

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents that 217 Broadway, LLC, a Colorado Limited Liability Company being sole owner(s) in fee simple of all that real property situated in the Town of Eagle, County of Eagle, State of Colorado, described as follows:

Lot 5, Block 25, Town of Eagle, according to the Plat thereof, as recorded in the Office of the Eagle County Clerk and Recorder, County of Eagle, State of Colorado.

containing 0.072 acres more or less; have by these presents laid out, platted and subdivided the same into parcels, Areas of General Common Element and Areas of Limited Common Element, as shown on this Plat and Map and designate the same as 217 BROADWAY CONDOMINIUMS, a condominium project in the Town of Eagle, County of Eagle, State of Colorado. We hereby accept the responsibility for Condominiums. We further state that this Condominium/Subdivision project shall be subject to the Declaration of Covenants, Conditions and Restrictions of 217 Broadway Condominiums as recorded as Reception No. _____ in the Office of the Clerk and Recorder, Eagle County, Colorado.

EXECUTED this 20th day of July, A.D., 2008.

Owner: 217 Broadway, LLC, a Colorado Limited Liability Company

David Nudell as Manager

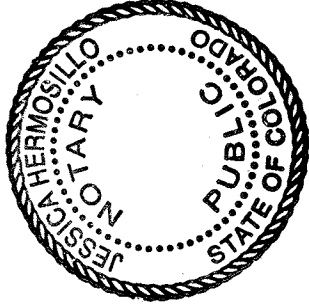
Address: P.O. Box 3715,
Eagle, Colorado 81631

STATE OF COLORADO)
COUNTY OF EAGLE) s

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 22nd day of July, A.D., 2008 by David Nudell as Manager of 217 Broadway, LLC, a Colorado Limited Liability Company.

My Commission expires: My Commission Expires 12/7/2008

Witness my hand and official seal. *David Nudell*
Notary Public
(SEAL)



Mortgagee: FirstBank of Vail
Address: 17 Vail Road
Vail, Colorado 81657

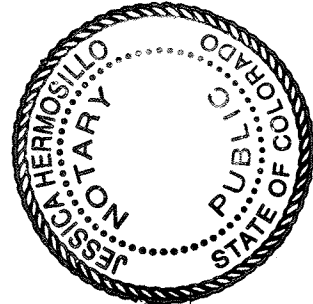
By: *David Portman*

Title: Vice President
STATE OF COLORADO)
COUNTY OF EAGLE) s

The foregoing instrument was acknowledged before me this 22nd day of July, 2008 by David Portman as Vice President of FirstBank of Vail.

Witness my hand and official seal. *David Portman*

My commission expires: My Commission Expires 12/7/2008
Notary Public
(SEAL)



CERTIFICATE OF TAXES PAID

I, the undersigned, do hereby certify that the entire amount of taxes due and payable as of December 31, 2008 upon all parcels of real estate described on this Plat and Map are paid in full.

Dated this 22nd day of July, A.D., 2008.

Alan Sibley
Treasurer of Eagle County, Colorado.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you 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 certification shown hereon.

FINAL PLAT AND CONDOMINIUM MAP

217 BROADWAY CONDOMINIUMS

LOT 5, BLOCK 25 TOWN OF EAGLE,

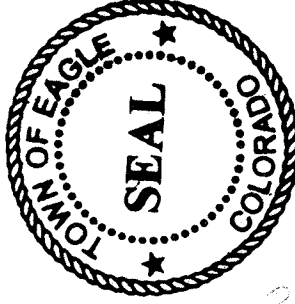
COUNTY OF EAGLE, STATE OF COLORADO

BOARD OF TRUSTEES CERTIFICATE

This Plat and Map approved by the Board of Trustees of the Town of Eagle, Colorado, this 26th day of JUNE 2008, for filing with the Clerk and Recorder of Eagle County, Colorado, and for conveyance or Dedication to the Town of the Public Dedications shown herein, subject to the provisions that approval in no way obligates the Town of Eagle for financing or constructing of improvements on said lands, Streets or Easements dedicated to the public except as specifically agreed to by the Board of Trustees of the Town of Eagle. Further, said approval in no way obligates the Town of Eagle for maintenance of public improvements until construction of said improvements has 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, soil conditions, subsurface geology, ground water conditions, or flooding 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 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 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: *Ed Woodard*
Mayor



