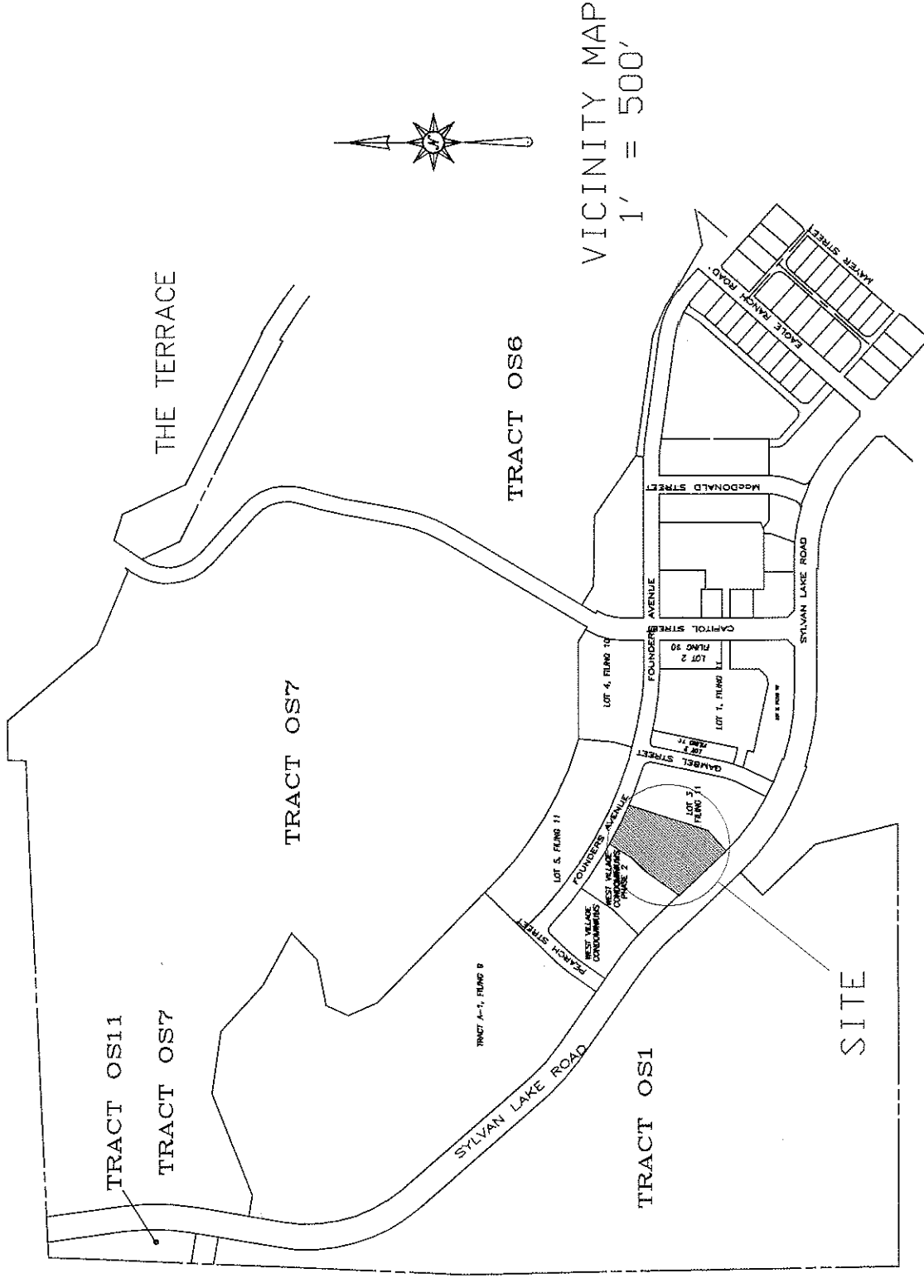


**FINAL PLAT AND CONDOMINIUM MAP
WEST VILLAGE CONDINIUMS - PHASE 3
A RESUBDIVISION OF EXPANSION PROPERTY TRACT, WEST VILLAGE CONDOMINIUMS PHASE 2
A RESUBDIVISION OF LOT 2, EAGLE RANCH FILING 12
TOWN OF EAGLE, EAGLE COUNTY, COLORADO**



NOTES:

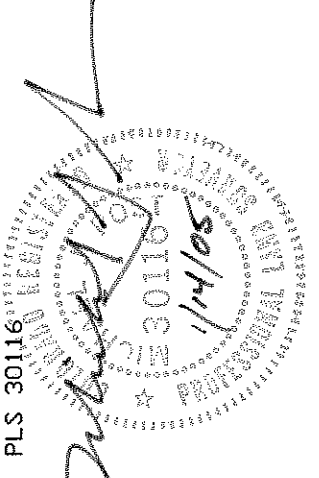
- 1) All of the property depicted on this condominium map is subject to Declaration No. 700815, and amendments thereto recorded November 23, 1999 at Reception No. 710595, and amendment thereto recorded June 28, 2000 at Reception No. 730999, as amended and supplemented by Record No. 166116, Eagle County, Colorado, as amended and supplemented from time to time (the "Declaration").
- 2) All of the property depicted on this condominium map is subject to the provisions of the Declaration, and the Declaration as amended and supplemented, as recorded under Reception No. 835919 in the Eagle County, Colorado real property records (the "Condominium Declaration").
- 3) The purpose of this condominium map is to create condominium units and common ownership areas as shown hereon, and to delineate the boundaries and easements (LS 238555) marking the easterly line of West Village Condominiums - Phase 2 according to the Final Plat thereof recorded as Reception No. 835919 in the real property records of the Eagle County, Colorado, Clerk and Recorder in the SUTHERLAND County, Colorado, Clerk and Recorder.
- 4) BASIS OF ELEVATIONS: U.S.C.S. Benchmark 1280 elevation = 6640.78', located on the south side of Old Brush Creek Road.
- 5) DATE OF SURVEY: November 2004.
- 6) A copy of the Final Plat of this condominium map, as amended, shall be deposited in the office of the Clerk and Recorder, Eagle County, Colorado, in accordance with the provisions of the Condominium Declaration.
- 7) All lands shown hereon are subject to the following instruments, recorded in the Office of the Clerk and Recorder, Eagle County, Colorado:
 - a) Declaration Agreement filed for record April 12, 1999 at Reception No. 692227
 - b) Amended PUD Guide filed for record February 23, 2001 at Reception No. 750477
 - c) Declaration Agreement recorded June 23, 1999 at Reception No. 700814
 - d) Subdivision Improvements Agreement filed for record August 20, 2002 at Reception No. 805990 and assignment thereof 05/08/01
 - e) Base Easement recorded November 23, 2000 at Reception No. 710595
 - f) Base Easement recorded November 23, 2000 at Reception No. 710595
 - g) Base Easement recorded November 23, 2000 at Reception No. 710595
 - h) Base Easement recorded November 23, 2000 at Reception No. 710595
 - i) Base Easement recorded November 23, 2000 at Reception No. 710595
 - j) Base Easement recorded November 23, 2000 at Reception No. 710595
 - k) Base Easement recorded November 23, 2000 at Reception No. 710595
 - l) Base Easement recorded November 23, 2000 at Reception No. 710595
 - m) Base Easement recorded November 23, 2000 at Reception No. 710595
 - n) Base Easement recorded November 23, 2000 at Reception No. 710595
 - o) Base Easement recorded November 23, 2000 at Reception No. 710595
 - p) Base Easement recorded November 23, 2000 at Reception No. 710595
 - q) Base Easement recorded November 23, 2000 at Reception No. 710595
 - r) Base Easement recorded November 23, 2000 at Reception No. 710595
 - s) Base Easement recorded November 23, 2000 at Reception No. 710595
 - t) Base Easement recorded November 23, 2000 at Reception No. 710595
 - u) Base Easement recorded November 23, 2000 at Reception No. 710595
 - v) Base Easement recorded November 23, 2000 at Reception No. 710595
 - w) Base Easement recorded November 23, 2000 at Reception No. 710595
 - x) Base Easement recorded November 23, 2000 at Reception No. 710595
 - y) Base Easement recorded November 23, 2000 at Reception No. 710595
 - z) Base Easement recorded November 23, 2000 at Reception No. 710595
- 8) All lands shown hereon are subject to the following instruments, recorded in the Office of the Clerk and Recorder, Eagle County, Colorado:
 - a) Declaration Agreement filed for record April 12, 1999 at Reception No. 692227
 - b) Amended PUD Guide filed for record February 23, 2001 at Reception No. 750477
 - c) Declaration Agreement recorded June 23, 1999 at Reception No. 700814
 - d) Subdivision Improvements Agreement filed for record August 20, 2002 at Reception No. 805990 and assignment thereof 05/08/01
 - e) Base Easement recorded November 23, 2000 at Reception No. 710595
 - f) Base Easement recorded November 23, 2000 at Reception No. 710595
 - g) Base Easement recorded November 23, 2000 at Reception No. 710595
 - h) Base Easement recorded November 23, 2000 at Reception No. 710595
 - i) Base Easement recorded November 23, 2000 at Reception No. 710595
 - j) Base Easement recorded November 23, 2000 at Reception No. 710595
 - k) Base Easement recorded November 23, 2000 at Reception No. 710595
 - l) Base Easement recorded November 23, 2000 at Reception No. 710595
 - m) Base Easement recorded November 23, 2000 at Reception No. 710595
 - n) Base Easement recorded November 23, 2000 at Reception No. 710595
 - o) Base Easement recorded November 23, 2000 at Reception No. 710595
 - p) Base Easement recorded November 23, 2000 at Reception No. 710595
 - q) Base Easement recorded November 23, 2000 at Reception No. 710595
 - r) Base Easement recorded November 23, 2000 at Reception No. 710595
 - s) Base Easement recorded November 23, 2000 at Reception No. 710595
 - t) Base Easement recorded November 23, 2000 at Reception No. 710595
 - u) Base Easement recorded November 23, 2000 at Reception No. 710595
 - v) Base Easement recorded November 23, 2000 at Reception No. 710595
 - w) Base Easement recorded November 23, 2000 at Reception No. 710595
 - x) Base Easement recorded November 23, 2000 at Reception No. 710595
 - y) Base Easement recorded November 23, 2000 at Reception No. 710595
 - z) Base Easement recorded November 23, 2000 at Reception No. 710595
- 9) Approval of this condominium map shall create Vested Property Rights and shall be subject to the provisions of the Final Plat and Condominium Map and Regulations and 24-cs-103 C.R.S. as amended.
- 10) The lands plotted hereon may be subject to a Blanket Right-of-Way granted to Eagle River Electric Company, affecting Government Tract 48 recorded in Book 113 at Page 198 in the Office of the Clerk and Recorder, Eagle County, Colorado, and identified as such based upon any defect in this survey within three years after you receive this map, provided that any defect in this survey is based on any defect in this survey be commenced more than ten years from the date of the certification hereon.
- 11) West Village Project, LLC, hereby dedicates to the Town of Eagle the following perpetual, non-exclusive easements and rights-of-way, access and through those areas designated as "Utility and Image Easement" for the purpose of use, repair, replacement, improvement and maintenance of utilities of any kind, including but not limited to utility lines, telephone lines, cable television lines, gas lines, sanitary sewer lines and manholes, telephone lines, electric lines, fiber optic lines and other communication lines and all related structures, together with a perpetual right of ingress and egress thereto.

