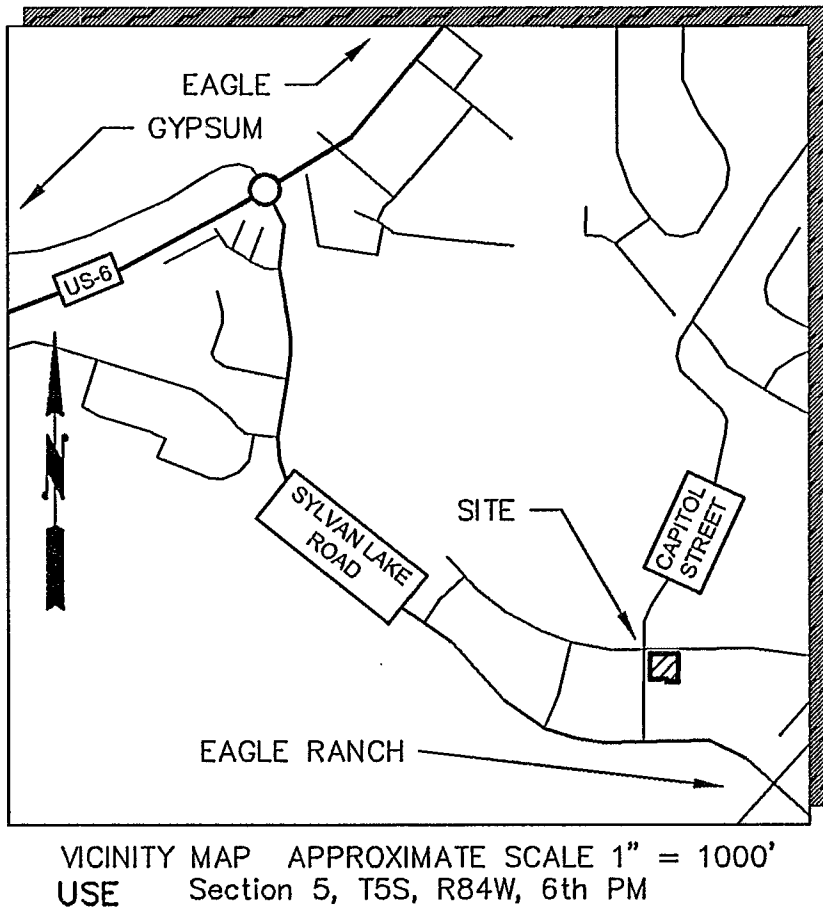


CONDOMINIUM MAP & PLAT  
CAPITOL LOFTS CONDOMINIUMS  
MINOR SUBDIVISION

A Resubdivision of Lot 1, Block 9, Eagle Ranch, Filing No. 5  
Section 5, Township 5 South, Range 84 West of the 6th Principal Meridian  
Town of Eagle, County of Eagle, State of Colorado



CERTIFICATE OF TAXES PAID

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due  
and payable as of January 1, 2025 upon  
all parcels of  
real estate described on this plat are paid in full.  
Dated this 6 day of August, A.D., 2025

Chubearch, deputy  
Treasurer of Eagle County 205786

TITLE CERTIFICATE

LAND TITLE does hereby certify that I have examined the title to all lands shown on this  
plat and that title to such lands is vested in CAPITOL LOFTS II, LLC free and clear of all liens,  
taxes, and encumbrances, except as follows:  
AS SHOWN ON LAND TITLE COMMITMENT  
50073006.1

EXECUTED this 31<sup>st</sup> day of JULY, 2025  
Title Examiner

CLERK & RECORDER'S CERTIFICATE

This plat was filed for record in the office of the Eagle County Clerk and Recorder at  
1:28 o'clock at P.M., on the 13<sup>th</sup> day of August, 2025  
and is  
duly recorded in Book — at Page —, as Document No. 202510618  
EAGLE COUNTY CLERK & RECORDER  
By: Becky Close  
Deputy Joni Seitz  
Declarations or Protective Covenants are filed in Book at Page —, as  
Document No. 202510618

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.

