

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents, that Richard E. Rothkopf, being sole owner(s) in fee simple, mortgagee or lienholder of all that real property situated in Eagle County, Colorado described as follows:

Tract A and Tract C, Cordillera Subdivision, Filing No. 33, according to the plat recorded June 18, 2002 at Reception No. 799105, County of Eagle, State of Colorado, containing 230.503 acres more or less; have by these presents laid out, platted and subdivided the same into lots and blocks as shown on this final plat under the name and style of CORDILLERA SUBDIVISION, FILING NO. 33, TRACT A AND TRACT C, a subdivision in the County of Eagle; and do hereby accept the responsibility for the completion of required improvements; and do hereby dedicate and set apart all of the public roads and other public improvements and places as shown on the accompanying plat to the use of the public forever; and do hereby dedicate those portions of said real property which are created as easements on the accompanying plat to the public forever as easements for the purposes shown hereon, unless otherwise expressly provided thereon; and do hereby grant the right to install and maintain necessary structures to the entity responsible for providing the services for which the easements are established.

EXECUTED this 24th day of May, A.D. 2005.

Owner: Richard E. Rothkopf, 1916 N. Hudson, Chicago, IL 60614

By: [Signature]

STATE OF CO, COUNTY OF GARFIELD

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 24th day of May, A.D. 2005, by Richard E. Rothkopf as owner of Tract A and Tract C, Cordillera Subdivision, Filing No. 33.

My Commission expires 8/1/07

Witness my hand and official seal. Notary Public

LAND TITLE GUARANTEE COMPANY

Land Title Guarantee Company does hereby certify that it has examined the title to all lands shown upon this Plat and that title to such lands is vested in Richard E. Rothkopf free and clear of all liens, taxes and encumbrances, except as follows: None

Dated this 24th day of May, A.D. 2005

AGENT: Land Title Guarantee Company, By: [Signature]

COUNTY COMMISSIONERS' CERTIFICATE

This Plat approved by the Board of County Commissioners of Eagle County, Colorado this 24th day of May, A.D. 2005, for filing with the Clerk and Recorder of Eagle County and for conveyance to the County of the public dedications shown hereon, subject to the provision that applicant Eagle County for maintenance of roads dedicated to the public until construction of improvements thereon shall have been completed in accordance with Eagle County specifications and the Board of County Commissioners of Eagle County has by a subsequent resolution agreed to undertake maintenance of the same. 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, sewage disposal permit or any other required permit will be issued. This approval is with the understanding that all expenses involving required improvements for 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 subdivider and not the County of Eagle.

Witness my hand and seal of the County of Eagle, Colorado. Chairman, Board of County Commissioners, Eagle County, Colorado

CLERK AND RECORDER'S CERTIFICATE

This Plat was filed for record in the Office of the Clerk and Recorder at 11:40 a.m. on this 24th day of May, 2005, and is duly recorded at Reception No. 921530. Clerk and Recorder, Deputy

AMENDED FINAL PLAT CORDILLERA SUBDIVISION, FILING NO. 33, TRACT A AND TRACT C, LOCATED IN SECTIONS 12 AND 13, TOWNSHIP 5 SOUTH, RANGE 83 WEST OF THE 6TH P.M., COUNTY OF EAGLE, STATE OF COLORADO

SURVEYOR'S CERTIFICATE

I, James S. Kunkel, do hereby certify that I am a Registered Professional Land Surveyor licensed under the laws of the State of Colorado, that this plat is a true, correct and complete plat of Cordillera Subdivision, Filing No. 33, Tract A and Tract C, as laid out, platted, dedicated and shown hereon, that such plat 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 staked upon the ground in compliance with applicable regulations governing the subdivision of lands.

In Witness Whereof, I have set my hand and seal this 24th day of May, A.D. 2005.

James S. Kunkel, P.E. & P.L.S. No. 33089, President, Johnson, Kunkel & Associates, Inc.

CERTIFICATE OF TAXES PAID

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of 04/24/2005 upon all parcels of real estate described on this plat are paid in full.

