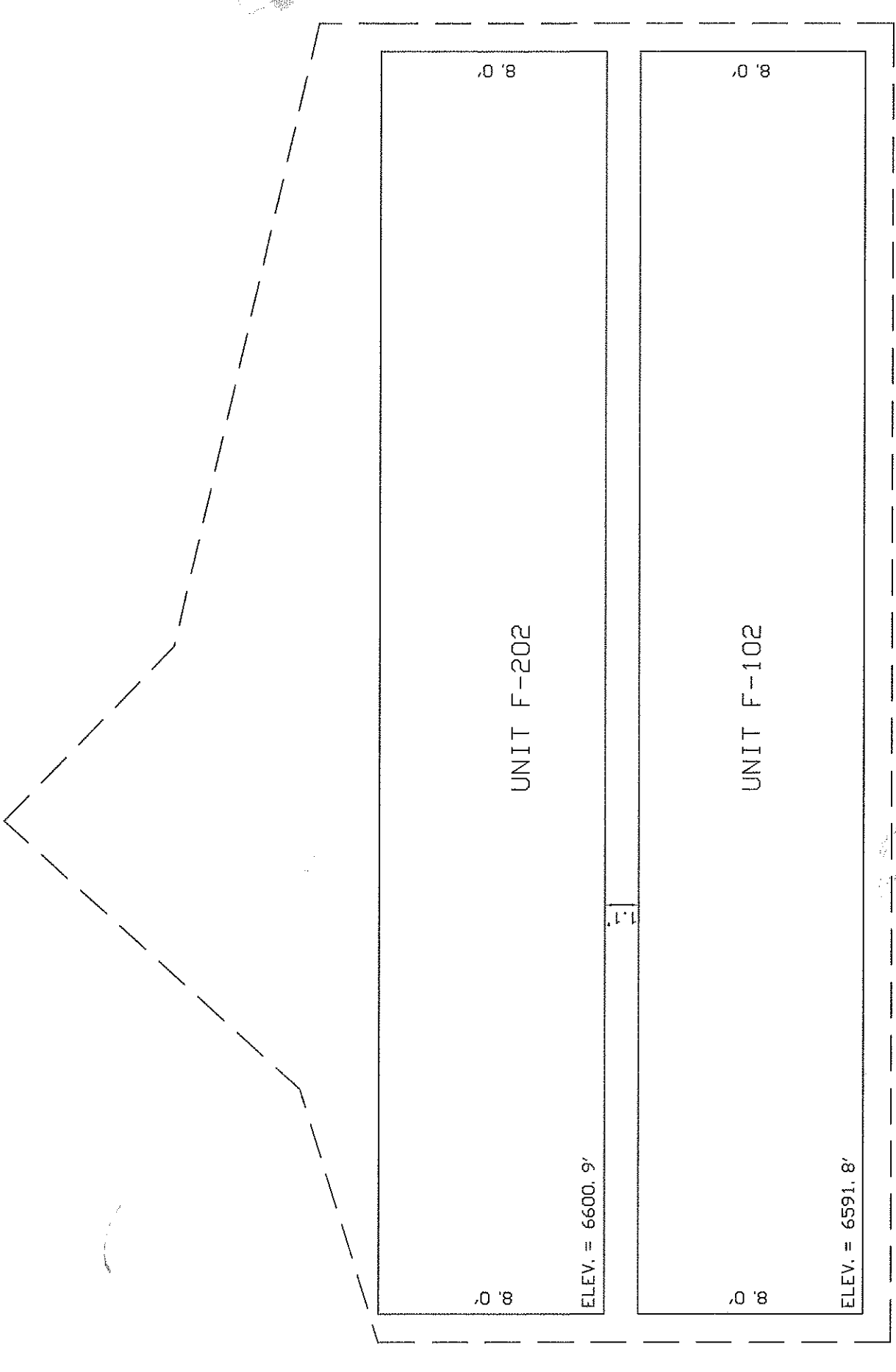
FINAL PLAT AND CONDOMINIUM MAP WEST VILLAGE CONDOMINIUMS - PHASE 2



CROSS SECTION I - BUILDING F



CROSS SECTION J - BUILDING F



CROSS SECTION K - BUILDING F



SCALE: 1" = 5'

- NOTES:
- 1) G.C.E. = GENERAL COMMON ELEMENT
 - 2) L.C.E. = LIMITED COMMON ELEMENT
 - 3) (C) = CEILING HEIGHT ABOVE FLOOR
 - 4) ALL WALLS SHOWN ARE COMMON ELEMENTS