NOTES

- Survey Date: December 19, 2024
- The purpose of this condominium map is to create the condominium units and the common ownership areas as depicted hereon.
- All lineal distances are in units of U.S. survey feet.
- Record easements and rights-of-way shown for this plat were derived from Title Commitment Order No. ABH50075006-8 provided by Land Title Guarantee Company of Greenwood Village, CO with an effective date of February 5, 2025 at 5:00 P.M. and the Final Plat of Eagle Ranch, Filing No. 5, recorded November 13, 2000 at Reception Number 743931 in the Office of the Clerk and Recorder, Eagle County, State of Colorado.
- Bearings are based upon a point marking the northeast corner of Lot 1, Block 9 according to the above referenced Final Plat of Eagle Ranch, Filing No. 5, recorded at reception #743931, monumented by a found 1" diameter washer set in concrete LS 30116 and a point marking a southerly property corner of said Lot 1, Block 9 of said Final Plat of Eagle Ranch, Filing No. 5, recorded at reception #743931, monumented by a found 1 1/2" diameter aluminum cap on number 5 rebar LS 30116, the bearing being S22°58'42"W as calculated from the above referenced plat recorded at reception #743931, having a record distance of 153.70 feet.
- All of the property depicted on this condominium plat is subject to the terms, conditions, and provisions of the Annexation Agreement recorded at Reception Number 692227 on April 12, 1999, the amended Planned Unit Development Guide recorded at Reception Number 750477 on February 23, 2001, and the amendment thereto recorded at Reception Number 757729 on May 23, 2001 and the amendment thereto recorded at Reception Number 202413888 on November 12, 2024.
- All of the property depicted on this condominium plat is subject to the easements, reservations and restrictions as shown or reserved on the plat of Eagle Ranch, Filing No. 2, recorded at Reception Number 719255 on December 30, 1999.
- All of the property depicted on this condominium plat is subject to the Declaration for Eagle Ranch recorded at Reception Number 700815 on June 23, 1999, the amendment recorded at Reception Number 715599 on November 23, 1999, and the 12th Supplement recorded at Reception Number 751107 on March 26, 2001.
- All of the property depicted on this condominium plat is subject to the Declaration for Eagle Ranch Commercial Center as recorded at Reception Number 743935 on November 13, 2000.
- All of the property depicted on this condominium plat is subject to the terms, conditions and provisions of the Restrictive Covenant recorded at Reception Number 753712 on April 5, 2001.
- All of the property depicted on this condominium plat is subject to the terms, conditions and provisions of Notice of Voting Allocation recorded at Reception Number 200924643 on November 17, 2009.
- All of the property depicted on this condominium plat is subject to the terms, conditions, provisions, burdens and obligations as set forth in Memorandum of Building and Rooftop Lease Agreement recorded at Reception Number 202114606 on June 23, 2021.
- All of the property depicted on this condominium plat is subject to the terms, conditions, provisions, burdens and obligations as set forth in Ordinance No. 03, Series of 2022 recorded at Reception Number 202201732 on February 2, 2022.
- All of the property depicted on this condominium plat is subject to the Condominium Declaration of Capitol Lofts Condominiums recorded contemporarily with this condominium plat at Reception Number 202510618.
- Site Benchmark: Site benchmark for condominium is situated on the rim of a sewer manhole at the center of the intersection of Capitol Street and Founders Avenue having an assumed vertical elevation of 97.23'.
- Any future change in use or number of units shall comply with the Municipal Code and PUD Guide Plan then in effect.
- Easements, covenants, conditions and restrictions, reservations and notes as show or reserved on the plat of Eagle Ranch, Filing #5 recorded November 13, 2000 at Reception #743931.

TABLE OF CONTENTS

SHEET 1 - COVER SHEET & NOTES  
SHEET 2 - PARCEL BOUNDARY AND BUILDING FOOTPRINT  
SHEET 3 - MAIN LEVEL FLOOR PLANS  
SHEET 4 - UPPER LEVEL FLOOR PLANS  
SHEET 5 - LOFT LEVEL FLOOR PLANS  
SHEET 6 - CROSS SECTIONS

LAND USE SUMMARY

UNIT	1st FLOOR	2nd FLOOR	3rd FLOOR	CLOSET L.C.E.	TOTAL Sq. Ft.	USE
101	12,021	1,108			13,129	COMMERCIAL
201		661	407	22	1,090	RESIDENTIAL
202		494	290	33	817	RESIDENTIAL
203		561	341	33	935	RESIDENTIAL
204		411	372	33	816	RESIDENTIAL
205		360	243	27	630	RESIDENTIAL
206		605	375	23	980	RESIDENTIAL

CERTIFICATE OF DEDICATION AND OWNERSHIP

We, CAPITOL LOFTS II, LLC, A COLORADO LIMITED LIABILITY COMPANY, the sole owners in fee simple of all that real property described as follows:

LOT 1, BLOCK 9, EAGLE RANCH, FILING NO. 5, ACCORDING TO THE PLAT RECORDED NOVEMBER 13, 2000, UNDER RECEPTION NO. 743931, COUNTY OF EAGLE, STATE OF COLORADO

have by these presents laid out, platted and subdivided the same into lots and blocks as shown on this plat and designate the same as the CAPITOL LOFTS CONDOMINIUMS in the Town of Eagle, County of Eagle, State of Colorado; and do hereby grant, convey, dedicate and set apart to the Town of Eagle, County of Eagle, Colorado, for public use the streets shown hereon, including avenues, drives, courts, places and alleys, the public lands shown hereon for their indicated public use and the utility and drainage easements shown hereon for utility and drainage purposes only.

We hereby accept the responsibility for the completion of all required public improvements for the Subdivision, and further, hereby grant the right to install and maintain all necessary structures to the entity responsible for providing the services for which the easements are established.

