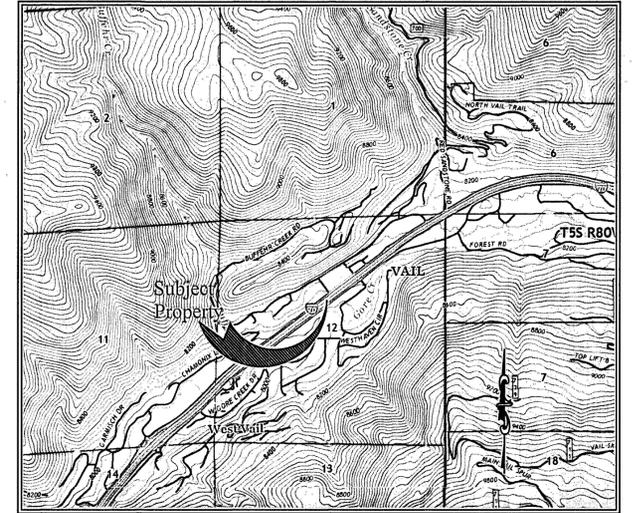


CONDOMINIUM MAP  
**TIMBER RIDGE VILLAGE PHASE I BUILDING A**  
 TIMBER RIDGE SUBDIVISION, LOT 1  
 SECTION 12, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE 6TH P.M.  
 TOWN OF VAIL, COUNTY OF EAGLE, STATE OF COLORADO



VICINITY MAP  
 SCALE 1" = 2,000'

**CERTIFICATE OF DEDICATION AND OWNERSHIP**

KNOW ALL MEN BY THESE PRESENTS THAT TRIUMPH TIMBER RIDGE, LLC, BEING SOLE OWNER IN FEE SIMPLE OF ALL THAT REAL PROPERTY SITUATED AT 1281 NORTH FRONTAGE ROAD WEST IN THE TOWN OF VAIL, EAGLE COUNTY, COLORADO DESCRIBED AS FOLLOWS: LOT 1, TIMBER RIDGE SUBDIVISION, LOT 1, ACCORDING TO THE PLAT RECORDED APRIL 9, 2024 UNDER RECEPTION NO. 202403760, COUNTY OF EAGLE, STATE OF COLORADO, CONTAINING 5.4936 ACRES MORE OR LESS, HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO 48 CONDOMINIUM UNITS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF TIMBER RIDGE VILLAGE PHASE I BUILDING A, A SUBDIVISION IN THE TOWN OF VAIL, EAGLE COUNTY, COLORADO; AND DOES HEREBY ACCEPT THE RESPONSIBILITY FOR THE COMPLETION OF REQUIRED IMPROVEMENTS, AND DOES 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 DOES HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE INDICATED AS EASEMENTS ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE PURPOSES SHOWN HEREON, AND DOES 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 14<sup>th</sup> DAY OF January, A.D., 2026,  
 TRIUMPH TIMBER RIDGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
 PO BOX 2444  
 EDWARDS, CO 81632-2444  
 BY: Michael O'Connor  
 M. MICHAEL O'CONNOR  
 MANAGER

STATE OF COLORADO )  
 ) SS  
 COUNTY OF EAGLE )  
 THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 14<sup>th</sup> DAY OF January, A.D., 2026, BY M. MICHAEL O'CONNOR.

MY COMMISSION EXPIRES 10/17/2029  
 WITNESS MY HAND AND OFFICIAL SEAL  
Kathryn E. Kuchler  
 NOTARY PUBLIC  
 30 Benchmark Rd #107  
 Avon, CO 81620

KATHRYN E. KUCHLER  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID 19994017239  
 MY COMMISSION EXPIRES 10/17/2029

**CERTIFICATE OF DEDICATION FOR MORTGAGE HOLDER OR DEED OF TRUST HOLDER**

KNOW ALL MEN BY THESE PRESENTS THAT FIRSTBANK, BEING THE HOLDER OF A MORTGAGE OR DEED OF TRUST ON THE REAL PROPERTY SITUATED AT 1281 NORTH FRONTAGE ROAD IN THE TOWN OF VAIL, EAGLE COUNTY, COLORADO DESCRIBED AS FOLLOWS: TIMBER RIDGE SUBDIVISION, LOT 1, ACCORDING TO THE PLAT RECORDED APRIL 9, 2024 UNDER RECEPTION NO. 202403760, COUNTY OF EAGLE, STATE OF COLORADO, CONTAINING 5.4936 ACRES MORE OR LESS, AS SHOWN ON THIS FINAL PLAT UNDER THE NAME AND STYLE OF TIMBER RIDGE VILLAGE PHASE I BUILDING A, A SUBDIVISION IN THE TOWN OF VAIL, EAGLE COUNTY, COLORADO; AGREES TO THE DEDICATION AND SETTING 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 DOES HEREBY AGREE TO THE DEDICATION OF THESE PORTIONS OF SAID REAL PROPERTY WHICH ARE INDICATED AS EASEMENTS ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE PURPOSES SHOWN HEREON, AND DOES HEREBY AGREE TO THE GRANTING OF THE RIGHT TO INSTALL AND MAINTAIN NECESSARY STRUCTURES TO THE ENTITY RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED.

EXECUTED THIS 14 DAY OF January, A.D., 2026,

FIRSTBANK, A COLORADO STATE BANKING CORPORATION  
 12345 WEST COLFAX AVENUE  
 LAKEWOOD, CO 80125

BY: M.H.G.  
 NAME AND TITLE  
Matt Gruesbeck SVP  
 STATE OF COLORADO )  
 ) SS  
 COUNTY OF EAGLE )

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF January, A.D., 2026, BY Matt Gruesbeck SVP OF FIRSTBANK.

MY COMMISSION EXPIRES 10/17/2029  
 WITNESS MY HAND AND OFFICIAL SEAL  
William J. Balzano  
 NOTARY PUBLIC  
 11 W Beaver Creek Blvd  
 Avon, CO 81620

WILLIAM J. BALZANO  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID 2005603311  
 MY COMMISSION EXPIRES 10/17/2029

**CLERK AND RECORDER CERTIFICATE**

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER ON THIS 15<sup>th</sup> DAY OF January, A.D., 2026, AT 1:15 O'CLOCK PM, RECORDED UNDER RECEPTION NO. 202600609, IN BOOK --- AT PAGE ---

BY: Benny Lise  
 CLERK AND RECORDER  
 EAGLE COUNTY, COLORADO  
 DEPUTY: Joe Selig

**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, 2026, UPON ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL.

DATED THIS 14 DAY OF January, A.D., 2026.

Umbrell, Deputy  
 TREASURER OF EAGLE COUNTY  
 ACCOUNT: R069536

**TITLE CERTIFICATE**

LAND TITLE DOES HEREBY CERTIFY THAT THE TITLE TO ALL LANDS SHOWN UPON THIS PLAT HAVE BEEN EXAMINED AND IS VESTED IN TRIUMPH TIMBER RIDGE, LLC, AND THAT TITLE TO SUCH LANDS IS FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

Those items as shown in our title commitment 50074716

DATED THIS 12<sup>th</sup> DAY OF January, A.D., 2026.

