



VICINITY MAP
1" = 2000'

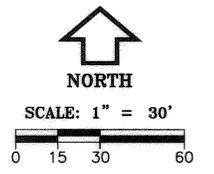
3761239 04/08/2011 10:24A Weld County, CO
1 of 1 R 11.00 D 0.00 Steve Moreno Clerk & Recorder

2ND 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

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) ALL DIMENSIONS SHOWN ARE TO CENTER OF INTERIOR WALLS, AND OUTER FACE OF EXTERIOR WALLS. FURTHER DEFINITION OF OWNERSHIP IS OUTLINED IN THE DECLARATION.
- 6) 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.
- 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 SURVEYOR'S STATEMENT SHOWN HEREON.
- 8) 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.

DECLARANT AND OWNER'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 EXCEPT UNIT B, 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

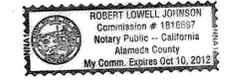
BY *Mark Lee Hirsch*
MARK LEE HIRSCH, MANAGER
STATE OF CALIFORNIA)
COUNTY OF ALAMEDA)

BEFORE ME, *Robert Lowell Johnson*, 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 *Robert Lowell Johnson* (SEAL)



OWNER'S CERTIFICATE - UNIT B:

3769 IMPERIAL ST STE B LLC, A COLORADO LIMITED LIABILITY COMPANY, AS OWNER OF THE HEREON DESCRIBED UNIT B, 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 AS UNIT B, INCLUDING ALL AREAS DESIGNATED AS COMMON ELEMENTS, ARE SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIONS AND COVENANTS CONTAINED OR DESCRIBED IN THE DECLARATION.