We further state that this subdivision shall be subject to the protective covenants filed and recorded for this subdivision in the offices of the Clerk and Recorder of Eagle County, Colorado,

in Book — at Page —, as Document No. 202510618  
EXECUTED this 13<sup>th</sup> day of August, 2025

Jim Godac  
Owner: CAPITOL LOFTS II, LLC, A COLORADO LIMITED LIABILITY COMPANY  
P.O. Box 1152, Vail CO 81658  
Representative: [Signature]  
Title: President

STATE OF COLORADO }  
COUNTY OF Eagle } ss.  
The foregoing Certificate of Dedication and Ownership was acknowledged before me this 4<sup>th</sup> day of August, 2025, by Jim Eugene Godac

Witness my hand and official seal  
My commission expires: 09-06-2028

[Signature]  
Notary Public  
ANABELY GODOY AGUILAR  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20244033595  
MY COMMISSION EXPIRES 09/06/2028

MORTGAGEE CERTIFICATE  
First Bank of Colorado hereby certify that it is the holder of —  
against the lands shown on this plat and hereby consents to the subdivision of the lands shown hereon.  
EXECUTED this 19 day of August, 2025

First Bank of Colorado  
Mortgagee or Lienholder  
11 West Beaver Creek Boulevard  
Avon, Colo 81620  
Steve Lindstrom  
1601 Buffehr Road  
Vail, Colo 81657  
Margaret Forken  
1601 Buffehr Road  
Vail, Colo 81657

STATE OF Colorado }  
COUNTY OF Eagle } ss.  
The foregoing Mortgagee Certificate was acknowledged before me this 4<sup>th</sup> day of August, 2025, by Margaret Forken

Witness my hand and official seal  
My commission expires: 09-06-2028

[Signature]  
Notary Public  
ANABELY GODOY AGUILAR  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20244033595  
MY COMMISSION EXPIRES 09/06/2028

STATE OF Colorado }  
COUNTY OF Eagle } ss.  
The foregoing Mortgage Certificate was acknowledged before me this 11<sup>th</sup> day of August, 2025, by Heather Hughes  
Witness my hand and official seal  
My commission expires: January 28, 2027

[Signature]  
Notary Public  
MATTHEW A. TURNER  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 201603500  
MY COMMISSION EXPIRES 01/29/2027

COMMUNITY DEVELOPMENT CERTIFICATE

I, Robert Hestman, as the Town of Eagle Community Development Director, approve this subdivision plat as of the 10 day of August, 2025.  
TOWN OF EAGLE, COLORADO  
By: [Signature]  
Community Development Director

