

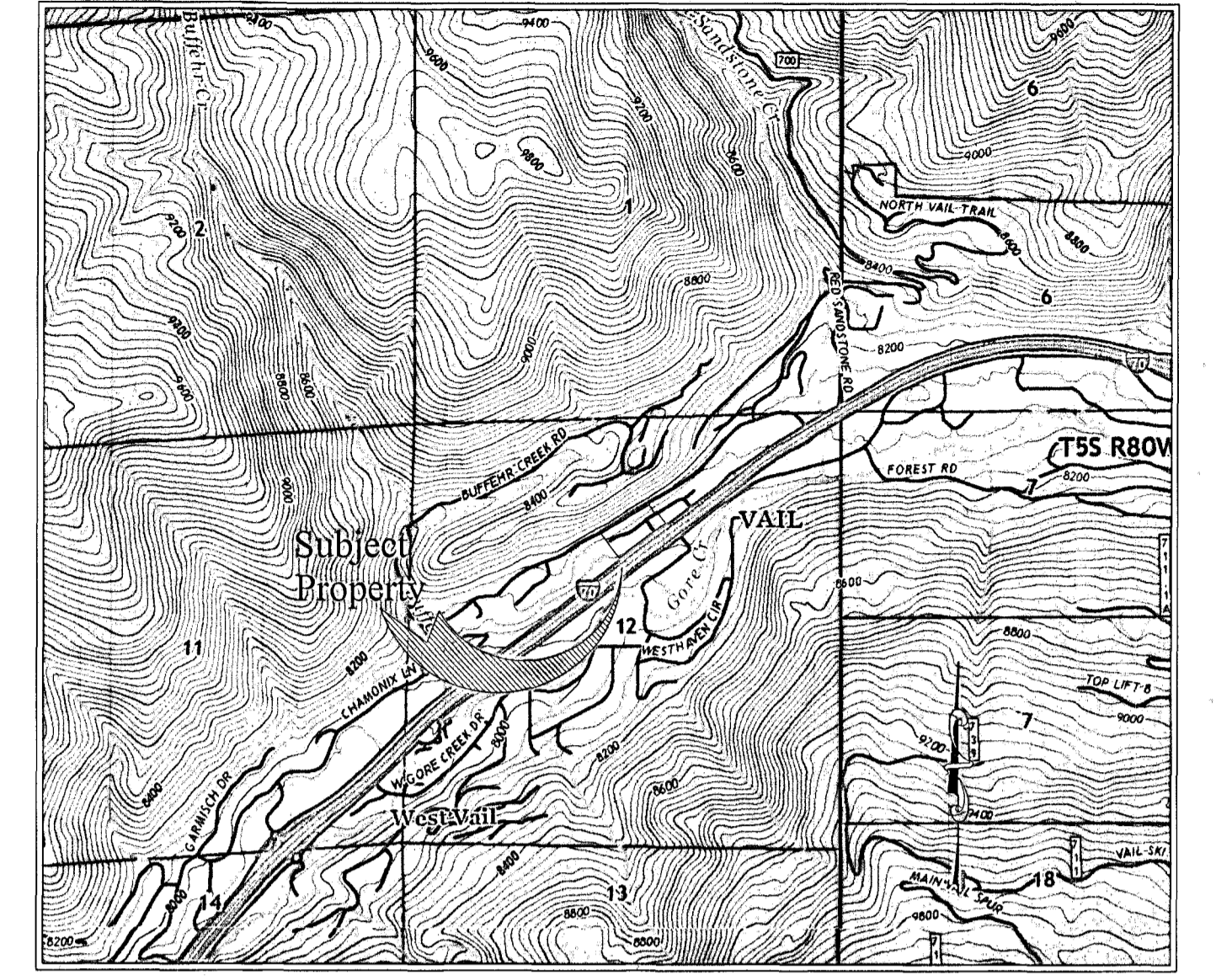
# CONDOMINIUM MAP

## TIMBER RIDGE VILLAGE PHASE II BUILDING F

### 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

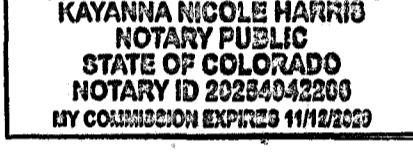
KNOW ALL MEN BY THESE PRESENTS THAT TRIUMPH TIMBER RIDGE, LLC, BEING SOLE OWNER IN FEE SIMPLE OF ALL THAT REAL PROPERTY SITUATED AT 1281 NORTH FRONTAGE ROAD WEST IN THE TOWN OF VAIL, EAGLE COUNTY, COLORADO DESCRIBED AS FOLLOWS: LOT 1, TIMBER RIDGE SUBDIVISION, LOT 1, ACCORDING TO THE PLAT RECORDED APRIL 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 58 CONDOMINIUM UNITS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF TIMBER RIDGE VILLAGE PHASE II BUILDING F, 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 28 DAY OF April, A.D., 2026,  
TRIUMPH TIMBER RIDGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
PO BOX 2444  
EDWARDS, CO 81632-2444  
BY: TRIUMPH DEVELOPMENT WEST, LLC, ITS MANAGER  
*M. Michael O'Connor*  
M. MICHAEL O'CONNOR  
MANAGER

STATE OF COLORADO )  
COUNTY OF EAGLE )

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF April, A.D., 2026, BY M. MICHAEL O'CONNOR.

MY COMMISSION EXPIRES 11/12/2029  
WITNESS MY HAND AND OFFICIAL SEAL  
*Kayanna Nicole Harris*  
KAYANNA NICOLE HARRIS  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20220432200  
MY COMMISSION EXPIRES 11/12/2029  
1180 Capitol St. Ste #102 Eagle, CO 81631  
ADDRESS



#### TITLE COMMITMENT SCHEDULE B PART II EXCEPTIONS

- LAND TITLE GUARANTEE COMPANY ORDER NUMBER VBS0076862 DATED APRIL 14, 2026.
- 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.**
  - 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.**
  - 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. 123509, 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: QUILTAIN 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.**
  - 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.**
  - 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.**
  - 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.**
  - 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.**
  - TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN AGREEMENT FOR BUS SHELTER RECORDED MAY 15, 2002 AT RECEPTION NO. 795694. RELEASE AND EXTINGUISHMENT OF EASEMENT RECORDED JANUARY 15, 2026 UNDER RECEPTION NO. 202606007. **VACATED EASEMENT NOT SHOWN ON THIS MAP.**
  - TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MASTER DEED RESTRICTION RECORDED JULY 17, 2005 AT RECEPTION NO. 840811. **TO BE REPLACED BY NEW DEED RESTRICTION PER RECEPTION NO. 202405231.**
  - TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN TIMBER RIDGE AFFORDABLE HOUSING PROJECT - PROJECT AGREEMENT RECORDED SEPTEMBER 04, 2003 AT RECEPTION NO. 846636. **NOTHING SPECIFIC TO PLOT.**
  - 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.**
  - 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.**
  - 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.**
  - TERMS, CONDITIONS, PROVISIONS OF AGREEMENT RECORDED SEPTEMBER 11, 2014 UNDER RECEPTION NO. 201415584. **NOTHING SPECIFIC TO PLOT.**
  - TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED OCTOBER 1, 2014 UNDER RECEPTION NO. 201416860. **PLOTTED HEREON.**
  - TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED AUGUST 24, 2015 UNDER RECEPTION NO. 201515847. **NOTHING SPECIFIC TO PLOT.**
  - 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.**
  - 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.**
  - TERMS, CONDITIONS AND PROVISIONS OF SPECIAL WARRANTY DEED RECORDED AUGUST 19, 2024 UNDER RECEPTION NO. 202409489. **NOTHING SPECIFIC TO PLOT.**
  - 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.**
  - TERMS, CONDITIONS, AND PROVISIONS OF ACCESS EASEMENT RECORDED SEPTEMBER 30, 2024 UNDER RECEPTION NO. 202411545. **PLOTTED HEREON.**
  - TERMS, CONDITIONS, AND PROVISIONS OF TRENCH, CONDUIT, AND VAULT AGREEMENT RECORDED OCTOBER 17, 2024 UNDER RECEPTION NO. 202412608. **NOTHING SPECIFIC TO PLOT.**
  - TERMS, CONDITIONS, AND PROVISIONS OF HOLY CROSS ENERGY UNDERGROUND EASEMENT AND RIGHT-OF-WAY RECORDED OCTOBER 17, 2024 UNDER RECEPTION NO. 202412609. **PLOTTED HEREON.**
  - 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.**
  - TERMS, CONDITIONS, AND PROVISIONS OF WATER AND WASTEWATER SERVICE AGREEMENT RECORDED APRIL 01, 2025 UNDER RECEPTION NO. 202504090. **NOTHING SPECIFIC TO PLOT.**
  - TERMS, EASEMENTS, CONDITIONS, AND PROVISIONS OF STAIRWAY ACCESS EASEMENT AND CONSTRUCTION LICENSE AGREEMENT RECORDED MAY 07, 2025 UNDER RECEPTION NO. 202505828. **PLOTTED HEREON.**
  - TERMS, EASEMENTS, CONDITIONS, AND PROVISIONS OF ACCESS EASEMENT RECORDED MAY 07, 2025 UNDER RECEPTION NO. 202505829. **PLOTTED HEREON.**
  - TERMS, CONDITIONS AND PROVISIONS OF SEWER EASEMENT RECORDED MARCH 16, 2026 UNDER RECEPTION NO. 202603179. **PLOTTED HEREON.**
  - TERMS, CONDITIONS AND PROVISIONS OF WATER EASEMENT - EAGLE RIVER WATER & SANITATION DISTRICT RECORDED MARCH 16, 2026 UNDER RECEPTION NO. 202603180. **PLOTTED HEREON.**
  - TERMS, CONDITIONS AND PROVISIONS OF BILL OF SALE DISTRICT - WATER MAIN RECORDED MARCH 16, 2026 UNDER RECEPTION NO. 202603181. **WATER SYSTEM, EQUIPMENT, AND RELATED APPURTENANCES AND FACILITIES NOT PLOTTED ON THIS MAP.**
  - TERMS, CONDITIONS AND PROVISIONS OF BILL OF SALE - SEWER MAIN RECORDED MARCH 16, 2026 UNDER RECEPTION NO. 202603182. **SEWER SYSTEM, EQUIPMENT AND RELATED APPURTENANCES AND FACILITIES NOT PLOTTED ON THIS MAP.**
  - 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 JANUARY 15, 2026 UNDER RECEPTION NO. 202606009 AND PHASE 2 CONDOMINIUM PLAT (MMP) RECORDED April 28, 2026 UNDER RECEPTION NO. 202609477. **PHASE 1 BOUNDARY, GCE & BUILDING A PLOTTED HEREON.**
  - 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 JANUARY 15, 2026 UNDER RECEPTION NO. 202606008 AND FIRST AMENDMENT THERETO RECORDED FEBRUARY 12, 2026 UNDER RECEPTION NO. 202601781 AND SUPPLEMENTAL DECLARATION RECORDED April 28, 2026 UNDER RECEPTION NO. 202609475. **NOTHING TO PLOT.**
  - TERMS, CONDITIONS AND PROVISIONS OF ENCROACHMENT LICENSE AGREEMENT RECORDED APRIL 08, 2026 UNDER RECEPTION NO. 202604375. **PROPOSED BOULDER WALL TO ENCROACH INTO WATER EASEMENT NOT PLOTTED ON THIS MAP.**
  - 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.

