

CERTIFICATE OF DEDICATION AND OWNERSHIP
We, Dantas Builders, Inc. a Colorado corporation, the sole owner in fee simple of all that real property described as follows:

Lot A, Life Subdivision, Town of Eagle, Colorado according to the plat recorded June 3, 1992 in Book 581 at Page 377, 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 700 CHAMBERS AVENUE Subdivision 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 utility and drainage easements shown hereon and listed in note 11, for utility and drainage purposes.

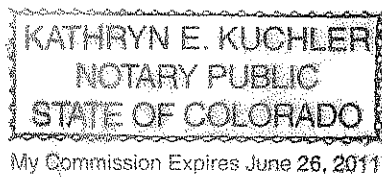
We hereby accept the responsibility for the completion of all required public improvements for the Subdivision, and further, hereby grant the right to install and maintain all necessary structures to the entity responsible for providing the services for which the easements are established.

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 _____ as Document No. _____

EXECUTED this 17th day of May 2011

By: Michael R. Dantas As: V. P.
Dantas Builders, Inc.,

STATE OF COLORADO)
COUNTY OF EAGLE) ss



The foregoing Certificate of Dedication and Ownership was acknowledged before me this 17th day of May, 2011 by Michael R. Dantas, Vice President

Witness my hand and official seal _____

My commission expires: 6/26/2011
Kathryn E. Kuchler
Notary Public

SUBORDINATION BY LIENHOLDERS
(Subdivision and Development Plats Containing Dedication to Town)

Millennium Bank, being the holder of a promissory note secured by a Deed of Trust dated November 30, 2006 and recorded on December 5, 2006 as Reception No. 200633037, in the office of the Clerk and Recorder of Eagle County, Colorado, hereby consents to the subdivision of the lands set forth in this Final Plat, and subordinates the lien represented by the aforesaid Deed of Trust to the dedications, restrictions, covenants and conditions shown on this Final Plat.

By: [Signature]
(Lienholder)
Millennium Bank
2111 N. Frontage Road West, Suite A
Vail, CO 81657

STATE OF COLORADO)
COUNTY OF _____) ss

The foregoing was acknowledged before me this 17th day of May 2011, by Daniel Lucas as Vice President of Millennium Bank

Witness my hand and official seal _____

My commission expires: _____
Kathryn E. Kuchler
Notary Public
STATE OF COLORADO
My Commission Expires June 26, 2011

TITLE CERTIFICATE
Land Title Guarantee Company does hereby certify that it has examined the title to all lands shown on this plat and that title to such lands is vested in Dantas Builders, Inc. free and clear of all liens, taxes, and encumbrances except as follows:
Deed of Trust to Millennium Bank recorded 12/5/06 # 200633037