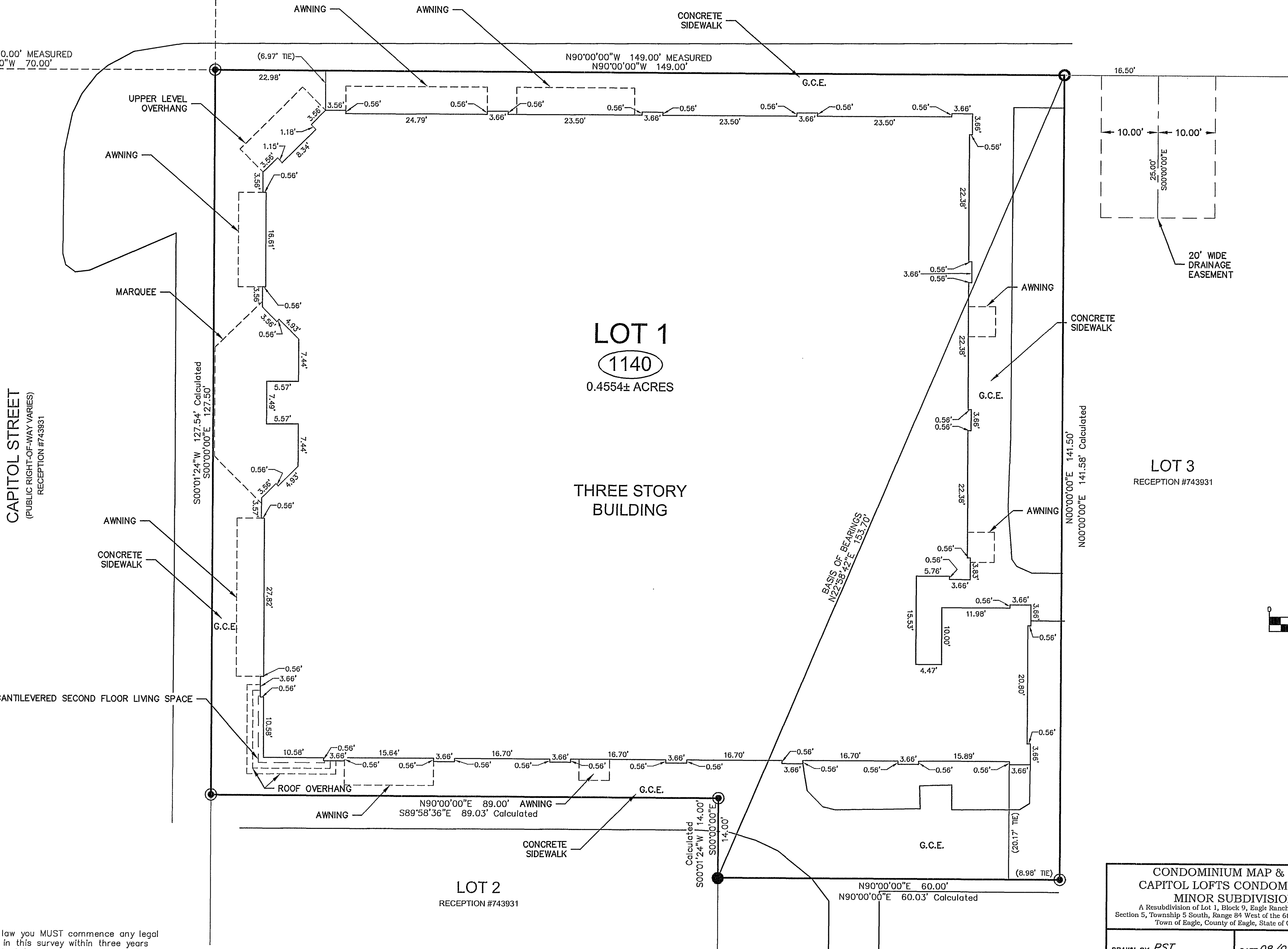


Thomas S. Marcin, PLS 37999  
Colorado Registered Professional  
Land Surveyor

CONDOMINIUM MAP & PLAT  
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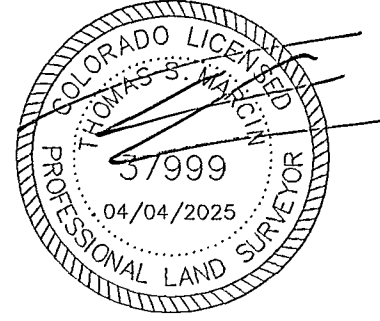
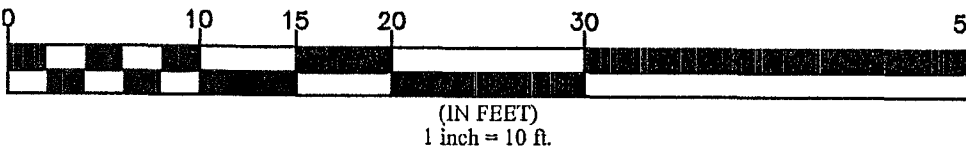
FOUNDERS AVENUE  
(50' PUBLIC RIGHT-OF-WAY)  
RECEPTION #743931



MONUMENT LEGEND

- ▲ FOUND HOLE IN CONCRETE
- ⊙ FOUND 2" DIAMETER BRASS CAP SET IN CONCRETE LS 37902
- FOUND 1" DIAMETER WASHER SET IN CONCRETE LS 30116
- FOUND 1 1/2" DIAMETER ALUMINUM CAP ON NUMBER 5 REBAR LS 30116
- ⊙ FOUND 1" DIAMETER BRASS CAP SET IN CONCRETE LS 30116
- ⊙ SET 1" DIAMETER BRASS SHINER IN CONCRETE LS 37999

GRAPHIC SCALE



MARCIN ENGINEERING LLC

P.O. BOX 1062  
AVON, CO 81620  
(970) 748-0274  
(970) 748-9021 FAX

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DRAWN BY: PST	DATE: 08/01/2025
CHECKED BY: TSM	DRAWING NO.: 24077
JOB NO.: 24077	SHEET: 2 OF 6

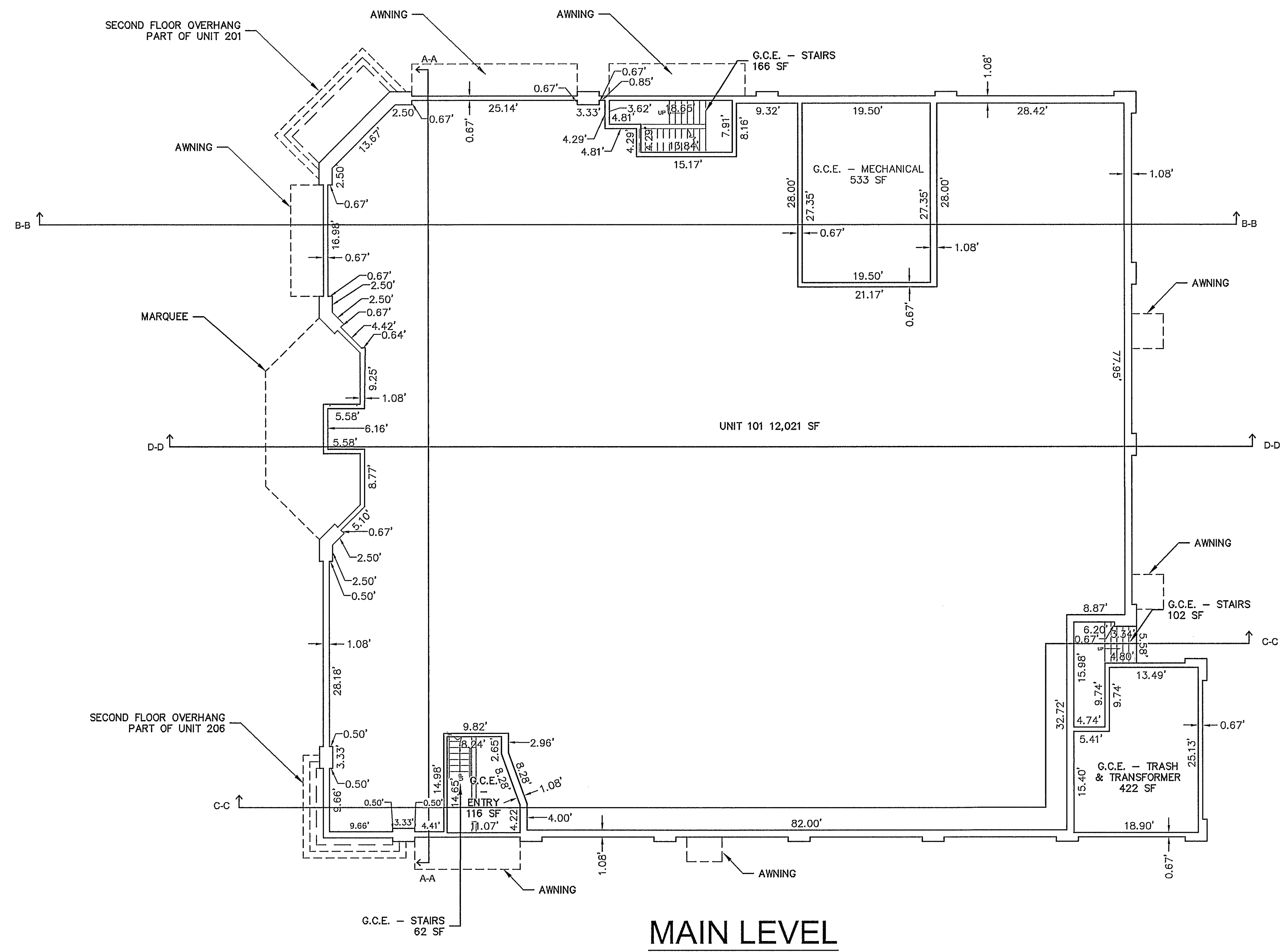
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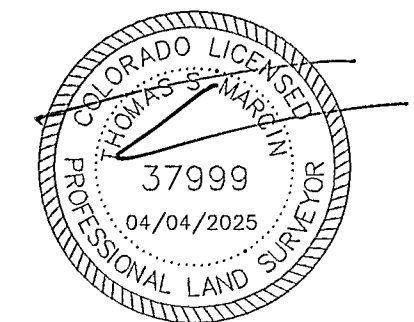
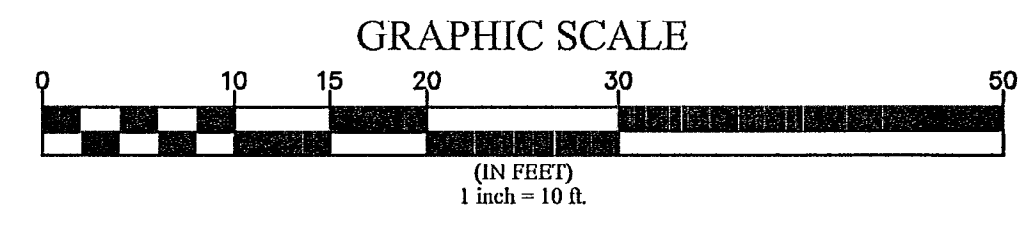