Dated this 24th day of May, A.D. 2005. Treasurer of Eagle County

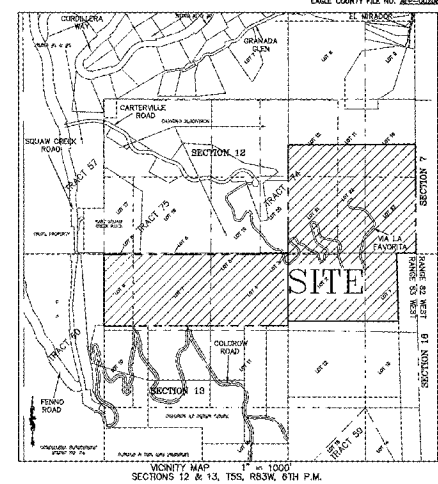
LAND USE SUMMARY

Table with columns: PARCEL NUMBER, MAXIMUM BUILDING HEIGHT, PLANNING AREA, USE, STREET ADDRESS. Rows for Tract A, Tract C, and Total Acreage.

*Acreage are for informational purposes only and may be subject to change. Verify final address with the Eagle County Community Development Department.

NOTES

- 1) Survey Date Completed: December, 2004.
2) Bearings are referenced to the monumented line between Corner No. 3 and Corner No. 4 of Government Tract 75 of Section 12, Township 5 South, Range 83 West of the 6th P.M., according to the independent resurvey of said Township and Range as approved by the U.S. Surveyor General's office in Denver, Colorado on June 20, 1922, as bearing N69°56'33"E.
3) The parcels hereby platted are controlled by the "Cordillera Subdivision Tentative Amended and Restated Planned Unit Development Control Document," dated October 24, 2003 and recorded at Reception Number 854887 in the Office of the Eagle County Clerk and Recorder, and as the same may be further amended from time to time.
4) Owner Richard E. Rothkopf, and his successors and assigns, do hereby reserve to themselves and their successors and assigns, all rights to further subdivide and further plat Tract A as provided for and allowed in the provisions of the Cordillera Planned Unit Development Control Document as amended and recorded in the Eagle County records.
5) The record legal description and record easements are based on Land Title Guarantee Company Order Number V90007849.
6) Sprinkler-type fire suppression systems are required in all permanent buildings constructed on the lands hereby platted.



- 7) The parcels shown hereon are subject to the Notes and Easements as described on the Final Plat of Cordillera Subdivision, Filing No. 33 recorded June 18, 2002 at Reception No. 799105, except as later amended, modified or deleted and except as amended, modified or deleted on this Amended Final Plat.
8) The owner(s) of Tract A and Tract C are entitled to the use of the Recreation Easement as described on the Final Plat of Cordillera Subdivision, Filing No. 33.
9) Owners of lots depicted on this plat shall be responsible for all maintenance and repairs of utility service lines, connections, facilities and related equipment providing service to such owner's lot and the residence and other buildings and improvements constructed upon such lot, with such responsibility to begin at the point where a utility provider ceases responsibility for maintenance and repair for a particular utility.
10) Sales: A site specific geotechnical report, prepared by a Registered Professional Engineer, is required for all structures prior to issuance of a building permit.
11) Individual Sewage Disposal Systems (ISDS) must be designed by a Registered Professional Engineer.
12) Maximum Building Height(s) are designated for each lot or tract shown on this plat, additionally, building heights may not exceed the maximum building height as defined within the PUD Guidelines.
All structures must comply with the more restrictive of the following two designations for maximum building height:
1) 35' maximum height as defined in the Ninth Cordillera Amended and Restated Planned Unit Development Guidelines.
2) Maximum Building Height(s) elevations as designated for each lot on this plat.
13) Approximate ridge/line shown is based on 1989 aerial photography provided by Aerometric Inc.
14) Protective Covenants and Consent to Declaration of Protective Covenants, Conditions and Restrictions for Cordillera, are found recorded March 12, 1993 in Book 608 at Page 795, the Amendment recorded May 11, 1998 at Reception No. 655728 and the Amendment recorded May 20, 2005 at Reception No. 916405, and as may be further amended from time to time.
15) The purpose of this Amended Final Plat is to create Utility and Drainage easements; to relocate the Access Easement created in the Grant of Reciprocal Easements recorded August 15, 2003 of Reception No. 844218; to vacate the Tract Easement contained on the Final Plat recorded June 18, 2002 at Reception No. 799105; and to create two Building Easements and one pasture area, under the name and style of Cordillera Subdivision, Filing No. 33, Tract A and C.
16) The parcels shown hereon are subject to the Terms, Conditions and Provisions of findings of fact regarding water rights recorded November 18, 1990 in Book 542 at Pages 555 and 556.
17) The parcels shown hereon are subject to the 60' Easement for Water Facilities as described in Book 501 at Page 847 and the Amendment recorded October 11, 2001 at Reception No. 769582.
18) The parcels shown hereon are subject to the Agreement to Vacate and Abandon Existing Easements as described at Reception No. 908235.
19) The parcels shown hereon are subject to the First Amendment to Grant of Reciprocal Easements recorded May 20, 2005 of Reception No. 916405.