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 condominium map of FINAL PLAT AND CONDOMINIUM MAP WEST VILLAGE CONDINIUMS - PHASE 3, as amended, showing the location, boundaries, area, layout dimension, and horizontal and vertical boundaries, and that such information and that such map complies with the provisions of all the regulations required by C.R.S. 38-33.3-209 and all other statutes and regulations applicable to maps of condominium common interest subdivisions.

EXECUTED this 11th day of January, 2005

Michael J. Post
Professional Land Surveyor
State of Colorado
P.L.S. 3016



CERTIFICATE OF DEDICATION AND DIMERSHIP

West Village Project, LLC a Delaware limited liability company, the sole owner in fee simple of all that real property described as follows:
Expansion Property Tract, West Village Condominiums - Phase 2, according to the map thereof recorded in the Office of the Eagle County, Colorado, Clerk and Recorder, under Reception Number: 869659, containing 1.181 acres, more or less.

has by these presents laid out, platted and subdivided the same into condominium units and tracts as shown on this plat and designate the same as FINAL PLAT AND CONDOMINIUM MAP WEST VILLAGE CONDINIUMS - PHASE 3, a condominium map of the Town of Eagle, County of Eagle, Colorado, for grant, convey, dedicate and set apart to the Town of Eagle, County of Eagle, Colorado, for use by authorized service providers for their indicated public use and the utility and drainage easements shown hereon for utility and drainage purposes only. The dedication including but not limited to trees, shrubs and rocks, the deposit of materials, alteration of the existing ground elevation, within the easement areas, which could in any manner impair the Town's or other service providers' use of the easement as provided in this Declaration, except as otherwise permitted by the Town.

The undersigned, as trustee, hereby certifies that the completion of all the dedications and the creation of the real property interests therein required public improvements for the FINAL PLAT AND CONDOMINIUM MAP WEST VILLAGE CONDINIUMS - PHASE 3 Subdivision.

The undersigned further states that this Subdivision shall be subject to the Condominium Declaration filed and recorded for this Subdivision in the Office of the Clerk and Recorder of Eagle County, Colorado as Reception No. 85919.

EXECUTED this 11th day of January, 2005

OWNER: West Village Project, LLC,
a Delaware limited liability company
P.O. Box 6770
Avon, CO 81620

By: Eagle Ranch Village, LLC,
a Delaware limited liability company
Its Manager,
By: Matthew Wright,
President

STATE OF COLORADO,
COUNTY OF EAGLE) ss:

The foregoing Certificate of Dedication and Dimership was acknowledged before me this 11th day of January, 2005, by Matthew Wright, President 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 11th day of January, 2005.

Carol Hanson
Notary Public



SUBDIVISION BY MORTGAGEES

FirstBank of Vaill, being the holder of a promissory note secured by a deed of trust dated May 17, 2004, recorded May 27, 2004, as Reception No. 878829, and FirstBank of Vaill, being the holder of a promissory note secured by a deed of trust dated May 17, 2004, recorded May 27, 2004, as Reception No. 893895, as mortgagee of the property described herein, hereby consent to the subdivision of the lands set forth in this FINAL PLAT AND CONDOMINIUM MAP WEST VILLAGE CONDINIUMS - PHASE 3, as amended, and to the restrictions and covenants set forth on this condominium map and relative covenants, conditions and restrictions.

MORTGAGEE: FirstBank of Vaill
17 Vaill Square
Vaill, CO 80577

By: Gregory L. Tice
Title REGISTRAR/TITLE MANAGER

STATE OF COLORADO,
COUNTY OF EAGLE) ss:

The foregoing Subdivision By Mortgagees was acknowledged before me this 11th day of January, 2005, by Gregory L. Tice, Registrar of FirstBank of Vaill, as mortgagee of the property described herein, and as Registrar of FirstBank of Vaill.

Witness my hand and official seal this 11th day of January, 2005.

Carol Hanson
Notary Public



TITLE CERTIFICATE

Land Title Guarantee Company, does hereby certify that it has examined the title to all lands shown on this condominium map and that title to such lands is vested in West Village Project, LLC, a Delaware limited liability company, free and clear of all liens, and encumbrances, except as follows:

Deed of Trust for First Bank of Vaill
17 Vaill Square
Reception No. 878829
17 Vaill Square
Reception No. 893895
17 Vaill Square
Reception No. 893895

EXECUTED this 11th day of January, 2004

Land Title Guarantee Company

By: Paula M. Kelly

BOARD OF TRUSTEES CERTIFICATE

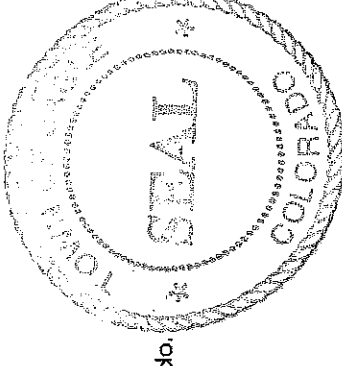
This plat approved by the Board of Trustees of the Town of Eagle, Colorado, this and passed by the Board of Trustees of the Town of Eagle, Colorado, on January 10, 2005, for the conveyance and dedication to the Town of Eagle, Colorado, of the lands shown hereon, is hereby approved by the Board of Trustees of the Town of Eagle, Colorado, and the Board of Trustees of the Town of Eagle, Colorado, is hereby authorized to execute the public documents on said behalf and to file the same in the Office of the Clerk and Recorder of Eagle County, Colorado, in accordance with the provisions of the Condominium Declaration. Further, said approval in no way obligates the Town of Eagle, Colorado, to make any improvements, or to pay for the same, and no improvements have been completed in accordance with the Town of Eagle's specifications and the Town of Eagle has agreed to accept said improvements. This approval does not guarantee that the size, location, or conditions of any lot shown hereon are such that a building permit development permit or any other required permit will be issued. This approval is based on the understanding that all expenses involving required curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures and all other improvements that may be required for the development of the lands shown hereon, shall be the responsibility of the owner of the lands shown hereon, and not the Town of Eagle unless otherwise specifically agreed to in writing by the Board of Trustees.

TOWN OF EAGLE, COLORADO

By: Paula M. Kelly

Witness my hand and seal of the Town of Eagle, Colorado,

ATTEST: Paula M. Kelly
Town Clerk



CERTIFICATE OF TAXES PAID

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of 12/31/04, and all other taxes and assessments due and payable as of 12/31/03, upon all parcels of real estate described on this condominium map are paid in full.

Dated this 11th day of January, 2005
John S. Kelly
Treasurer of Eagle County, Colorado

EAGLE COUNTY CLERK AND RECORDER CERTIFICATE

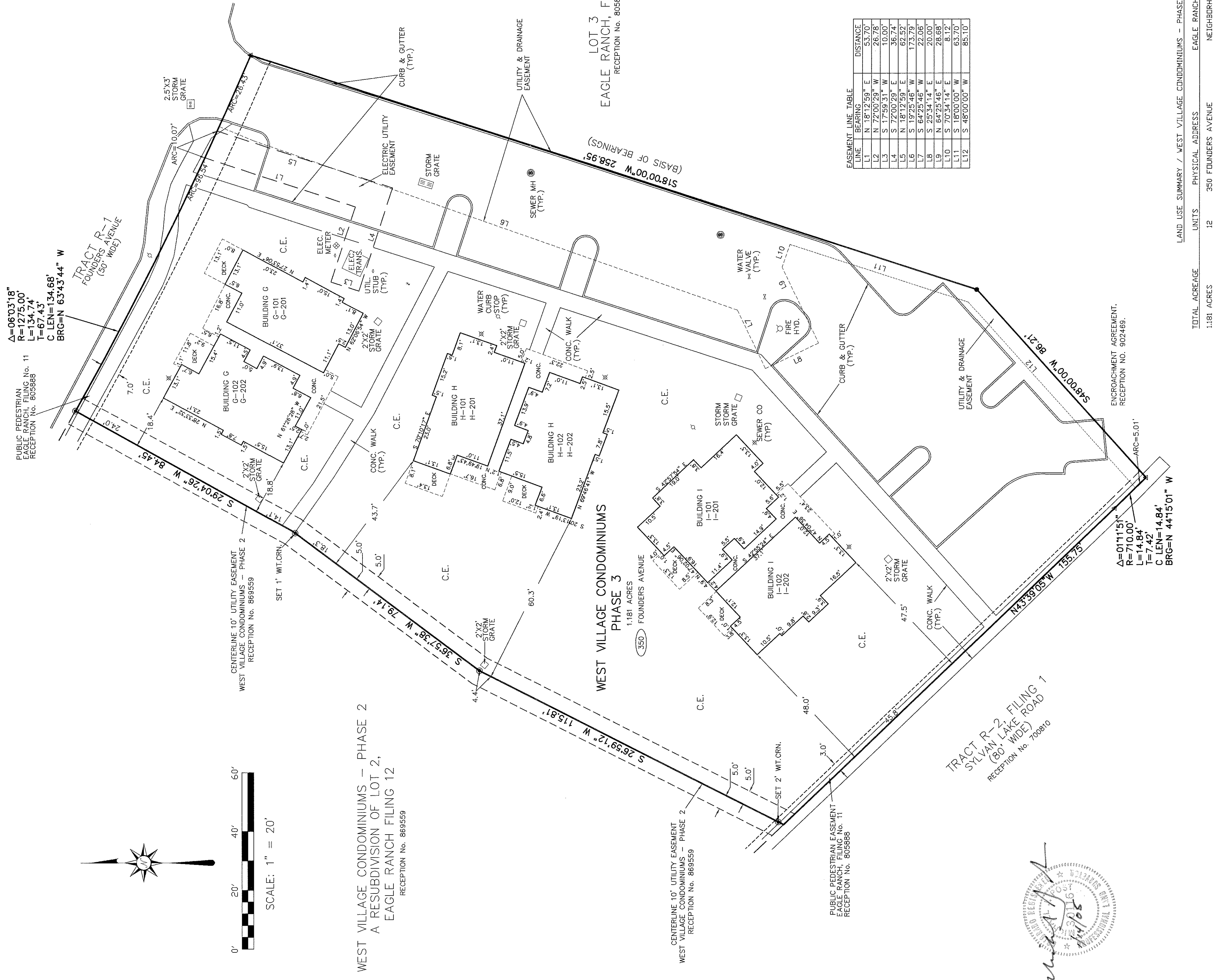
This plat was filed for record in the office of the Eagle County Clerk and Recorder at 2:01 o'clock PM, on the 20th day of January, 2005, and is duly recorded as Reception No. 944687.