CONDOMINIUM MAP & PLAT  
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**MAIN LEVEL**



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CHECKED BY: TM	DRAWING NO.: 24077
JOB NO.: 24077	SHEET: 3 OF 6

**MARCIN ENGINEERING LLC**

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AVON, CO 81620  
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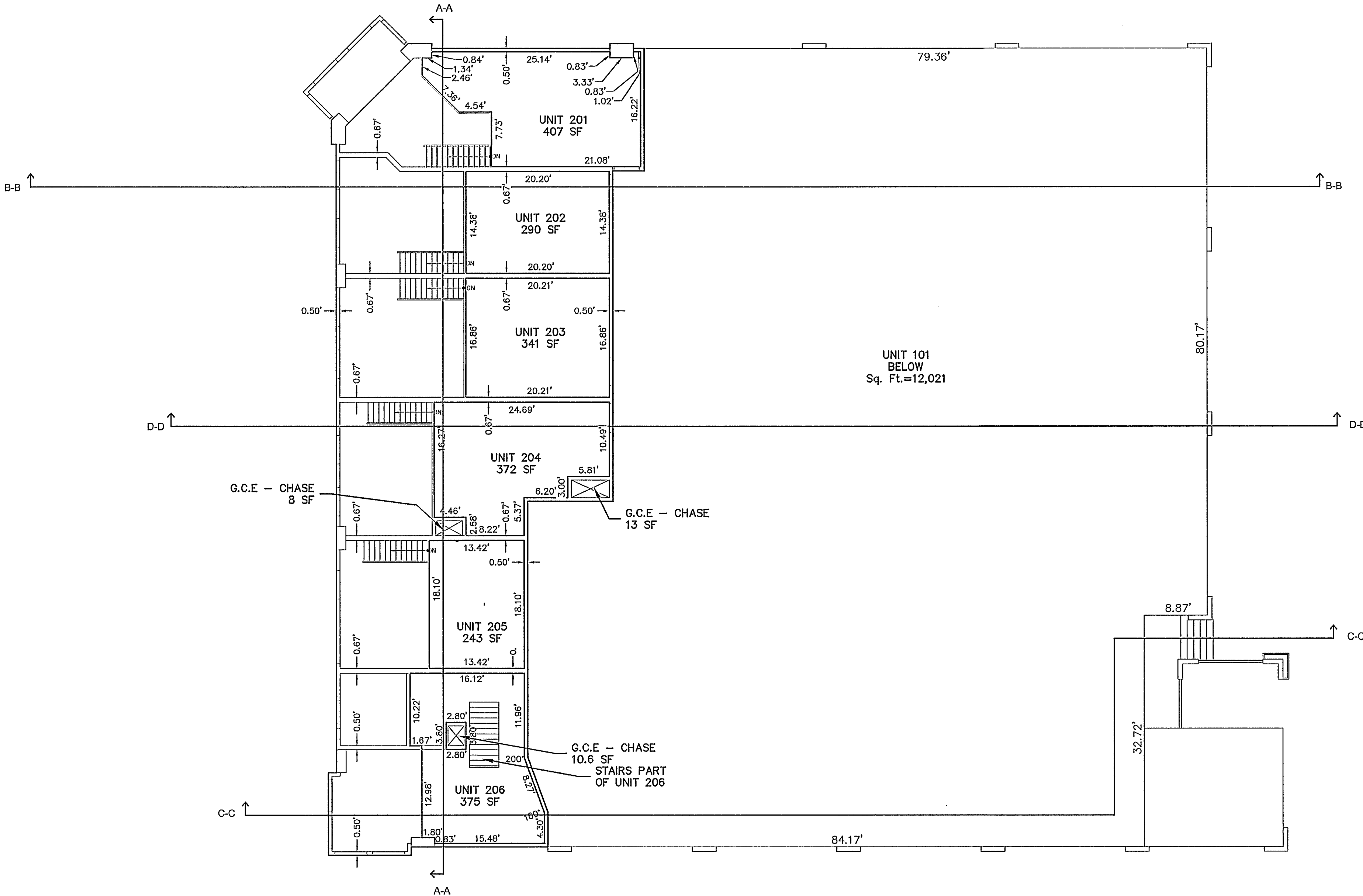