TerrainVision logo and contact information for Johnson, Kunkel & Associates, Inc. including address, phone, and website.



NO SCALE

Table with columns: DRAWN BY, CHECKED BY, JOB NO., DATE, DRAWING NO., SHEET, OF. Includes handwritten entries for EAD04268, 12/15/04, and 1/3.

NOTICE: According to Colorado law you MUST examine any legal action based upon any defect in this survey within three years after you first discover the defect, or no later than any action based upon any defect in this survey, is to be commenced within three years from the date of the certification shown hereon.

AMENDED FINAL PLAT
CORDILLERA SUBDIVISION, FILING NO. 33,
TRACT A AND TRACT C,
LOCATED IN SECTIONS 12 AND 13, TOWNSHIP 5 SOUTH,
RANGE 83 WEST OF THE 6TH P.M.,
COUNTY OF EAGLE, STATE OF COLORADO

EAGLE COUNTY FILE NO. AFP-00208

C-414 2/3

- LEGEND**
- Boundary Line
 - Property Line
 - - - Building Envelope
 - - - Fence
 - - - Easement Centerline
 - - - Section Line
 - - - Tract Line
 - - - Pasture
 - - - Wildlife Corridor
- Found 2 1/2" G.L.O. Brass Cap Monument on a 1" Iron Pipe
 - ⊕ Found 2 1/2" G.L.O. Brass Cap Monument on a 2" Iron Pipe
 - ⊙ Found 1 1/2" Aluminum Cap Monument on a #5 Rebar L.S. #20695
 - ⊙ Found 1 1/2" Aluminum Cap Monument on a #5 Rebar L.S. #11204
 - Found 2" Aluminum Cap Monument on a #5 Rebar L.S. #23089
 - Found 1 1/2" Aluminum Cap Monument on a #5 Rebar L.S. #23069
 - △ Set 1 1/2" Aluminum Cap Monument on a #5 Rebar L.S. #23089