EAGLE COUNTY CLERK AND RECORDER
By: Paula M. Kelly
Deputy

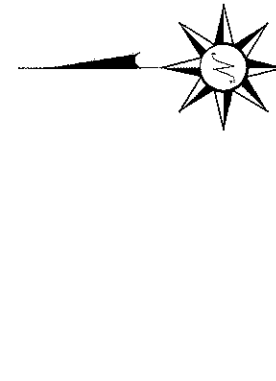


John S. Kelly

FINAL PLAT AND CONDOMINIUM MAP WEST VILLAGE CONDOMINIUMS – PHASE 3



$\Delta=06^{\circ}03'18''$
 $R=1275.00'$
 $L=134.74'$
 $T=67.43'$
 $C LEN=134.68'$
 $BRG=N 63^{\circ}43'44'' W$



WEST VILLAGE CONDOMINIUMS – PHASE 2
 A RESUBDIVISION OF LOT 2,
 EAGLE RANCH FILING 12
 RECEPTION No. 869559

LOT 3
 EAGLE RANCH, FILING 11
 RECEPTION No. 805888

WEST VILLAGE CONDOMINIUMS
 PHASE 3
 1.181 ACRES
 FOUNDERS AVENUE

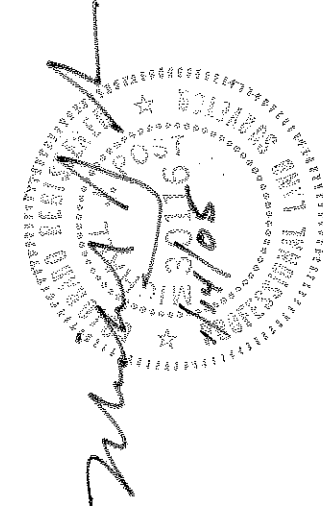
CENTERLINE 10' UTILITY EASEMENT
 WEST VILLAGE CONDOMINIUMS – PHASE 2
 RECEPTION No. 869559

WEST VILLAGE CONDOMINIUMS – PHASE 2
 A RESUBDIVISION OF LOT 2,
 EAGLE RANCH FILING 12
 RECEPTION No. 869559

CENTERLINE 10' UTILITY EASEMENT
 WEST VILLAGE CONDOMINIUMS – PHASE 2
 RECEPTION No. 869559

LINE	BEARING	DISTANCE
L1	N 19°12'59" E	53.70'
L2	N 72°00'29" W	26.75'
L3	N 72°00'29" W	26.75'
L4	S 72°00'29" E	36.74'
L5	N 18°12'59" E	62.52'
L6	S 19°25'46" W	173.79'
L7	S 64°25'46" W	22.05'
L8	N 64°25'46" E	28.88'
L9	N 70°34'14" E	8.12'
L10	S 18°00'00" W	63.70'
L11	S 48°00'00" W	85.10'
L12	S 48°00'00" W	85.10'

TRACT R-2, FILING 1
 SYLVAN LAKE ROAD
 (80' WIDE)
 RECEPTION No. 700810

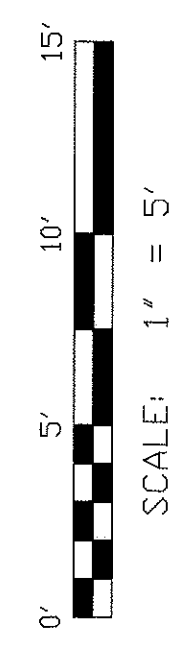
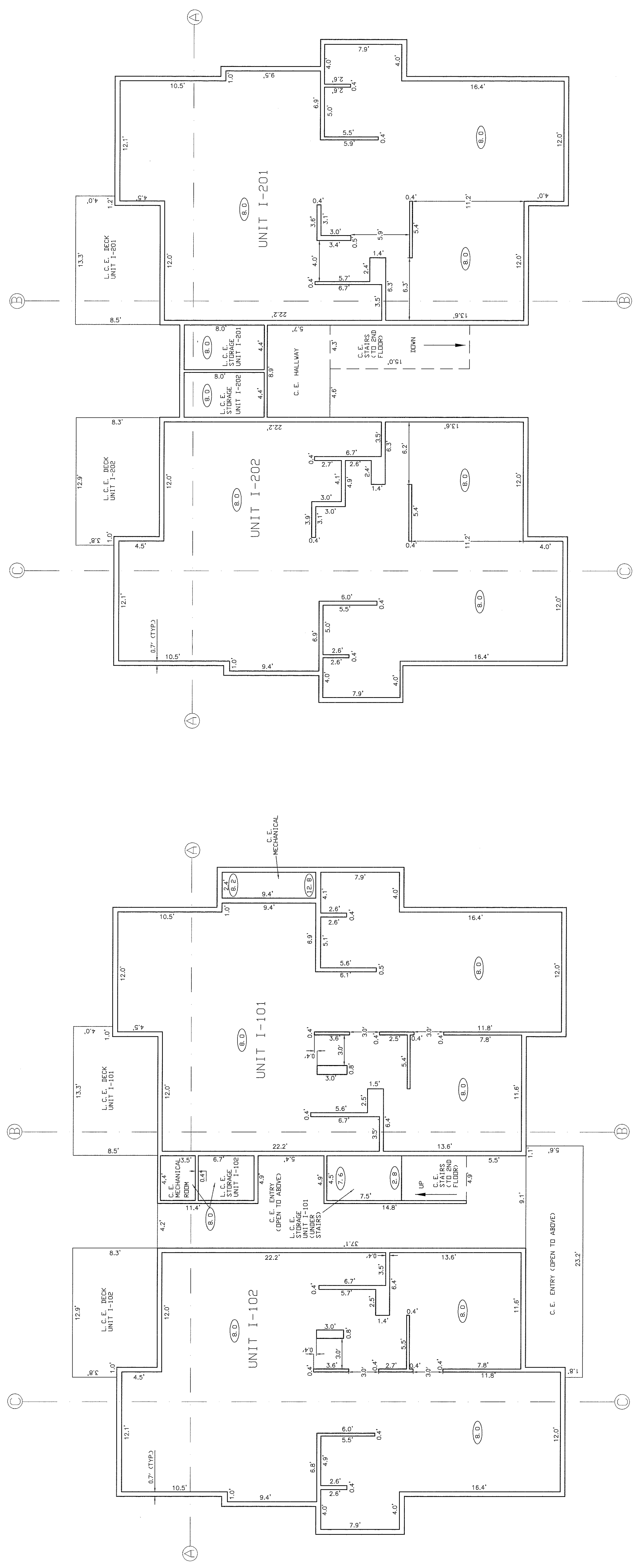


LEGEND	
ADDRESS	SET 1/2" RE-BAR AND 1 1/2" ALUMINUM CAP PLS 30116
○	SET 1" BRASS CAP PLS 30116
△	FND. PK NAIL AND 1 1/2" STEEL DISC. LS #3655
●	FND. 1/2" RE-BAR AND 2 1/2" ALUMINUM CAP PLS 3655
C.E.	GENERAL COMMON ELEMENT

LAND USE SUMMARY / WEST VILLAGE CONDOMINIUMS – PHASE 3
 TOTAL ACRES: 1.181 ACRES
 UNITS: 12
 PHYSICAL ADDRESS: 350 FOUNDERS AVENUE
 NEIGHBORHOOD CENTER: EAGLE RANCH PUD ZONING DISTRICT

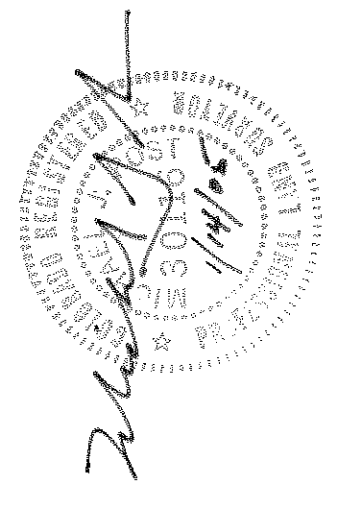
EAGLE VALLEY SURVEYING, INC.
 41198 HIGHWAY 6 & 24, EAGLE-VAL
 P.O. BOX 1230
 EDWARDS, CO. 81632
 (303)949-1466