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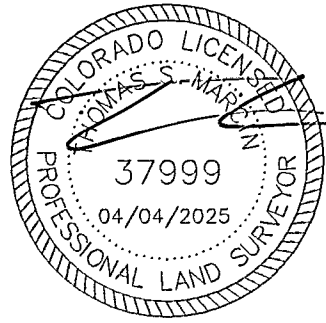
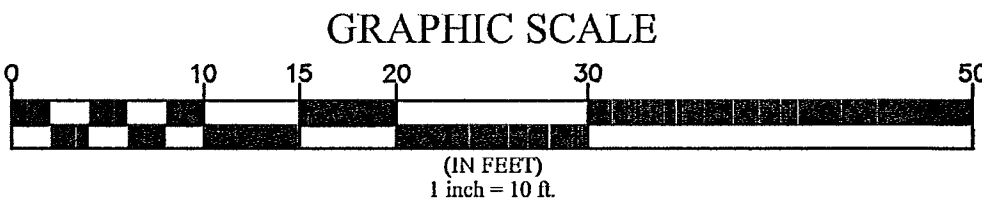
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LOFT LEVEL

NOTE: UNITS 201-206 AFE LOFT SPACES CORRESPONDING TO UNITS 201-206 RESPECTIVELY



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JOB NO.: 24077	SHEET: 5 OF 6