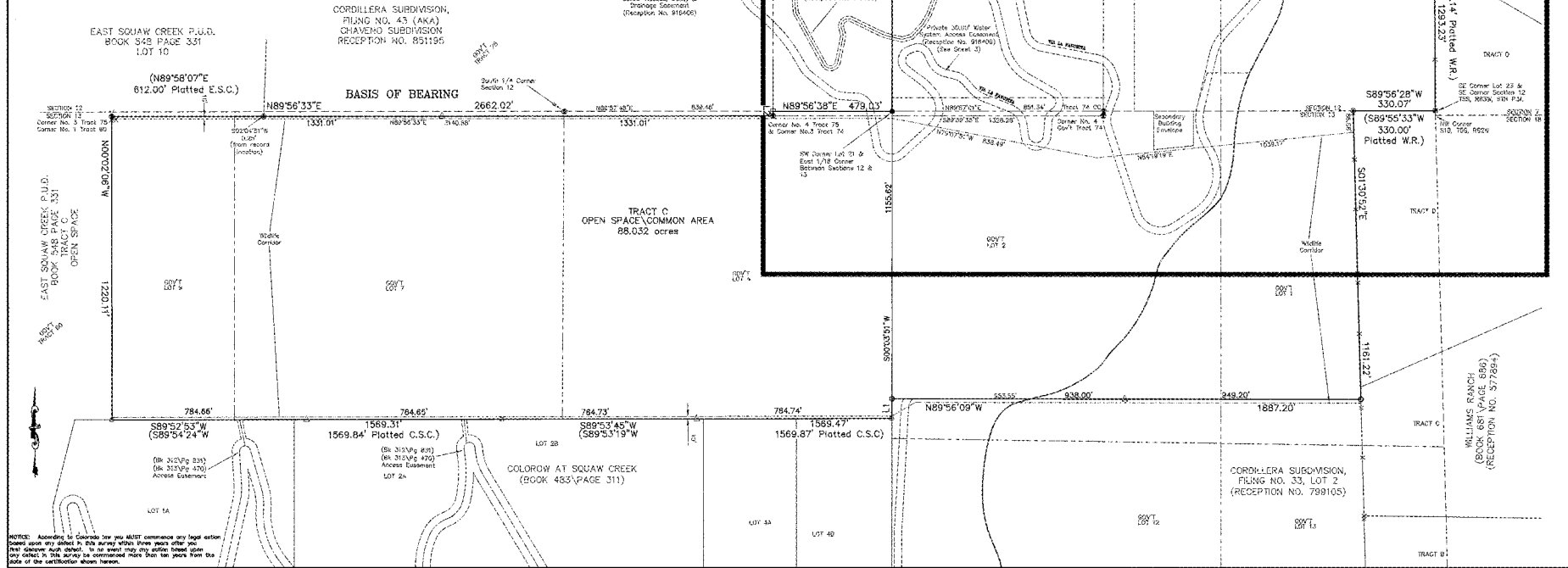
LINE TABLE FOR SHEET 2 ONLY

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 79.71 | S00°03'51"W |
| L2 | 18.19 | N99°28'48"W |
| L3 | 80.62 | N89°31'58"E |
| L4 | 34.44 | N48°45'43"E |
| L5 | 15.53 | N84°22'01"W |
| L6 | 34.44 | S48°45'43"W |
| L7 | 41.88 | N32°41'08"E |
| L8 | 83.40 | N32°18'02"E |
| L9 | 85.41 | N38°25'50"E |
| L10 | 78.21 | N48°40'12"E |
| L11 | 28.89 | N28°50'02"E |

CURVE TABLE FOR SHEET 2 ONLY

| CURVE | LENGTH | RADIUS | TANGENT | CHORD | BEARING | DELTA |
|-------|--------|--------|---------|--------|-------------|-----------|
| C1 | 108.03 | 142.90 | 56.78 | 106.46 | N23°02'40"E | 43°28'02" |
| C2 | 96.61 | 207.50 | 49.20 | 95.74 | N33°28'26"E | 28°40'33" |
| C3 | 85.75 | 192.50 | 43.60 | 85.04 | S34°02'03"W | 22°31'19" |
| C4 | 119.40 | 197.50 | 62.73 | 116.56 | S28°02'40"W | 43°28'02" |

- LEGEND - RELATED MEASUREMENTS**
- East Squaw Creek P.U.D. E.S.C. (89248/P0231)
 - Chavengo Subdivision C.S.C. (89248/P0231)
 - Cordillera Subdivision Filing No. 33 C.S.F. (89248/P0231)
 - Corner of Square 331 C.S.C. (89248/P0231)
 - Plat of Square 331 P.D.P.M. (89248/P0231)
 - Williams Ranch W.R. (89248/P0231)
 - Cordillera Subdivision Filing No. 33 C.S.F. (89248/P0231)
 - Cordillera Subdivision Filing No. 33 C.S.F. (89248/P0231)



TerrainVision
P.O. BOX 1000, DENVER, CO 80202
PHONE: (303) 733-8888 FAX: (303) 733-1000
WWW.TERRAINVISION.COM

Johnson, Kunkel & Associates, Inc.
LAND SURVEYING, MAPPING, STRUCTURAL & CIVIL ENGINEERING

