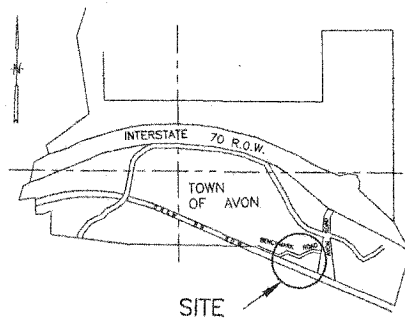


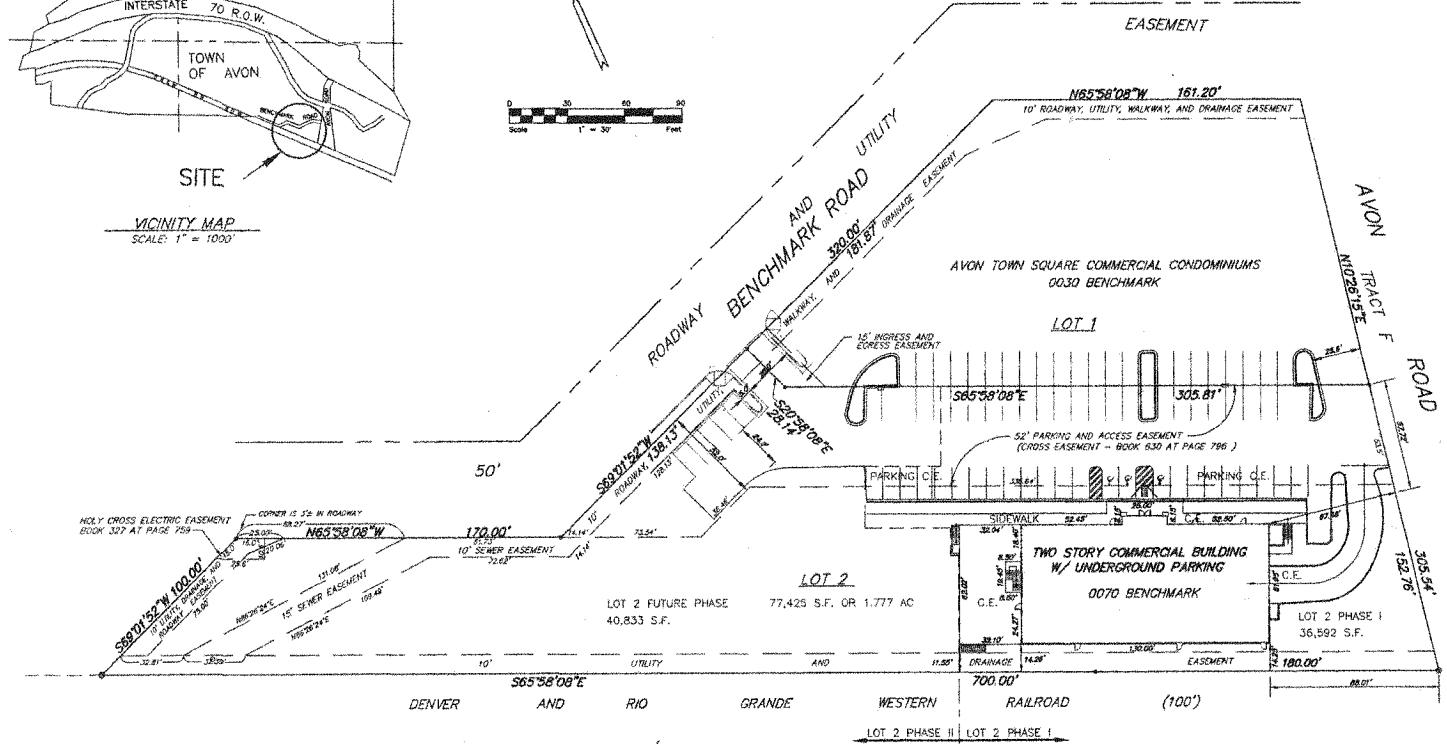
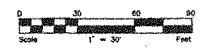
**CONDOMINIUM MAP OF  
AVON TOWN SQUARE COMMERCIAL CONDOMINIUMS**