LAND TITLE GUARANTEE COMPANY  
 30 BENCHMARK RD #107  
 AVON, CO 81620  
 BY: Kathryn E. Kuchler  
 NAME AND TITLE: Kathryn E. Kuchler, VP

**ADMINISTRATOR CERTIFICATE**

THIS FINAL PLAT IS HEREBY APPROVED BY THE TOWN OF VAIL ADMINISTRATOR THIS 15 DAY OF January, A.D., 2026.

ATTEST:

Stephanie Kaufman TOWN CLERK  
Michelle Henth ADMINISTRATOR  
 TOWN OF VAIL, COLORADO



**TITLE COMMITMENT SCHEDULE B PART II EXCEPTIONS**

LAND TITLE GUARANTEE COMPANY ORDER NUMBER VB50074716-6.1 DATED JANUARY 8, 2026.

8. EXISTING LEASES AND TENANCIES, IF ANY.

9. 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 AUGUST 16, 1909, IN BOOK 48 AT PAGE 542 AND IN UNITED STATES PATENT RECORDED DECEMBER 29, 1920, IN BOOK 93 AT PAGE 42. NOTHING SPECIFIC TO PLOT.

10. RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED AUGUST 16, 1909, IN BOOK 48, AT PAGE 542 AND RECORDED DECEMBER 29, 1920, IN BOOK 93 AT PAGE 42. NOTHING SPECIFIC TO PLOT.

11. EASEMENTS, RESERVATIONS, AND RESTRICTIONS AS SHOWN OR RESERVED ON THE PLAT OF A RESUBDIVISION OF LION'S RIDGE SUBDIVISION BLOCK C RECORDED JUNE 8, 1973 UNDER RECEPTION NO. 125309, EXCEPT THOSE EASEMENTS VACATED BY THE PLAT OF TIMBER RIDGE SUBDIVISION RECORDED FEBRUARY 21, 2014 UNDER RECEPTION NO. 201402611. UTILITY EASEMENT VACATED BY PLAT RECORDED APRIL 09, 2024 UNDER RECEPTION NO. 202403760. VACATED EASEMENTS NOT SHOWN ON THIS MAP.

NOTE: QUITCLAIM DEED RELINQUISHING THE INTEREST OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY IN CERTAIN SIDE LOT EASEMENTS RECORDED DECEMBER 22, 1988 IN BOOK 497 AT PAGE 279. EASEMENTS SHOWN VACATED ON PLAT RECORDED FEBRUARY 21, 2014 UNDER RECEPTION NO. 201402611. VACATED EASEMENTS NOT SHOWN ON THIS MAP.

12. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT RECORDED JULY 19, 1972 IN BOOK 224 AT PAGE 824. NOTHING SPECIFIC TO PLOT.

13. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN UNDERGROUND RIGHT OF WAY EASEMENT TO HOLY CROSS ELECTRIC ASSOCIATION, INC. RECORDED SEPTEMBER 12, 1979 IN BOOK 290 AT PAGE 952. PARTIAL VACATION AND ABANDONMENT OF SAID EASEMENT RECORDED DECEMBER 29, 2025 UNDER RECEPTION NO. 202517880. EASEMENT NOT SHOWN ON THIS MAP.

14. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ENCROACHMENT EASEMENT AGREEMENT RECORDED JANUARY 30, 1980 IN BOOK 298 AT PAGE 22. AFFECTS LOTS 5 & 6. NOTHING TO PLOT ON THIS MAP.

15. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN UNDERGROUND RIGHT OF WAY EASEMENT TO HOLY CROSS ELECTRIC ASSOCIATION, INC. RECORDED OCTOBER 15, 1980 IN BOOK 311 AT PAGE 210. PARTIAL VACATION AND ABANDONMENT OF SAID EASEMENT RECORDED DECEMBER 29, 2025 UNDER RECEPTION NO. 202517881. EASEMENT NOT SHOWN ON THIS MAP.

16. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN AGREEMENT FOR BUS SHELTER RECORDED MAY 15, 2002 AT RECEPTION NO. 795994. PLOTTED HEREON. VACATED BY RECEPTION NO. 202600609.

17. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MASTER DEED RESTRICTION RECORDED JULY 17, 2003 AT RECEPTION NO. 840811. TO BE REPLACED BY NEW DEED RESTRICTION PER RECEPTION NO. 202405231.

18. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN TIMBER RIDGE AFFORDABLE HOUSING PROJECT - PROJECT AGREEMENT RECORDED SEPTEMBER 04, 2003 AT RECEPTION NO. 844636. NOTHING SPECIFIC TO PLOT.

19. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF TIMBER RIDGE SUBDIVISION RECORDED FEBRUARY 21, 2014 UNDER RECEPTION NO. 201402611. UTILITY EASEMENT VACATED BY PLAT RECORDED APRIL 09, 2024 UNDER RECEPTION NO. 202403760. VACATED EASEMENTS NOT SHOWN ON THIS MAP.

20. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN TRENCH, CONDUIT, AND VAULT AGREEMENT RECORDED JUNE 06, 2014 UNDER RECEPTION NO. 201409352. NOTHING SPECIFIC TO PLOT.

21. RIGHT OF WAY EASEMENT AS GRANTED TO HOLY CROSS ENERGY, A COLORADO CORPORATION IN INSTRUMENT RECORDED JUNE 06, 2014, UNDER RECEPTION NO. 201409353. NOTHING SPECIFIC TO PLOT.

22. TERMS, CONDITIONS, PROVISIONS OF AGREEMENT RECORDED SEPTEMBER 11, 2014 UNDER RECEPTION NO. 201415584. NOTHING SPECIFIC TO PLOT.

23. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED OCTOBER 1, 2014 UNDER RECEPTION NO. 201416860. PLOTTED HEREON.

24. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED AUGUST 24, 2015 UNDER RECEPTION NO. 201515847. NOTHING SPECIFIC TO PLOT.

25. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF TIMBER RIDGE SUBDIVISION, LOT 1 RECORDED APRIL 09, 2024 UNDER RECEPTION NO. 202403760. PLOTTED HEREON.

26. TERMS, CONDITIONS, PROVISIONS OF AMENDED AND RESTATED DEVELOPMENT AGREEMENT RECORDED MAY 20, 2024 UNDER RECEPTION NO. 202405231 AND SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT RECORDED JULY 30, 2024 UNDER RECEPTION NO. 202408467 AND FIRST AMENDMENT TO SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT RECORDED DECEMBER 30, 2024 UNDER RECEPTION NO. 202415853. NOTHING SPECIFIC TO PLOT.

27. TERMS, CONDITIONS AND PROVISIONS OF SPECIAL WARRANTY DEED RECORDED AUGUST 19, 2024 UNDER RECEPTION NO. 202409489. NOTHING SPECIFIC TO PLOT.

28. TERMS, CONDITIONS, AND PROVISIONS OF AGREEMENT RELATING TO DEVELOPMENT AGREEMENT AND TOWN FINANCIAL CONTRIBUTION RECORDED AUGUST 19, 2024 UNDER RECEPTION NO. 202409496, AND FIRST AMENDMENT THERETO RECORDED DECEMBER 30, 2024 UNDER RECEPTION NO. 202415854. NOTHING SPECIFIC TO PLOT.

29. TERMS, CONDITIONS, AND PROVISIONS OF ACCESS EASEMENT RECORDED SEPTEMBER 30, 2024 UNDER RECEPTION NO. 202411545. PLOTTED HEREON.