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

ATTEST:

Mailem M. M. M.
Town Clerk

TITLE CERTIFICATE

First American Heritage Title Company does hereby certify that the title to all lands shown upon this Plat and Map have been examined and is vested in 217 Broadway, LLC, a Colorado Limited Liability Company, free and clear of all liens, ~~and~~ and encumbrances, except as follows:

Sec of Trust recorded 3-24-06 at Registry to 200607468;
Sec of Trust recorded 1-28-08 at Registry to 200801865;
Subsequent notice recorded 1-28-08 at Registry to 200801854

Dated this 15th day of July, A.D., 2008.

AGENT *Christina Skyles*
Christina Skyles

CLERK AND RECORDER'S CERTIFICATE

This Plat and Map was filed for record in the Office of the Clerk and Recorder at 11:39 o'clock P.M. on this 8 day of August, A.D., 2008 and is duly recorded at Reception No. _____

Paula Thompson
Clerk and Recorder of Eagle County, Colorado

By: *Paula Thompson*
Deputy

Archibque Land Consulting, Ltd
~ Professional Land Surveying & Mapping ~
105 Capitol Street, Suite 5 - P.O. Box 3893
Eagle, Colorado 81631
970.328.6020 Office 970.328.6021 Fax

LAND USE SUMMARY

UNIT	AREA	LAND USE	ADDRESS
UNIT A	887 SF	RESIDENTIAL	0217-A BROADWAY
UNIT B	1,325 SF	RESIDENTIAL	0217-B BROADWAY
UNIT C	2,308 SF	COMMERCIAL	0217-C BROADWAY
Total	4,520 SF		

Revised Mortgagee 7-21-08 MSS
Revised per Town Comments 6-26-08

FINAL PLAT AND CONDOMINIUM MAP
217 BROADWAY CONDOMINIUMS
LOT 5, BLOCK 25 TOWN OF EAGLE,
COUNTY OF EAGLE, STATE OF COLORADO

DRAWN BY:	MSS	JOB NUMBER:	06043	DRAWING NAME:	06043CONDDWG
SHEET	1	OF	4	DATE	03-18-08
CHECKED BY:					TJA

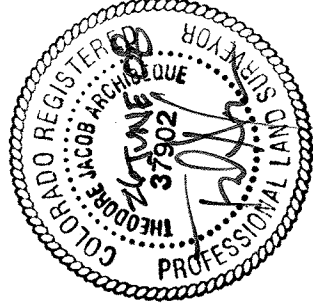


Portion of Southeast Quarter, Section 32, T4S, R84W, 6th P.M.

SURVEYOR'S CERTIFICATE

I, Theodore J. Archibque, do hereby certify that I am a Professional Land Surveyor licensed under the laws of the State of Colorado; that this Plat and Map is true, correct and complete as laid out, platted, dedicated and shown hereon, that such condominium map was made from an accurate survey of said property by me and under my supervision and correctly shows the horizontal and vertical location and dimensions of the condominiums, parcels, easements and streets of said condominium map as the same are staked upon the ground in compliance with applicable regulations governing the subdivision of land.

In Witness thereof, I have set my hand and seal this 26th day of JUNE, A.D., 2008.