**LOT 2, PHASE I AVON TOWN SQUARE SUBDIVISION  
TOWN OF AVON, EAGLE COUNTY, COLORADO  
( ALSO KNOWN AS AVON TOWN SQUARE PHASE II COMMERCIAL CONDOMINIUMS )  
SHEET 1 OF 3**

**CERTIFICATE OF DEDICATION AND OWNERSHIP.**  
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING SOLE OWNER IN FEY SIMPLE, MORTGAGE, OR LIENHOLDER OF ALL THAT REAL PROPERTY SITUATED IN EAGLE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:  
LOT 2, AMENDED FINAL PLAT OF AVON TOWN SQUARE SUBDIVISION, TOWN OF AVON, EAGLE COUNTY, COLORADO, CONTAINING 77,423 SQUARE FEET OR 1.777 ACRES MORE OR LESS;  
HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS BEING AS SHOWN ON THIS MAP UNDER THE NAME AND STYLE OF CONDOMINIUM MAP OF AVON TOWN SQUARE COMMERCIAL CONDOMINIUMS, LOT 2, PHASE I, TOWN OF AVON, EAGLE COUNTY, COLORADO, (ALSO KNOWN AS AVON TOWN SQUARE PHASE II COMMERCIAL CONDOMINIUMS), AND DEDICATE FOR PUBLIC USE THE STREETS SHOWN HEREIN INCLUDING AVON BLVD., DENVER BLVD., LANES, COURTS AND ALLEYS TO THE TOWN OF AVON, AND DO FURTHER STATE THAT THE SUBDIVISION SHALL BE SUBJECT TO THE PROTECTIVE COVENANTS FILED AND RECORDED FOR THIS SUBDIVISION IN THE OFFICE OF THE CLERK AND RECORDER OF EAGLE COUNTY, COLORADO, AS DOCUMENT NUMBER 15-143 BY SAID *Record Name* No. 579412.  
EXECUTED THIS 13<sup>TH</sup> DAY OF *December*, 1995, A.D.



VICINITY MAP  
SCALE: 1" = 1000'



STATE OF COLORADO }  
COUNTY }  
CERTIFICATE OF DEDICATION AND OWNERSHIP WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF EAGLE COUNTY, COLORADO, ON THE 13<sup>TH</sup> DAY OF *December*, 1995.  
BY: *Richard H. Williams*  
NOTARY PUBLIC  
110 E. 18th, Avon, Co. 81620  
ADDRESS

CERTIFICATE OF RELEASE  
THE UNDERSIGNED, AS BENEFICIARY HOLDER OF A DEED OF TRUST RECORDED IN BOOK 6622, AT PAGE 3012, OF THE RECORDS OF EAGLE COUNTY, COLORADO, CLERK AND RECORDER, DO HEREBY CONSENT TO AND SUBORDINATE ITS INTEREST IN THE DEED OF TRUST TO THE MAP  
BY: *Richard H. Williams*  
NOTARY PUBLIC  
110 E. 18th, Avon, Co. 81620  
ADDRESS

THE FOREGOING CERTIFICATE OF RELEASE WAS ACKNOWLEDGED BEFORE ME THE 13<sup>TH</sup> DAY OF *December*, 1995.  
BY: *Richard H. Williams*  
NOTARY PUBLIC  
110 E. 18th, Avon, Co. 81620  
ADDRESS

THIS MAP, INCLUDING VACATION OF ANY LOT LINES, EASEMENTS AND PROFITS OF WAY, PREVIOUSLY DEDICATED AND NOT DEDICATED HEREON, IS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF AVON, COUNTY OF EAGLE, COLORADO, THIS 13<sup>TH</sup> DAY OF *December*, 1995, A.D. FOR FILING WITH THE CLERK AND RECORDER OF THE COUNTY OF EAGLE AND FOR CONFORMANCE TO THE TOWN OF AVON PUBLIC DEDICATIONS SHOWING HEREON. THE SAME TO SUPERSEDE THE PRIOR MAP SUBJECT TO THE PROVISION THAT APPROVAL IN NO WAY DELEGATES THE TOWN OF AVON FOR FINANCING OR CONSTRUCTION OF IMPROVEMENTS ON LOTS, STREETS OR EASEMENTS DEDICATED EXCEPT AS SPECIALLY AGREED TO BY THE TOWN COUNCIL AND FURTHER THAT SAID APPROVAL SHALL IN NO WAY DELEGATE THE TOWN OF AVON FOR MAINTENANCE OF STREETS UNTIL CONSTRUCTION OF IMPROVEMENTS THEREON SHALL HAVE BEEN COMPLETED TO THE SATISFACTION OF THE TOWN COUNCIL. APPROVAL OF THIS MAP BY THE TOWN IS CONSENT ONLY AND IS NOT TO BE CONSIDERED AS AN APPROVAL OF THE TECHNICAL CORRECTNESS OF THIS PLAT OR ANY DOCUMENTATION RELATING THERETO.  
WITNESS MY HAND AND SEAL OF THE TOWN OF AVON:

TOWN COUNCIL OF THE TOWN OF AVON  
BY: *Richard H. Williams*  
MAYOR  
ATTEST: *Richard H. Williams*  
TOWN CLERK

CERTIFICATE OF TAXES PAID:  
I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF TAXES DUE AND PAYABLE AS OF *December 31, 1995* UPON ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL DATED THIS *13* DAY OF *December*, 1995, A.D.  
Signed: *Sherry Davidson*  
TREASURER OF EAGLE COUNTY  
CLERK AND RECORDER'S CERTIFICATE: 9 23 95  
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 11:41 AM, DAY OF *December*, 1995, AT 12:00 O'CLOCK P.M. RECORDED UNDER REGISTRATION NO. 579412 IN BOOK 6622 AT PAGE 3012.

**NOTES:**  
BASIS OF BEARINGS: S 89°25'00" E ALONG THE SOUTHERLY LOT LINE BETWEEN FOUND PINS AS INDICATED.  
• DENOTES FOUND 5/8" REBAR AND PLASTIC CAP P.E. & P.L.S. 200830  
• DENOTES FOUND 4/8" REBAR AND ALUMINUM CAP P.L.S. NO. 183844  
• DENOTES SET AND A REBAR AND 2" ALUMINUM CAP STAMPED: " AEG ENGINEERING PLS 23878 "

THIS PROPERTY IS SUBJECT TO VARIOUS RECORDS EASEMENTS, RIGHTS OF WAY, LIMITATIONS, RESTRICTIONS AND RESERVATIONS OF RECORD NOT DEPICTED UPON THIS MAP. INTERESTED PARTIES ARE DIRECTED TO REFER TO EXHIBIT B TO THE DECLARATIONS FOR FURTHER INFORMATION REGARDING SAME.

EXTERIOR DIMENSIONS OF UNITS ARE TO FOUNDATION.

**"INDIVIDUAL AIR SPACE UNIT" OR "UNIT" MEANS AN INDIVIDUAL AIR SPACE UNIT (AS THAT TERM IS DEFINED IN THE ACT) WHICH IS CONTAINED WITHIN THE PERIMETER BOUNDARIES, FLOORS, AND CEILING (E.G. ONE OR MORE ENCLOSED ROOMS) OCCUPYING ALL OR PART OF A FLOOR OR FLOORS IN A BUILDING AS SHOWN ON THE MAP, AND SHALL INCLUDE THE LATH, FURNISH, PANELING, TILES, WALLPAPER, LIGHTS AND FINISHES, FLOORING AND ANY OTHER MATERIALS CONSTITUTING ANY PART OF THE FINISHED SURFACES THEREOF. THE UNIT SHALL INCLUDE WINDOW FRAMES, DOOR FRAMES AND FLOOR COVERINGS AND ANY HEATING ELEMENTS, UTILITY LINES, PIPES AND SIMILAR UTILITY FEATURES LOCATED WITHIN THE UNIMPROVED PERIMETER WALLS, FLOORS AND CEILING, BUT SHALL NOT INCLUDE ANY STRUCTURAL COMPONENTS OF A BUILDING OR UTILITY SERVICE LINES SERVING MORE THAN ONE UNIT (EXCEPT UNITS WHICH HAVE BEEN COMBINED). ANY CHIMNEYS, FUNNELS, WINDOW BOARDS, DOWNSPUTS, STAIRS, PORCHES, BALCONIES AND PATIOS, ALL EXTERIOR DOORS AND WINDOWS OR OTHER FEATURES DESIGNED TO SERVE A SINGLE UNIT, BUT LOCATED OUTSIDE THAT UNIT'S BOUNDARIES, ARE LIMITED COMMON ELEMENTS ALLOCATED TO THAT UNIT.**