30. TERMS, CONDITIONS, AND PROVISIONS OF TRENCH, CONDUIT, AND VAULT AGREEMENT RECORDED OCTOBER 17, 2024 UNDER RECEPTION NO. 202412608. NOTHING SPECIFIC TO PLOT.

31. TERMS, CONDITIONS, AND PROVISIONS OF HOLY CROSS ENERGY UNDERGROUND EASEMENT AND RIGHT-OF-WAY RECORDED OCTOBER 17, 2024 UNDER RECEPTION NO. 202412609. PLOTTED HEREON.

32. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, FOR UTILITIES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED FEBRUARY 14, 2025 UNDER RECEPTION NO. 202502033. PLOTTED HEREON.

33. TERMS, CONDITIONS, AND PROVISIONS OF WATER AND WASTEWATER SERVICE AGREEMENT RECORDED APRIL 01, 2025 UNDER RECEPTION NO. 202504090. NOTHING SPECIFIC TO PLOT.

34. TERMS, EASEMENTS, CONDITIONS, AND PROVISIONS OF STAIRWAY ACCESS EASEMENT AND CONSTRUCTION LICENSE AGREEMENT RECORDED MAY 07, 2025 UNDER RECEPTION NO. 202505828. PLOTTED HEREON.

35. TERMS, EASEMENTS, CONDITIONS, AND PROVISIONS OF ACCESS EASEMENT RECORDED MAY 07, 2025 UNDER RECEPTION NO. 202505829. PLOTTED HEREON.

36. ANY COVENANTS, AGREEMENTS, ASSESSMENTS AND/OR EASEMENTS FOR PUBLIC UTILITIES, SEWER, DRAINAGE AND OTHER INCIDENTAL PURPOSES THAT AFFECT THE COMMON ELEMENTS ONLY, AS SHOWN ON THE MAP OF SAID CONDOMINIUM RECORDED Jan 15, 2024 UNDER RECEPTION NO. 202400609.

37. RESTRICTIVE COVENANTS WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED Jan 15, 2024 UNDER RECEPTION NO. 202400609.

38. DELETED PER CLIENT.

39. DELETED PER CLIENT.

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER 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 THE CERTIFICATION SHOWN HEREON.

**MAP NOTES:**

- BUILDING A IS A FORTY EIGHT (48) UNIT CONDOMINIUM WITH 5 LEVELS PLUS A ROOF TOP DECK, GARAGE PARKING AND STORAGE IS PROVIDED. LEVEL 1 INCLUDES TWO 4BD/2BA UNITS, ONE 3 BD/2BA UNIT, THREE 2BD/2BA UNITS, FOUR 1BD/1BA UNITS AND 2 STUDIO UNITS. LEVEL 2 INCLUDES TWO 4BD/2BA UNITS, ONE 3 BD/2BA UNIT, THREE 2BD/2BA UNITS, FOUR 1BD/1BA UNITS AND 2 STUDIO UNITS. LEVEL 3 INCLUDES TWO 4BD/2BA UNITS, ONE 3 BD/2BA UNIT, THREE 2BD/2BA UNITS, FOUR 1BD/1BA UNITS AND 2 STUDIO UNITS. LEVEL 4 INCLUDES TWO 4BD/2BA UNITS, ONE 3 BD/2BA UNIT, THREE 2BD/2BA UNITS, FOUR 1BD/1BA UNITS AND 2 STUDIO UNITS. SQUARE FOOTAGE IS BASED ON INTERIOR DIMENSIONS AS NOTED ON PAGES 4 AND 5 OF THIS PLAT.
- AREAS LISTED AS GCE INDICATE A GENERAL COMMON ELEMENT INCLUDING EXTERIOR WALLS. AREAS LISTED AS LCE INDICATE A LIMITED COMMON ELEMENT INCLUDING BALCONIES AND STORAGE AREAS LABELED AS SUCH.
- THIS CONDOMINIUM MAP IS SUBJECT TO THE ORIGINAL NOTES ON THE AMENDED FINAL PLAT OF TIMBER RIDGE SUBDIVISION LOT 1 AS RECORDED MAY 9, 2024 AS RECEPTION NO. 202403760 IN THE EAGLE COUNTY CLERK AND RECORDER'S OFFICE.
- BUILDING A IS SUBJECT TO THE CONDOMINIUM DECLARATION, RECORDED AS RECEPTION NO. 202600609 IN THE EAGLE COUNTY CLERK AND RECORDER'S OFFICE.
- BUILDING A IS SUBJECT TO THAT CERTAIN DEED RESTRICTION TITLED "DEED RESTRICTION AGREEMENT FOR OCCUPANCY AND TRANSFER OF TIMBER RIDGE VILLAGE RESIDENTIAL DWELLING UNITS" RECORDED AS RECEPTION NO. 202405231 IN THE EAGLE COUNTY CLERK AND RECORDER'S OFFICE.

**SURVEYOR'S NOTES:**

- THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS, SETBACKS AND EASEMENTS OF RECORD, OR IN PLACE. THIS SURVEY WAS PREPARED AFTER REVIEW OF TITLE ORDER NUMBER LAND TITLE GUARANTEE COMPANY ORDER NUMBER VB50074716-6.1 DATED JANUARY 8, 2026 PREPARED BY LAND TITLE GUARANTEE COMPANY. EXCEPTIONS TO TITLE HAVE BEEN SHOWN HEREON AND DESCRIBED AS SCHEDULE B, PART II EXCEPTIONS.
- THE DATES OF THIS SURVEY WERE OCTOBER 27 AND NOVEMBER 13 & 20, 2025 AND JANUARY 7, 2026.
- UNITS OF MEASURE FOR ALL DIMENSIONS SHOWN HEREON IS U.S. SURVEY FEET.
- THIS CONDOMINIUM MAP IS BASED ON THE AMENDED FINAL PLAT OF TIMBER RIDGE SUBDIVISION LOT 1 AS RECORDED APRIL 9, 2024 AS RECEPTION NO. 202403760 IN THE EAGLE COUNTY CLERK AND RECORDER'S OFFICE AND CORNERS FOUND IN PLACE.
- BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF N59°32'00" BETWEEN THE NORTHEAST CORNER OF LOT 1, A NO. 5 REBAR AND ALUMINUM CAP, L.S. NO. 3091 FOUND IN PLACE, AND THE NORTH ANGLE POINT OF TIMBER RIDGE SUBDIVISION LOT 2 PER RECEPTION NO. 201402611, A NO. 5 REBAR AND ALUMINUM CAP, L.S. NO. ILLEGIBLE FOUND IN PLACE. BEARINGS ARE BASED ON THE AMENDED FINAL PLAT OF TIMBER RIDGE SUBDIVISION LOT 1 AS RECORDED APRIL 9, 2024 AS RECEPTION NO. 202403760.
- ELEVATIONS ARE BASED ON THE BENCHMARK SET BY GORE RANGE SURVEYING, LLC AT SEWER MANHOLE MH 0102 LOCATED ADJOINING SOUTHEASTERLY CORNER OF LOT 5 WITH A RIM ELEVATION OF 8104.1.
- UNIT SQUARE FOOTAGE (SQ. FT.) CALCULATED AS DEFINED IN THE CONDOMINIUM DECLARATION FROM FACE OF STUD (PERIMETER WALLS) TO CENTERLINE OF DIVIDING WALL BETWEEN UNITS (INTERIOR WALLS) AS SHOWN ON THE TIMBER RIDGE VILLAGE BUILDING A - FOR CONSTRUCTION SET - AS1 #001 DATED 11/4/2024. FIELD MEASUREMENTS OF INTERIOR FINISHED WALLS AS SHOWN HEREON WERE USED TO VERIFY PLAN SET.
- LOT 1 WAS UNDER CONSTRUCTION AT THE TIME OF THE SURVEY.