Theodore J. Archibque PLS 37902
Professional Land Surveyor
State of Colorado

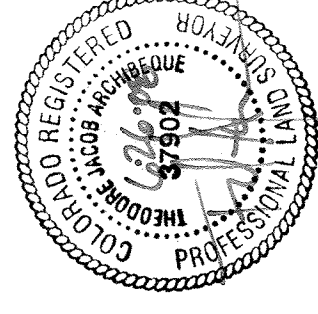
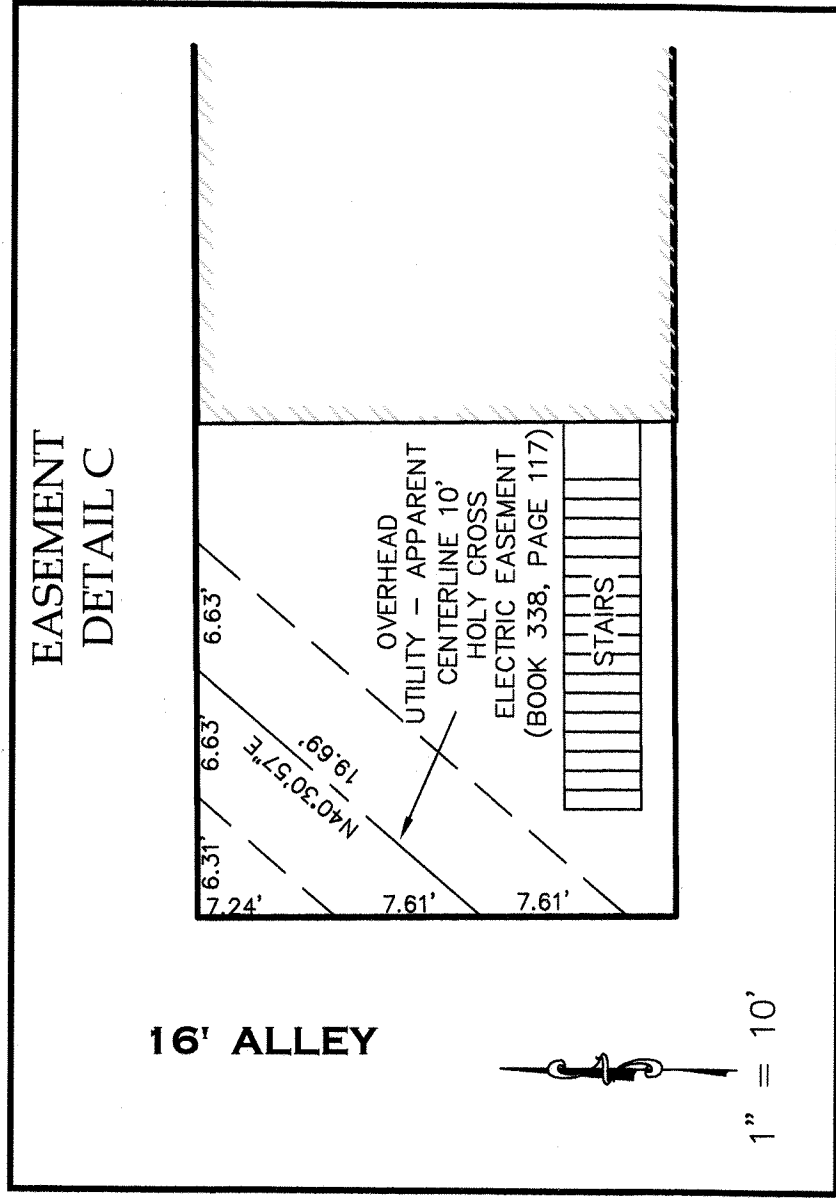
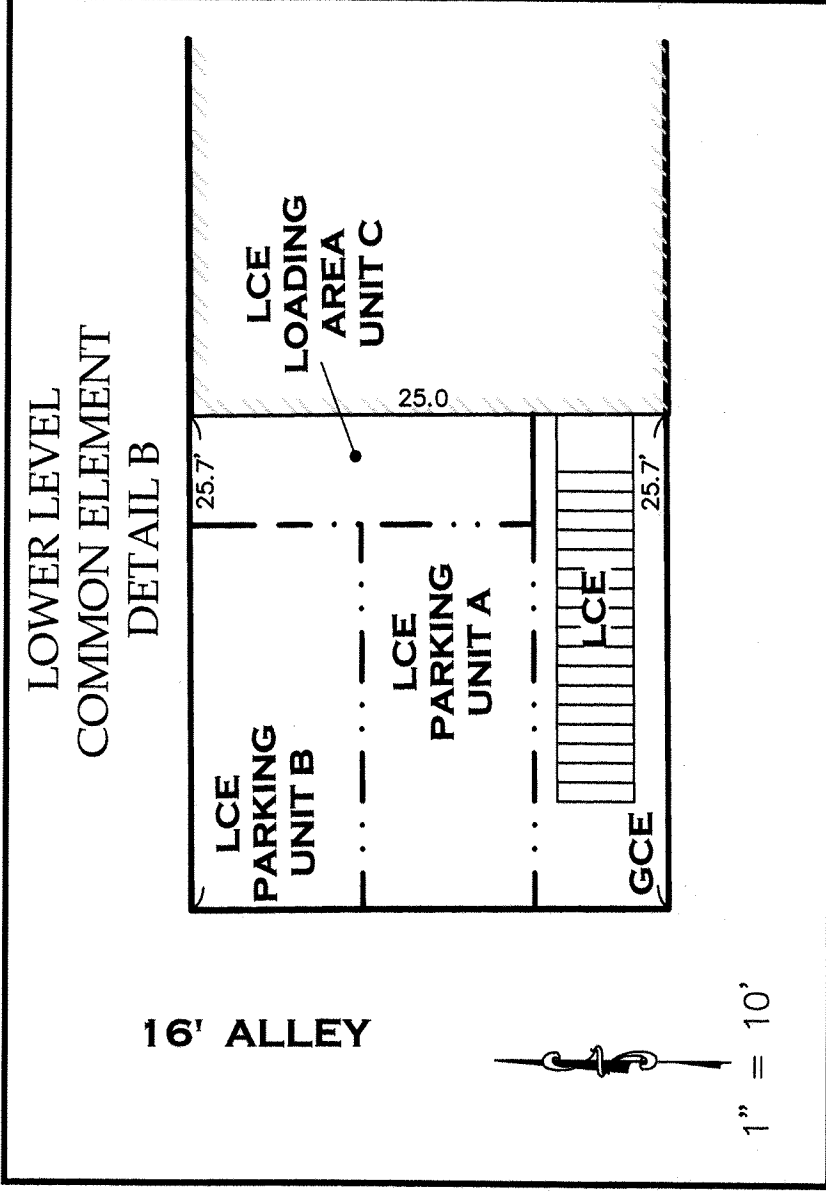