GRAPHIC SCALE
1 inch = 200 ft.
0 50 100 150 200 feet

| NO. | REVISION | DATE | BY |
|-----|--------------------|---------|-----|
| 1 | Remove Tract Lines | 4/20/09 | GDH |
| 2 | Comments | 5/14/09 | GDH |

| DRAWN BY: | CHECKED BY: |
|-----------|-------------|
| GDH | EAO2989 |

| DATE: | DATE: |
|----------|---------|
| 12/15/04 | 5/14/09 |

| LOADING NO.: | NO. |
|--------------|-----|
| EAO2989 | 3 |

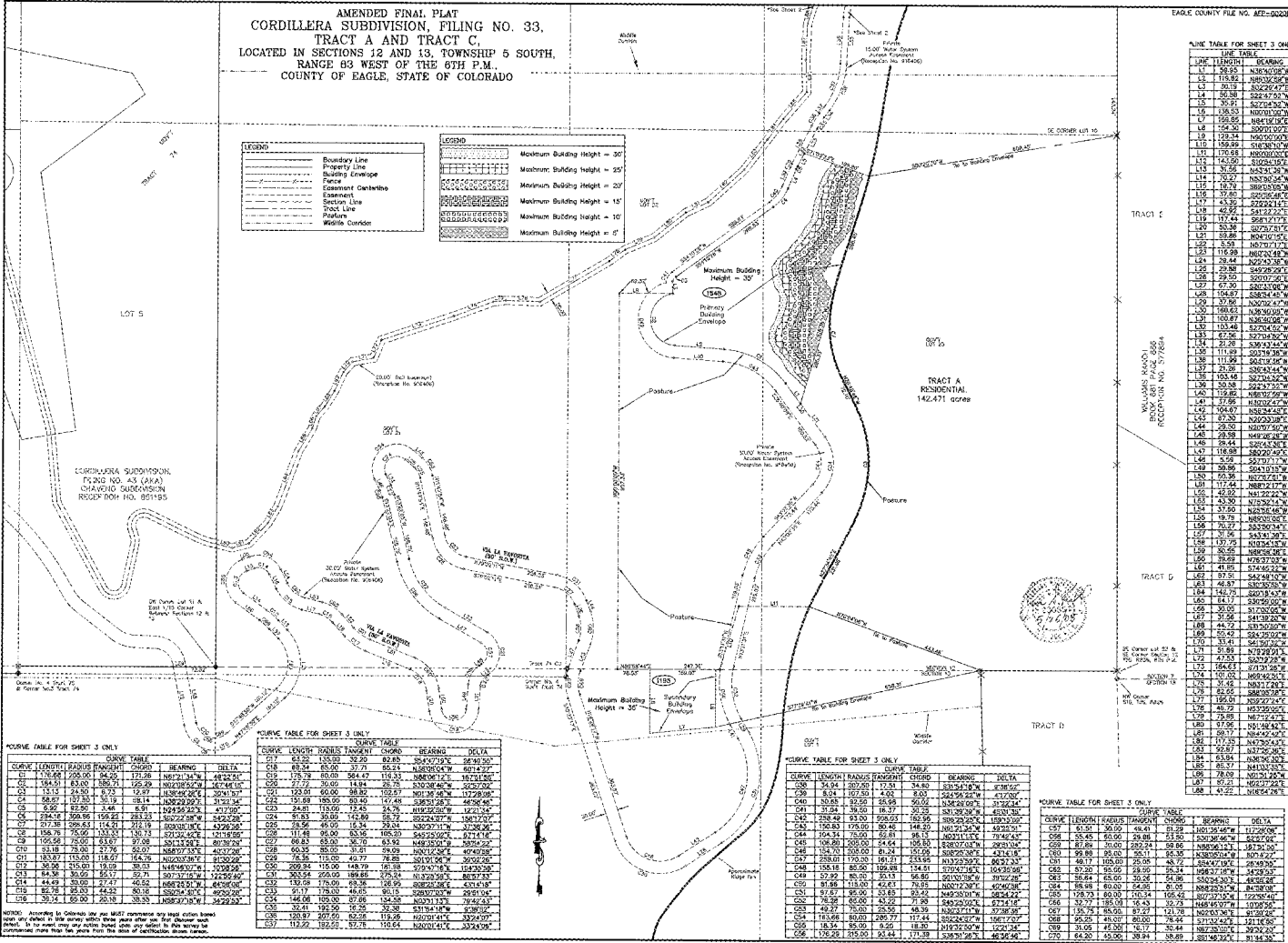
NOTES: According to Colorado law you MUST commence any legal action based upon any defect in this survey within three years after the first date of recording. If you do not commence any such action, you defect in this survey is commuted more than ten years from the date of the certification shown herein.