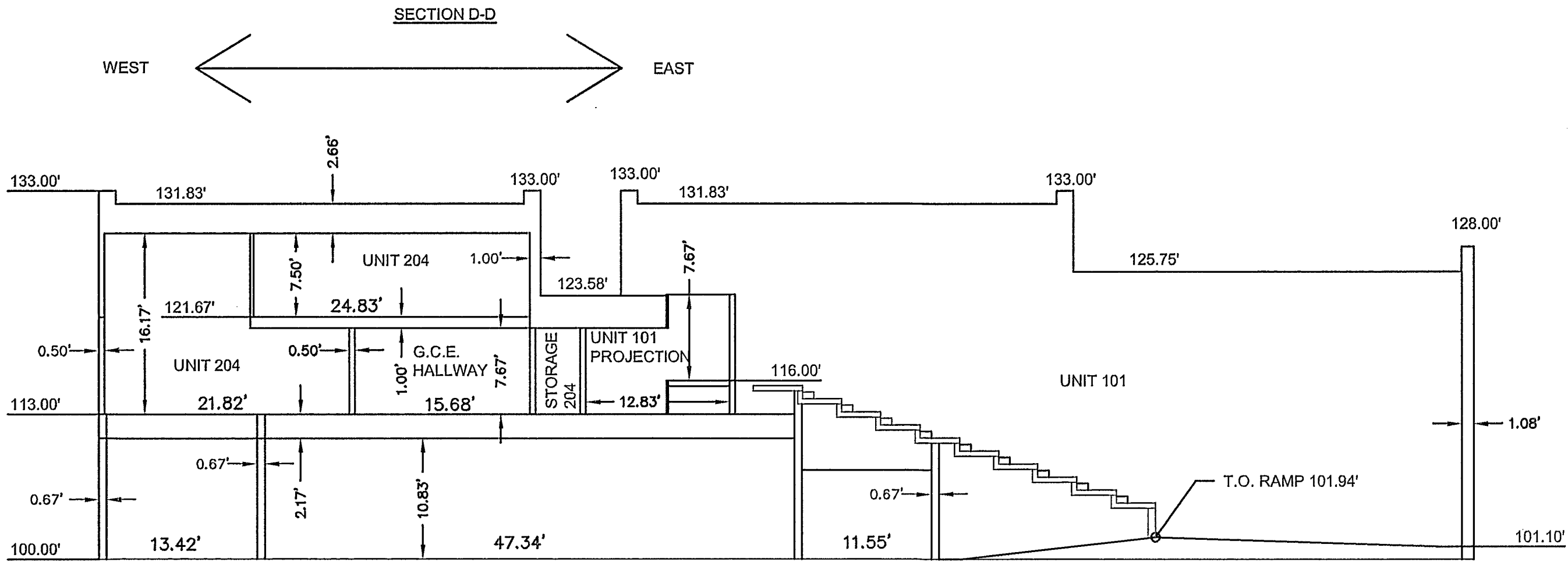
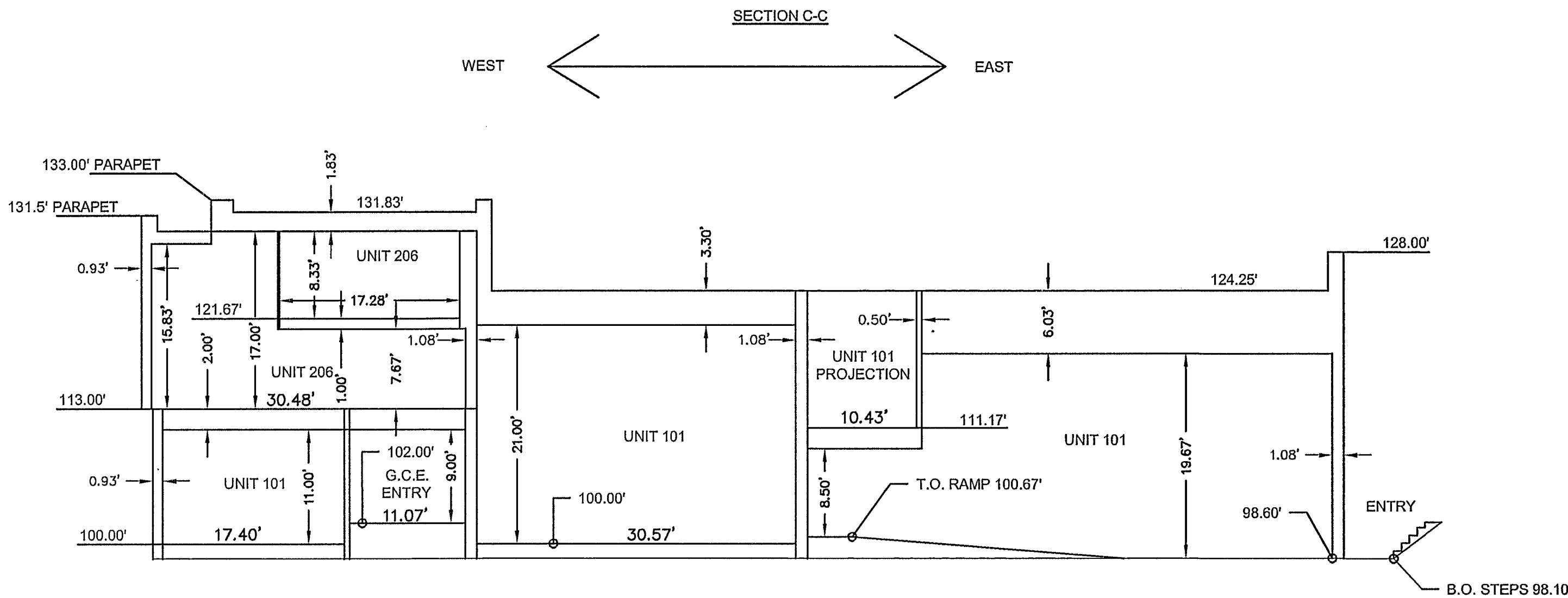
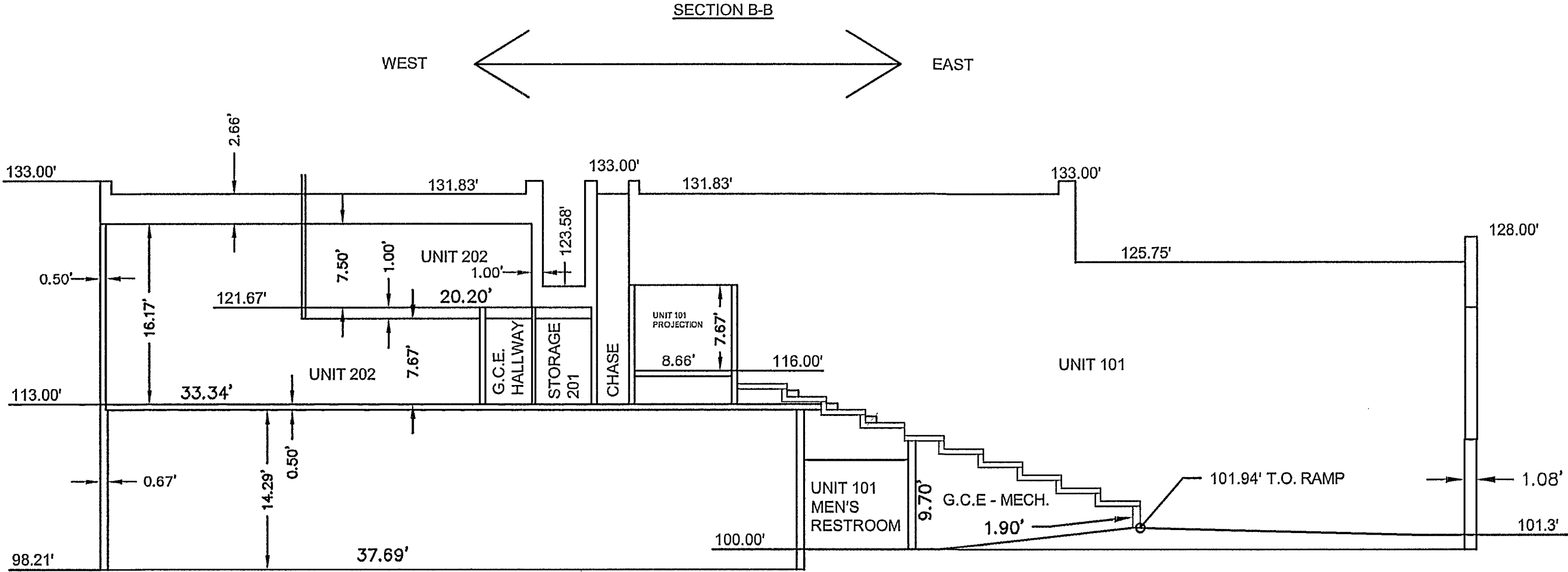
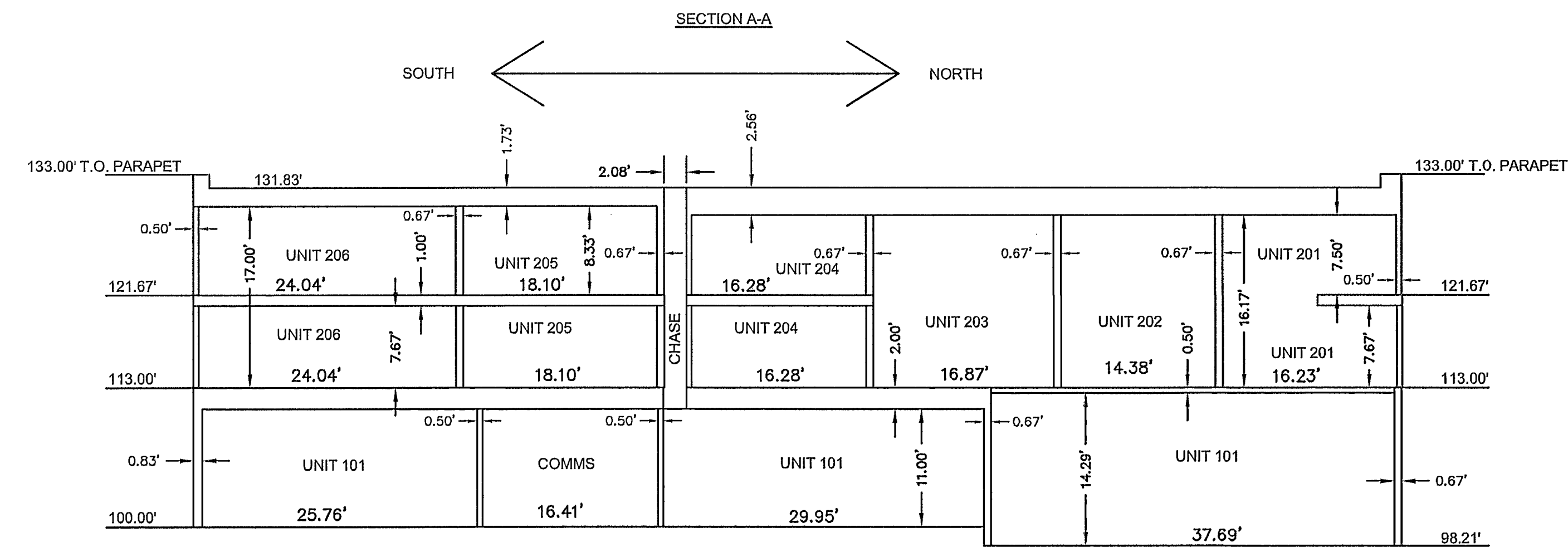