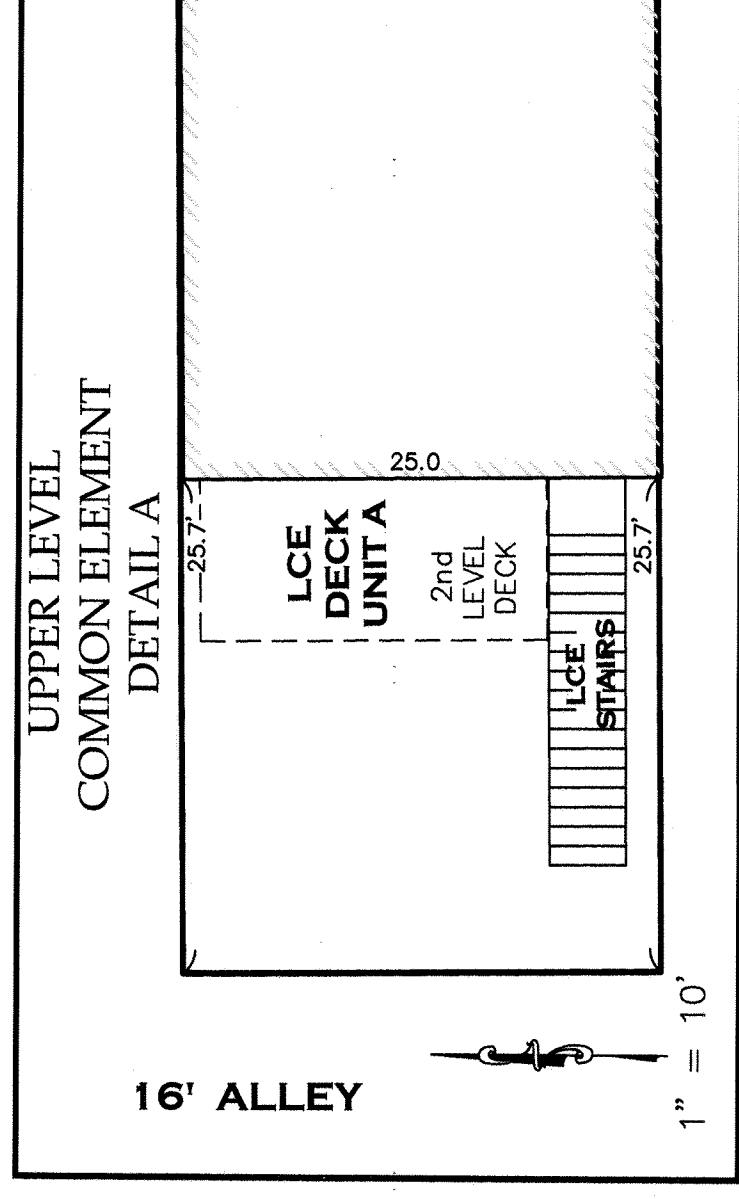
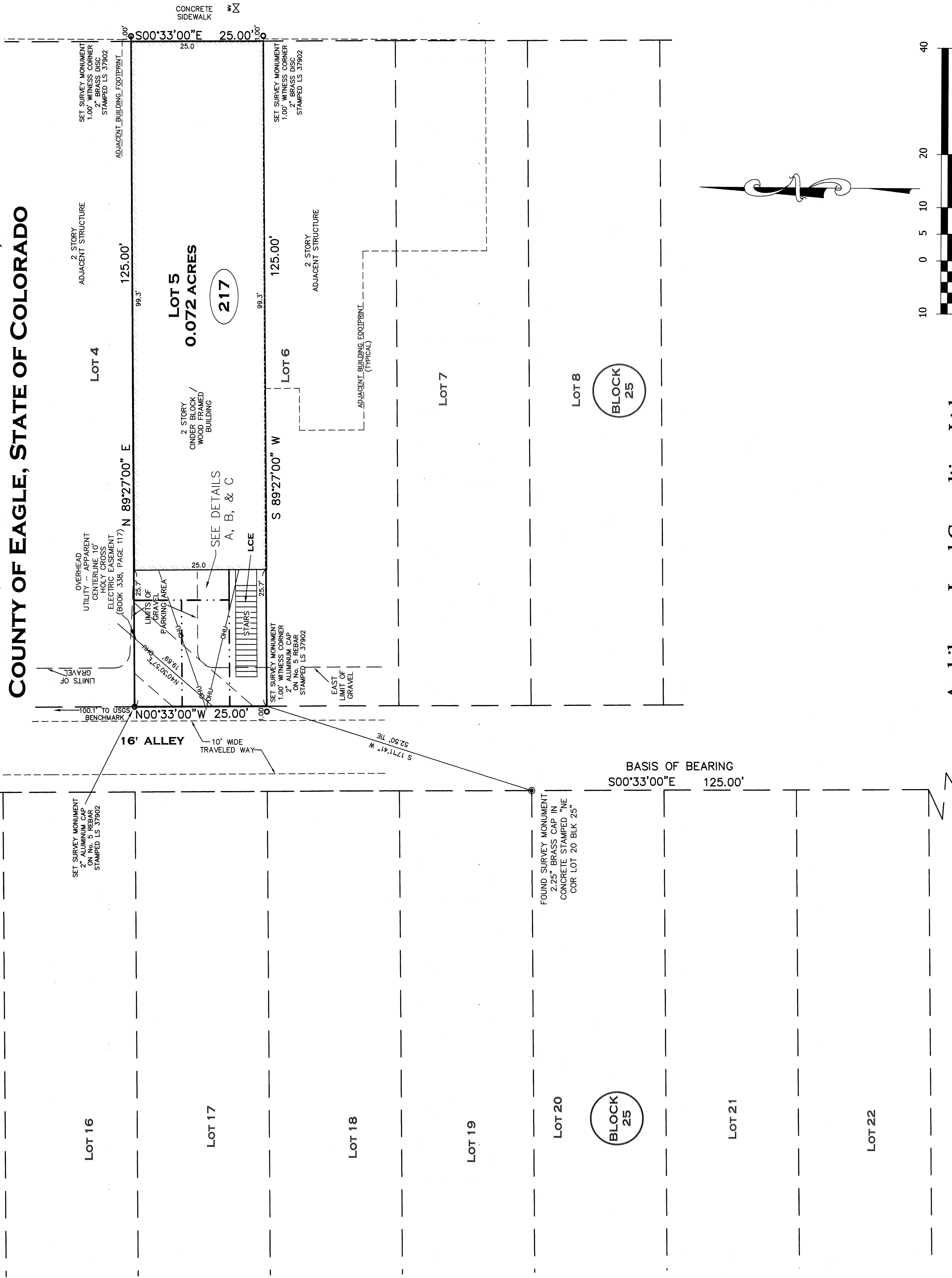
NOTES:

- 1) The purpose of this Plat and Map is to create three (3) Condominium Units, and define Limited Common Elements (L.C.E.) and General Common Elements (G.C.E.), as shown hereon.
- 2) BASIS OF BEARING: S 00°30'00" E between a found survey monuments marking the Northeast Corner Lot 20 and the Southeast Corner lot 24, Block 25, as shown and described herein on Sheet 2.
- 3) SURVEY DATE: March 10, 2008.
- 4) The Legal Description, Record Easements, Deed Lines and location of improvements were derived from the Town of Eagle Plat, the First American Heritage Title Company title commitment No. 614-H10097387-060-KT1 dated January 4, 2006 and survey monuments found as shown and described hereon.
- 5) Benchmark Elevation: 6602.00' on the U.S.G.S. 2.5" Brass Cap monument in the Northwest Corner of the Building at 0112 West Second Street, Town of Eagle.
- 6) This Condominium Map is subject to Declaration of Covenants, Conditions and Restrictions of 217 Broadway Condominiums as filed for record with the Eagle County Clerk and Recorder.
- 7) Posted Street Address: 217 Broadway.

FINAL PLAT AND CONDOMINIUM MAP

217 BROADWAY CONDOMINIUMS

LOT 5, BLOCK 25 TOWN OF EAGLE,
COUNTY OF EAGLE, STATE OF COLORADO



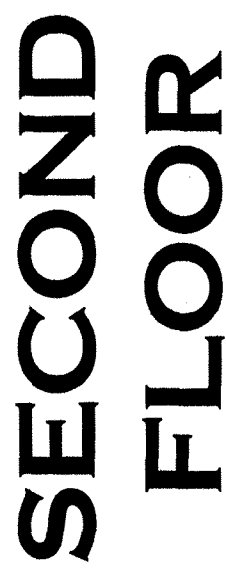
Revised per Town Comments 6-26-08

FINAL PLAT AND CONDOMINIUM MAP			
217 BROADWAY CONDOMINIUMS			
LOT 5, BLOCK 25 TOWN OF EAGLE,			
COUNTY OF EAGLE, STATE OF COLORADO			
DRAWN BY:	JMS	JOB NUMBER:	06043
CHECKED BY:	TJA	DATE:	03-18-08
SHEET	2	OF	4

Archibeqe Land Consulting, Ltd
~ Professional Land Surveying & Mapping ~
105 Capitol Street, Suite 5 - P.O. Box 3893
Eagle, Colorado 81631
970.328.6020 Office 970.328.6021 Fax

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FINAL PLAT AND CONDOMINIUM MAP