FINAL PLAT AND CONDOMINIUM MAP
 WEST VILLAGE CONDOMINIUMS - PHASE 3



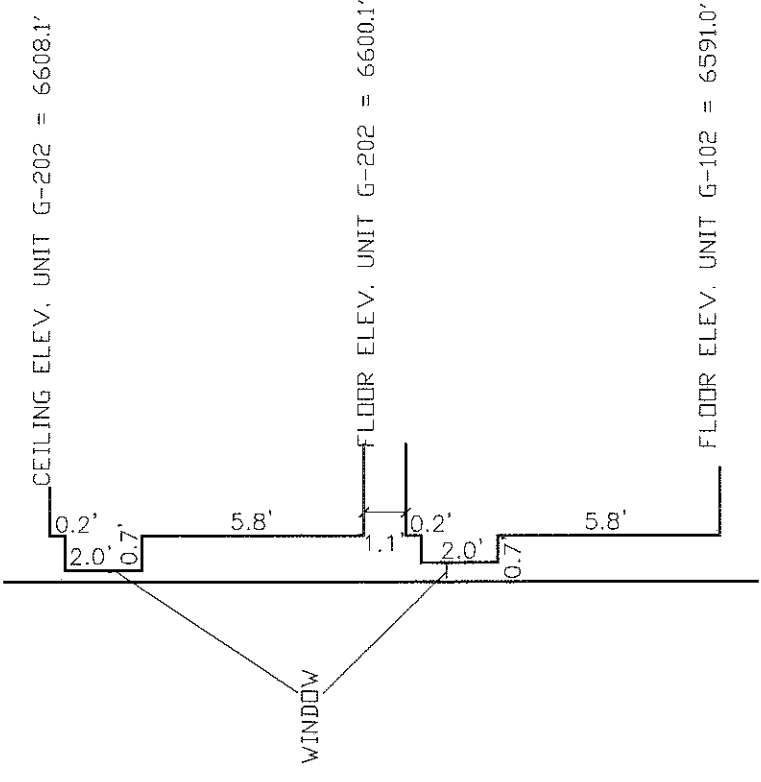
FIRST FLOOR BUILDING I

SECOND FLOOR BUILDING I

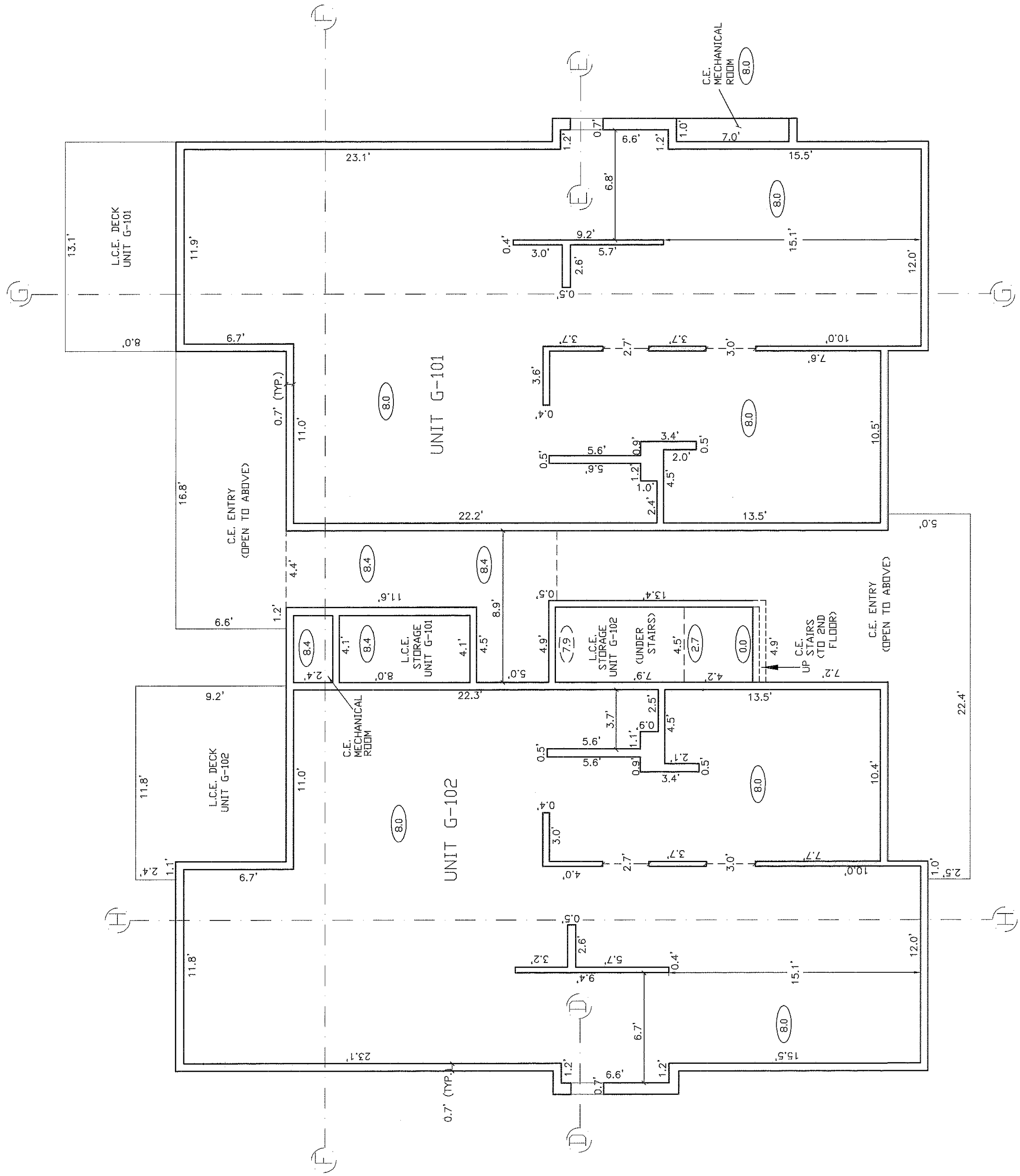


- NOTES:
 1) L.C.E. = GENERAL COMMON ELEMENT
 2) L.L.E. = LIMITED COMMON ELEMENT
 3) (X) = CEILING HEIGHT ABOVE FLOOR
 4) ALL WALLS SHOWN ARE COMMON ELEMENTS