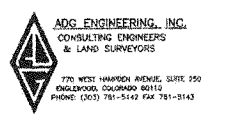
**SURVEYOR'S CERTIFICATE:**  
I, THOMAS F. PHAHL, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO; THAT THIS MAP IS A TRUE, CORRECT, AND COMPLETE CONDOMINIUM MAP OF AVON TOWN SQUARE COMMERCIAL CONDOMINIUMS, LOT 2, PHASE I, AVON TOWN SQUARE SUBDIVISION, TOWN OF AVON, EAGLE COUNTY (ALSO KNOWN AS AVON TOWN SQUARE PHASE II COMMERCIAL CONDOMINIUMS) AS LAID OUT, PLATTED, DESCRIBED AND SHOWN HEREON; THAT SUCH MAP WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND/OR UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION AS THE SAME ARE STATED UPON THE GROUND IN COMPLIANCE WITH APPLICABLE REGULATIONS GOVERNING THE SUBDIVISION OF LANDS. ALL MONUMENTS ARE SET AS REQUIRED BY THE SUBDIVISION REGULATIONS OF THE TOWN OF AVON.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS 13<sup>TH</sup> DAY OF *December*, 1995, A.D.

THOMAS F. PHAHL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 23516  
FOR AND ON BEHALF OF AEG ENGINEERING INC.

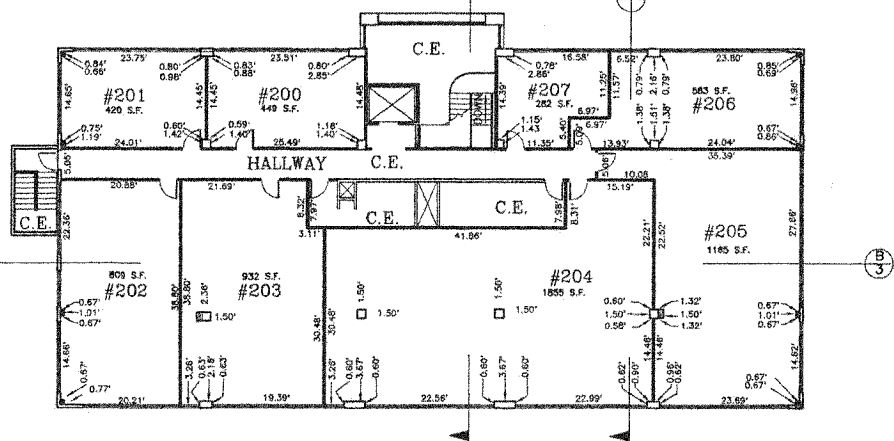
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after the date of execution of this survey. In no event shall any action based upon any defect in this survey be commenced more than ten years from the date of execution of this survey.

**TITLE CERTIFICATE:**  
Eagle County Title Corporation does hereby certify that the title to all lands shown upon this plat have been examined and is vested in A.T.S. Small, Williams, and that title to such lands is free and clear of all liens and encumbrances, except as follows:  
*Deed of Trust and Assignment of Rents in favor of First Bank and Trust, Inc. Book 6622 at page 3012*  
DATED THIS 13<sup>TH</sup> DAY OF *December*, 1995, A.D.  
P.O. Box 930  
Avon, Co. 81620  
BY: *Janice L. Jackson*  
VICE PRESIDENT