Revised per Town Comments 6-26-08

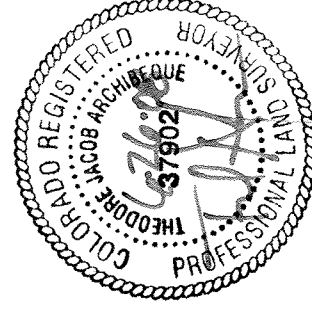
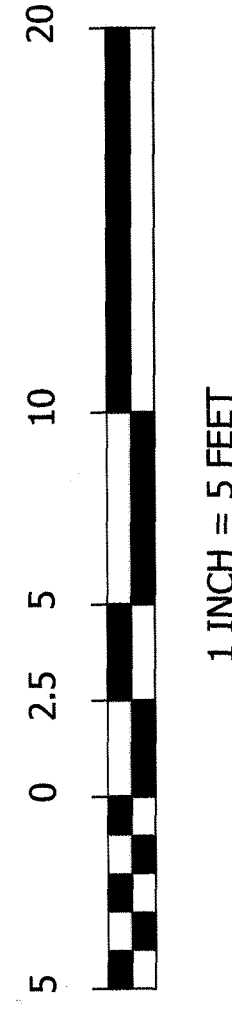
FINAL PLAT AND CONDOMINIUM MAP

LOT 5. BLOCK 25 TOWN

JOB NUMBER:	DRAWING NAME:
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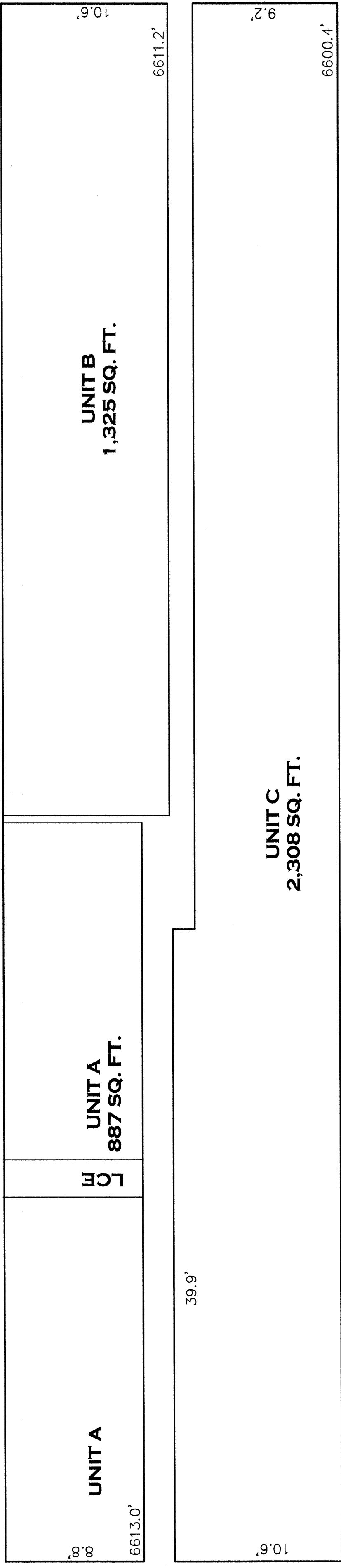
CHECKED BY: TJA