EXECUTED this 17th day of May, 2011

[Signature]
Title Examiner

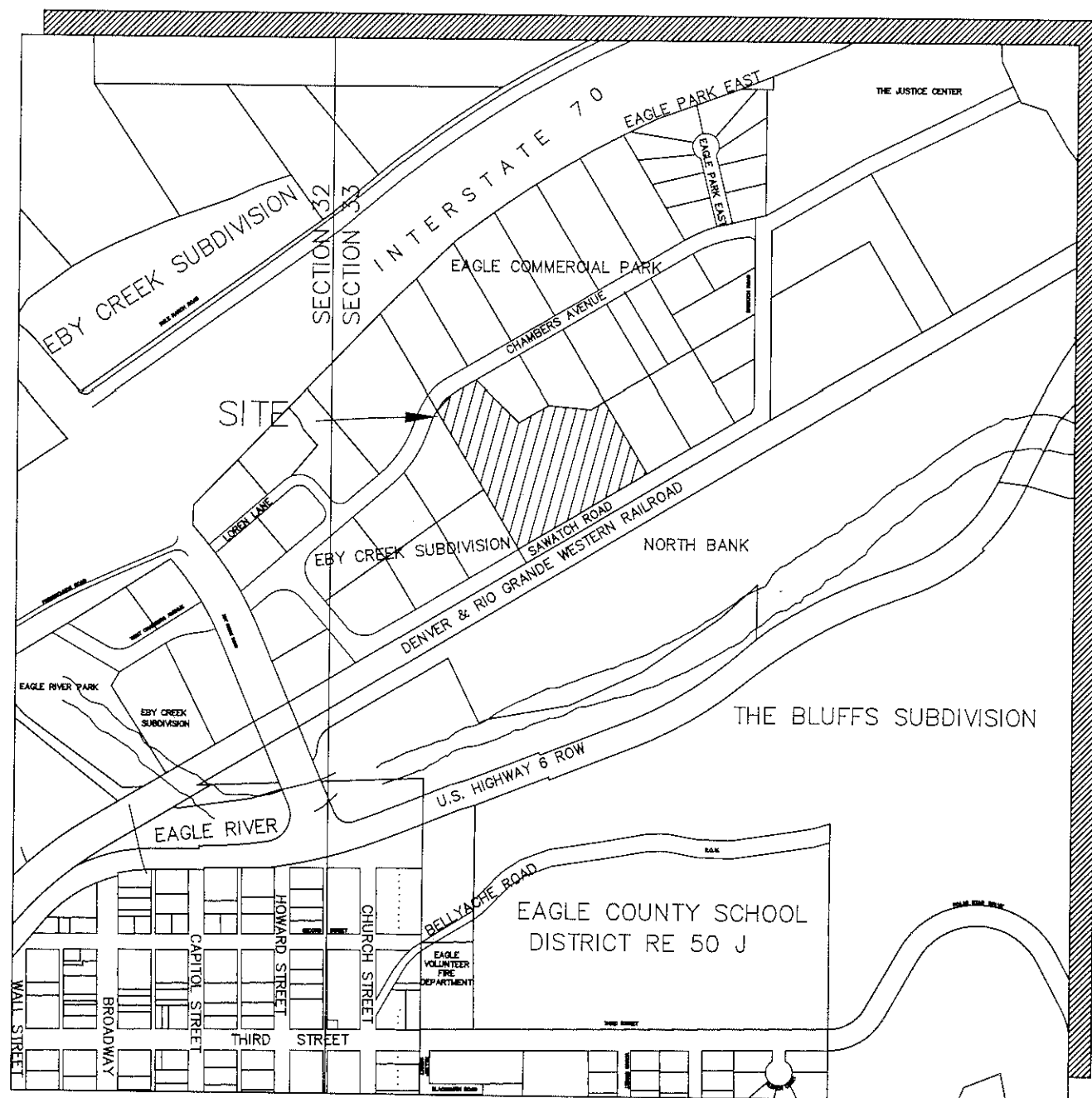
SURVEYOR'S CERTIFICATE

I, Randall P. Kipp, do hereby certify that I am a professional land surveyor licensed under the laws of the State of Colorado, that this plat is a true, correct, and complete plat of the 700 CHAMBERS AVENUE SUBDIVISION, as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots, staked upon the ground in compliance with Title 38, Article 51, C.R.S., as amended, and all other regulations governing the subdivision of land.

EXECUTED this 13 day of MAY 2011.



Randall P. Kipp
Randall P. Kipp PLS 38079
Colorado Professional Land Surveyor



VICINITY MAP SCALE 1" = 600'
Section 33, T4S, R84W

BOARD OF TRUSTEES CERTIFICATE

This plat approved by the Board of Trustees of the Town of Eagle, Colorado, this 25th day of JANUARY, 2011, for filing with the Clerk and Recorder of Eagle County, Colorado, and for conveyance or dedication to the Town of the public dedications shown hereon; 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, sub-surface 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: [Signature]
Mayor DEB. TEB
Witness my hand and seal of the Town of Eagle, Colorado.
ATTEST:
[Signature]
Town Clerk



PLANNING COMMISSION CERTIFICATE

This plat approved by the Town of Eagle Planning Commission the 4th day of JANUARY, 2011

[Signature]
Chairman

LAND USE SUMMARY

PARCEL	AREA	USE	STREET ADDRESS
LOT 1	3.070 ACRES	COMMERCIAL	700 CHAMBERS AVE.
LOT 2	1.243 ACRES	COMMERCIAL	263 SAWATCH ROAD
LOT 3	0.803 ACRES	COMMERCIAL	483 SAWATCH ROAD
LOT 4	1.024 ACRES	COMMERCIAL	629 SAWATCH ROAD
TOTAL	6.140 ACRES		