**SURVEYOR'S CERTIFICATE:**

I, TRAVIS J. KAISER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, THAT I HAVE PREPARED THIS CONDOMINIUM MAP OF TIMBER RIDGE VILLAGE PHASE I BUILDING A, THAT THE LOCATION AND DIMENSIONS OF THE HORIZONTAL BOUNDARIES OF EACH UNIT AND THAT UNITS IDENTIFYING NUMBER, THE APPROXIMATE LOCATION AND DIMENSIONS OF COMMON ELEMENTS, AND THE LOCATION OF OTHER FEATURES, ARE ACCURATELY AND CORRECTLY SHOWN HEREON; THAT THE SAME WAS MADE FROM AN ACCURATE CONTROL SURVEY OF SAID PROPERTY UNDER MY SUPERVISION IN THE FIELD WHICH BALANCED AND CLOSED WITHIN A LIMIT OF 1 IN 15,000 (WHICH COMPLIES WITH COLORADO PROFESSIONAL STANDARDS FOR A LAND SURVEY PLAT AND THE CURRENT ACCURACY STANDARDS FOR ALTA SURVEYS) AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS AND STREETS AS THE SAME ARE STAKED UPON THE GROUND IN COMPLIANCE WITH APPLICABLE REGULATIONS GOVERNING THE SUBDIVISION OF LAND; AND THAT THIS CONDOMINIUM MAP MEETS THE REQUIREMENTS OF A LAND SURVEY PLAT AS SET FORTH IN C.R.S. SECTION 38-51-106 AND CONTAINS ALL OF THE INFORMATION REQUIRED BY SECTION 38-33-3-209 OF THE COLORADO REVISED STATUTES.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 15 DAY OF JANUARY, A.D., 2026.

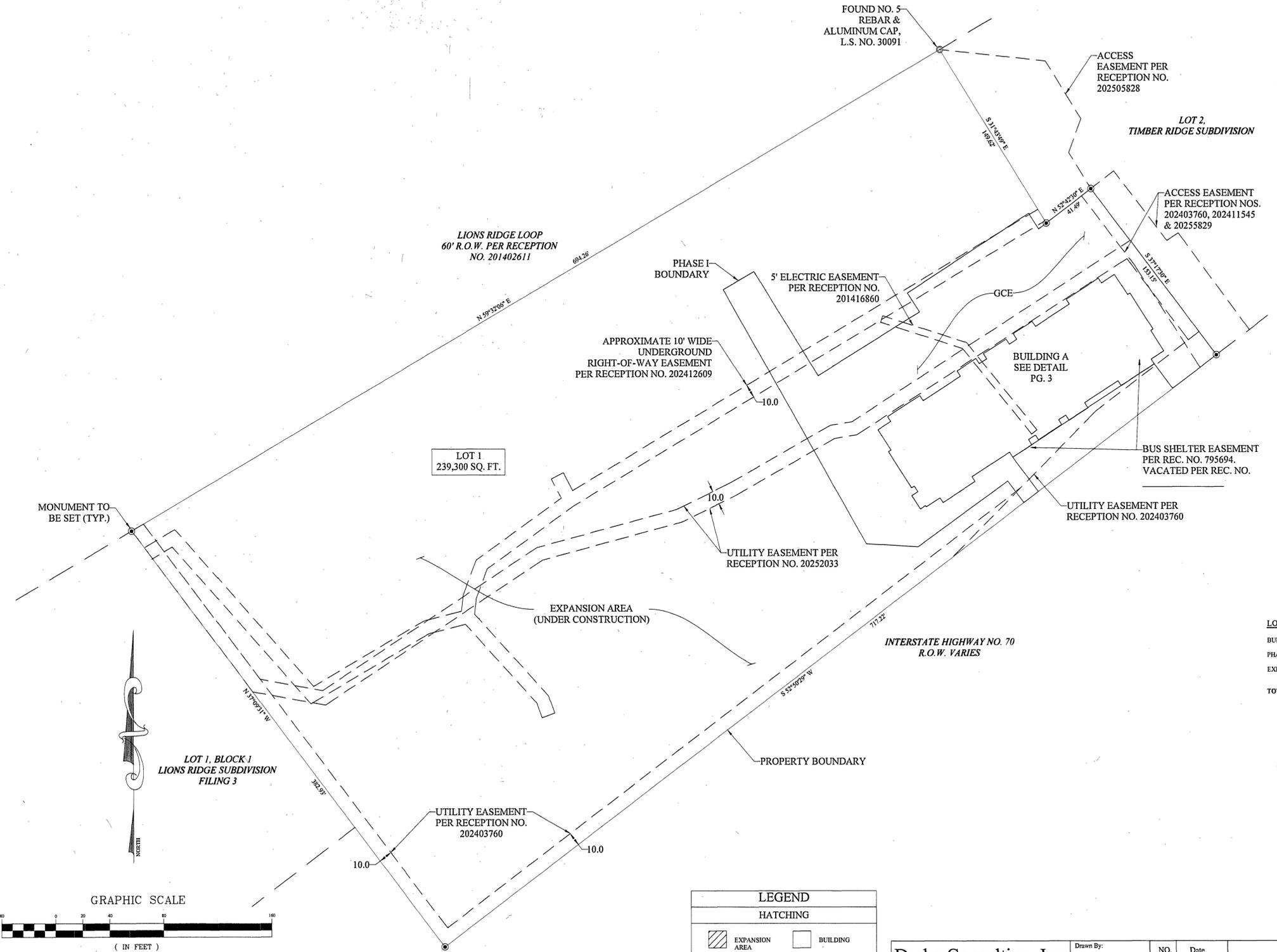
TRAVIS J. KAISER, P.L.S. #38294



Drake Consulting, Inc. Land Surveying PO Box 709 Rifle, CO 81650 Phone 970-987-1389 DrakeConsultingInc.com	Drawn By: ARK	NO.	Date	Revision	By	TRIUMPH TIMBER RIDGE, LLC 1281 N FRONTAGE RD W, VAIL, CO TIMBER RIDGE VILLAGE PHASE I BUILDING A CONDOMINIUM MAP	Project NO. 25078
	Checked By: TJK						
	Date: JANUARY 14, 2026						
	Computer File: 078-BGA-CONDO						

202600609

CONDOMINIUM MAP  
**TIMBER RIDGE VILLAGE PHASE I BUILDING A**  
 TIMBER RIDGE SUBDIVISION, LOT 1  
 SECTION 12, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE 6TH P.M.  
 TOWN OF VAIL, COUNTY OF EAGLE, STATE OF COLORADO



**LOT 1 LAND USE SUMMARY**

BUILDING A - 10,860 SQ. FT.
PHASE I GCE - 47,392 SQ. FT.
EXPANSION AREA - 181,048 SQ. FT.
<b>TOTAL LOT 1 - 239,300 SQ. FT.</b>

**LEGEND**

HATCHING	
	EXPANSION AREA
	BUILDING
LINE	
	BOUNDARY LINE
	BOUNDARY ADJOINER
	BUILDING EASEMENT

**Drake Consulting, Inc.**  
 Land Surveying  
 PO Box 709 Rifle, CO 81650  
 Phone 970-987-1389  
 DrakeConsultingInc.com

Drawn By:	NO.	Date	Revision	By
ARK				
Checked By:				
TJK				
Date:				
JANUARY 14, 2026				
Computer File:				
078-BGA-CONDO				

TRIUMPH TIMBER RIDGE, LLC  
 1281 N FRONTAGE RD W, VAIL, CO  
 TIMBER RIDGE VILLAGE  
 PHASE I BUILDING A  
 CONDOMINIUM MAP

Project NO.  
25078

2 OF 5



NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER 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 THE CERTIFICATION SHOWN HEREON.