#### 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 WEST 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 II BUILDING F, 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.

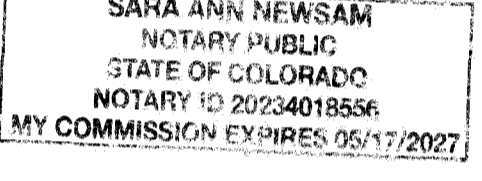
EXECUTED THIS 21 DAY OF April, A.D., 2026,  
FIRSTBANK, A COLORADO STATE BANKING CORPORATION  
1245 WEST COLFAX AVENUE  
LAKEWOOD, CO 80215

BY: *Chathorn Nguyen*  
NAME AND TITLE: Chathorn Nguyen, SVP

STATE OF COLORADO )  
COUNTY OF EAGLE )

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF April, A.D., 2026, BY *Chathorn Nguyen* SVP OF FIRSTBANK.

MY COMMISSION EXPIRES 5-17-2027  
WITNESS MY HAND AND OFFICIAL SEAL  
*Sara Ann Newsam*  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20234018566  
MY COMMISSION EXPIRES 05/17/2027  
17 Vail Road Vail CO 81657  
ADDRESS



#### CLERK AND RECORDER CERTIFICATE #430

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER ON THIS 28 DAY OF April, A.D., 2026, AT 11:40 O'CLOCK AM, RECORDED UNDER RECEPTION NO. 202605453 IN BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_

By: *Becky Close*  
CLERK AND RECORDER  
EAGLE COUNTY, COLORADO  
BY: *Julie Wey*  
DEPUTY

#### 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, 2024, UPON ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL.

DATED THIS 27 DAY OF April, A.D., 2026.

*Chris Isbell*  
TREASURER OF EAGLE COUNTY  
ACCOUNT: R069536 (2010101)

#### 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:

*Deed of Trust in favor of Firstbank dated August 16, 2024 recorded August 19, 2024 under Reception No. 202409490*  
DATED THIS 10 DAY OF April, A.D., 2026. Reception No. 202409490

LAND TITLE GUARANTEE COMPANY  
30 BENCHMARK RD #107  
AVON, CO 81607  
BY: *G.C. Kilduff*  
NAME AND TITLE

#### ADMINISTRATOR CERTIFICATE

THIS FINAL PLAT IS HEREBY APPROVED BY THE TOWN OF VAIL ADMINISTRATOR ON THIS 27 DAY OF April, A.D., 2026.

ATTEST:  
*Erica Rivera*  
TOWN CLERK  
TOWN OF VAIL, COLORADO  
*Walt Smith*  
ADMINISTRATOR  
TOWN OF VAIL, COLORADO



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:				
APRIL 27, 2026				
Computer File:				
078-BGF-CONDO				

TRIUMPH TIMBER RIDGE, LLC  
1281 N FRONTAGE RD W, VAIL, CO  
TIMBER RIDGE VILLAGE  
PHASE II BUILDING F  
CONDOMINIUM MAP  
Project NO. 25078  
1 OF 7

#### MAP NOTES:

- BUILDING F IS A FIFTY EIGHT (58) UNIT CONDOMINIUM WITH 6 LEVELS: GARAGE PARKING AND STORAGE IS PODIUM LEVEL. LEVEL 1 INCLUDES TWO 3BD/2BA UNITS, THREE 2BD/2BA UNITS, THREE 1BD/1BA UNITS AND FOUR STUDIO UNITS. LEVEL 2 INCLUDES TWO 3BD/2BA UNITS, THREE 2BD/2BA UNITS, THREE 1BD/1BA UNITS AND FOUR STUDIO UNITS. LEVEL 3 INCLUDES TWO 3BD/2BA UNITS, THREE 2BD/2BA UNITS, THREE 1BD/1BA UNITS AND FOUR STUDIO UNITS. LEVEL 4 INCLUDES TWO 3BD/2BA UNITS, THREE 2BD/2BA UNITS, THREE 1BD/1BA UNITS AND FOUR STUDIO UNITS. LEVEL 5 INCLUDES ONE 3BD/2BA UNIT, TWO 2BD/2BA UNITS, FOUR 1BD/1BA UNITS, THREE STUDIO UNITS, A COMMUNITY ROOM AND ROOF TOP DECK. SQUARE FOOTAGE IS BASED ON INTERIOR DIMENSIONS AS NOTED ON PAGES 4 - 6 OF THIS PLAT.
- BUILDING F IS 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 F IS SUBJECT TO THE CONDOMINIUM DECLARATION, RECORDED AS RECEPTION NO. 202606008, ALONG WITH THE FIRST AMENDMENT RECORDED AS RECEPTION NO. 202601781, AND THE SECOND AMENDMENT RECORDED AS RECEPTION NO. 202605452.
- BUILDING F 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.
- THIS CONDOMINIUM MAP IS A SUPPLEMENT TO THE CONDOMINIUM MAP OF TIMBER RIDGE VILLAGE PHASE I BUILDING A WHICH WAS RECORDED JANUARY 15, 2026 AS RECEPTION NO. 202606009.

#### 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 ORDER NUMBER VBS0076862 DATED APRIL 14, 2026 PREPARED BY LAND TITLE GUARANTEE COMPANY. EXCEPTIONS TO TITLE HAVE BEEN SHOWN HEREON WHERE APPLICABLE AND NOTED IN SCHEDULE B, PART II EXCEPTIONS.
- THE DATES OF THE FIELD SURVEY WAS JANUARY 16 & 27 AND APRIL 1, 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°32'06"E BETWEEN THE NORTHEAST CORNER OF LOT 1, A NO. 5 REBAR AND ALUMINUM CAP, L.S. NO. 30991 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 0120 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 WALL) TO CENTERLINE OF DIVIDING WALL BETWEEN UNITS (INTERIOR WALLS) AS SHOWN ON THE TIMBER RIDGE VILLAGE BUILDING F - FOR CONSTRUCTION SET - A51 0001-F DATED 05/09/2025. 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 II BUILDING F, THAT THE LOCATION AND DIMENSIONS OF THE HORIZONTAL BOUNDARIES OF EACH UNIT AND THAT UNIT'S 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 COMPLES WITH COLORADO PROFESSIONAL STANDARDS FOR A LAND SURVEY PLAT AND THE CURRENT ACCURACY STANDARDS FOR ALIEN'S LAND TITLE 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 38-33-209 OF THE COLORADO REVISED STATUTES.