FINAL PLAT

700 CHAMBERS AVENUE SUBDIVISION

A RESUBDIVISION OF LOT A, LIFE SUBDIVISION
TOWN OF EAGLE, EAGLE COUNTY, COLORADO

Plat Notes

- The purpose of this final plat is a) to resubdivide Lot A Life Subdivision into 4 lots and b) to create easements to serve the new lot layouts.
- Date of Survey: August 2010
- Basis of Bearings: A bearing of S73°43'41" E between the northwest corner of Lot A of the Life Subdivision, a found 3/4" shiner on nail, LS No. 27598, and a found No. 4 rebar with 1 1/4" aluminum cap LS No. 14109.
- Legal description, record easements, and rights-of-way shown for this plat were derived from the Final Plat of Life Subdivision as recorded on June 3, 1992 in Book 581 at Page 377 as Reception No. 477485, and Title Commitment Order Number V50020317.1 as provided by Land Title Guarantee Company with an effective date of July 28, 2010.
- This property is subject to the right of proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises as reserved in United States Patent recorded February 2, 1895 in Book 48 at Page 451 and Page 452.
- This property is subject to an easement and right-of-way granted to Holy Cross Electric Association Inc. in instrument recorded February 17, 1912 in Book 223 at Page 189, in which the specific location of the easement is not adequately defined.
- This property is subject to the Town of Eagle Resolution No. 4 recorded on August 26, 1994 in Book 648 at Page 607.
- This property is subject to restrictive covenants recorded September 26, 1978 in Book 275 at Page 809 and as amended in instrument recorded February 13, 1979 in Book 281 at Page 896.
- This property is subject to easements, conditions, covenants, restrictions, reservations and notes on the Final Plat of the Eagle Commercial Park as recorded on August 25, 1978 in Book 274 at Page 1.
- This property is subject to easements, conditions, covenants, restrictions, reservations and notes on the Final Plat of Life Subdivision as recorded on June 3, 1992 in Book 581 at Page 377.
- Dantas Builders, Inc. a Colorado corporation, hereby dedicates the following non-exclusive easements to The Town of Eagle, with this plat for the purposes described herein:
 - A Grading, Drainage and Retention Pond Easement on, over, under, above, across and through those areas designated hereon as "Grading, Drainage and Retention Pond Easement" for the purposes of storm drainage, drainage of water flowing from other lands along with the installation, use, repair, replacement, improvement and maintenance of drainage structures including but not limited to a retention pond, swales, gutters, ditches, storm piping and culverts, together with a right of ingress and egress thereto.
 - An Access, Utility and Drainage Easement on, over, under, above, across and through those areas designated hereon as "Access, Utility and Drainage Easement" for the purposes of: i) the installation, use, repair, replacement, improvement and maintenance of an access driveway, along with any appurtenant supporting structures, together with a right of vehicular and pedestrian ingress and egress thereto; ii) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind whatsoever, including but not limited to waterlines and hydrants, sanitary sewerlines and manholes, telephone lines, cable television lines, gaslines, electric lines, fiber optic lines, other communication lines and all related structures, together with a right of ingress and egress thereto; and iii) storm drainage, drainage of water flowing from other lands along with the installation, use, repair, replacement, improvement and maintenance of drainage structures including but not limited to swales, gutters, ditches, storm piping and culverts, together with a right of ingress and egress thereto.
 - A Utility and Drainage Easement on, over, under, above, across and through those areas designated hereon as "Utility and Drainage Easement" for the purposes of: i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind whatsoever, including but not limited to waterlines and hydrants, sanitary sewerlines and manholes, telephone lines, cable television lines, gaslines, electric lines, fiber optic lines, other communication lines and all related structures, together with a right of ingress and egress thereto; and ii) storm drainage, drainage of water flowing from other lands along with the installation, use, repair, replacement, improvement and maintenance of drainage structures including but not limited to swales, gutters, ditches, storm piping and culverts, together with a right of ingress and egress thereto.
 - A Drainage Easement on, over, under, above, across and through those areas designated hereon as "Drainage Easement" and "Temporary Drainage Easement" for the purposes of storm drainage and drainage of water flowing from other lands along with the installation, use, repair, replacement, improvement and maintenance of drainage structures including but not limited to swales, gutters, ditches, storm piping and culverts, together with a right of ingress and egress thereto.
 - An Underground Utility Easement under, across, and through those areas designated hereon as "Underground Utility Easement" for the purposes of the installation, use, repair, replacement, improvement and maintenance of utilities, including but not limited to waterlines, sanitary sewerlines and manholes, telephone lines, cable television lines, gaslines, electric lines, fiber optic lines, other communication lines and all related underground structures, together with a right of ingress and egress thereto.
 - A Signage Easement on, over, under, above, across and through those areas designated hereon as "Signage Easement" for the purposes of the installation, use, repair, replacement, improvement and maintenance of signage and other appurtenant supporting structures, together with a right of ingress and egress thereto.