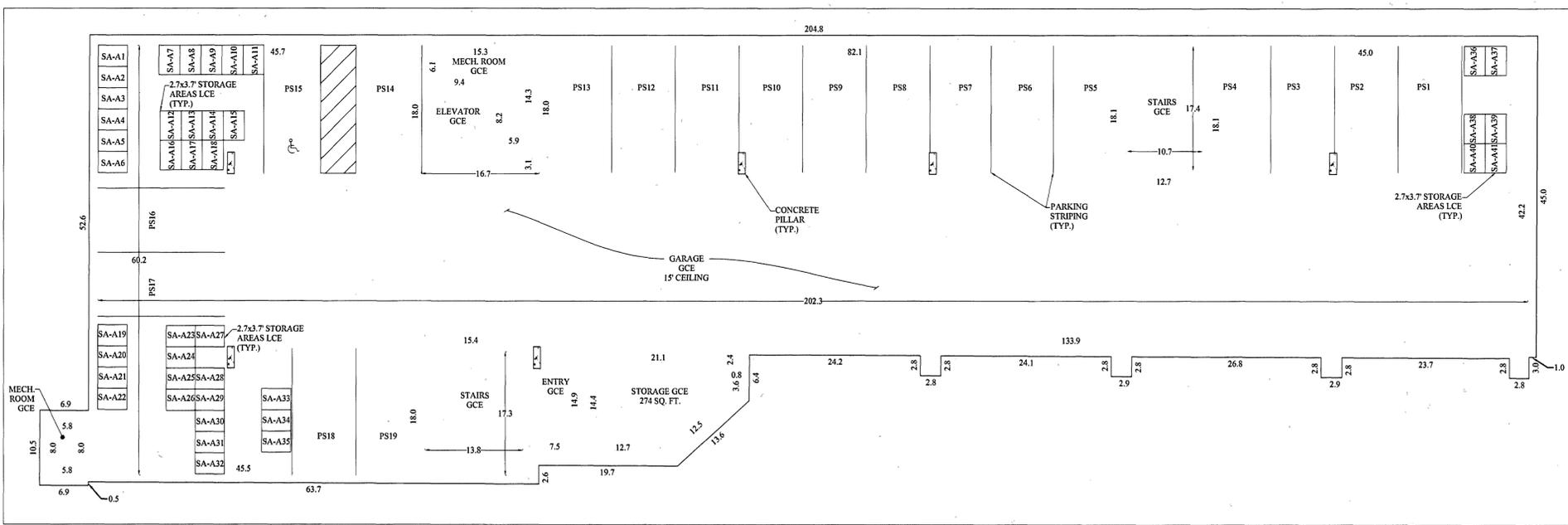
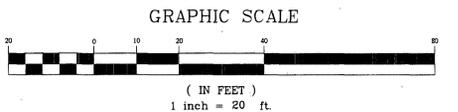
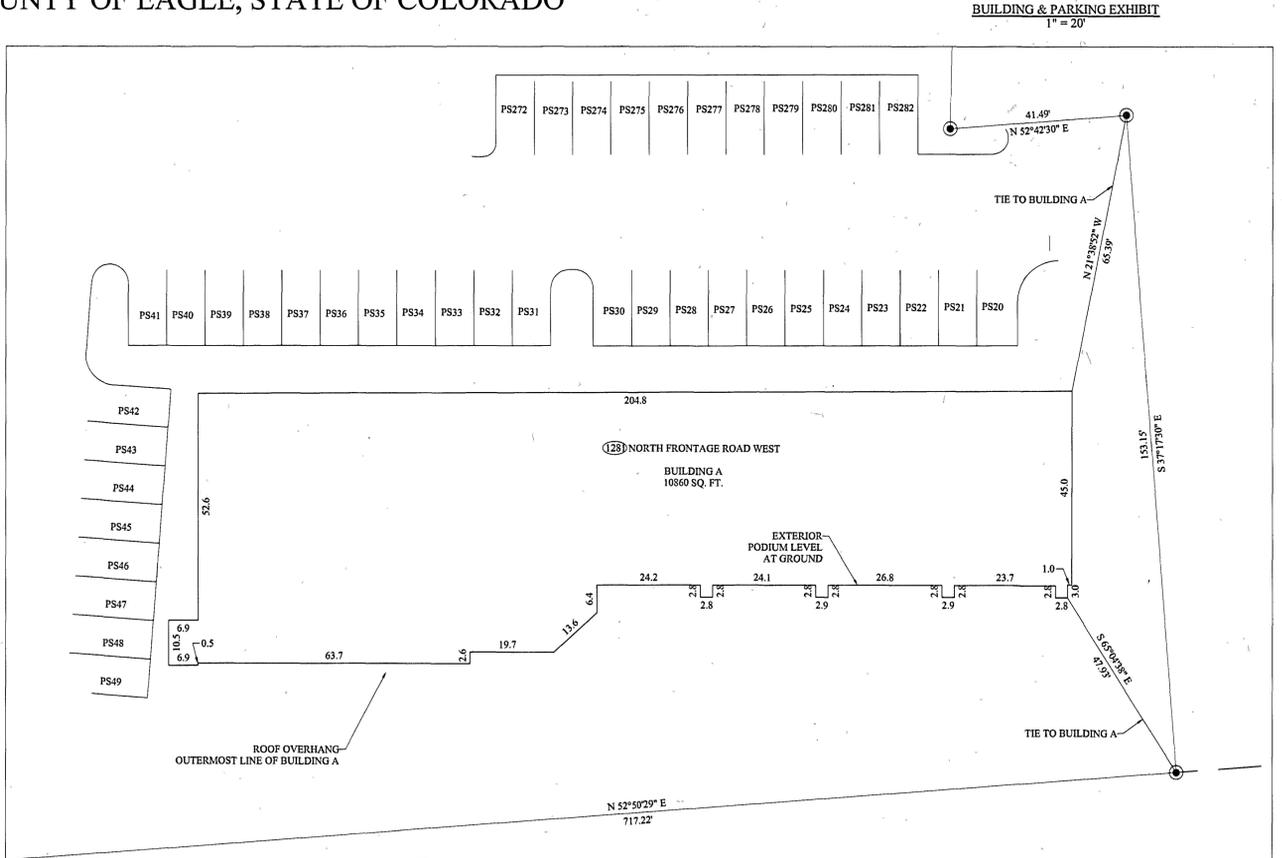
202600609