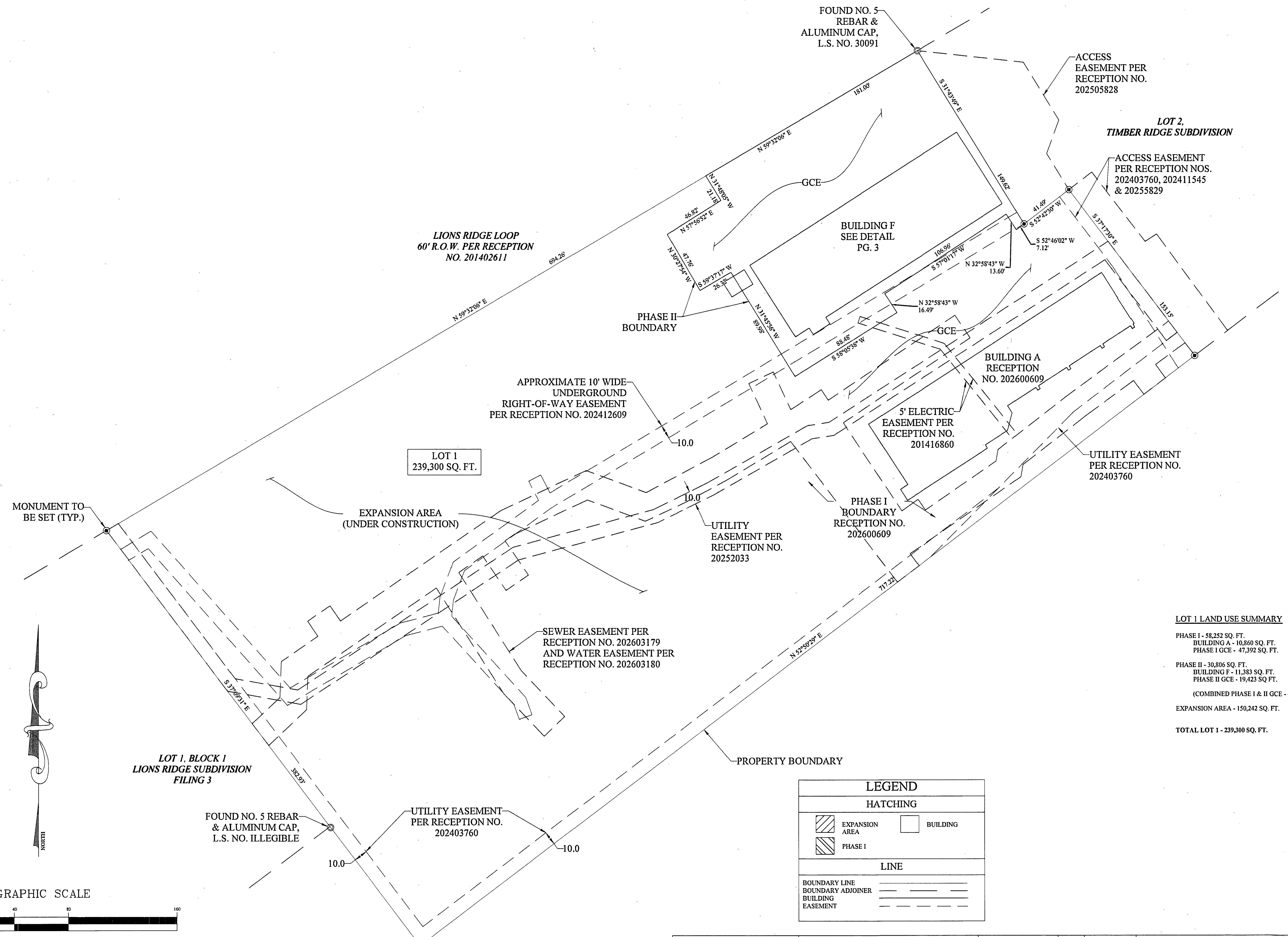
IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 27TH DAY OF APRIL, A.D., 2026.



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

202605453

CONDOMINIUM MAP  
**TIMBER RIDGE VILLAGE PHASE II BUILDING F**  
 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

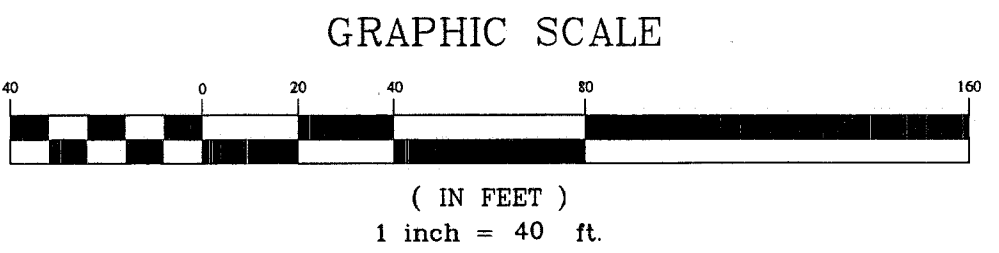
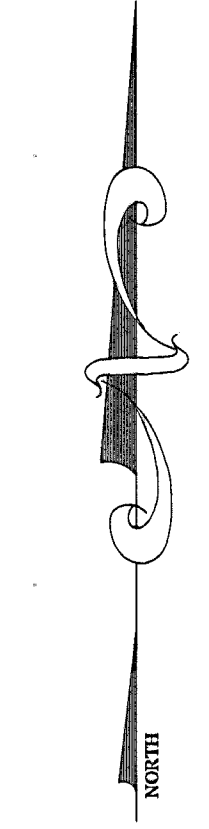


LOT 1  
239,300 SQ. FT.

**LOT 1 LAND USE SUMMARY**

PHASE I - 38,252 SQ. FT.	BUILDING A - 10,860 SQ. FT.
PHASE I GCE - 47,392 SQ. FT.	
PHASE II - 30,206 SQ. FT.	BUILDING F - 11,383 SQ. FT.
	PHASE II GCE - 19,423 SQ. FT.
(COMBINED PHASE I & II GCE - 66,815 SQ. FT.)	
EXPANSION AREA - 150,242 SQ. FT.	
TOTAL LOT 1 - 239,300 SQ. FT.	

MONUMENT TO BE SET (TYP.)



**LEGEND**

HATCHING	
	EXPANSION AREA
	PHASE I
	BUILDING
LINE	
	BOUNDARY LINE
	BOUNDARY ADJOINER
	BUILDING EASEMENT

LOT 1, BLOCK 1  
LIONS RIDGE SUBDIVISION  
FILING 3

FOUND NO. 5 REBAR & ALUMINUM CAP, L.S. NO. ILLEGIBLE

UTILITY EASEMENT PER RECEPTION NO. 202403760

SEWER EASEMENT PER RECEPTION NO. 202603179 AND WATER EASEMENT PER RECEPTION NO. 202603180

UTILITY EASEMENT PER RECEPTION NO. 20252033

PHASE I BOUNDARY RECEPTION NO. 202600609

5' ELECTRIC EASEMENT PER RECEPTION NO. 201416860

BUILDING A RECEPTION NO. 202600609

UTILITY EASEMENT PER RECEPTION NO. 202403760

ACCESS EASEMENT PER RECEPTION NOS. 202403760, 202411545 & 20255829

ACCESS EASEMENT PER RECEPTION NO. 202505828

FOUND NO. 5 REBAR & ALUMINUM CAP, L.S. NO. 30091



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 Phone 970-987-1389  
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Date:	APRIL 27, 2026				
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TRIUMPH TIMBER RIDGE, LLC  
 1281 N FRONTAGE RD W, VAIL, CO  
 TIMBER RIDGE VILLAGE  
 PHASE II BUILDING F  
 CONDOMINIUM MAP

Project NO.  
25078  
 2 OF 7

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.

202605453

# CONDOMINIUM MAP TIMBER RIDGE VILLAGE PHASE II BUILDING F 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

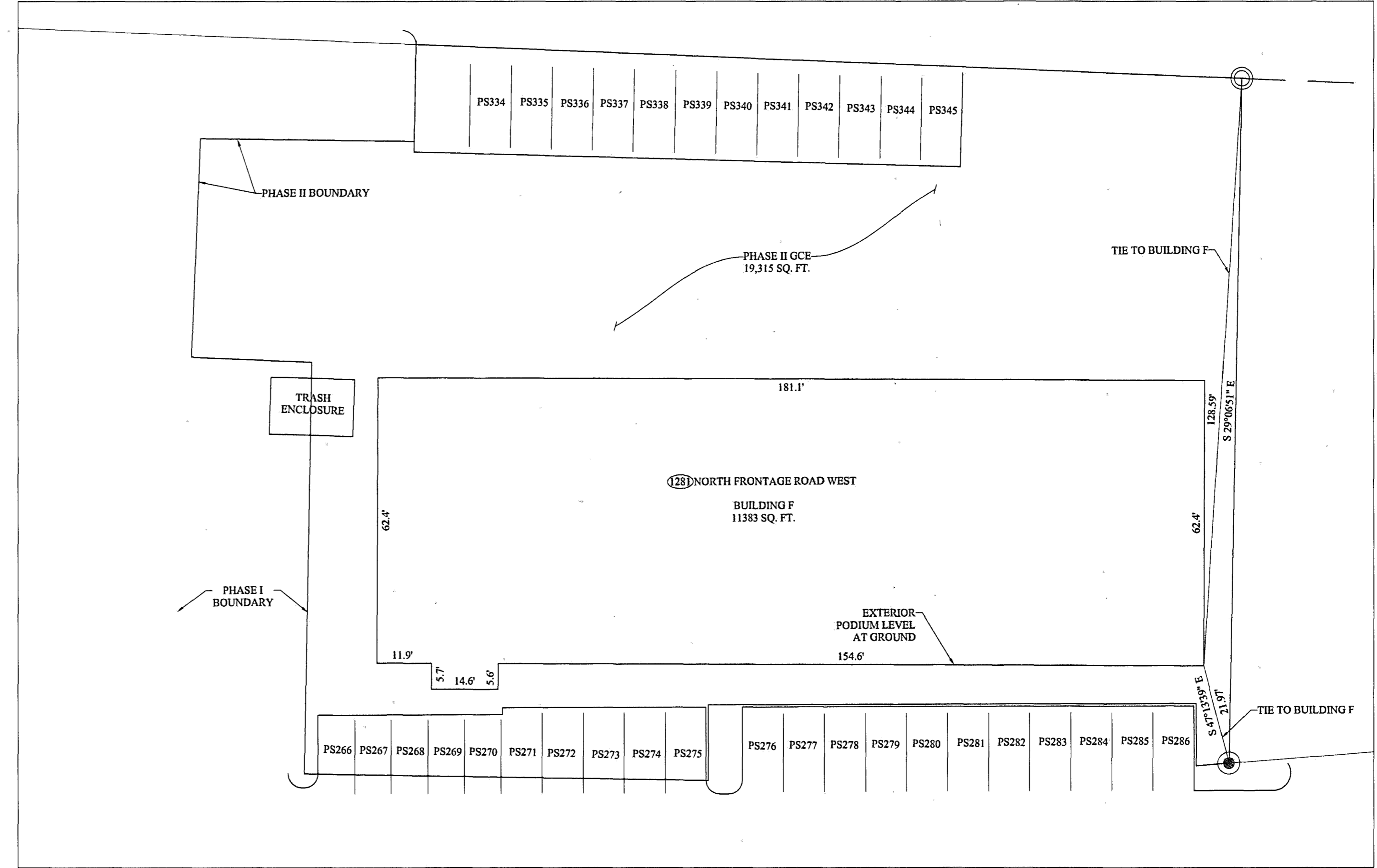
BUILDING & PARKING EXHIBIT  
1" = 20'

