

3RD AMENDED CONDOMINIUM MAP IMPERIAL CROSSING

LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 68 WEST OF
 THE 6TH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
 SHEET 1 OF 1



SCALE: 1" = 30'
 0 15 30 60

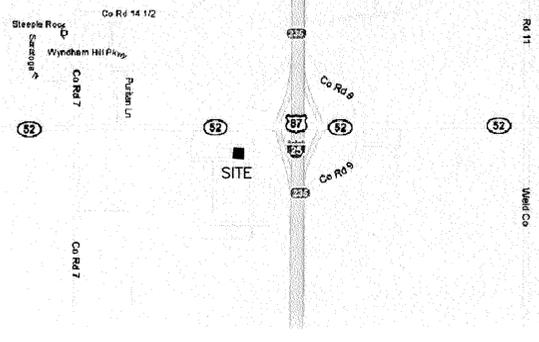
- LEGEND**
- - FOUND MONUMENT AS DESCRIBED
 - - SET REBAR & CAP, LS 37885
 - ⊙ - SET PK NAIL & BRASS DISC, LS37885
 - GCE - GENERAL COMMON ELEMENT
 - LCE - LIMITED COMMON ELEMENT

LEGAL DESCRIPTION:

LOT 2, IMPERIAL CROSSING, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.
 CONTAINING 54,474 SQUARE FEET OR 1.251 ACRES, MORE OR LESS

NOTES:

- 1) BENCHMARK: N 1/4 CORNER, SECTION 3, T1N, R68W, 6TH PM, 3" ALUM. CAP, LS12330, ELEVATION =5009.90 (NAVD 88)
- 2) BASIS OF BEARINGS: N85°09'41"W (PLATTED) ALONG THE NORTH LINE OF LOT 8, GLACIER BUSINESS PARK AMENDED FIRST FILING.
- 3) GCE INDICATES GENERAL COMMON ELEMENTS. LCE INDICATES LIMITED COMMON ELEMENT.
- 4) EXCEPT AS PROVIDED IN THE DECLARATION, ALL UTILITIES AND UTILITY SYSTEMS ARE GENERAL COMMON ELEMENTS.
- 5) EXCEPT AS OTHERWISE PROVIDED IN THE DECLARATION ALL STRUCTURAL AND LOAD BEARING WALLS, COUNTER SUPPORT WALLS, CHASES, FLUES, DUCTS, OUTDOOR STAIRS, ROOFS AND OTHER ARCHITECTURAL AND STRUCTURAL ELEMENTS ARE GENERAL COMMON ELEMENTS.
- 6) ALL DIMENSIONS SHOWN ON SHEETS 1 & 2 ARE TO FINISHED WALL SURFACES. FURTHER DEFINITION OF OWNERSHIP IS OUTLINED IN THE DECLARATION.
- 7) ALL TIES TO LOT LINES FROM THE BUILDING CORNERS AS SHOWN HEREON ARE AT RIGHT ANGLES TO THE PROPERTY LINE. ALL MEASUREMENTS REFLECT FINISHED EXTERIOR WALL ON ALL BUILDINGS; NOT TO CANOPIES, EAVES ETC. THEREFORE, THE POSSIBILITY EXISTS TO A SMALL DISPARITY BETWEEN OUR MEASUREMENTS AND THOSE OF THE ORIGINAL BUILDING PLANS AND NOT TO CANOPIES, EAVES, DECKS, CANTILEVERS OR SIMILAR ARCHITECTURAL FEATURES.
- 8) 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 SURVEYOR'S STATEMENT SHOWN HEREON.
- 9) LAND TITLE GUARANTEE COMPANY, ORDER NUMBER FCC25096455, DATED JULY 1, 2010, WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS A PORTION OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.