CONDOMINIUM MAP  
**TIMBER RIDGE VILLAGE PHASE I BUILDING A**  
 TIMBER RIDGE SUBDIVISION, LOT 1  
 SECTION 12, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE 6TH P.M.  
 TOWN OF VAIL, COUNTY OF EAGLE, STATE OF COLORADO

**BUILDING A - 1281 N FRONTAGE ROAD WEST, VAIL, CO**

PODIUM LEVEL		THIRD LEVEL	
GARAGE GCE	9,657 SQ. FT.	A300	1384 SQ. FT.
STORAGE LCE	410 SQ. FT.	A301	1384 SQ. FT.
FIRST LEVEL		THIRD LEVEL	
A100	1384 SQ. FT.	A302	965 SQ. FT.
A101	1384 SQ. FT.	A303	965 SQ. FT.
A102	965 SQ. FT.	A304	460 SQ. FT.
A103	965 SQ. FT.	A305	460 SQ. FT.
A104	460 SQ. FT.	A306	1286 SQ. FT.
A105	460 SQ. FT.	A307	965 SQ. FT.
A106	1286 SQ. FT.	A308	643 SQ. FT.
A107	965 SQ. FT.	A309	643 SQ. FT.
A108	643 SQ. FT.	A310	630 SQ. FT.
A109	643 SQ. FT.	A311	630 SQ. FT.
A110	630 SQ. FT.	GCE	2136 SQ. FT.
A111	630 SQ. FT.	LCE	440 SQ. FT.
GCE	2138 SQ. FT.	FOURTH LEVEL	
LCE	438 SQ. FT.	A400	1384 SQ. FT.
SECOND LEVEL		A401	1384 SQ. FT.
A200	1384 SQ. FT.	A402	965 SQ. FT.
A201	1384 SQ. FT.	A403	965 SQ. FT.
A202	965 SQ. FT.	A404	460 SQ. FT.
A203	965 SQ. FT.	A405	460 SQ. FT.
A204	460 SQ. FT.	A406	1286 SQ. FT.
A205	460 SQ. FT.	A407	965 SQ. FT.
A206	1286 SQ. FT.	A408	643 SQ. FT.
A207	965 SQ. FT.	A409	643 SQ. FT.
A208	643 SQ. FT.	A410	630 SQ. FT.
A209	643 SQ. FT.	A411	630 SQ. FT.
A210	630 SQ. FT.	GCE	2136 SQ. FT.
A211	630 SQ. FT.	LCE	440 SQ. FT.
GCE	2136 SQ. FT.	ROOF DECK	
LCE	440 SQ. FT.	ROOF DECK GCE	1764 SQ. FT.
		STORAGE, STAIRS, MECH. GCE	1090 SQ. FT.

- NOTES**
- 1) STORAGE AREAS (SA) ARE LCE ALLOCATED TO UNITS IN THE CONDOMINIUM DECLARATION.
  - 2) PARKING SPACES (PS) ARE DEFINED AND ALLOCATED IN THE CONDOMINIUM DECLARATION.
  - 3) EXTERIOR BUILDING DIMENSIONS ARE MEASURED TO THE OUTERMOST POINT OF SIDING, STONE, OR OTHER EXTERIOR FINISH AT PODIUM LEVEL.
  - 4) GARAGE INTERIOR DIMENSIONS ARE TO THE FACE OF CONCRETE WALLS.
  - 5) BUILDING A SQUARE FOOTAGE CALCULATED BASED ON PODIUM LEVEL EXTERIOR MEASUREMENTS.



NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER 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 THE CERTIFICATION SHOWN HEREON.

**Drake Consulting, Inc.**  
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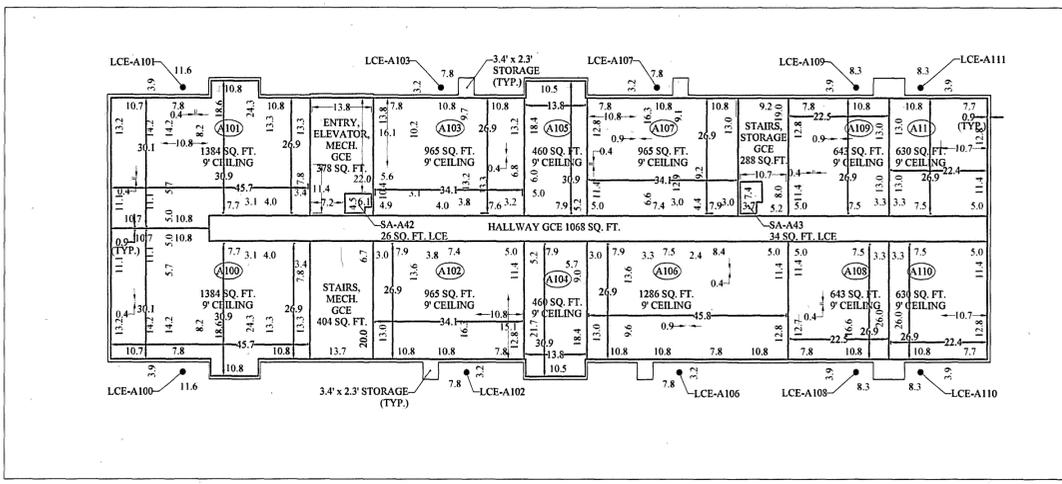
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Date:				
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TRIUMPH TIMBER RIDGE, LLC  
 1281 N FRONTAGE RD W, VAIL, CO  
 TIMBER RIDGE VILLAGE  
 PHASE I BUILDING A  
 CONDOMINIUM MAP