### BUILDING F - 1281 N FRONTAGE ROAD WEST, VAIL, CO

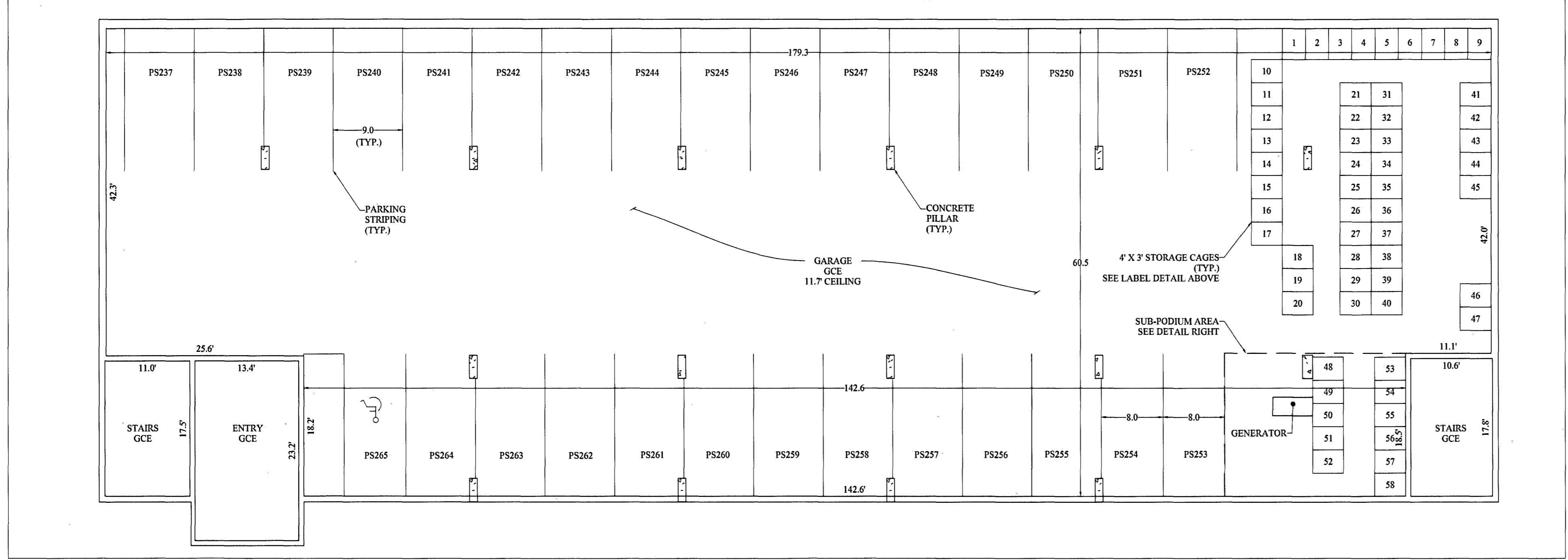
LEVEL	UNIT	AREA (SQ. FT.)
SUB-PODIUM	GCE	565
	F300	643
	F301	1286
PODIUM LEVEL	GARAGE GCE	10,176
	F302	460
	F303	460
FIRST LEVEL	F100	643
	F101	1286
	F102	460
	F103	460
	F104	643
	F105	643
	F106	965
	F107	965
	F108	460
	F109	460
	F110	965
SECOND LEVEL	F200	643
	F201	1286
	F202	460
	F203	460
	F204	643
	F205	643
	F206	965
	F207	965
	F208	460
	F209	460
	F210	965
THIRD LEVEL	F300	643
	F301	1286
	F302	460
	F303	460
	F304	643
	F305	643
	F306	965
	F307	965
	F308	460
	F309	460
	F310	965
FOURTH LEVEL	F400	643
	F401	1286
	F402	460
	F403	460
	F404	643
	F405	643
	F406	965
	F407	965
	F408	460
	F409	460
	F410	965
FIFTH LEVEL	F500	643
	F501	1286
	F502	460
	F503	460
	F504	643
	F505	643
	F506	965
	F507	965
	F508	460
	F509	782
	GCE	3469

STORAGE AREA	STORAGE AREA
1 SA-F100	30 SA-F305
2 SA-F101	31 SA-F306
3 SA-F102	32 SA-F307
4 SA-F103	33 SA-F308
5 SA-F104	34 SA-F309
6 SA-F105	35 SA-F310
7 SA-F106	36 SA-F311
8 SA-F107	37 SA-F400
9 SA-F108	38 SA-F401
10 SA-F109	39 SA-F402
11 SA-F110	40 SA-F403
12 SA-F111	41 SA-F404
13 SA-F200	42 SA-F405
14 SA-F201	43 SA-F406
15 SA-F202	44 SA-F407
16 SA-F203	45 SA-F408
17 SA-F204	46 SA-F409
18 SA-F205	47 SA-F410
19 SA-F206	48 SA-F411
20 SA-F207	49 SA-F500
21 SA-F208	50 SA-F501
22 SA-F209	51 SA-F502
23 SA-F210	52 SA-F503
24 SA-F211	53 SA-F504
25 SA-F300	54 SA-F505
26 SA-F301	55 SA-F506
27 SA-F302	56 SA-F507
28 SA-F303	57 SA-F508
29 SA-F304	58 SA-F509

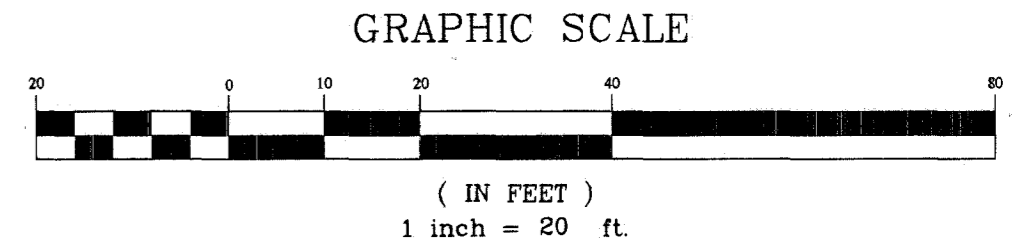
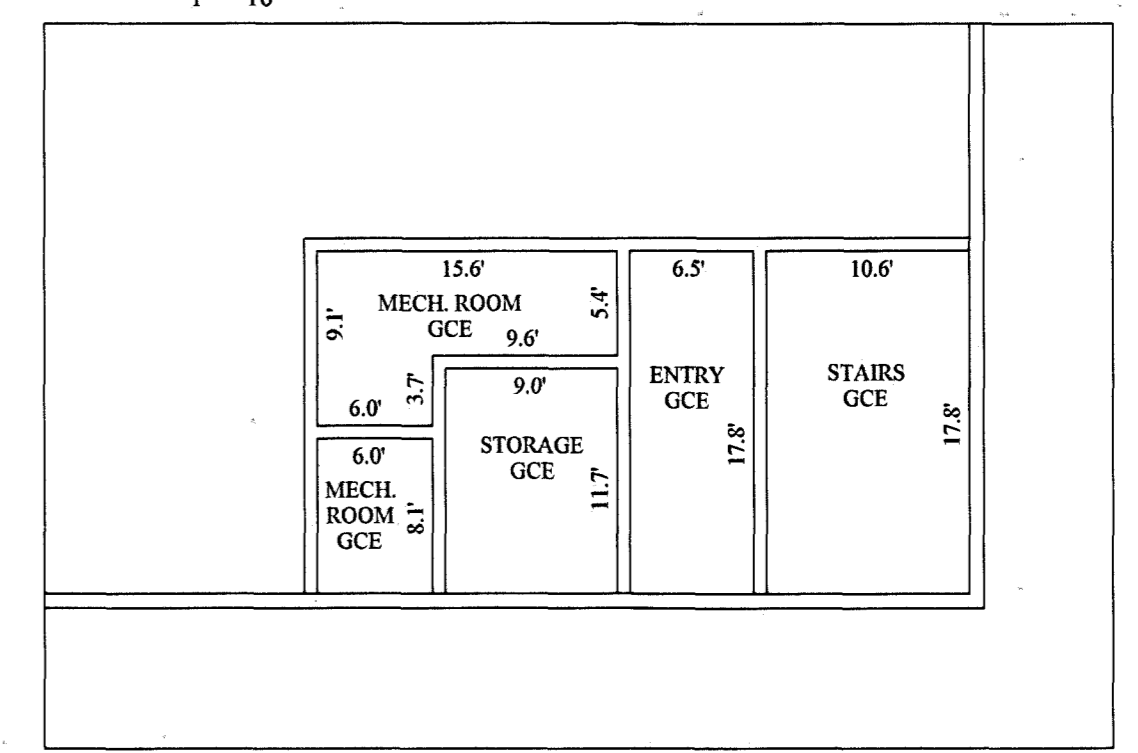
- NOTES**
- 1) STORAGE AREAS (SA) ARE LCE ALLOCATED TO UNITS IN THE CONDOMINIUM DECLARATION.
  - 2) PARKING SPACES (PS) ARE DEFINED AND ALLOCATED IN THE CONDOMINIUM DECLARATION.
  - 3) EXTERIOR BUILDING DIMENSIONS ARE MEASURED TO THE OUTERMOST POINT OF SIDING, STONE, OR OTHER EXTERIOR FINISH AT PODIUM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