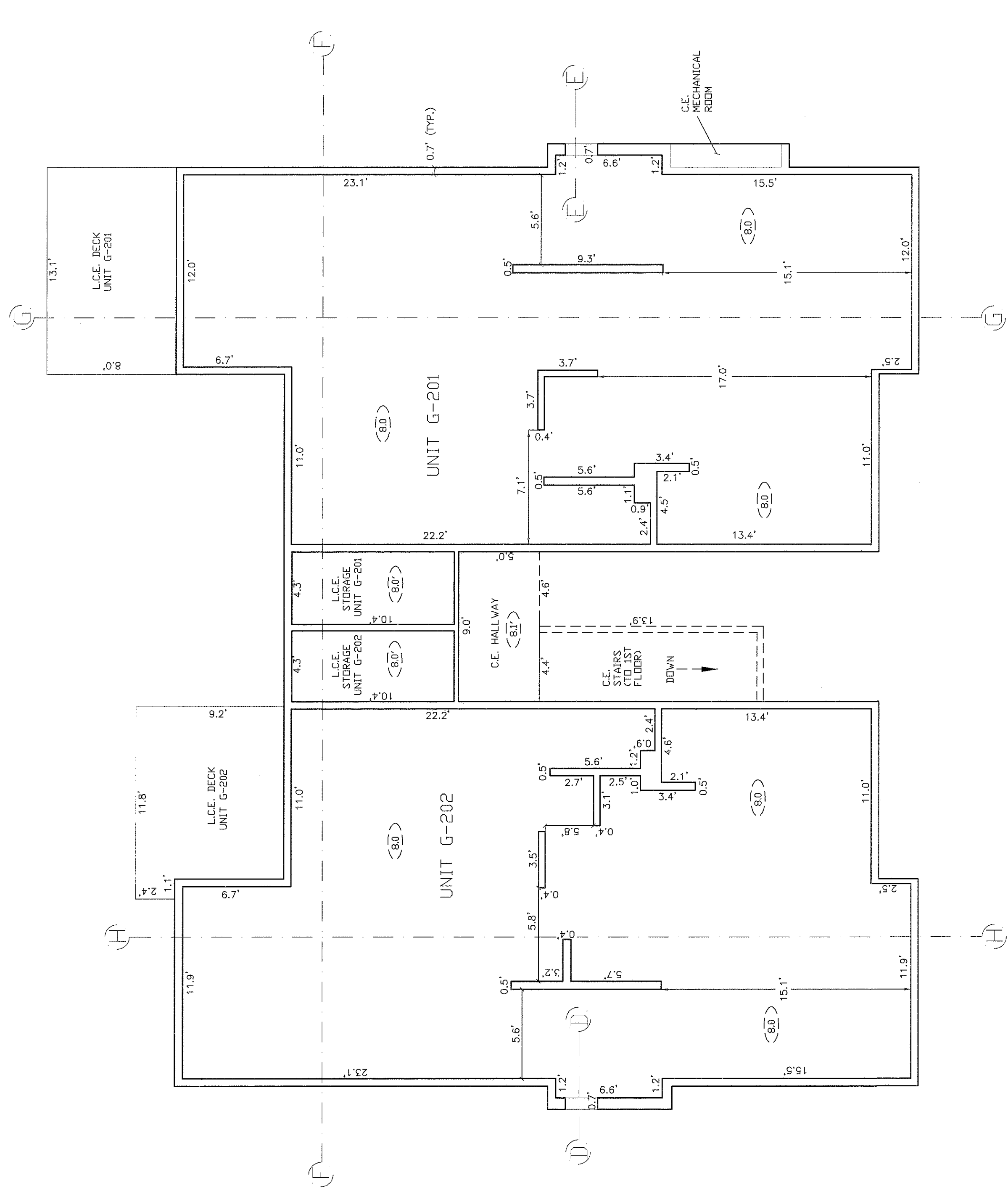
FINAL PLAT AND CONDOMINIUM MAP WEST VILLAGE CONDOMINIUMS - PHASE 3



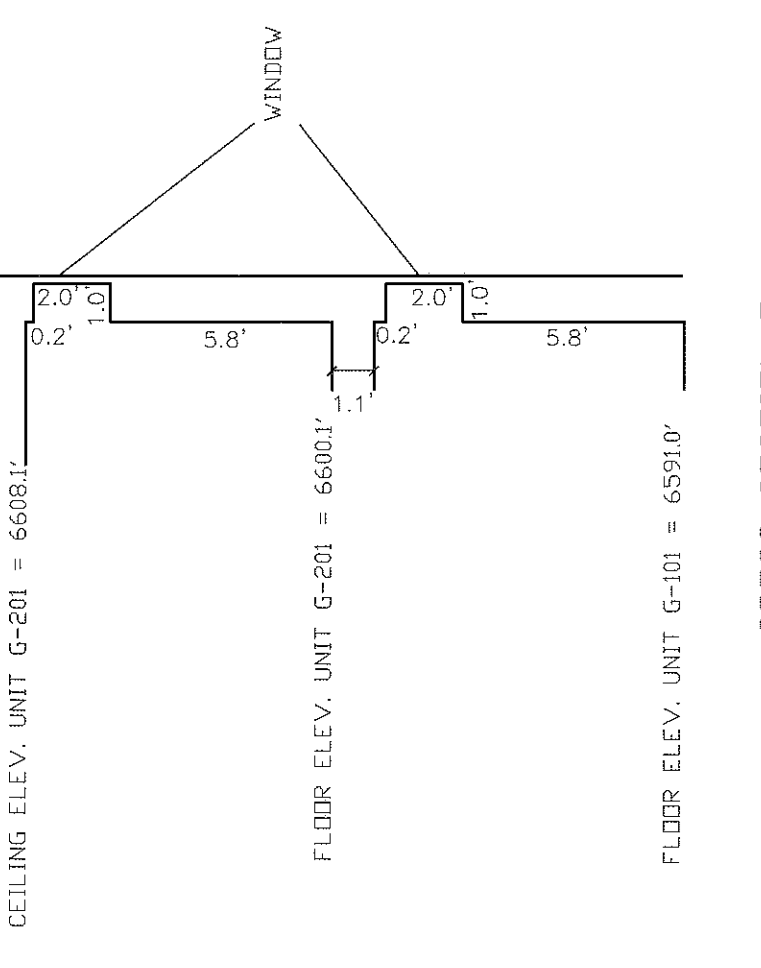
CROSS SECTION D
BUILDING G



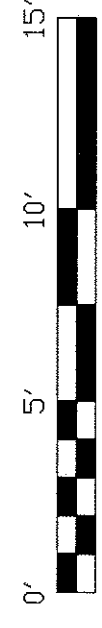
FIRST FLOOR BUILDING G



SECOND FLOOR BUILDING G

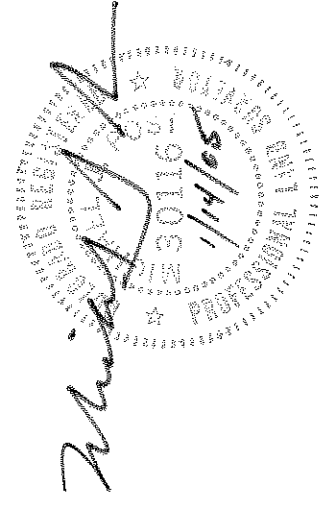


CROSS SECTION E
BUILDING G



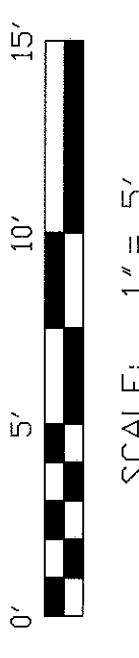
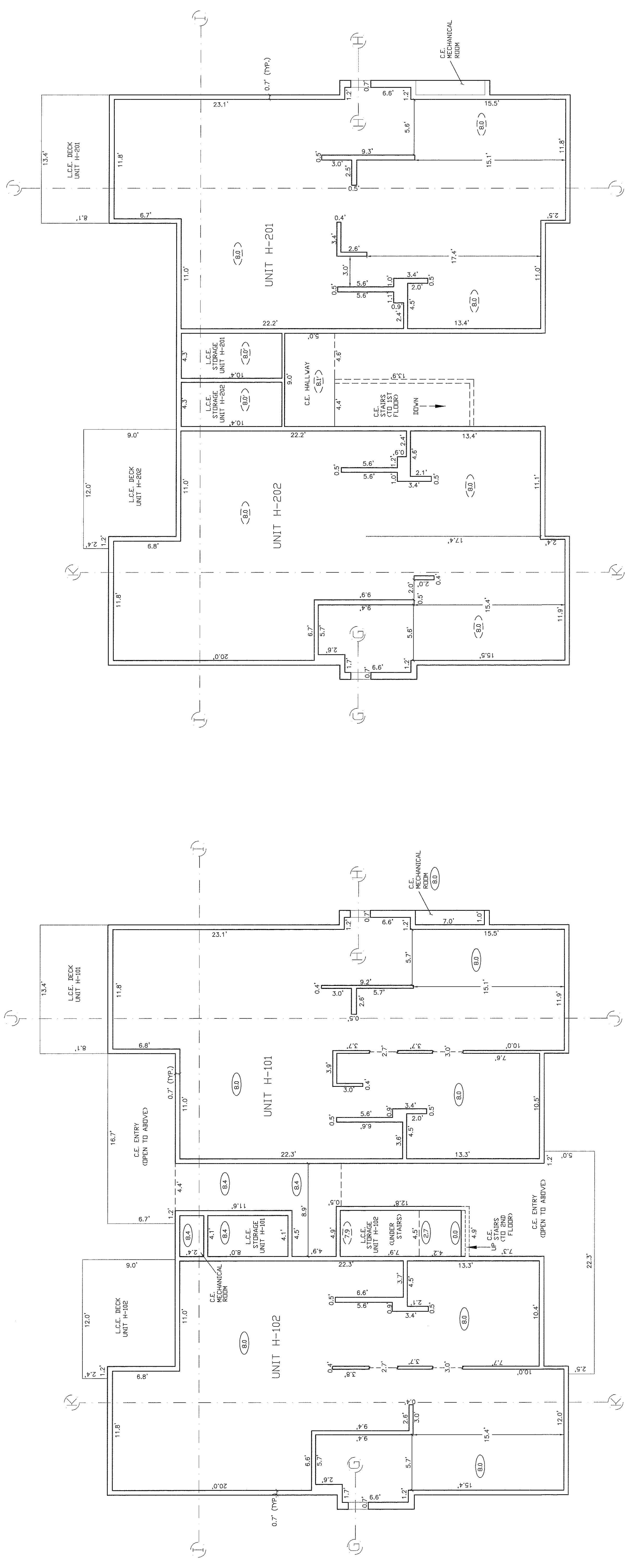
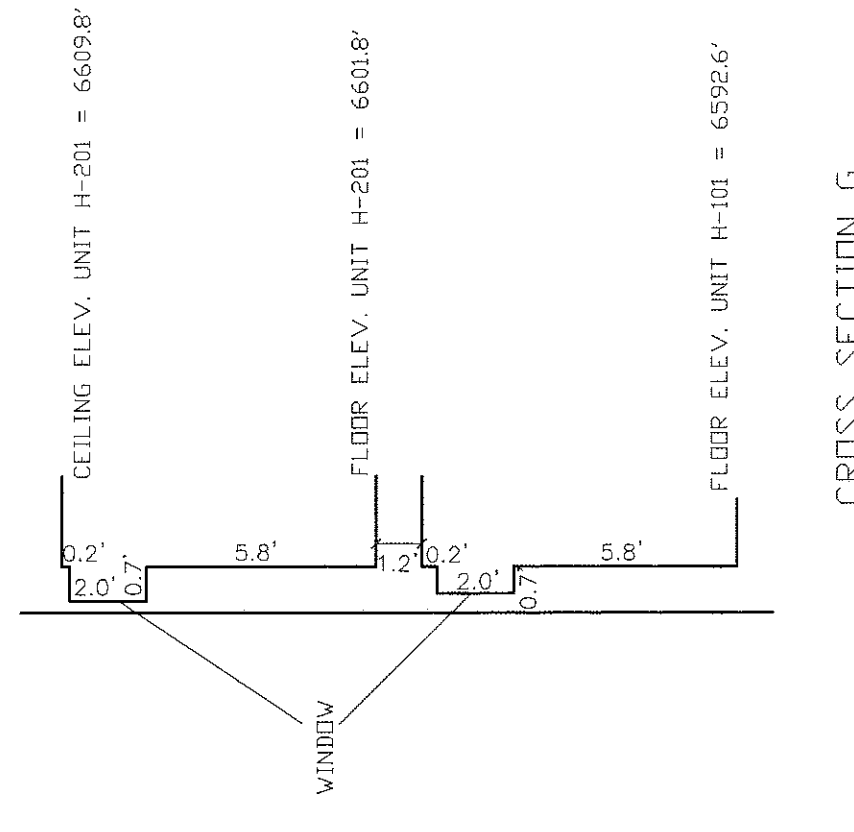
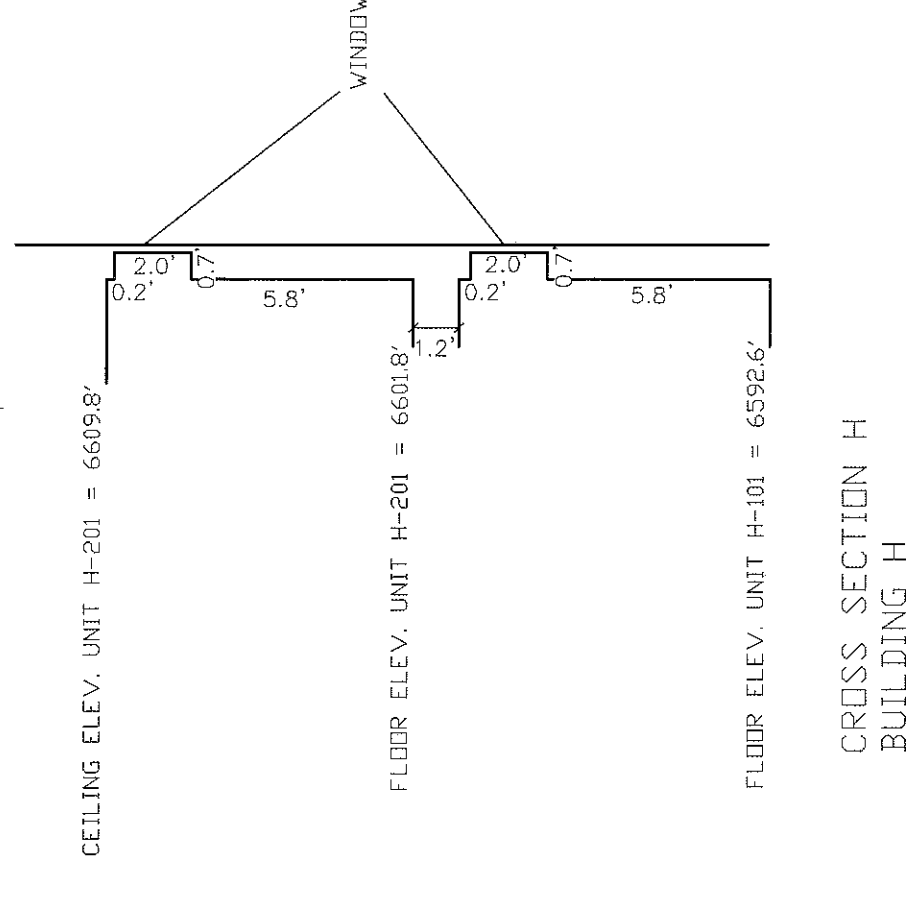
SCALE: 1" = 5'

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



CHADLEY SURVEYING, INC.
41199 HIGHWAY 6 & 24, EAGLE VAL
P.O. BOX 1230 81632
SOUTH DAKOTA 57009-1408
(605) 948-1408

FINAL PLAT AND CONDOMINIUM MAP WEST VILLAGE CONDOMINIUMS - PHASE 3

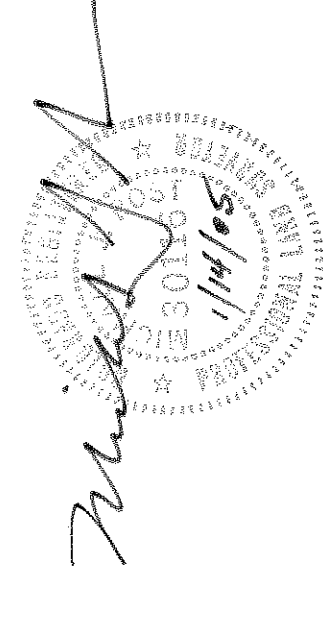


SCALE: 1" = 5'