Plat Notes Continued

g) A Gas Line Easement on, over, under, above, across and through those areas designated hereon as "Temporary Gas Line Easement" for the purposes of the installation, use, repair, replacement, improvement and maintenance of gaslines, and all related structures, together with a right of ingress and egress thereto.

h) An Electric Easement on, over, under, above, across and through those areas designated hereon as "Electric Easement" for the purposes of the installation, use, repair, replacement, improvement and maintenance of electric lines, transformers and all other related structures, together with a right of ingress and egress thereto.

12. Dantas Builders, Inc. a Colorado corporation, will dedicate through a separate legal instrument the following non-exclusive easements as shown on this plat for the purposes described herein to the Lot Owners within the 700 Chambers Avenue Subdivision:

a) A Signage Easement on, over, under, above, across and through those areas designated hereon as "Signage Easement" for the purposes of the installation, use, repair, replacement, improvement and maintenance of signage and other appurtenant supporting structures, together with a right of ingress and egress thereto.

b) An Access Easement on, over, under, above, across and through those areas designated hereon as "Access Easement" for the purposes of the installation, use, repair, replacement, improvement and maintenance of an access driveway, along with any appurtenant supporting structures, together with a right of vehicular and pedestrian ingress and egress thereto.

13. The "Temporary" easements created hereon shall become effective as of the date of recordation of this Final Plat and shall remain in full force and effect until such time as the utility line or appurtenance(s) within said "Temporary" easement is relocated to an existing Utility and Drainage Easement or is relocated to a new permanent easement location.

14. By Ordinance No. 2, Series of 2011, the Town of Eagle agreed to and confirmed that the general, non-exclusive perpetual easement for the purpose of directing and temporarily storing in the borrow pit located on the southern portion of the subject property storm flows up to nine (9) acre feet in volume, and dedicated and conveyed to the Town by virtue of the Final Plat of the Life Subdivision as recorded on June 3, 1992 in Book 581 at Page 377 as Reception No. 477485 is vacated, and abandoned and is relinquished and of no further force or effect.

15. A Temporary Grading, Drainage and Retention Pond Easement for a portion of this property has been recorded at Reception No. _____

16. Street addresses are for informational purposes only and may be subject to change. Verify the correct addresses with the Eagle County Community Development Department.

RESTRICTION ON CONVEYANCE OF LOTS

Pursuant to Town of Eagle Ordinance No. 2, Series of 2011, the owner shall not sell or convey any of the four (4) individual lots shown hereon until such time as Owner completes the public and other required Subdivision improvements necessary to serve this Subdivision, or until Owner provides the Town of Eagle with a performance guarantee securing the construction of said improvements, as certified by the Town of Eagle.

PROHIBITION OF SALE OF LOTS 1, 3 AND 4

Developer shall not convey Lots 1, 3 and 4 within the Subdivision individually to third parties until all public and other required Subdivision improvements (except reconfiguration of existing retention pond) have been constructed by Developer and approved by the Town Engineer or until Developer has delivered to the Town an irrevocable standby letter of credit or other performance guarantee permitted by the Eagle Municipal Code pursuant to Section 9 of the Subdivision Improvements Agreement recorded in the records of the Eagle County Clerk and Recorder at Reception Number _____, whichever event shall first occur.

PROHIBITION OF SALE OF LOT 2

Developer shall not convey Lot 2 to any third party until all public and other required Subdivision improvements including reconfiguration of the existing retention pond pursuant to Section 7.2 of the Subdivision Improvements Agreement recorded in the records of the Eagle County Clerk and Recorder at Reception Number _____, have been constructed by Developer and approved by the Town Engineer.