### PODIUM LEVEL DETAIL 1" = 10'



### SUB-PODIUM LEVEL DETAIL 1" = 10'



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.



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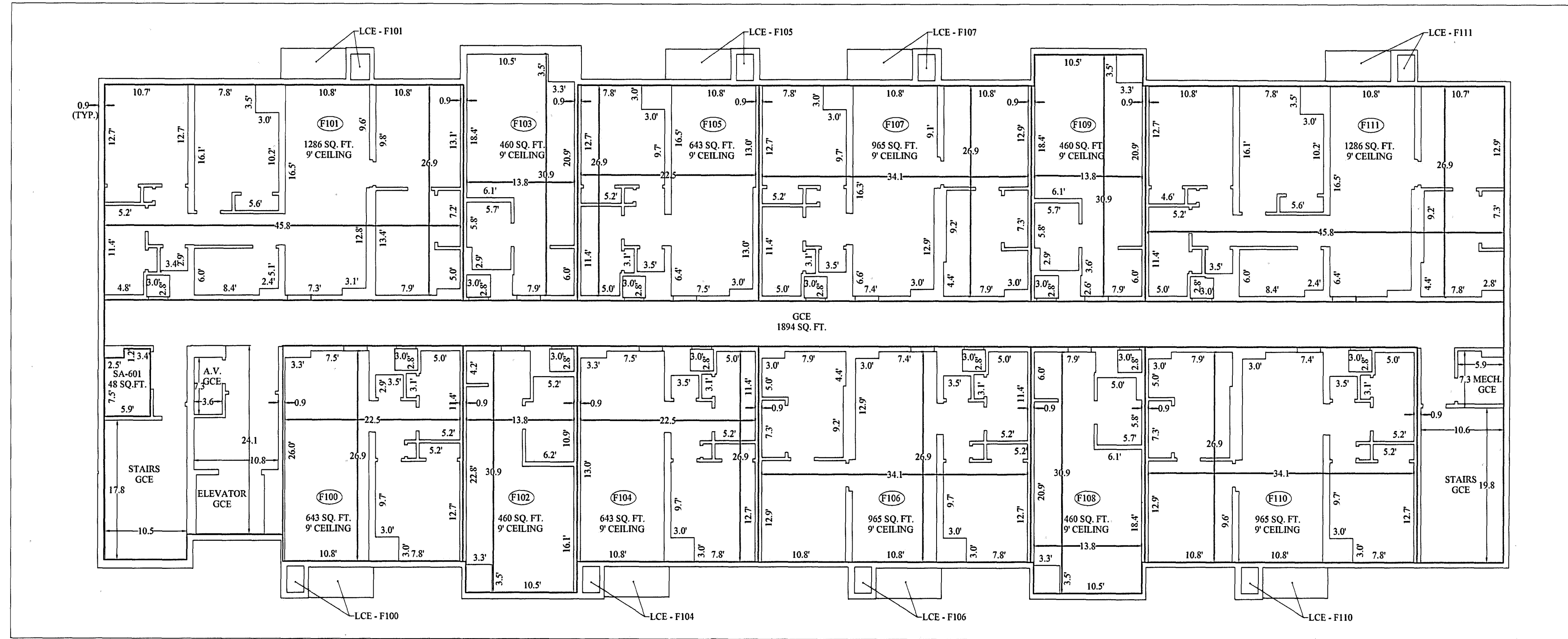
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TJK				
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078-BGF-CONDO				

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

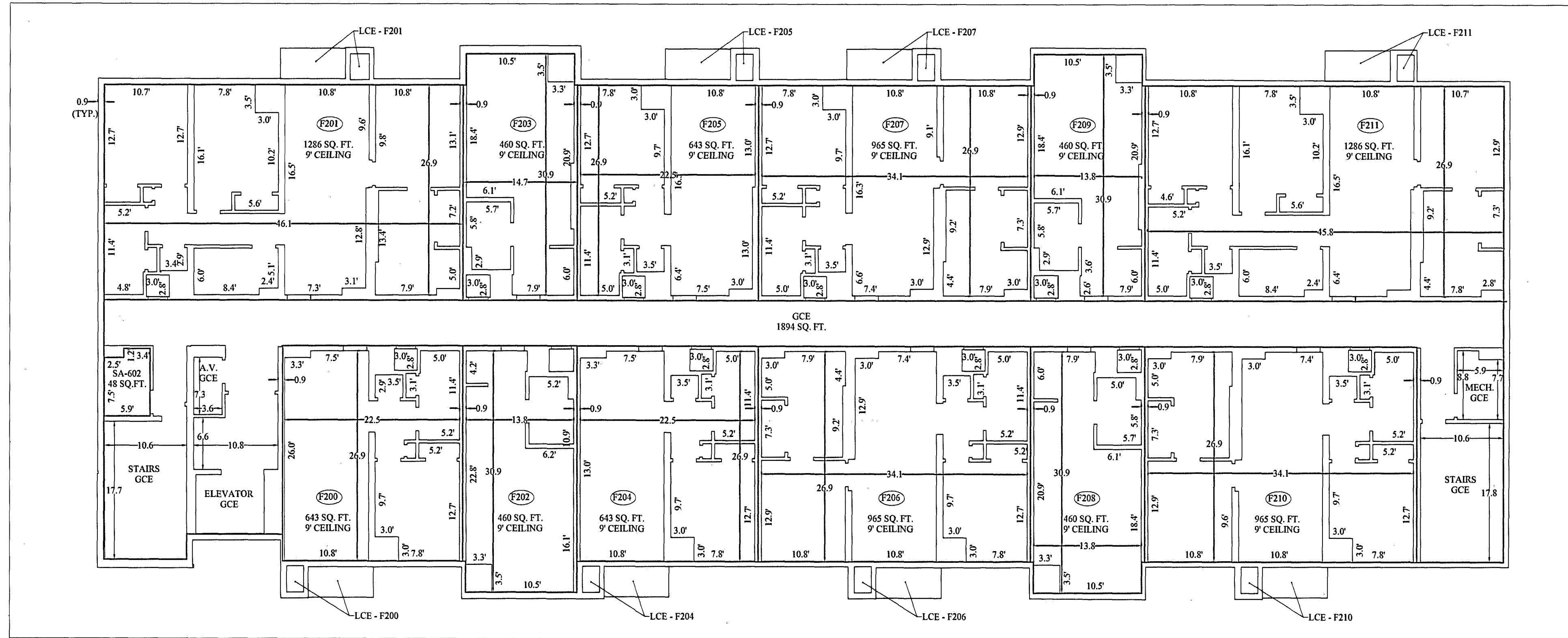
Project NO.  
25078  
3 OF 7

CONDOMINIUM MAP  
TIMBER RIDGE VILLAGE PHASE II BUILDING F  
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" = 10'

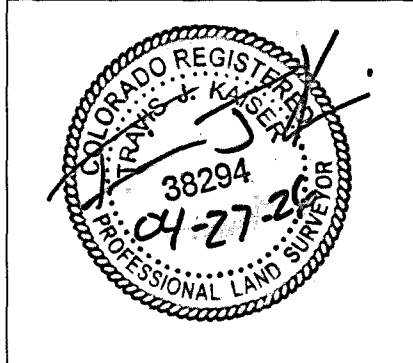


SECOND LEVEL DETAIL  
1" = 10'



- 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 F - FOR CONSTRUCTION SET - AS16001-F DATED 05/09/2025. 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 (F10), ETC.
  - 5) STORAGE AREAS (SA) ARE LCE ALLOCATED TO UNITS IN THE CONDOMINIUM DECLARATION.

