



VICINITY MAP  
1" = 2000'

3726338 10/19/2010 11:08A Weld County, CO  
1 of 1 R 11.00 D 0.00 Steve Moreno Clerk & Recorder

# 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.

### 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 \_\_\_\_\_, 2010  
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

CITYWIDE BANKS, TITLE  
By: *Chris A. Cerveny, SVP*  
STATE OF COLORADO )  
COUNTY OF Denver )SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS  
12 DAY OF October, 2010 AD

BY *Chris A. Cerveny* AS *Senior Vice President* OF CITYWIDE BANKS

WITNESS MY HAND AND SEAL

*Michael McGarza*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-21-2012

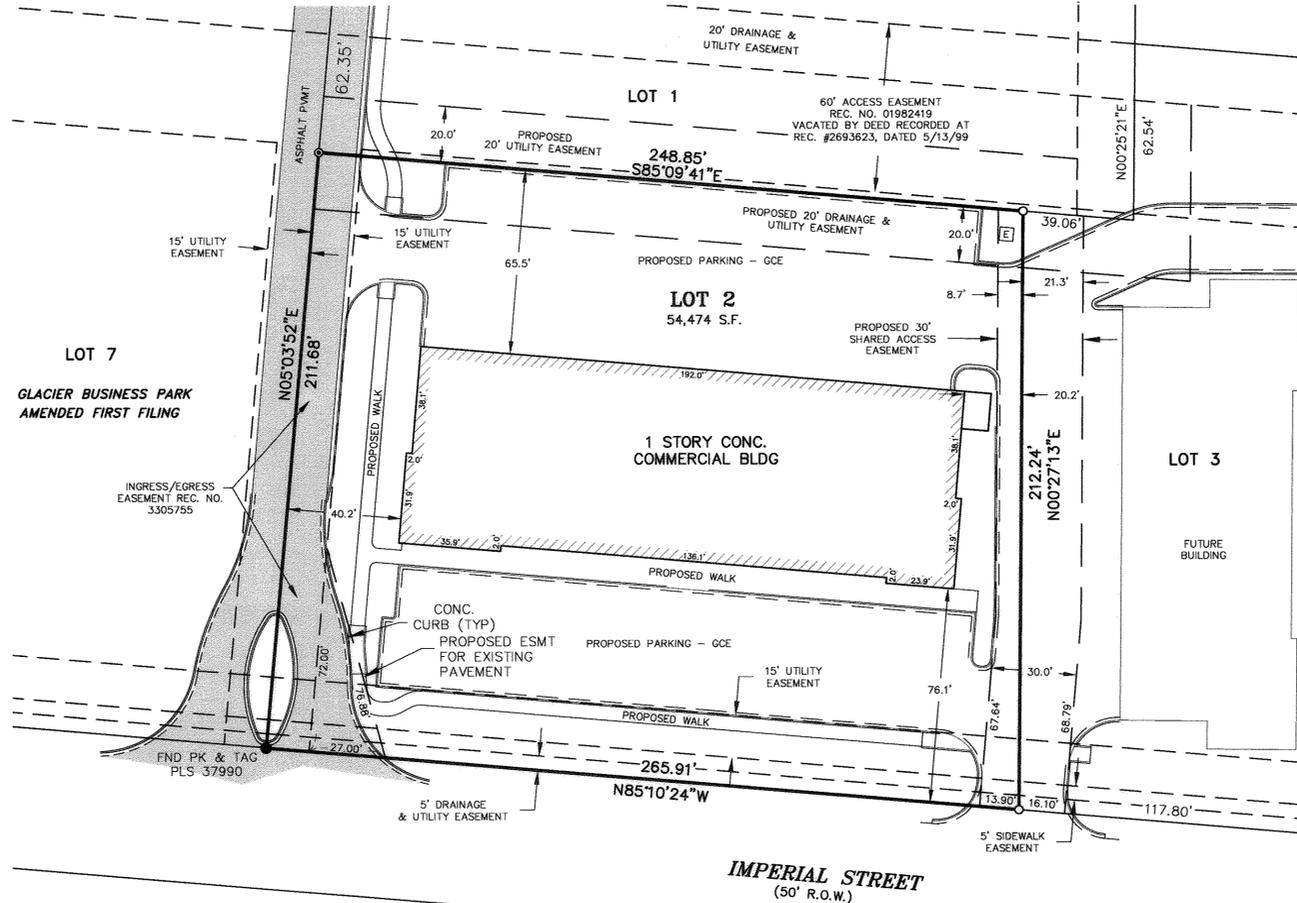
*1490 S. Santa Fe Dr*  
ADDRESS Denver, CO 80223