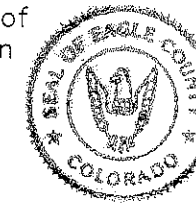
CLERK AND RECORDER'S CERTIFICATE

This plat was filed for record in the office of the Eagle County Clerk and Recorder at 3:30 o'clock at P.M., on the 25th day of MAY, 2011, and is duly recorded in Book 201103308 at Page _____ as Document No. _____

Ord 20101307
SIA 20101309
Easment 20110310

EAGLE COUNTY CLERK & RECORDER

By: [Signature]



Declarations or Protective Covenants are filed in Book _____ at Page _____, as Document No. _____

FINAL PLAT 700 CHAMBERS AVENUE SUBDIVISION A RESUBDIVISION OF LOT A, LIFE SUBDIVISION TOWN OF EAGLE, EAGLE COUNTY, COLORADO	
DRAWN BY: <u>SRW</u>	DATE: <u>5-13-11</u>
CHECKED BY: <u>RPK</u>	DRAWING NO.: <u>10032-PP.DWG</u>
JOB NO.: <u>10032</u>	SHEET <u>1</u> OF <u>2</u>

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.

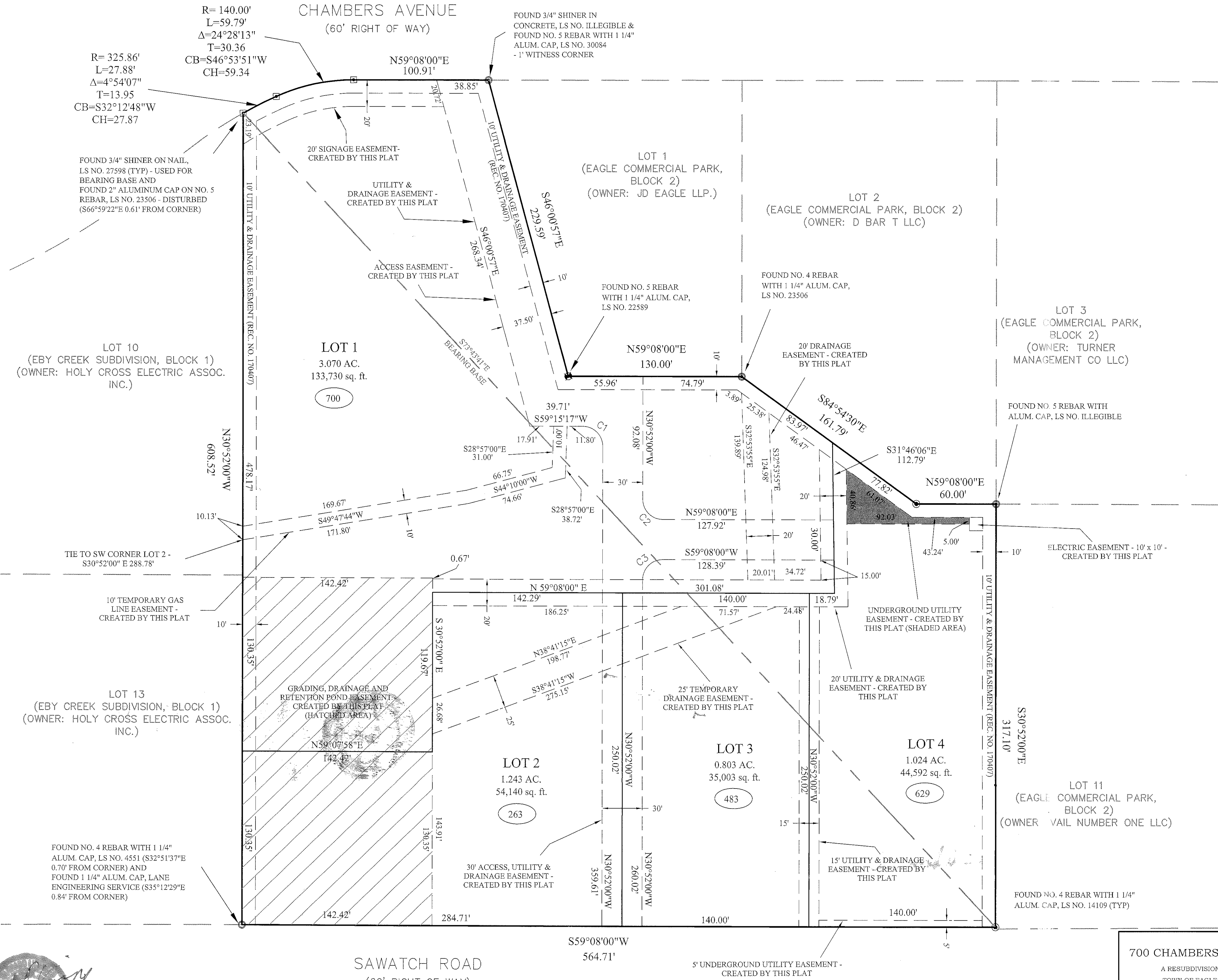
MARCIN ENGINEERING LLC