VICINITY MAP
 1" = 2000'

CLERK AND RECORDER'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS MAP WAS FILED FOR RECORD IN THE OFFICE OF WELD COUNTY CLERK AND RECORDER

ON THE _____ DAY OF _____, 2013
 AT _____ O'CLOCK _____ M.
 IN FILE NO. _____ MAP _____ RECEPTION No. _____

COUNTY CLERK AND RECORDER

BY: _____
 DEPUTY

MORTGAGEES' CERTIFICATE:

CITYWIDE BANKS HEREBY CONSENTS TO THE RECORDING OF THE IMPERIAL CROSSING CONDOMINIUM AND JOINS IN THE DEDICATION HEREON TO THE EXTENT OF THEIR INTEREST THEREIN.

LENDER: CITYWIDE BANKS
Chris A. Conway, SVP
 CITYWIDE BANKS, TITLE

STATE OF COLORADO }
 COUNTY OF Denver } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
1st DAY OF July, 2013, AD

BY Chris A Conway AS Sr Vice Pres OF CITYWIDE BANKS

WITNESS MY HAND AND SEAL *Janice Fleming*
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-21-16



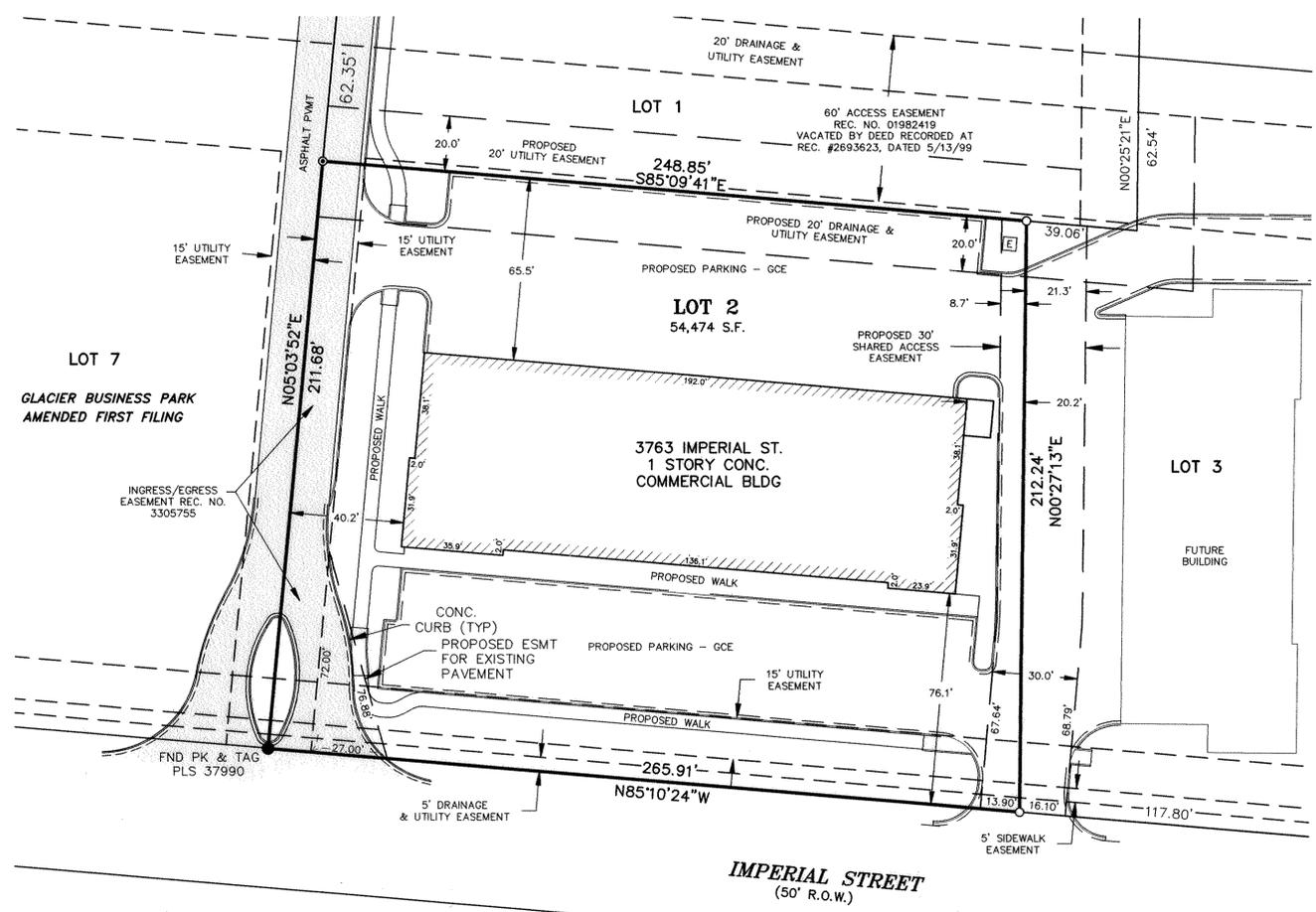
1490 S. Santa Fe Dr Denver Co
 ADDRESS

SURVEYOR'S STATEMENT:

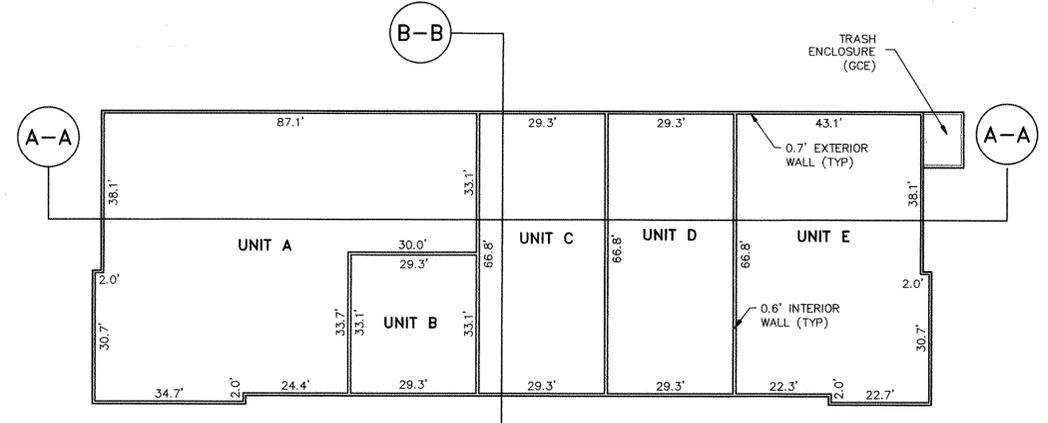
I, JOHN P. EHRHART, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY FOR AND ON BEHALF OF EHRHART LAND SURVEYING, LLC, THAT THE CONDOMINIUM MAP OF IMPERIAL CROSSING WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION, AND ALL STRUCTURAL COMPONENTS OF ALL BUILDINGS CONTAINING OR COMPROMISING ANY CONDOMINIUM UNITS THEREBY CREATED ARE SUBSTANTIALLY COMPLETED, EXCEPT AS SHOWN, AND THAT THE MAP ACCURATELY AND PROPERLY SHOWS SAID CONDOMINIUMS AND MEETS THE PROVISIONS OF ARTICLE 33.3 TITLE 38, COLORADO REVISED STATUTES 1973, AS AMENDED AND SUPPLEMENTED. FURTHER THIS CONDOMINIUM MAP CONTAINS THE INFORMATION REQUIRED BY SECTION 209, ARTICLE 33.3, TITLE 38, COLORADO REVISED STATUTES 1973, AS AMENDED AND SUPPLEMENTED.