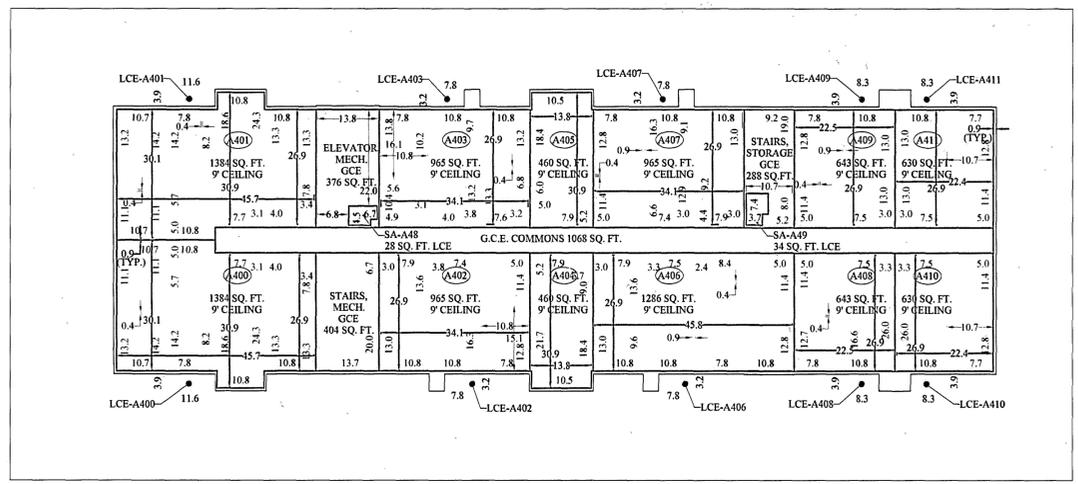
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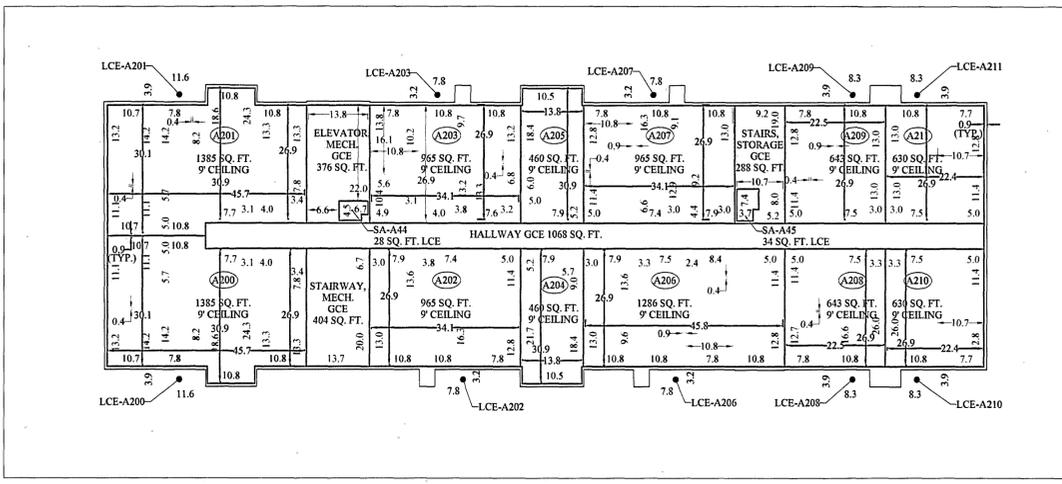
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TIMBER RIDGE VILLAGE PHASE I BUILDING A  
TIMBER RIDGE SUBDIVISION, LOT 1  
SECTION 12, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE 6TH P.M.  
TOWN OF VAIL, COUNTY OF EAGLE, STATE OF COLORADO



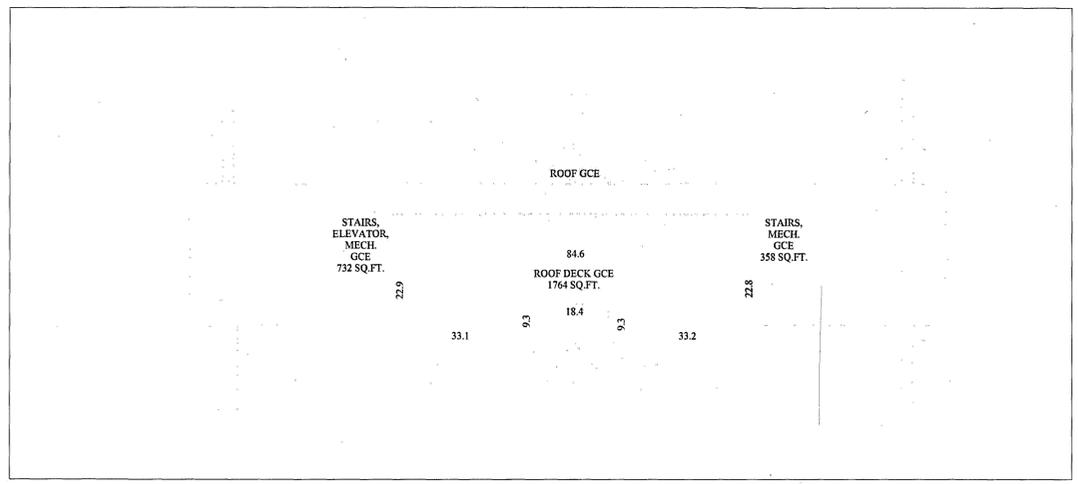
FIRST LEVEL DETAIL  
1" = 20'



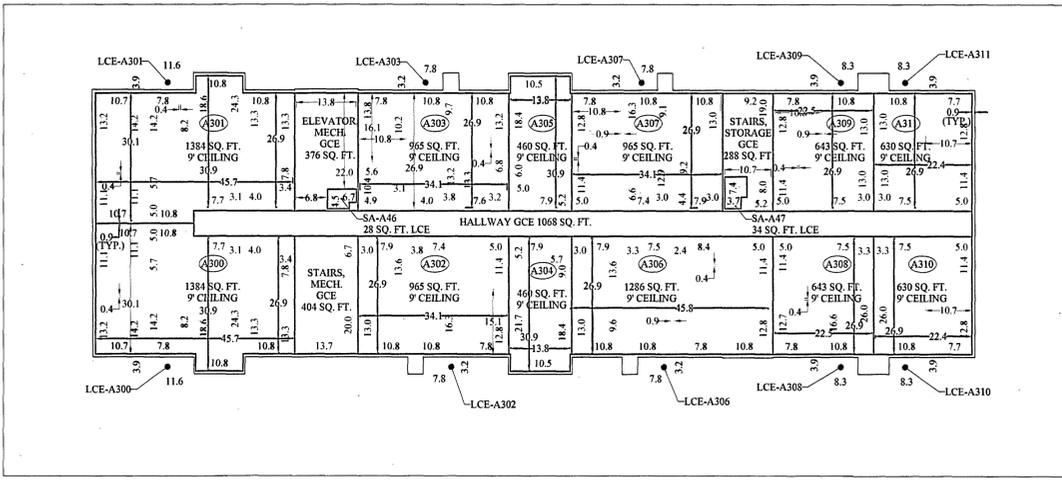
FOURTH LEVEL DETAIL  
1" = 20'



SECOND LEVEL DETAIL  
1" = 20'



ROOF LEVEL DETAIL  
1" = 20'



THIRD LEVEL DETAIL  
1" = 20'

NOTES

- 1) UNIT SQUARE FOOTAGE (SQ. FT.) CALCULATED AS DEFINED IN THE CONDOMINIUM DECLARATION FROM FACE OF STUD (PERIMETER WALLS) TO CENTERLINE OF DIVIDING WALL BETWEEN UNITS (INTERIOR WALLS) AS SHOWN ON THE TIMBER RIDGE VILLAGE BUILDING A - FOR CONSTRUCTION SET - ASI #001 DATED 11/4/2024. FIELD MEASUREMENTS OF INTERIOR FINISHED WALLS AS SHOWN HEREON WERE USED TO VERIFY PLAN SET.
- 2) STAIRWAYS, HALLWAYS, MECHANICAL ROOMS (MECH.), STORAGE, ROOF TOP DECK, AND ELEVATORS ARE GCE.
- 3) LCE DECK DIMENSIONS ARE MEASURED TO THE OUTERMOST POINT OF RAILING OR ENCLOSURE.
- 4) UNITS IDENTIFIED ON THIS PAGE AS (A100), ETC.
- 5) STORAGE AREAS (SA) ARE LCE ALLOCATED TO UNITS IN THE CONDOMINIUM DECLARATION.