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



FINAL PLAT
700 CHAMBERS AVENUE SUBDIVISION

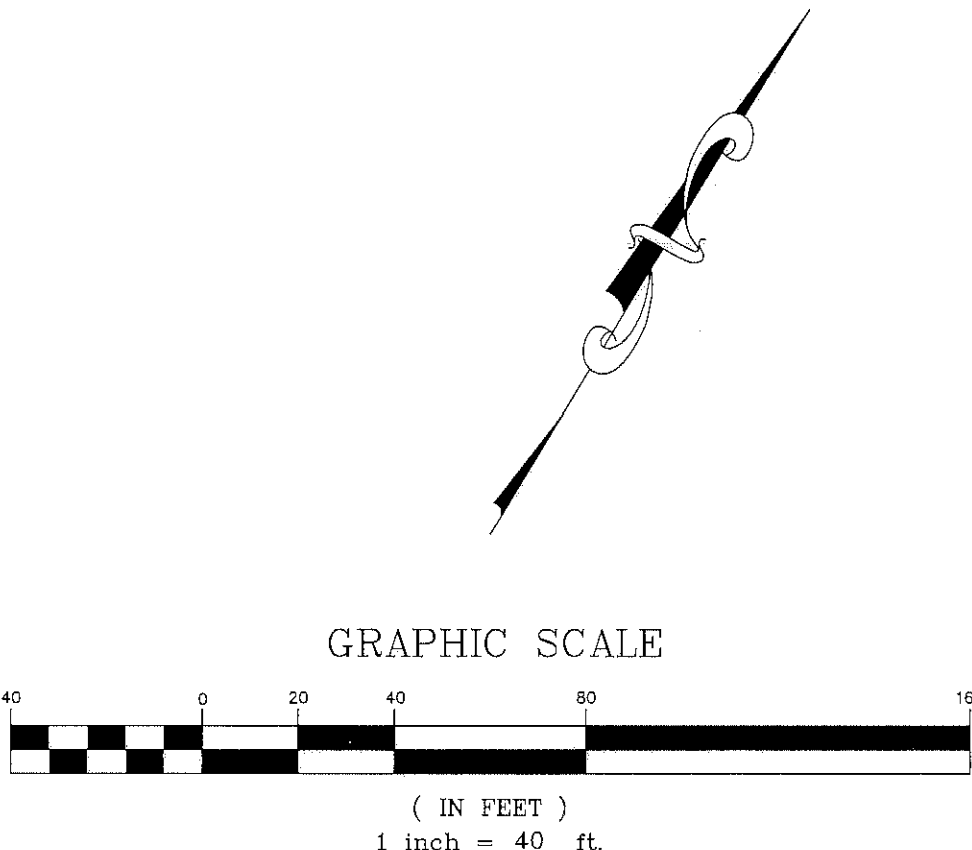
A RESUBDIVISION OF LOT A, LIFE SUBDIVISION
TOWN OF EAGLE, EAGLE COUNTY, COLORADO



LEGEND

○ - INDICATES STREET ADDRESS
E - INDICATES BEARING/DISTANCE FOR EASEMENTS

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	23.53	15.00	14.97	21.19	N75°48'21"W	89°52'43"
C2	23.56	15.00	15.00	21.21	S75°52'00"E	90°00'00"
C3	23.56	15.00	15.00	21.21	S14°08'00"W	90°00'00"



FINAL PLAT 700 CHAMBERS AVENUE SUBDIVISION A RESUBDIVISION OF LOT A, LIFE SUBDIVISION TOWN OF EAGLE, EAGLE COUNTY, COLORADO			
DRAWN BY:	SRW	DATE:	5-13-11
CHECKED BY:	RPK	DRAWING NO.:	10032_FP.DWG
JOB NO.:	10032	SHEET	2 of 2

MARCIN ENGINEERING LLC

P.O. Box 1062
AVON, CO 81620
(970) 748-0274
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