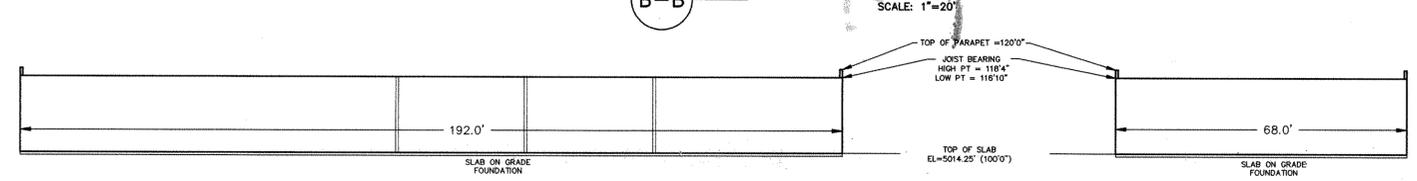
JOHN P. EHRHART
 COLORADO P.L.S. 29414
 EHRHART LAND SURVEYING, LLC



UNIT AREAS	
UNIT A	4,931 SQ. FT.
UNIT B	970 SQ. FT.
UNIT C	1,960 SQ. FT.
UNIT D	1,960 SQ. FT.
UNIT E	2,980 SQ. FT.



FIRST FLOOR
 SCALE: 1"=20'



SECTION A-A
 SCALE: 1"=20'

SECTION B-B
 SCALE: 1"=20'

DECLARANT'S CERTIFICATE:

IMPERIAL STREET PARTNERS LLC, AS DECLARANT AND OWNER OF THE HERON DESCRIBED PROPERTY, AS THE SAME IS DEFINED IN THE CONDOMINIUM DECLARATION OF IMPERIAL CROSSING FOR THE HERON DESCRIBED PROPERTY (THE "DECLARATION"), DOES CERTIFY THAT THIS CONDOMINIUM MAP WAS PREPARED PURSUANT TO THE PROVISIONS OF THE DECLARATION RECORDED WITH THE CLERK AND RECORDER OF WELD COUNTY, COLORADO, AND ANY AMENDMENTS THERETO, IN ORDER TO SUBMIT THE PROPERTY AND IMPROVEMENTS HEREIN DESCRIBED TO THE CONDOMINIUM FORM OF OWNERSHIP AND USE PURSUANT TO THE COLORADO COMMON INTEREST OWNERSHIP ACT, BEING THE PROPERTY DEPICTED ON THE CONDOMINIUM MAP, INCLUDING ALL AREAS DESIGNATED AS COMMON ELEMENTS, ARE SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIONS AND COVENANTS CONTAINED OR DESCRIBED IN THE DECLARATION.

IMPERIAL STREET PARTNERS LLC

Mark Lee Hirsch
 BY MARK LEE HIRSCH, MANAGER

STATE OF COLORADO }
 COUNTY OF Boulder } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
27th DAY OF June, 2013, AD

WITNESS MY HAND AND SEAL *Judith Gooden*
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/14/2013



801 Main St., Louisville, CO 80027
 ADDRESS

 EHRHART LAND SURVEYING P.O. Box 990 • Erie, Colorado 80516 (303) 828-3340 www.coloradolandsurveying.com	SHEET: 1 OF 1
	DATE: 6/27/13
	DRAWN BY: JPE
	PROJECT: S105018

Supplement to the 3rd Amended Condominium Map – Imperial Crossing

This Supplement is made this 30 day of July, 2013 by Imperial Street Partners LLC and, Technology Drive, LLC (hereinafter collectively referred to as the “Declarant”).

Whereas the Declarant is owner of certain real property located in the City of Frederick, Weld County, State of Colorado, as more particularly described as Lot 2, Imperial Crossing, Town of Frederick, county of Weld, State of Colorado and know by street and number as 3763 Imperial Street, Frederick, CO 80516.

Whereas the original Condominium Map was filed May 10, 2010 at reception number 3726336, County of Weld, State of Colorado. The Map reflected Units A, B, C, D, E.

Subsequently an amended Condominium Map was filed:

Second Amended condominium Map of Imperial Crossing Condominiums recorded April 8, 2011 at Reception No. 3761239, County of Weld, State of Colorado. This modification to the map reflected only Units A, B, C.

The Owner/Borrower did not intend to eliminate units C and D from the Map, and have prepared a 3rd Amended Condominium Map that reflects 5 separate Units A, B, C, D, E.