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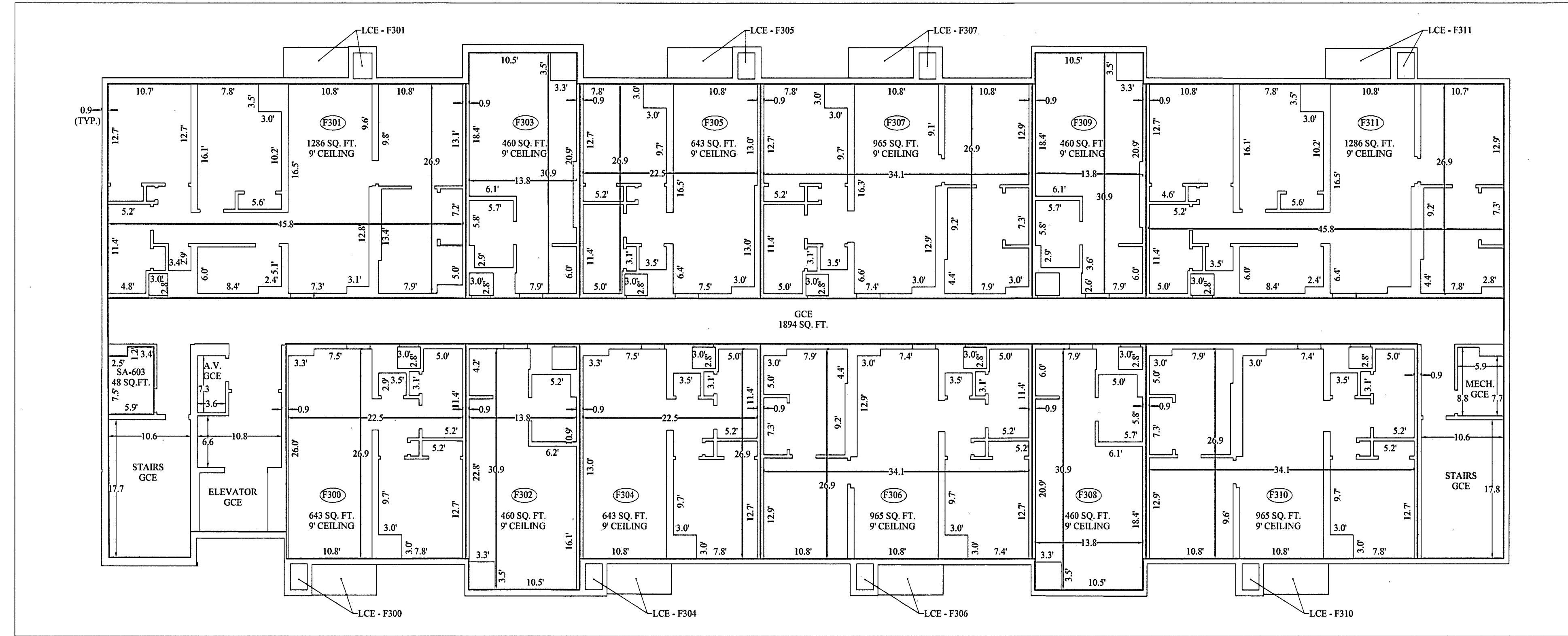
Drake Consulting, Inc.  
Land Surveying  
PO Box 709 Rifle, CO 81650  
Phone 970-987-1389  
DrakeConsultingInc.com

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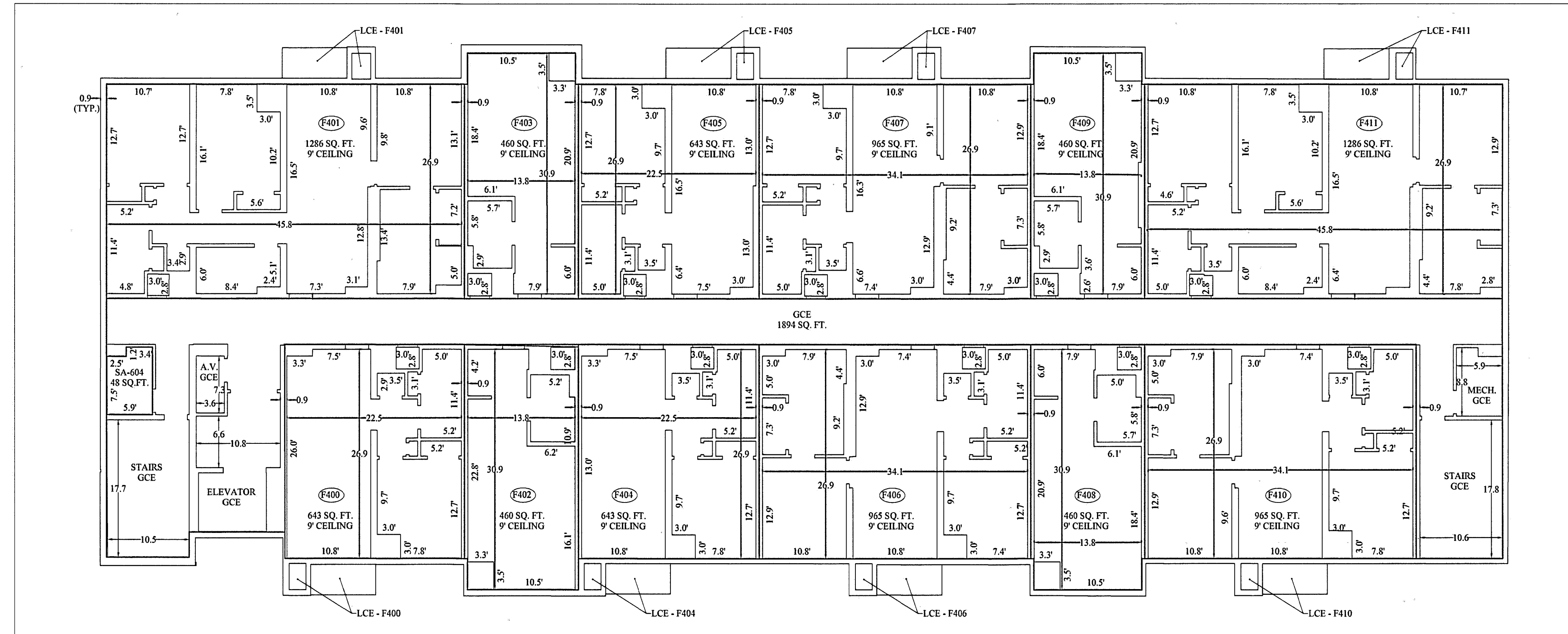
TRIUMPH TIMBER RIDGE, LLC 1281 N FRONTAGE RD W, VAIL, CO	Project NO. 25078
TIMBER RIDGE VILLAGE PHASE II BUILDING F CONDOMINIUM MAP	4 OF 7

CONDOMINIUM MAP  
**TIMBER RIDGE VILLAGE PHASE II BUILDING F**  
 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

**THIRD LEVEL DETAIL**  
 1" = 10'



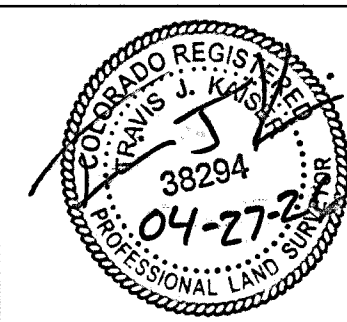
**FOURTH LEVEL DETAIL**  
 1" = 10'



**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 F - FOR CONSTRUCTION SET - ASI #001-F DATED 05/09/2025. 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 (F10), ETC.
- 5) STORAGE AREAS (SA) ARE LCE ALLOCATED TO UNITS IN THE CONDOMINIUM DECLARATION.