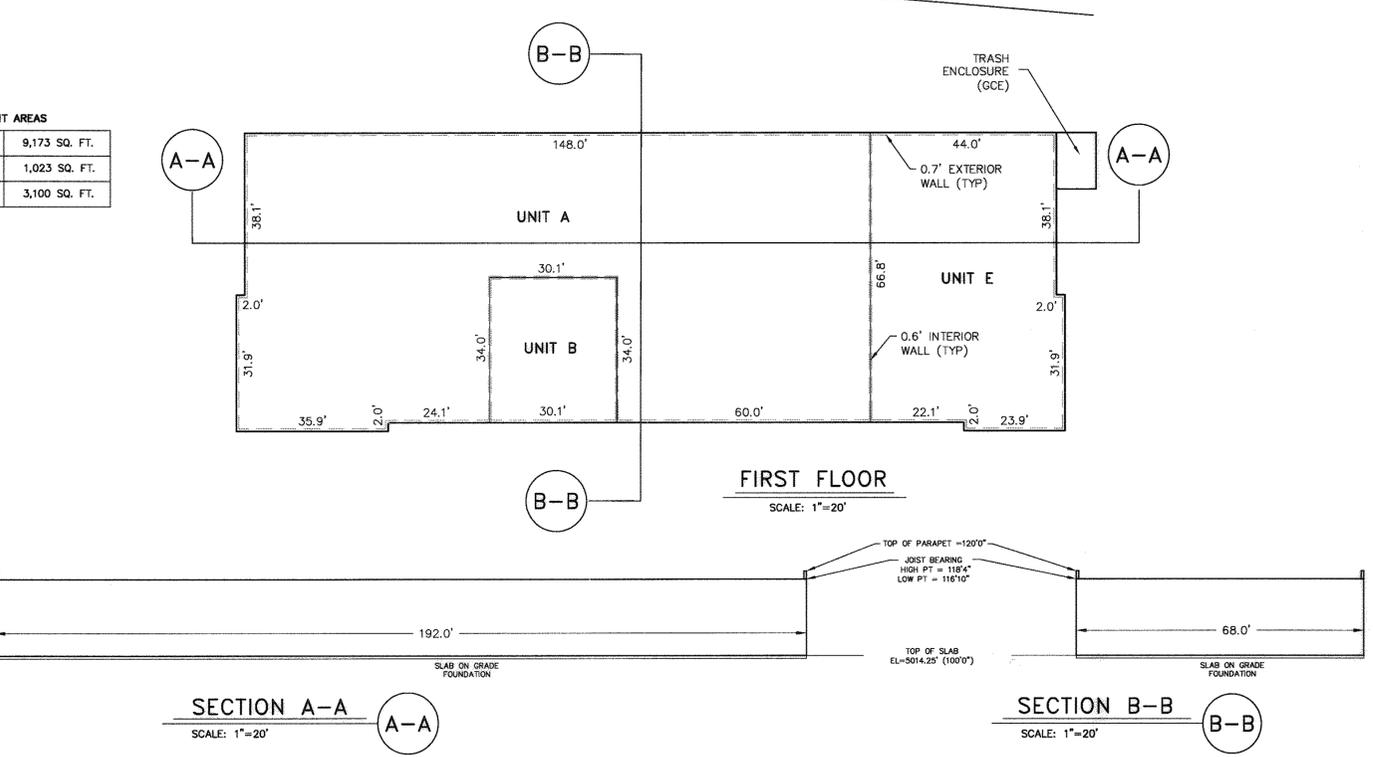
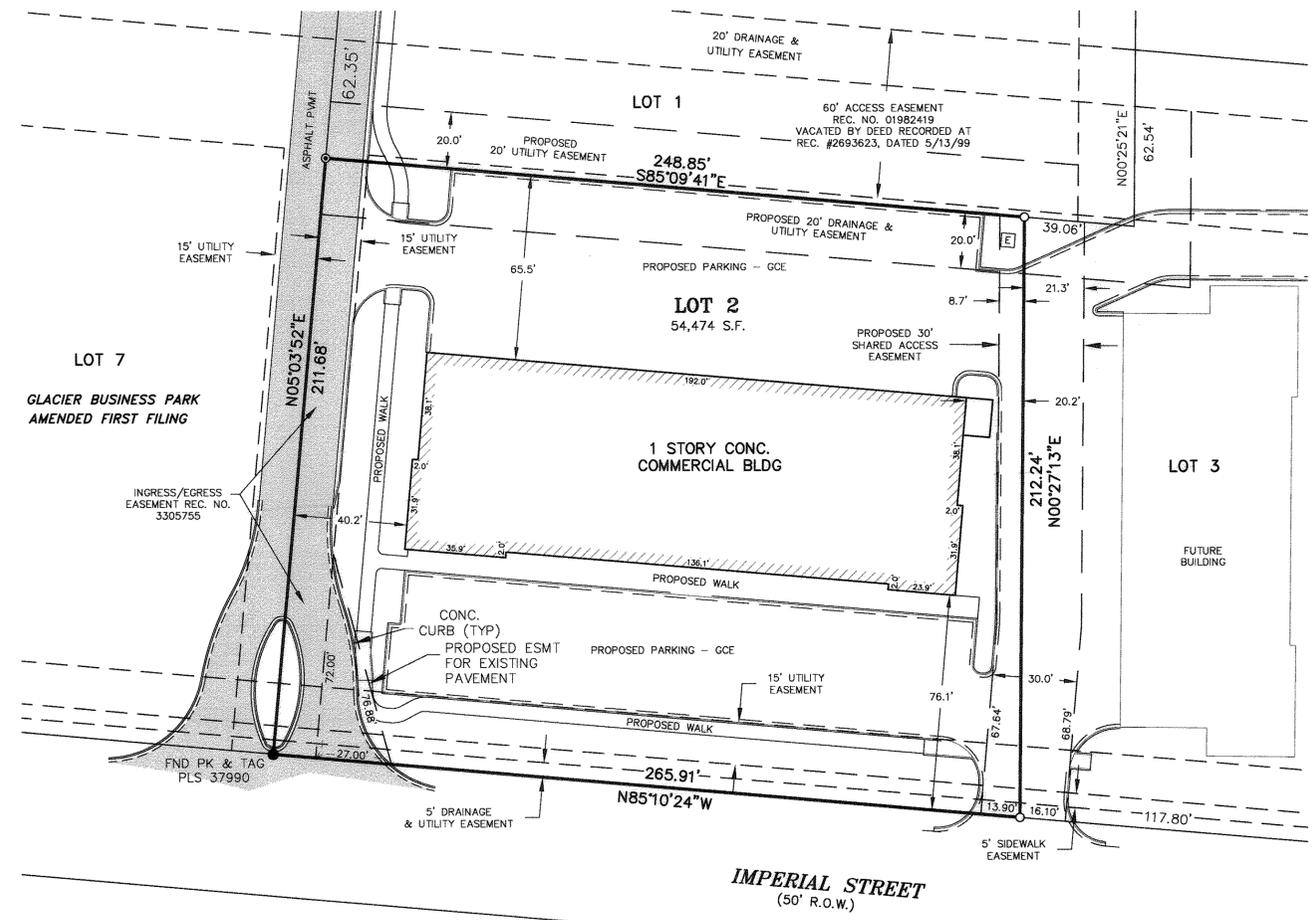
BY *Corine A. Hauser* and *Carolyn W. Hauser*
CORINE A. HAUSER, MANAGER
CAROLYN W. HAUSER, MANAGER
STATE OF COLORADO)
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
6th DAY OF April, 2011, AD

BY *Corine A. Hauser and Carolyn W. Hauser* AS Managers OF IMPERIAL ST STE B LLC
WITNESS MY HAND AND SEAL *Julia L. Lucero*
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-27-11

ADDRESS: 275 S. Main #100
Longmont CO 80501



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 _____, 2011
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
Branch President
CITYWIDE BANKS, TITLE
STATE OF COLORADO)
COUNTY OF Denver)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
31 DAY OF March, 2011, AD
BY *Michael L. Gies* AS *President* OF CITYWIDE BANKS
WITNESS MY HAND AND SEAL *Michael J. McCarroll*
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-21-2012
1490 S. Santa Fe Dr
ADDRESS *Denver, CO 80203*



MORTGAGEES' CERTIFICATE - UNIT B:

CHASE 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: CHASE BANKS
Julie A. Kerck
CHASE BANKS, TITLE
STATE OF COLORADO)
COUNTY OF Boulder)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
4 DAY OF April, 2011, AD
BY *Julie A. Kerck* AS *Business Banker* OF CHASE BANKS
WITNESS MY HAND AND SEAL *Julie A. Kerck*
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-8-14
ADDRESS: 200 N. Public Rd
Lafayette Co 80026



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.



Integral Surveying
Mapping the Future

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DATE: 3/22/11

DRAWN BY: IJN

PROJECT: S105018