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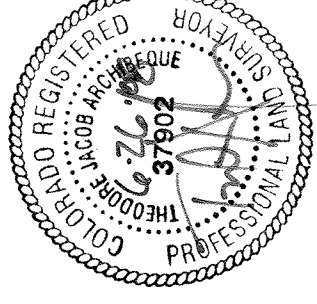
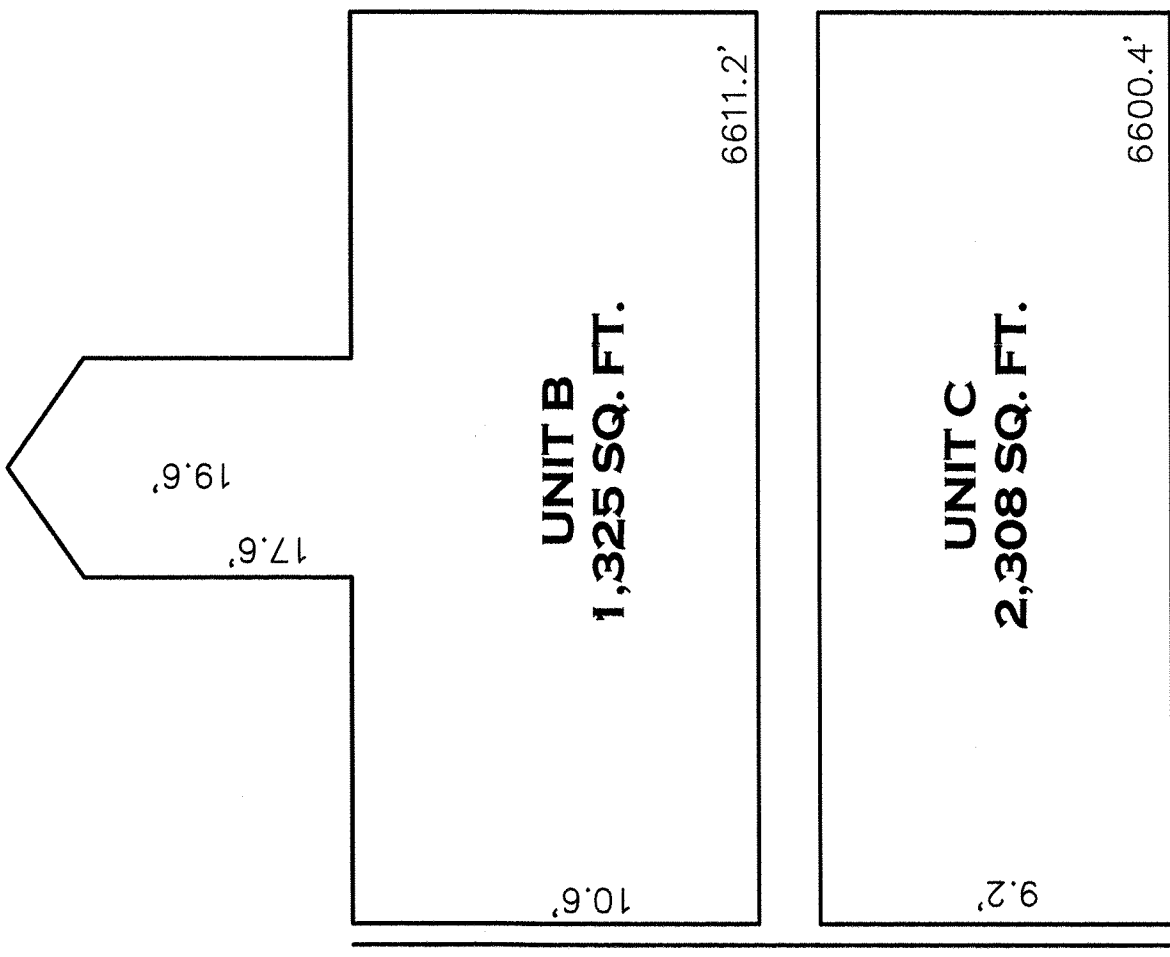


FINAL PLAT AND CONDOMINIUM MAP
217 BROADWAY CONDOMINIUMS
LOT 5, BLOCK 25 TOWN OF EAGLE,
COUNTY OF EAGLE, STATE OF COLORADO

SECTION A-A



SECTION B-B



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Revised per Town Comments 6-26-08

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LOT 5, BLOCK 25 TOWN OF EAGLE,
COUNTY OF EAGLE, STATE OF COLORADO

DRAWN BY:	MSS	JOB NUMBER:	06043	DRAWING NAME:	06043CONDO.DWG
SHEET	4	OF	4	DATE	03-18-08
				CHECKED BY:	TJA

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