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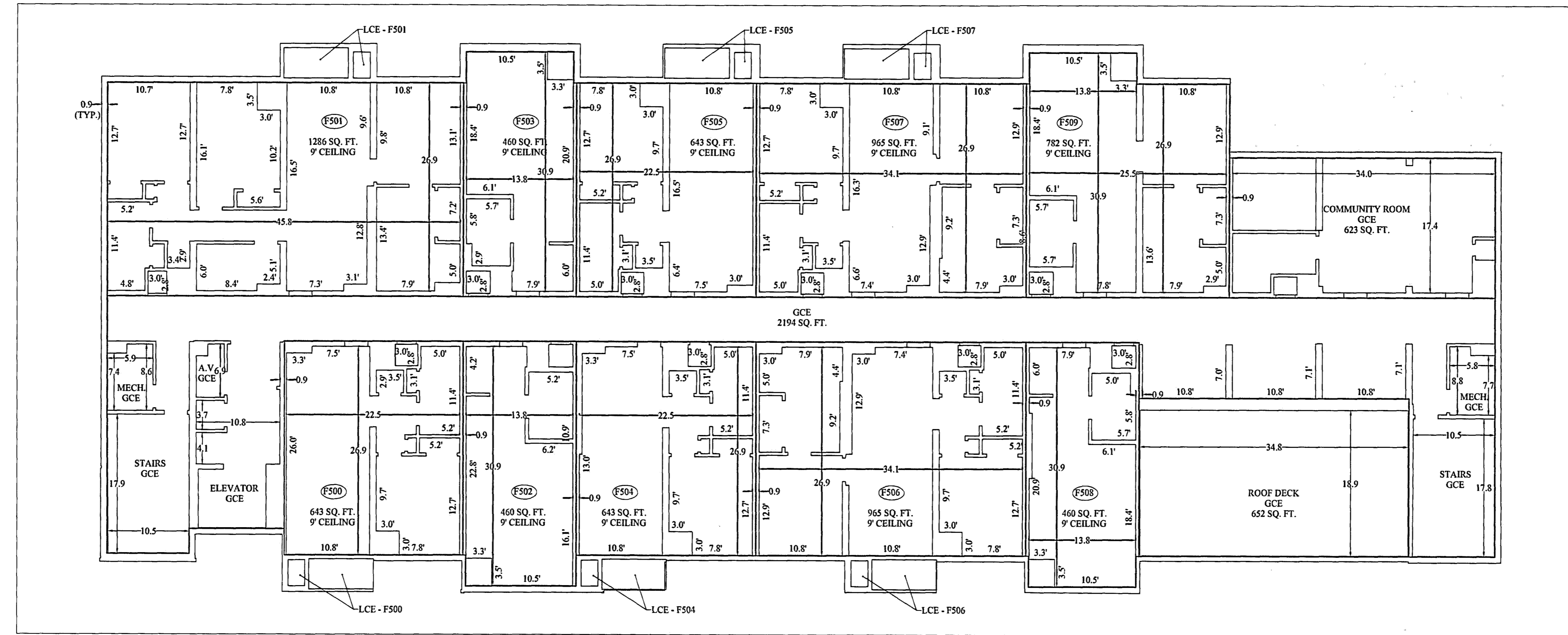
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TKK				
Date:				
APRIL 27, 2026				
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TRIUMPH TIMBER RIDGE, LLC  
 1281 N FRONTAGE RD W, VAIL, CO  
 TIMBER RIDGE VILLAGE  
 PHASE II BUILDING F  
 CONDOMINIUM MAP

Project NO.  
25078

CONDOMINIUM MAP  
TIMBER RIDGE VILLAGE PHASE II BUILDING F  
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

FIFTH LEVEL DETAIL  
1" = 10'



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 F - FOR CONSTRUCTION SET - ASI-8001-F DATED 05/09/2025. 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 (F100), ETC.
- 5) STORAGE AREAS (SA) ARE LCE ALLOCATED TO UNITS IN THE CONDOMINIUM DECLARATION.