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

FIRST FLOOR BUILDING H

SECOND FLOOR BUILDING H

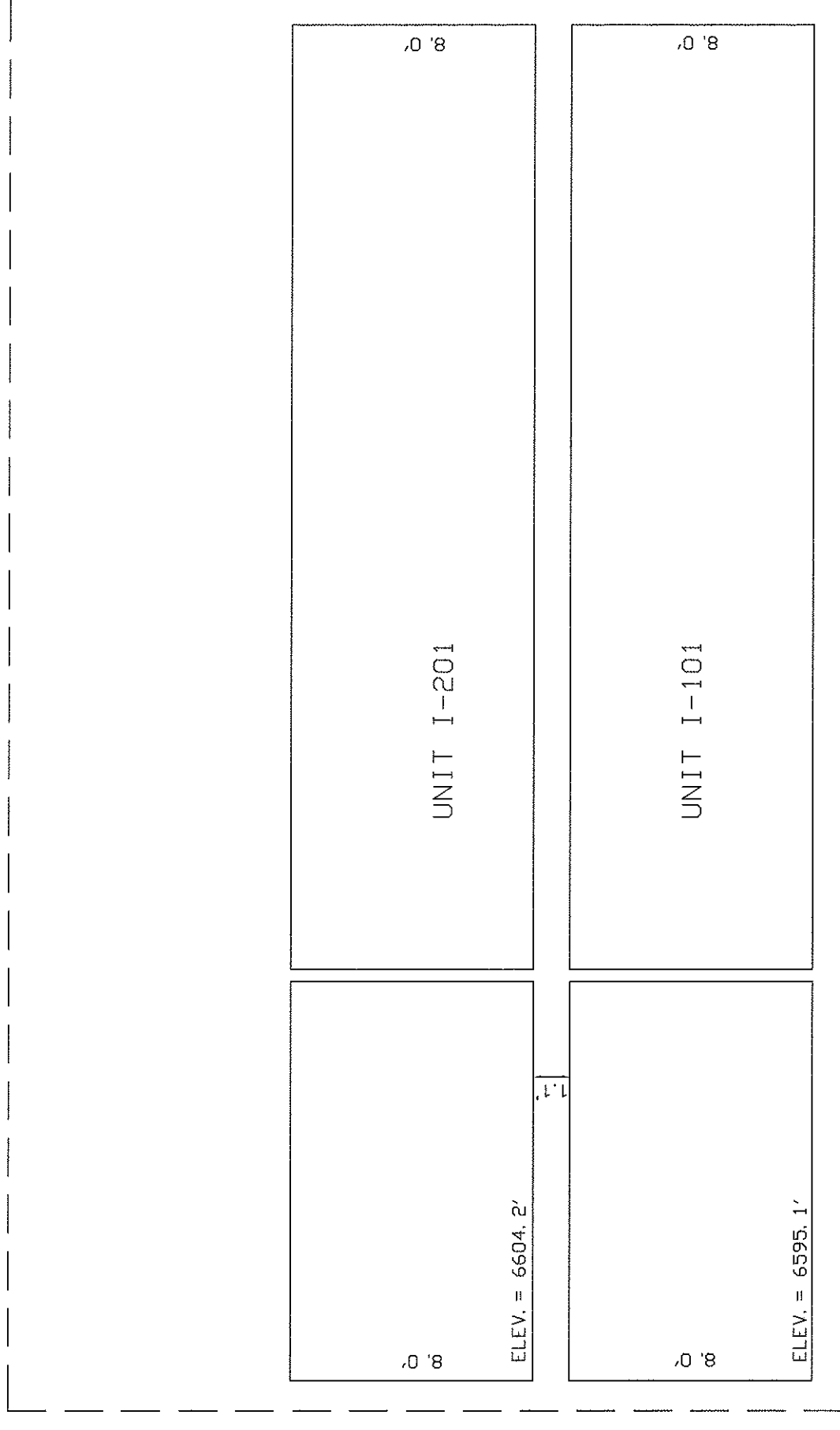


EAGLE VALLEY SURVEYING, INC.
4199 HIGHWAY 6 & 24, EAGLE-VAL
P.O. BOX 1230, 81632
SOUTH FORK, CO, 81352
(970)949-1406

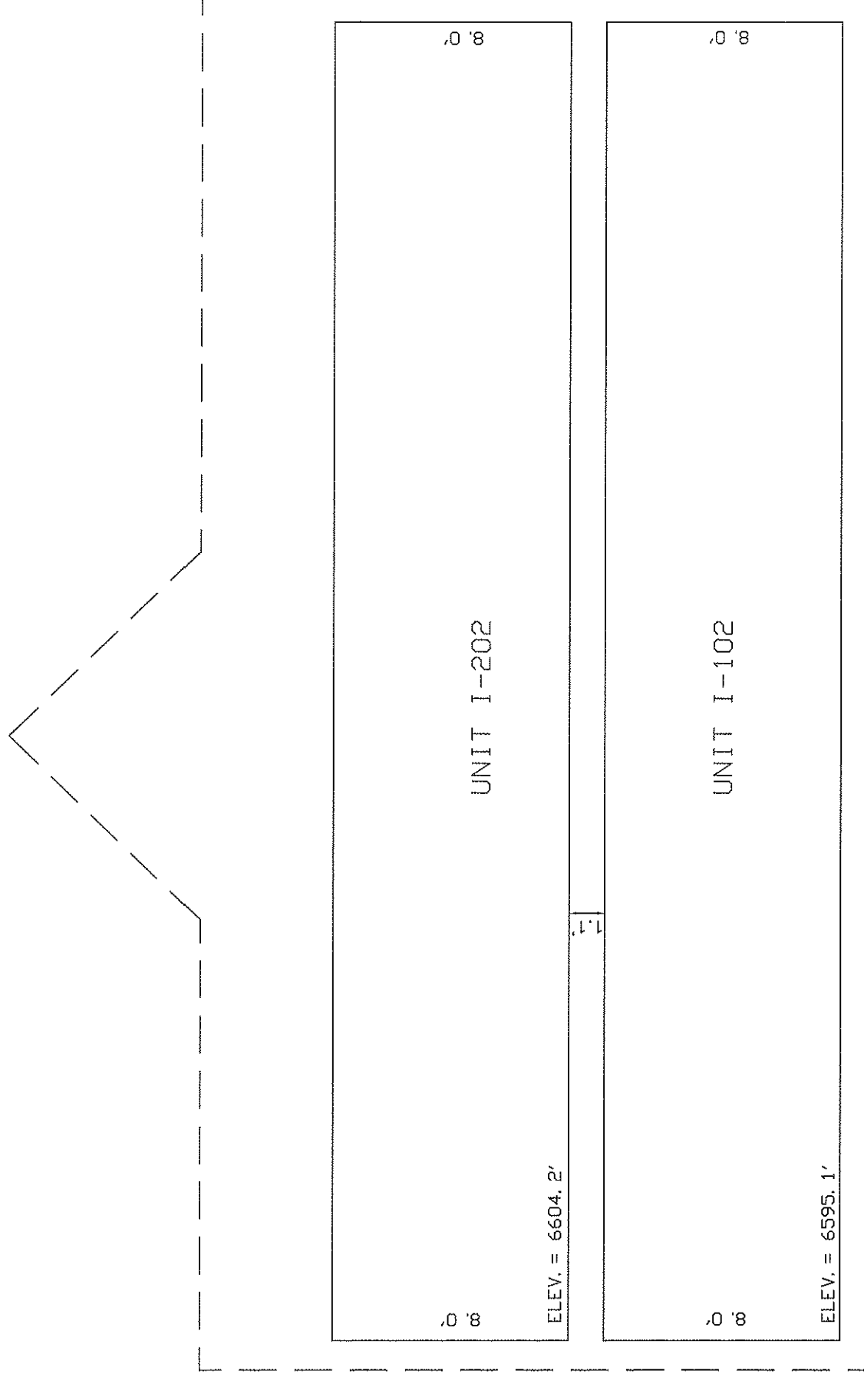
FINAL PLAT AND CONDOMINIUM MAP WEST VILLAGE CONDOMINIUMS - PHASE 3



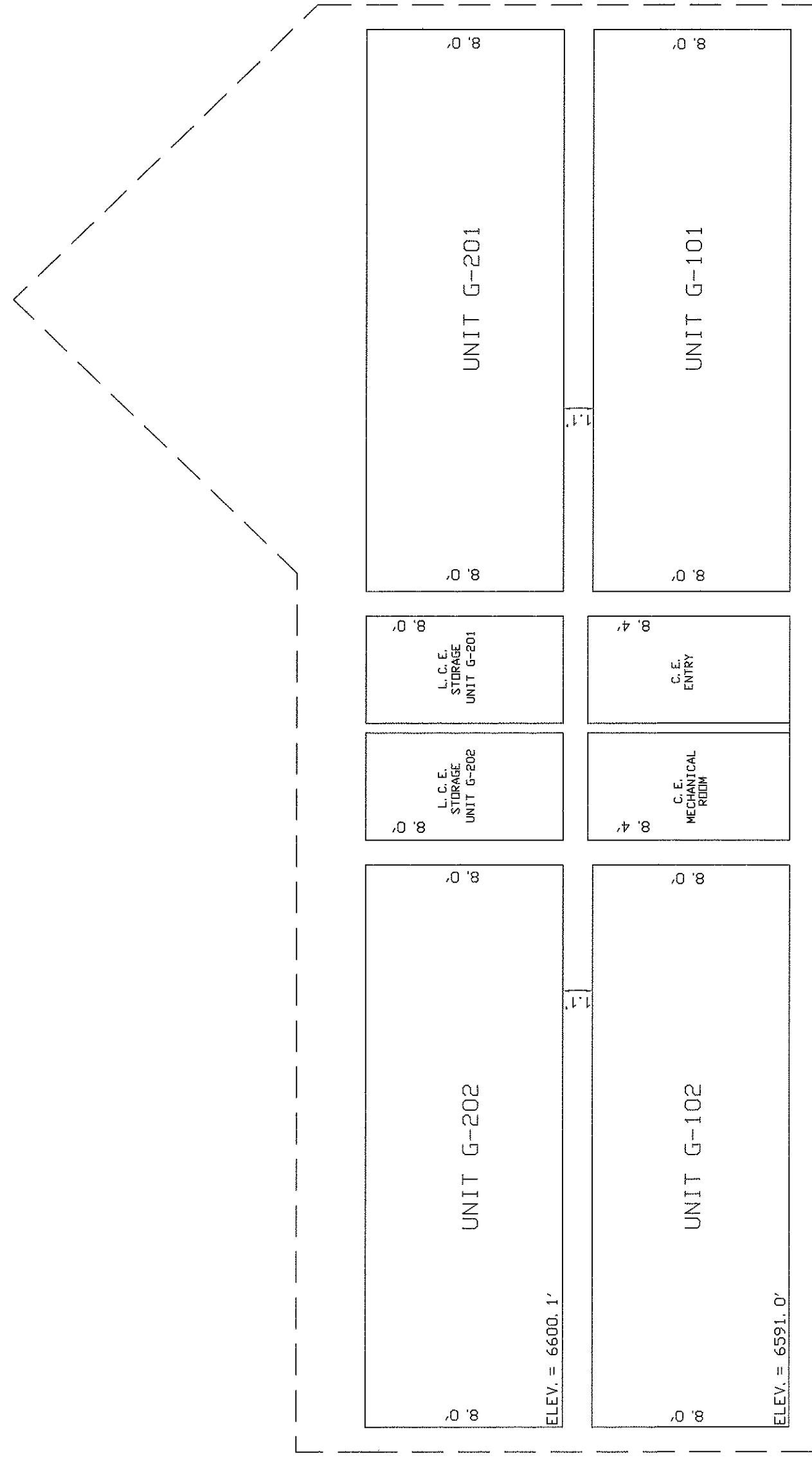
CROSS SECTION A - BUILDING I



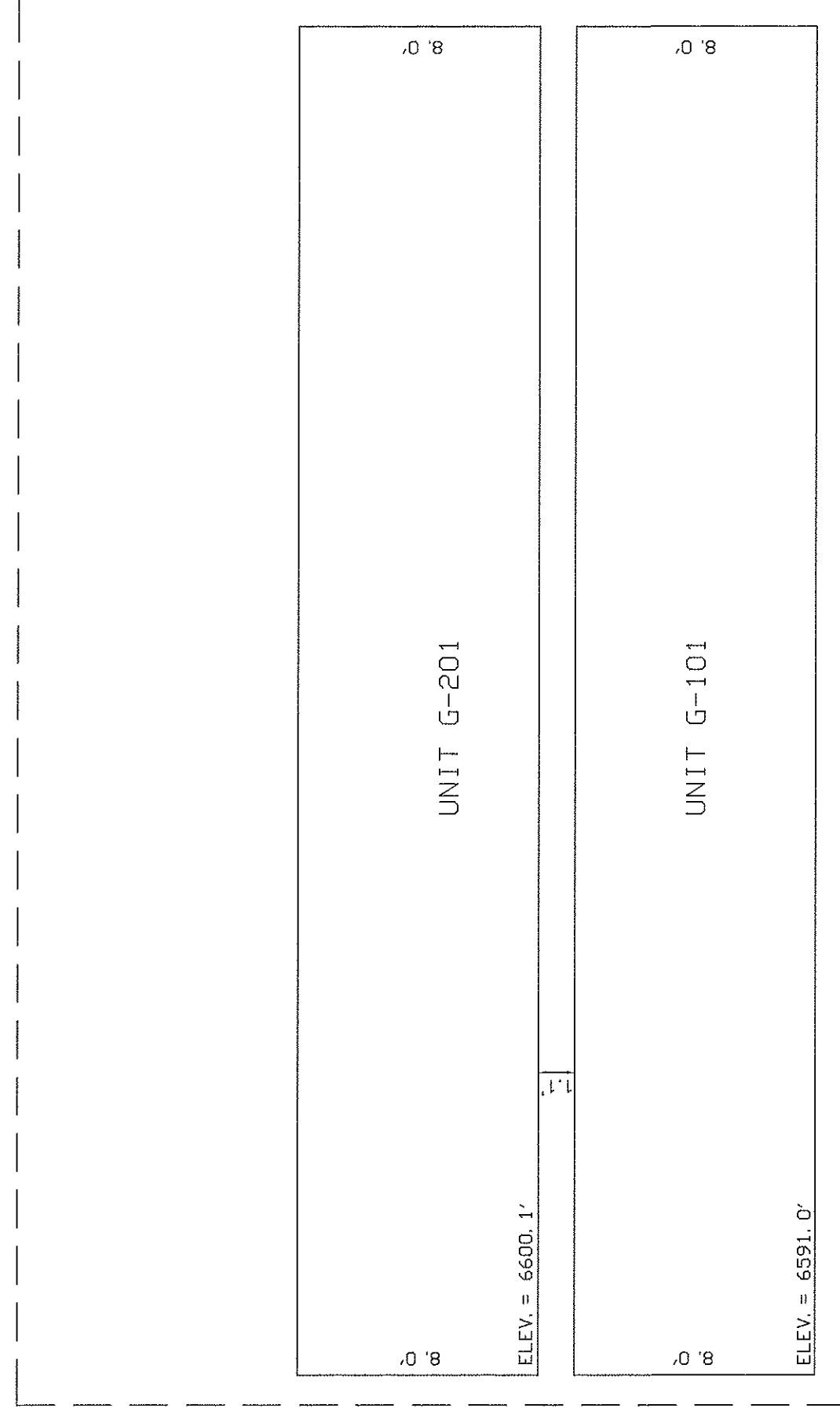