This property was originally encumbered by a 1st Deed of Trust described as follows:

Deed of Trust from Imperial Street Partners, LLC a Colorado limited liability company, to the Public Trustee of Weld County for the benefit of Citywide Banks, securing an original Principal indebtedness of \$1,378,800, and any other amounts and/or obligations dated March 11, 2010, recorded March 25, 2010 at Reception No. 3683152.

The property was also encumbered by a 2nd Deed of Trust described as follows:

Deed of Trust from Imperial Street Partners, LLC a Colorado limited liability company, to the Public Trustee of Weld County, for the benefit of Citywide Banks, securing an original principal indebtedness of \$283,497.45, and any other amounts and/or obligations dated March 11, 2010 recorded March 25, 2010 at Reception No. 3683155.

Units B and E were subsequently sold and released from the two above described Deeds of Trust.

On December 28, 2011 Unit A was sold and transferred to Technology Drive and encumbered by a Deed of Trust as follows:

Deed of Trust from Technology Drive, LLC to the Public Trustee of Weld County, for the benefit of Citywide Banks, securing and original principal indebtedness of \$622,800, and any other amounts and/or obligations dated December 28, 2011, recorded January 5, 2012 at Reception Number 3816292.

Inadvertently, all remaining units were transferred to Technology Drive, LLC and released from the Citywide Banks 1st and 2nd Deeds of Trust.

Whereas, Imperial Street Partners and Technology Drive, LLC would like to revoke and disavow the 2nd Amended Condominium Map and are filing 3rd Amended Condominium Map.

Whereas Imperial Street Partners has always been the owner of Units C and D and only conveyed Unit A to Technology Drive, as per the original Condominium Map and the 3rd Amended Condominium Map.

In Witness whereof, the Declarant has caused this Supplement to be executed on the 30 Day of July, 2013.

Imperial Street Partners LLC



Mark L. Hirsch, Manager

Technology Drive, LLC



James Cunningham

Unit No.	Percentage Share of Common Elements	Percentage Share of Common Expenses	Votes in the affairs of the Association
A	39	39	39
B	8	8	8
C	15	15	15
D	15	15	15
E	23	23	23
Totals	100%	100%	100 Votes

State of California)
County of Alameda)

**CALIFORNIA ALL-PURPOSE CERTIFICATE OF
ACKNOWLEDGEMENT**

On July 30, 2013 before me, Leslie Wolf, Notary
(here insert name and title of the officer)

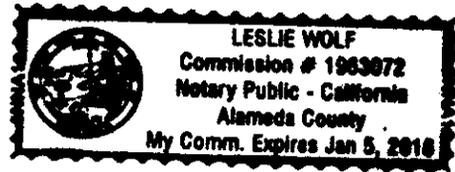
personally appeared Mark L. Hirsch + James Cunningham

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



(Seal)

State of California)
County of Alameda)

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(here insert name and title of the officer)

personally appeared _____

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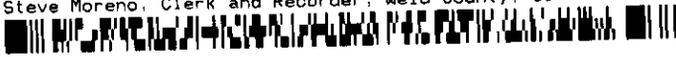
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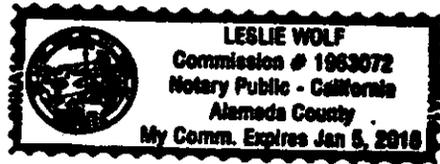
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(here insert name and title of the officer)

personally appeared Mark L. Hirsch + James Cunningham

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]

(Seal)

State of California)
County of Alameda)

**CALIFORNIA ALL-PURPOSE CERTIFICATE OF
ACKNOWLEDGEMENT**

On _____ before me, _____
(here insert name and title of the officer)

personally appeared _____

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WITNESS my hand and official seal.

3954953 Pages: 4 of 4
08/09/2013 01:01 PM R Fee:\$26.00
Steve Moreno, Clerk and Recorder, Weld County, CO



Signature _____

(Seal)