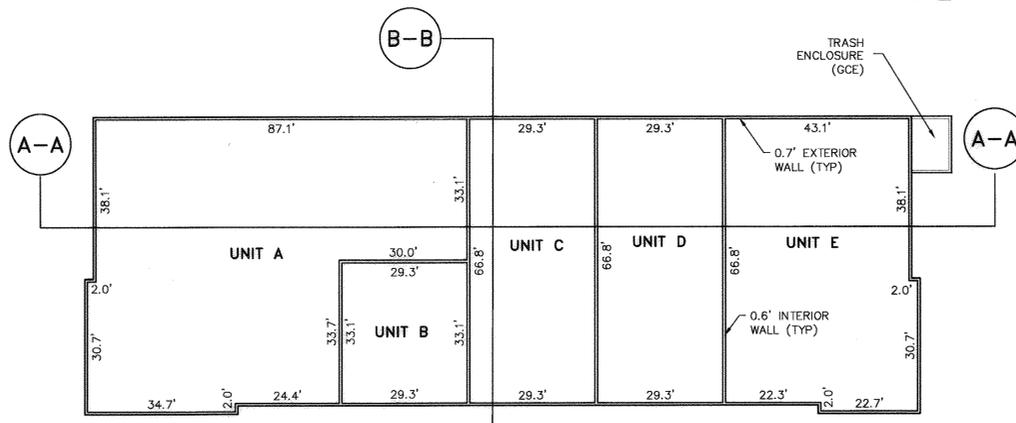
### SURVEYOR'S STATEMENT:

I, I. JEFFREY NADING, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY FOR AND ON BEHALF OF INTEGRAL SURVEYING, INC., THAT THE CONDOMINIUM MAP OF IMPERIAL CROSSING CONDOMINIUM WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION, AND ALL STRUCTURAL COMPONENTS OF ALL BUILDINGS CONTAINING OR COMPRISING 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.

*I. Jeffrey Nading*  
I. JEFFREY NADING  
COLORADO P.L.S. 37885  
PRINCIPAL, INTEGRAL SURVEYING

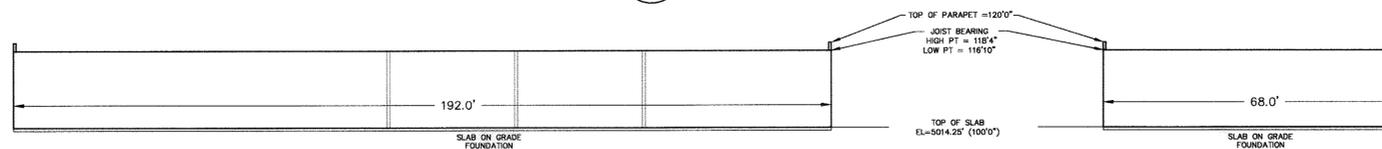


UNIT AREAS	
UNIT A	4,931 SQ. FT.
UNIT B	970 SQ. FT.
UNIT C	1,960 SQ. FT.
UNIT D	1,960 SQ. FT.
UNIT E	2,980 SQ. FT.



### 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 HEREON DESCRIBED PROPERTY, AS THE SAME IS DEFINED IN THE CONDOMINIUM DECLARATION OF IMPERIAL CROSSING FOR THE HEREON 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

BY *Mark Lee Hirsch*, MANAGER

STATE OF CALIFORNIA )  
COUNTY OF ALAMEDA )SS

ON October 4th, 2010 BEFORE ME, BENJAMIN ZARZYCKI, A NOTARY PUBLIC, PERSONALLY APPEARED MARK LEE HIRSCH, 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 *Ben J.* (SEAL)



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DATE: 10/04/10

DRAWN BY: IJN

PROJECT: S105018