CROSS SECTION B - BUILDING I



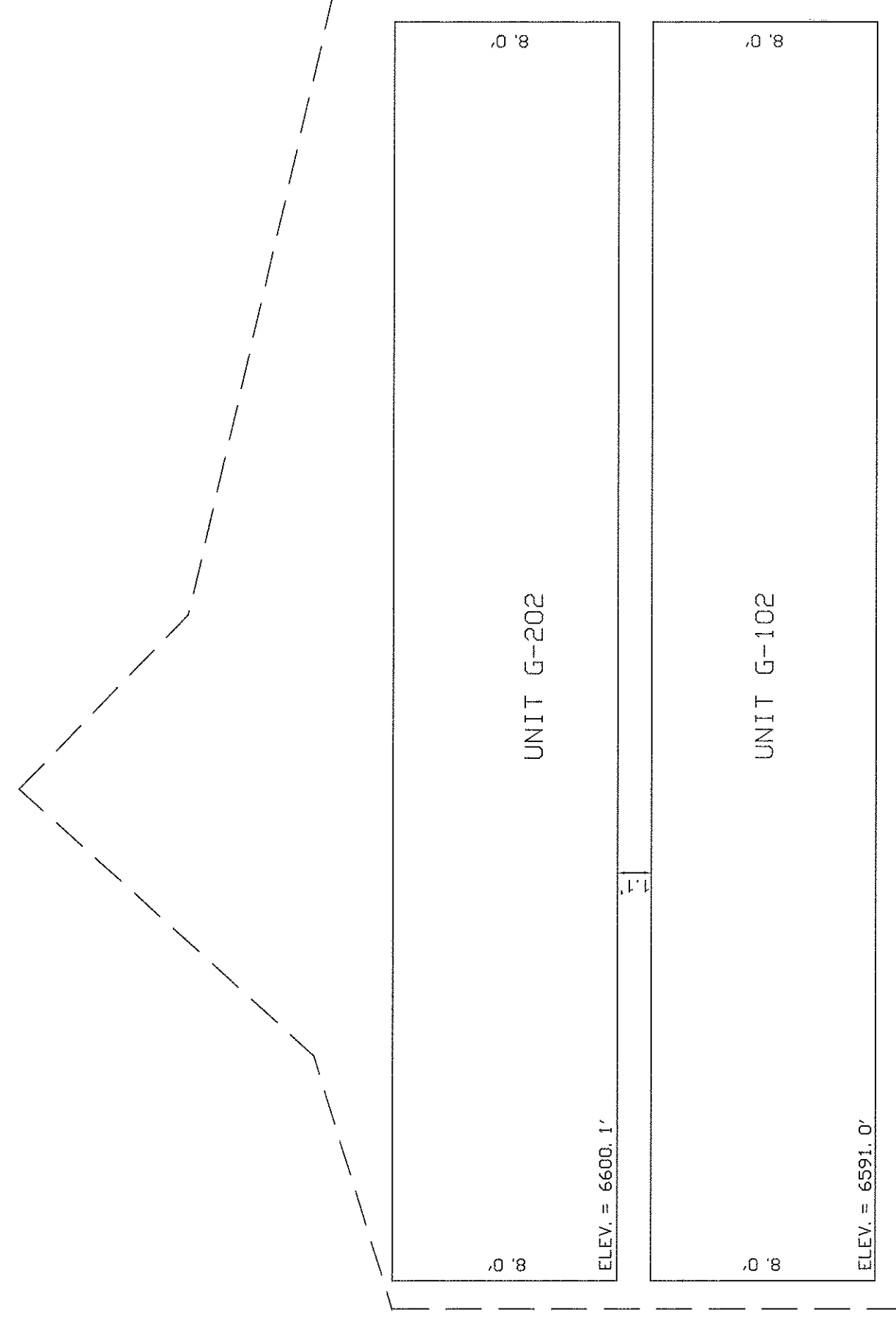
CROSS SECTION C - BUILDING I



CROSS SECTION F - BUILDING G



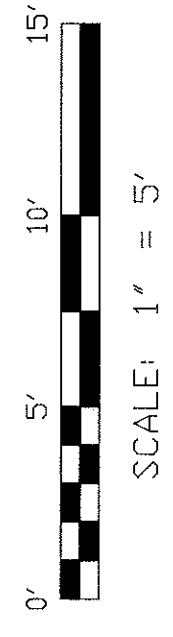
CROSS SECTION G - BUILDING G



CROSS SECTION H - BUILDING G

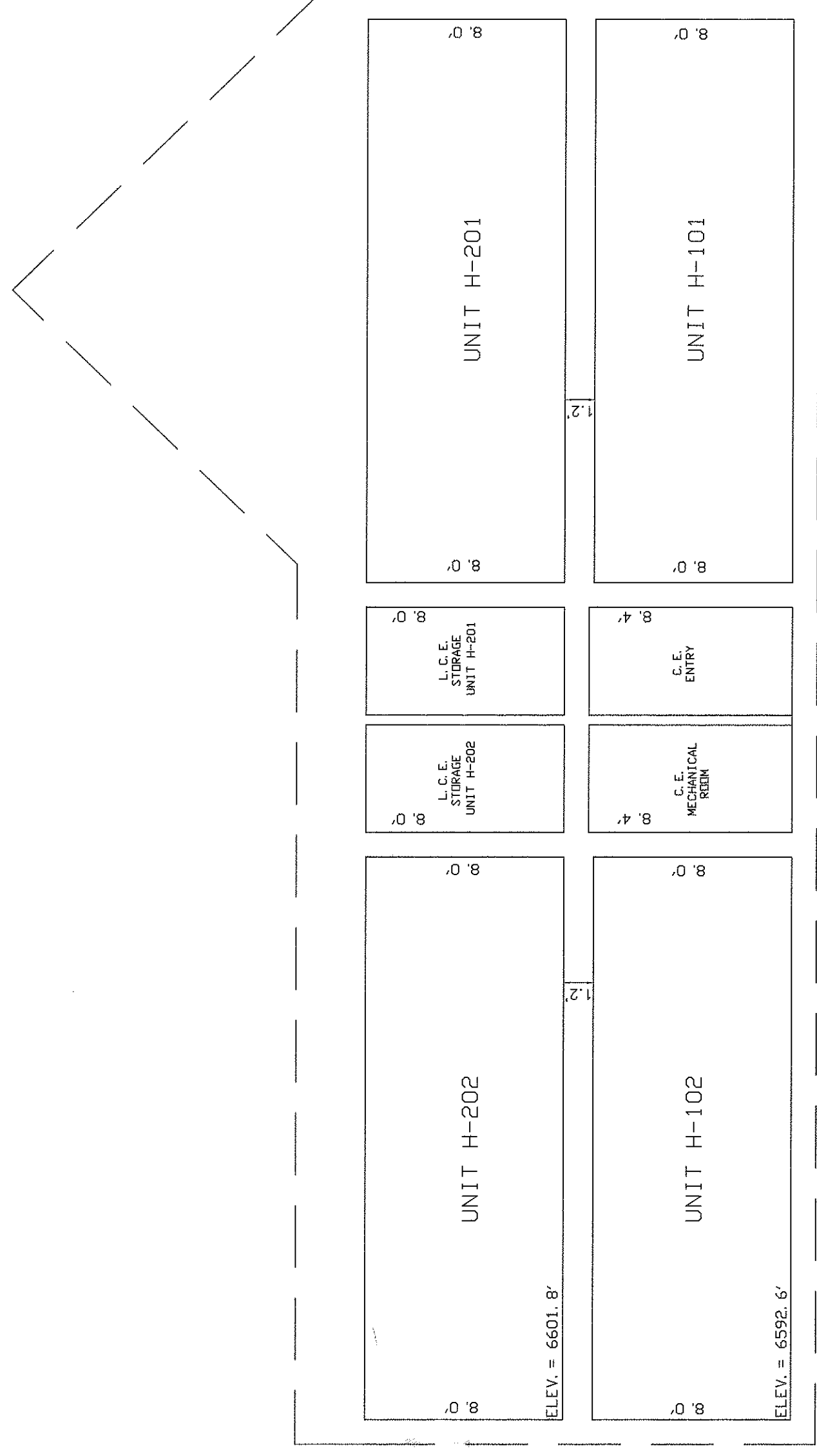


EAGLE VALLEY SURVEYING, INC.
 41199 HIGHWAY 6 & 24, EAGLE-VAL
 P.O. BOX 1230 81632
 (970)943-1406

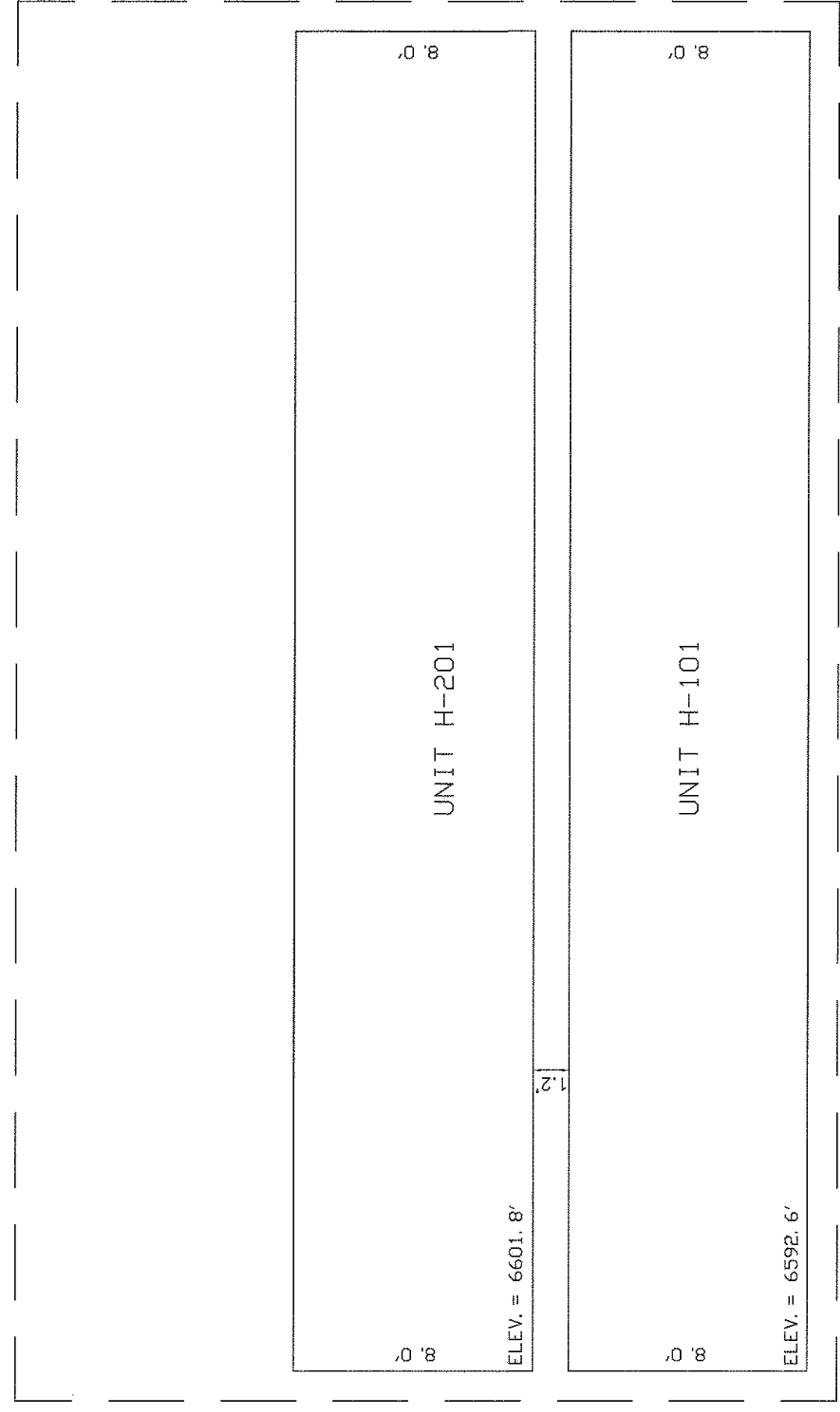


- NOTES:
- 1) G.C.E. = GENERAL COMMON ELEMENT