AMENDED FINAL PLAT
CORDILLERA SUBDIVISION, FILING NO. 33,
TRACT A AND TRACT C,
LOCATED IN SECTIONS 12 AND 13, TOWNSHIP 5 SOUTH,
RANGE 83 WEST OF THE 6TH P.M.,
COUNTY OF EAGLE, STATE OF COLORADO

LEGEND

| | |
|--|---------------------|
| | Boundary Line |
| | Property Line |
| | Building Envelope |
| | Easement Centerline |
| | Section Line |
| | Foot Line |
| | Mileage Corridor |

| | |
|--|-------------------------------|
| | Maximum Building Height = 30' |
| | Maximum Building Height = 25' |
| | Maximum Building Height = 20' |
| | Maximum Building Height = 15' |
| | Maximum Building Height = 10' |
| | Maximum Building Height = 0' |



EAGLE COUNTY FILE NO. AEE-00208

CURVE TABLE FOR SHEET 3 ONLY

| CHORD LENGTH | BEARING | DELTA |
|--------------|-------------|---------|
| 1.0000 | N30°00'00"W | 30.0000 |
| 1.0196 | N29°59'59"W | 30.0000 |
| 1.0392 | N29°59'58"W | 30.0000 |
| 1.0588 | N29°59'56"W | 30.0000 |
| 1.0784 | N29°59'54"W | 30.0000 |
| 1.0980 | N29°59'52"W | 30.0000 |
| 1.1176 | N29°59'50"W | 30.0000 |
| 1.1372 | N29°59'48"W | 30.0000 |
| 1.1568 | N29°59'46"W | 30.0000 |
| 1.1764 | N29°59'44"W | 30.0000 |
| 1.1960 | N29°59'42"W | 30.0000 |
| 1.2156 | N29°59'40"W | 30.0000 |
| 1.2352 | N29°59'38"W | 30.0000 |
| 1.2548 | N29°59'36"W | 30.0000 |
| 1.2744 | N29°59'34"W | 30.0000 |
| 1.2940 | N29°59'32"W | 30.0000 |
| 1.3136 | N29°59'30"W | 30.0000 |
| 1.3332 | N29°59'28"W | 30.0000 |
| 1.3528 | N29°59'26"W | 30.0000 |
| 1.3724 | N29°59'24"W | 30.0000 |
| 1.3920 | N29°59'22"W | 30.0000 |
| 1.4116 | N29°59'20"W | 30.0000 |
| 1.4312 | N29°59'18"W | 30.0000 |
| 1.4508 | N29°59'16"W | 30.0000 |
| 1.4704 | N29°59'14"W | 30.0000 |
| 1.4900 | N29°59'12"W | 30.0000 |
| 1.5096 | N29°59'10"W | 30.0000 |
| 1.5292 | N29°59'08"W | 30.0000 |
| 1.5488 | N29°59'06"W | 30.0000 |
| 1.5684 | N29°59'04"W | 30.0000 |
| 1.5880 | N29°59'02"W | 30.0000 |
| 1.6076 | N29°59'00"W | 30.0000 |

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Johnson, Kunkel & Associates, Inc.
LAND SURVEYING, MAPPING, STRUCTURAL & CIVIL ENGINEERING

GRAPHIC SCALE
1" = 100' (1" IN FEET = 1" IN METERS)

DATE: 12/27/04
BY: [Signature]
CHECKED BY: [Signature]
REVISION: [Signature]