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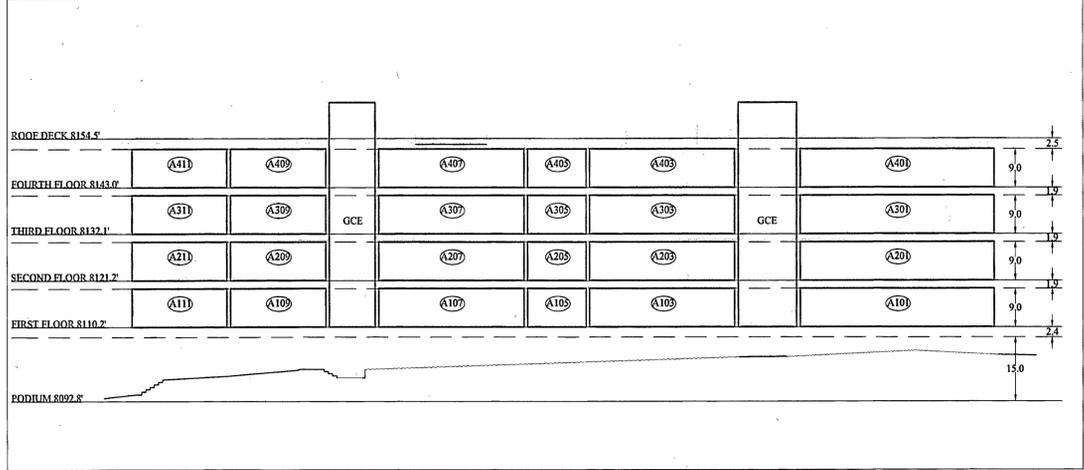
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TIMBER RIDGE VILLAGE  
PHASE I BUILDING A  
CONDOMINIUM MAP

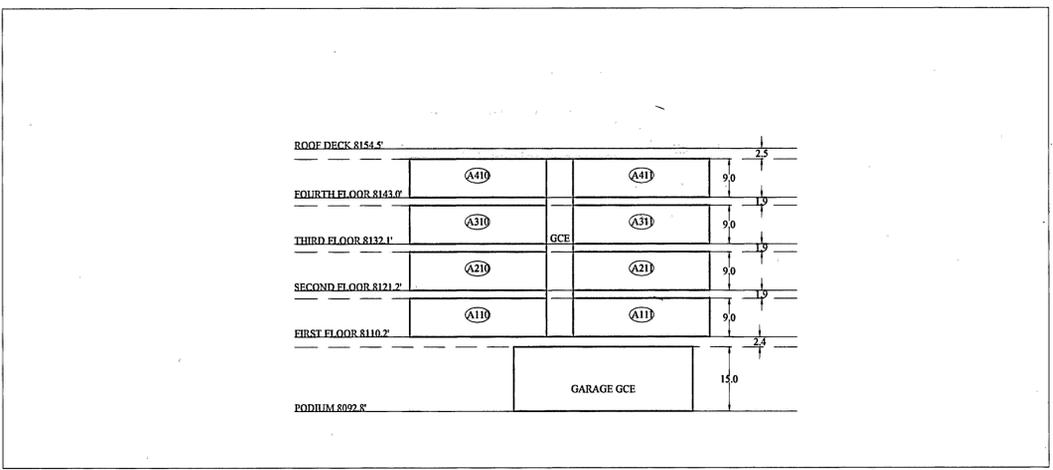
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25078  
4 OF 5

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

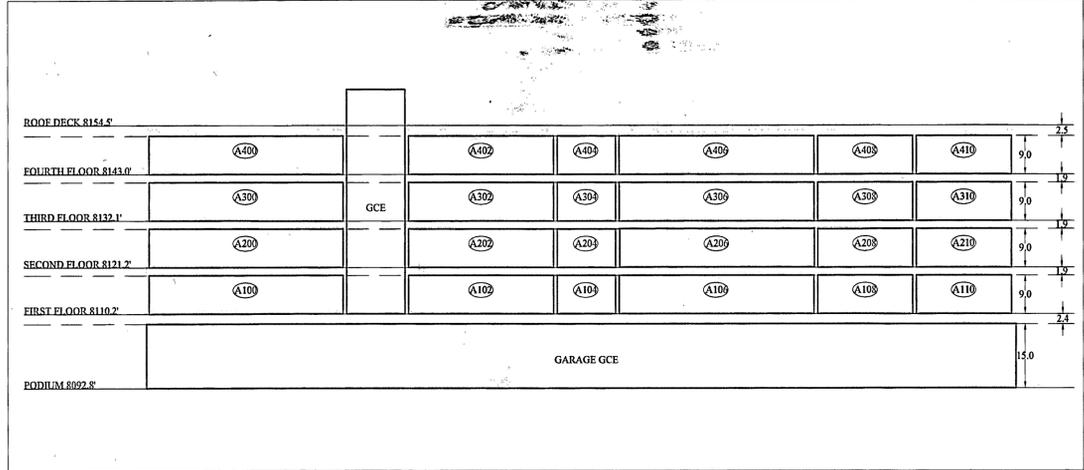
CONDOMINIUM MAP  
**TIMBER RIDGE VILLAGE PHASE I BUILDING A**  
 TIMBER RIDGE SUBDIVISION, LOT 1  
 SECTION 12, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE 6TH P.M.  
 TOWN OF VAIL, COUNTY OF EAGLE, STATE OF COLORADO



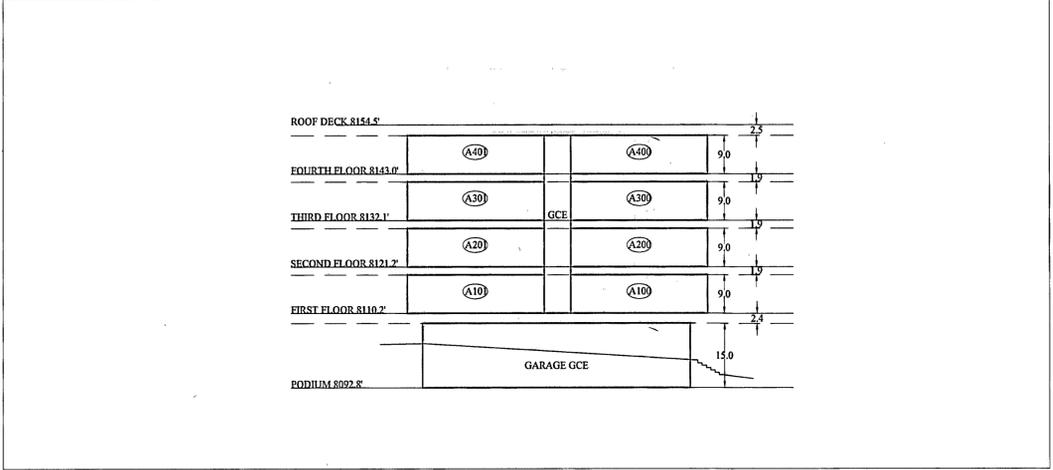
**NORTH PROFILE**  
 1" = 20'



**EAST PROFILE**  
 1" = 20'



**SOUTH PROFILE**  
 1" = 20'



**WEST PROFILE**  
 1" = 20'

- NOTES**
- 1) ALL UNDER ROOF AREAS ARE GCE.
  - 2) UNITS IDENTIFIED ON THIS PAGE AS (A100), ETC.

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	Checked By:	TJK					
	Date:	JANUARY 14, 2026					
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