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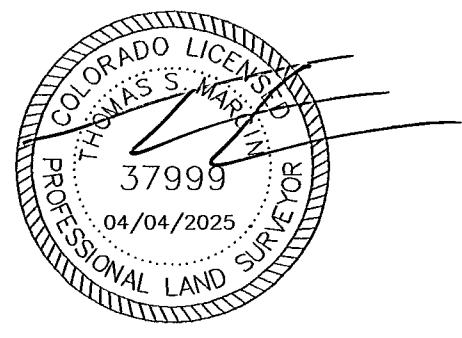
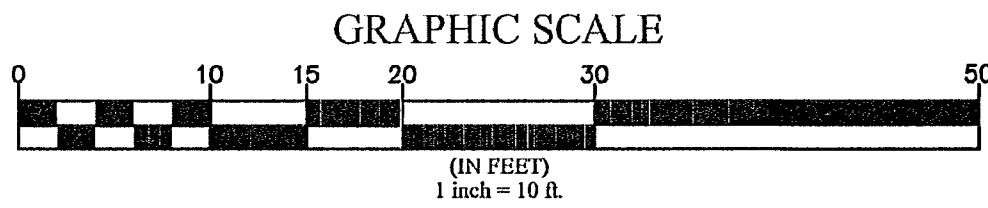
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