 - 2) L.C.E. = LIMITED COMMON ELEMENT
 - 3) C.E. = CEILING HEIGHT ABOVE FLOOR
 - 4) ALL WALLS SHOWN ARE COMMON ELEMENTS

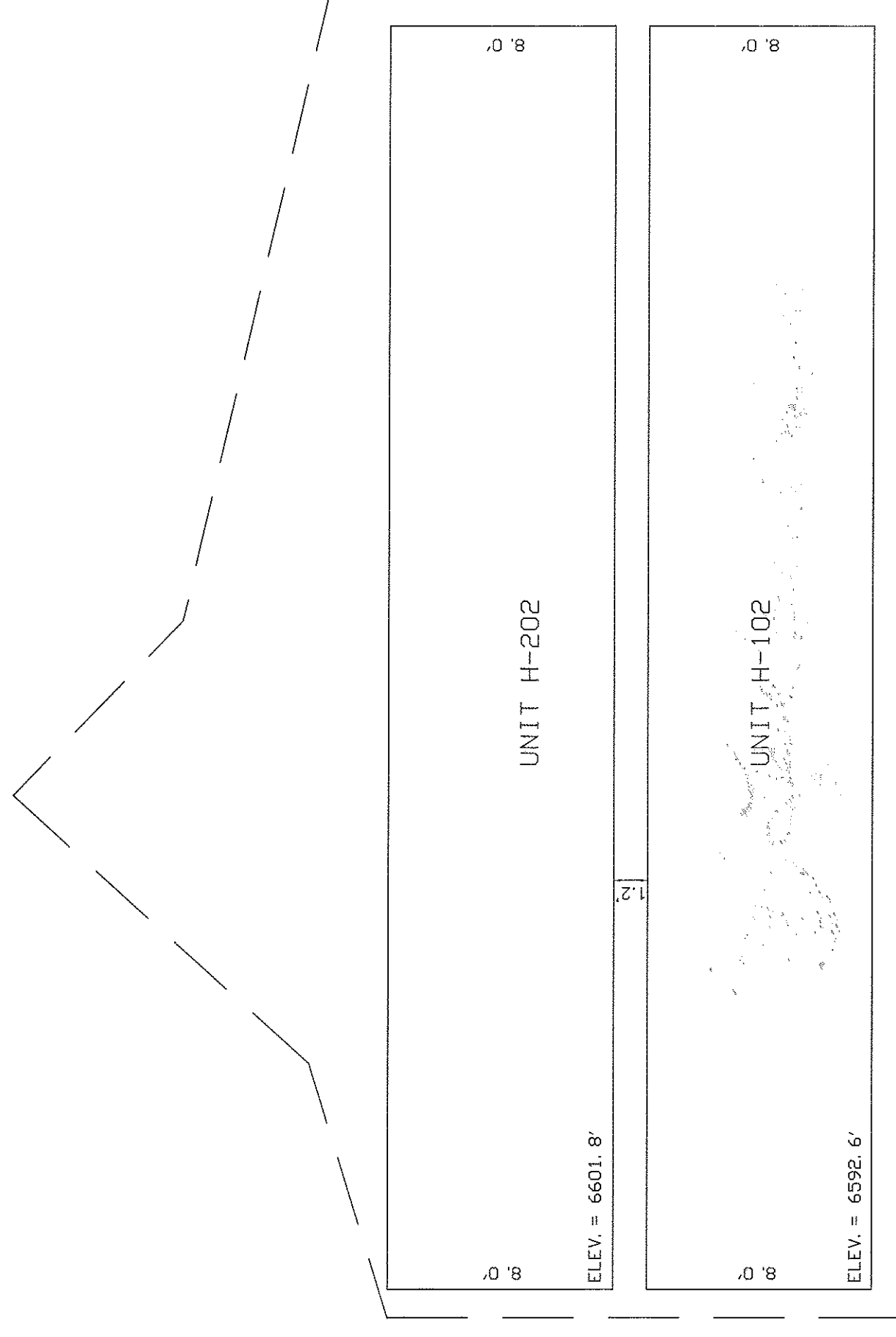
FINAL PLAT AND CONDOMINIUM MAP WEST VILLAGE CONDOMINIUMS - PHASE 3



CROSS SECTION I - BUILDING H



CROSS SECTION J - BUILDING H



CROSS SECTION K - BUILDING H



SCALE: 1" = 5'

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

EAGLE VALLEY SURVEYING, INC.
 41199 HIGHWAY 6 & 24th, EAGLE VALLEY,
 EDWARDS, CO. 81632
 (970)949-1406