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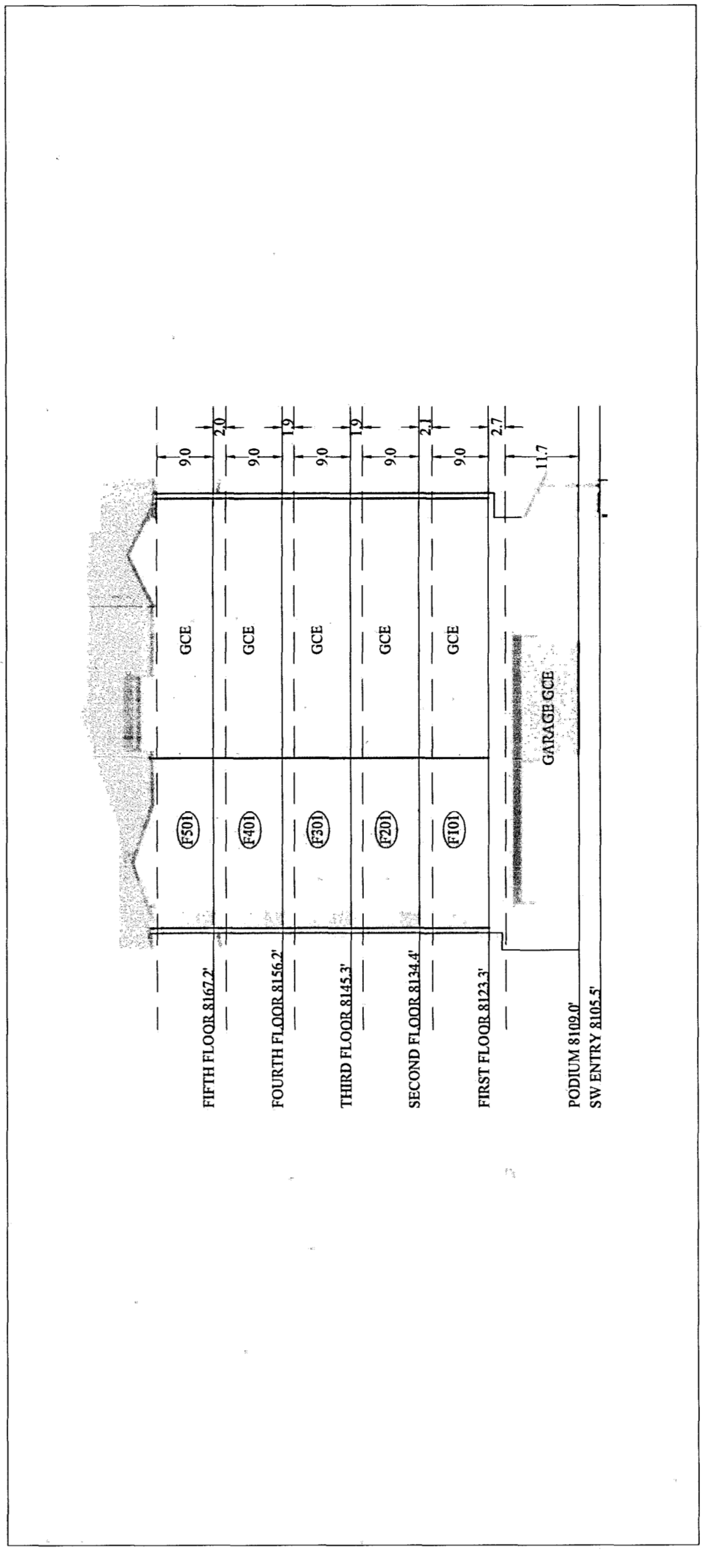
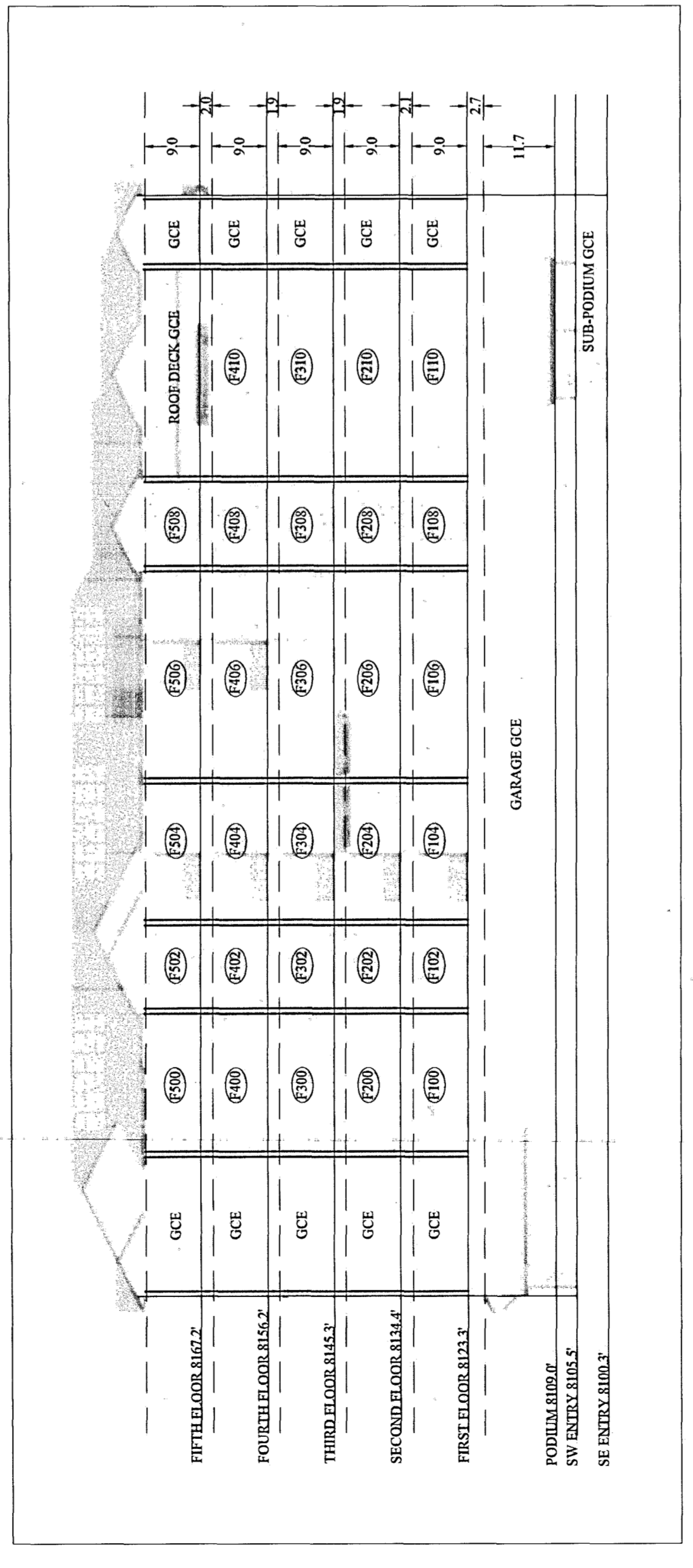
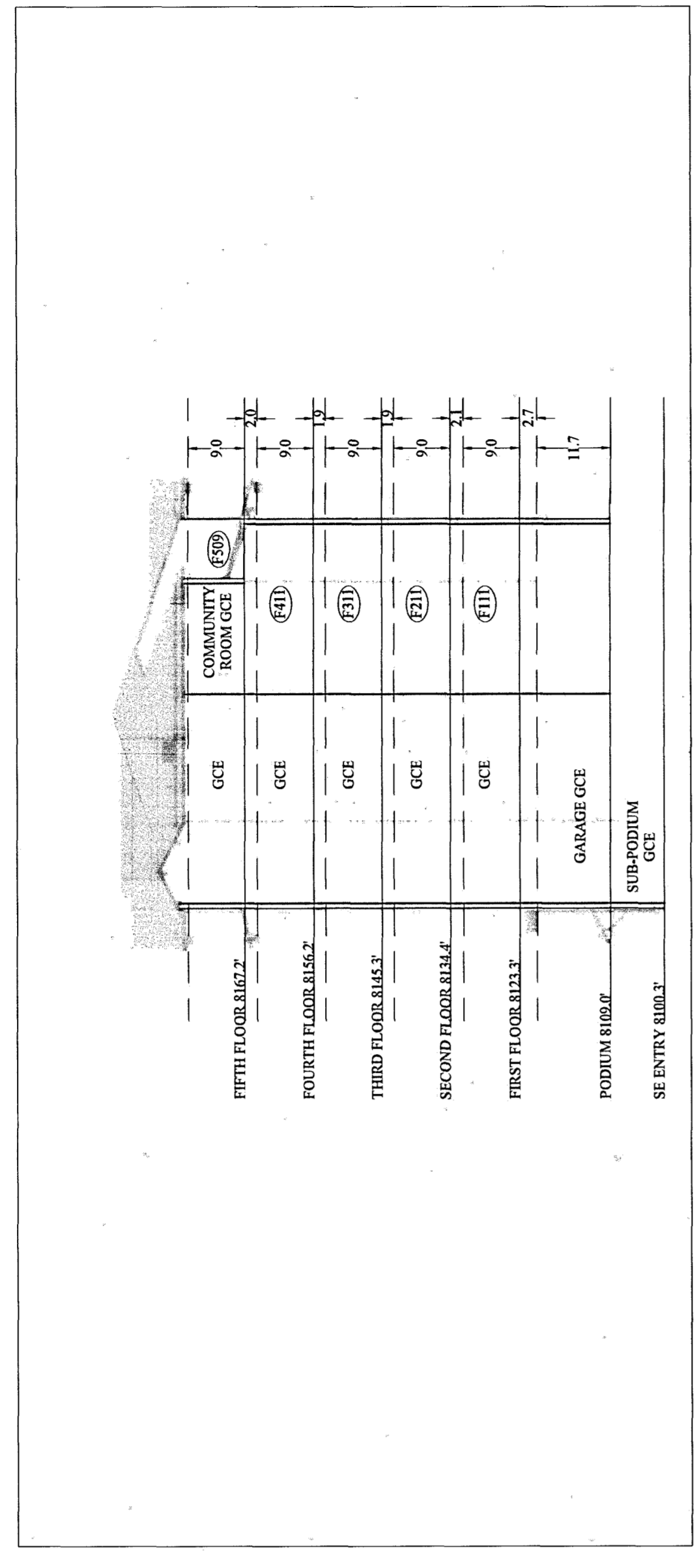
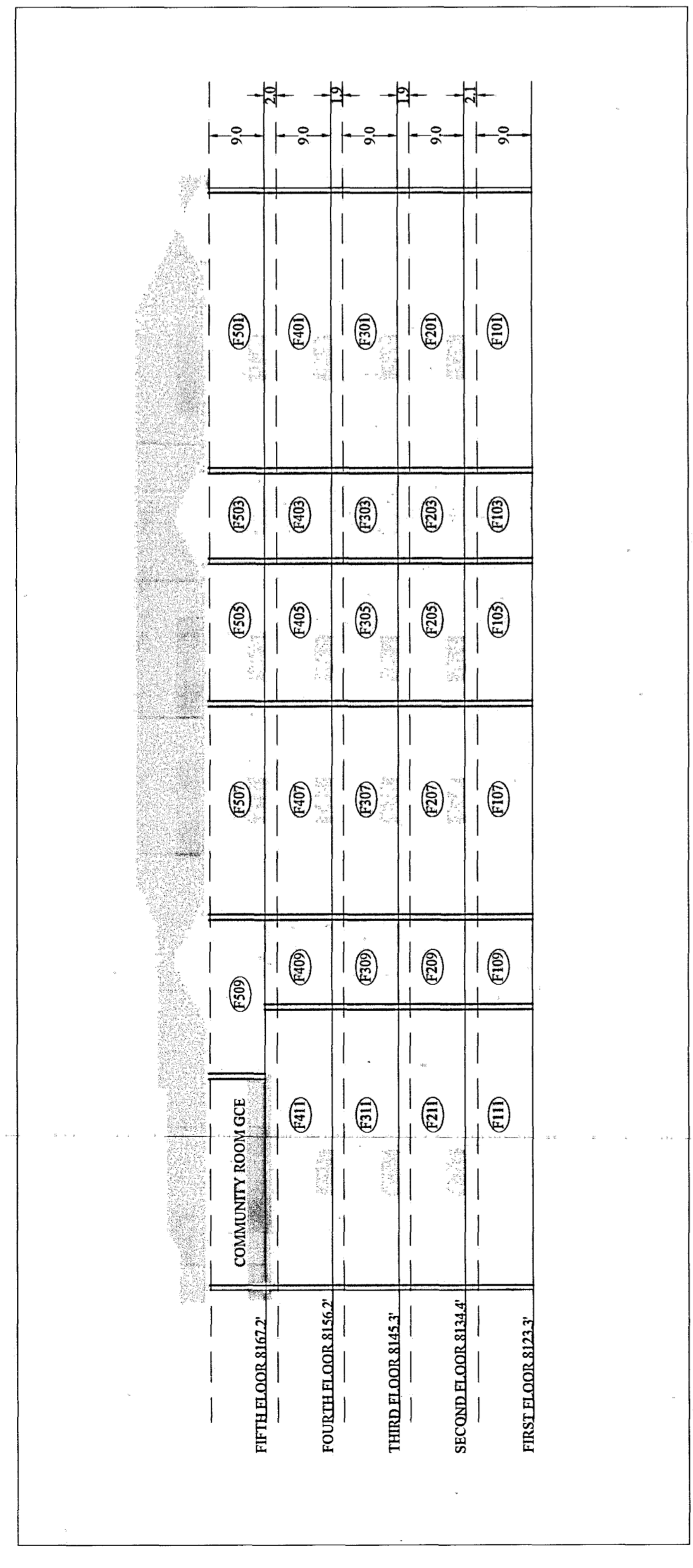
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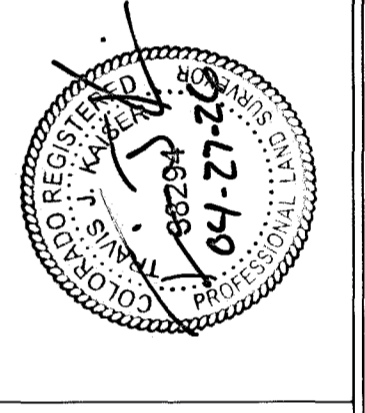
TRIUMPH TIMBER RIDGE, LLC  
1281 N FRONTAGE RD W, VAIL, CO  
TIMBER RIDGE VILLAGE  
PHASE II BUILDING F  
CONDOMINIUM MAP

Project NO.  
25078  
6 OF 7

CONDOMINIUM MAP  
**TIMBER RIDGE VILLAGE PHASE II BUILDING F**  
 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



**NOTES**  
 1) ALL UNDER ROOF AREAS ARE GCE.  
 2) UNITS IDENTIFIED ON THIS PAGE AS (F10) ETC.  
 3) BUILDINGS SHOWN PER THE TIMBER RIDGE VILLAGE BUILDING F - FOR CONSTRUCTION SET - AS F001-F  
 DATED 03/29/2023



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 Checked By: TJK  
 Date: APRIL 27, 2026  
 Computer File: 07S-BGF-CONDO

Project NO. 25078  
 TRIUMPH TIMBER RIDGE, LLC  
 1281 N FRONTAGE RD W, VAIL, CO  
 TIMBER RIDGE VILLAGE  
 PHASE II BUILDING F  
 CONDOMINIUM MAP  
 7 OF 7

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 OFFER OF INSURANCE OR ANY OTHER FINANCIAL PRODUCT. THE POLICY IS  
 SUBJECT TO THE POLICY TERMS AND CONDITIONS. THE POLICY IS NOT  
 GUARANTEED TO RENEW AND MORE THAN TEN YEARS FROM THE DATE OF THE  
 CURRENT POLICY RENEWAL.