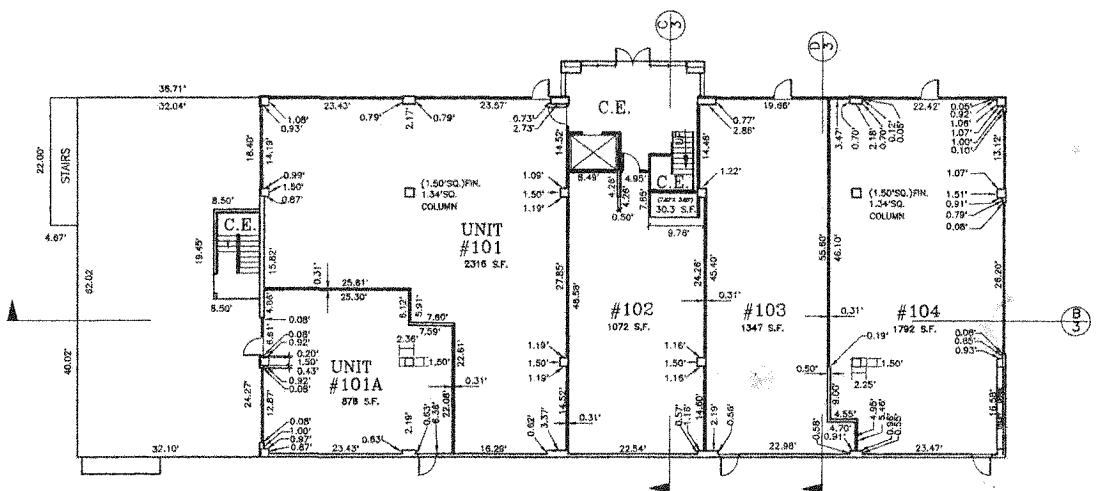


JOB NO. 6208 DATE: 11 DEC 95

CONDOMINIUM MAP OF  
**AVON TOWN SQUARE COMMERCIAL CONDOMINIUMS**  
 LOT 2, PHASE I AVON TOWN SQUARE SUBDIVISION  
 TOWN OF AVON, EAGLE COUNTY, COLORADO  
 ( ALSO KNOWN AS AVON TOWN SQUARE PHASE II COMMERCIAL CONDOMINIUMS )  
 SHEET 3 OF 3



**2 SECOND LEVEL FLOOR PLAN - OFFICE SPACE** CEILING HEIGHT = 9'-2"  
 SCALE: 1" = 10'



**1 FIRST LEVEL FLOOR PLAN - RETAIL SPACE** CEILING HEIGHT = 10'-0"  
 SCALE: 1" = 10'

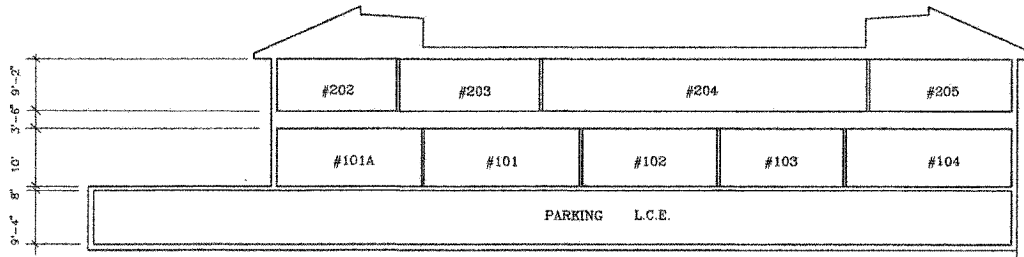


ADP ENGINEERING, INC.  
 CONSULTING ENGINEERS  
 & LAND SURVEYORS  
 770 WEST SHARON AVENUE, SUITE 200  
 ENVERSO, COLORADO 80113  
 PHONE: (303) 761-2142 FAX: 761-5143

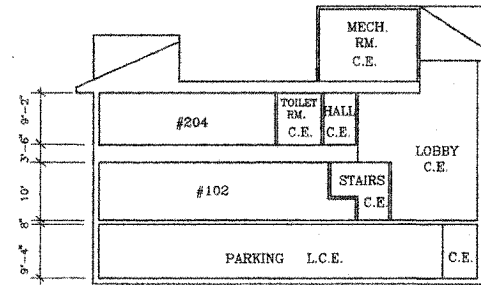
PAGE 3 OF 3

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**CONDOMINIUM MAP OF  
AVON TOWN SQUARE COMMERCIAL CONDOMINIUMS**  
**LOT 2, PHASE I AVON TOWN SQUARE SUBDIVISION**  
**TOWN OF AVON, EAGLE COUNTY, COLORADO**  
**( ALSO KNOWN AS AVON TOWN SQUARE PHASE II COMMERCIAL CONDOMINIUMS )**  
**SHEET 2 OF 3**



**B**  
**3** LONGITUDINAL SECTION  
 SCALE : 1" = 10'



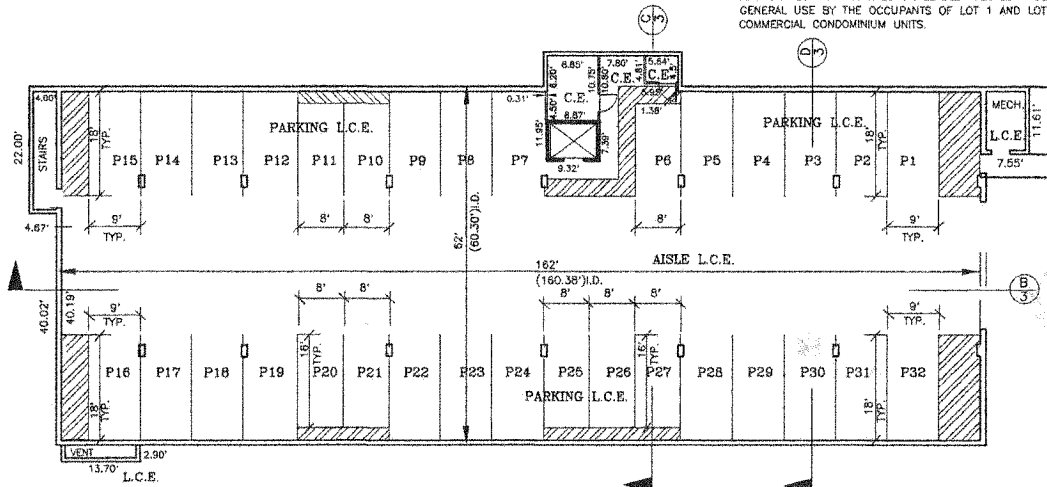
**C**  
**3** TRANSVERSE SECTION AT ENTRY  
 SCALE : 1" = 10'

2ND FLOOR 7462.22 = 113.50  
 1ST FLOOR 7448.72 = 100.00  
 BASEMENT 7438.78 = 90.06

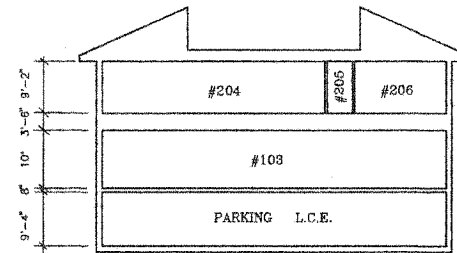
BENCHMARK: ELEVATIONS ARE PER PLANNING AND ZONING  
 REVIEW SHEET U1.1 ( EXISTING UTILITIES ), PREPARED BY  
 INTER-MOUNTAIN ENGINEERING LTD.  
 THE RIM OF MANHOLE A-2.4 IS ELEVATION 7441.65 FEET.

ALL PARKING SPACES ( P1 THROUGH P-32 INCLUSIVE ) AISLE,  
 AND ASSOCIATED MECHANICAL AND VENT AREAWAYS ARE  
 LIMITED COMMON ELEMENTS ( L.C.E. ) APPURTENANT TO  
 UNIT # 206.

NO UNIT MAY BE ASSIGNED THE RIGHT TO USE MORE THAN THE MINIMUM  
 REQUIRED FOR THE TOTAL FLOOR AREA AND ALLOWED USE OF THAT UNIT.  
 ANY SPACES NOT ASSIGNED OR LEASED WILL BE MADE AVAILABLE FOR  
 GENERAL USE BY THE OCCUPANTS OF LOT 1 AND LOT 2, AVON TOWN SQUARE  
 COMMERCIAL CONDOMINIUM UNITS.



**A**  
**3** BASEMENT FLOOR PLAN - PARKING LEVEL  
 SCALE : 1" = 10'



**D**  
**3** TRANSVERSE SECTION ( TYPICAL )  
 SCALE : 1" = 10'



**ADG ENGINEERING, INC.**  
 CONSULTING ENGINEERS  
 & LAND SURVEYORS  
 770 WEST HAMPDEN AVENUE, SUITE 250  
 ENGINEERS, COLORADO REG. #1719  
 PHONE: (303) 761-5143 FAX: 761-5143