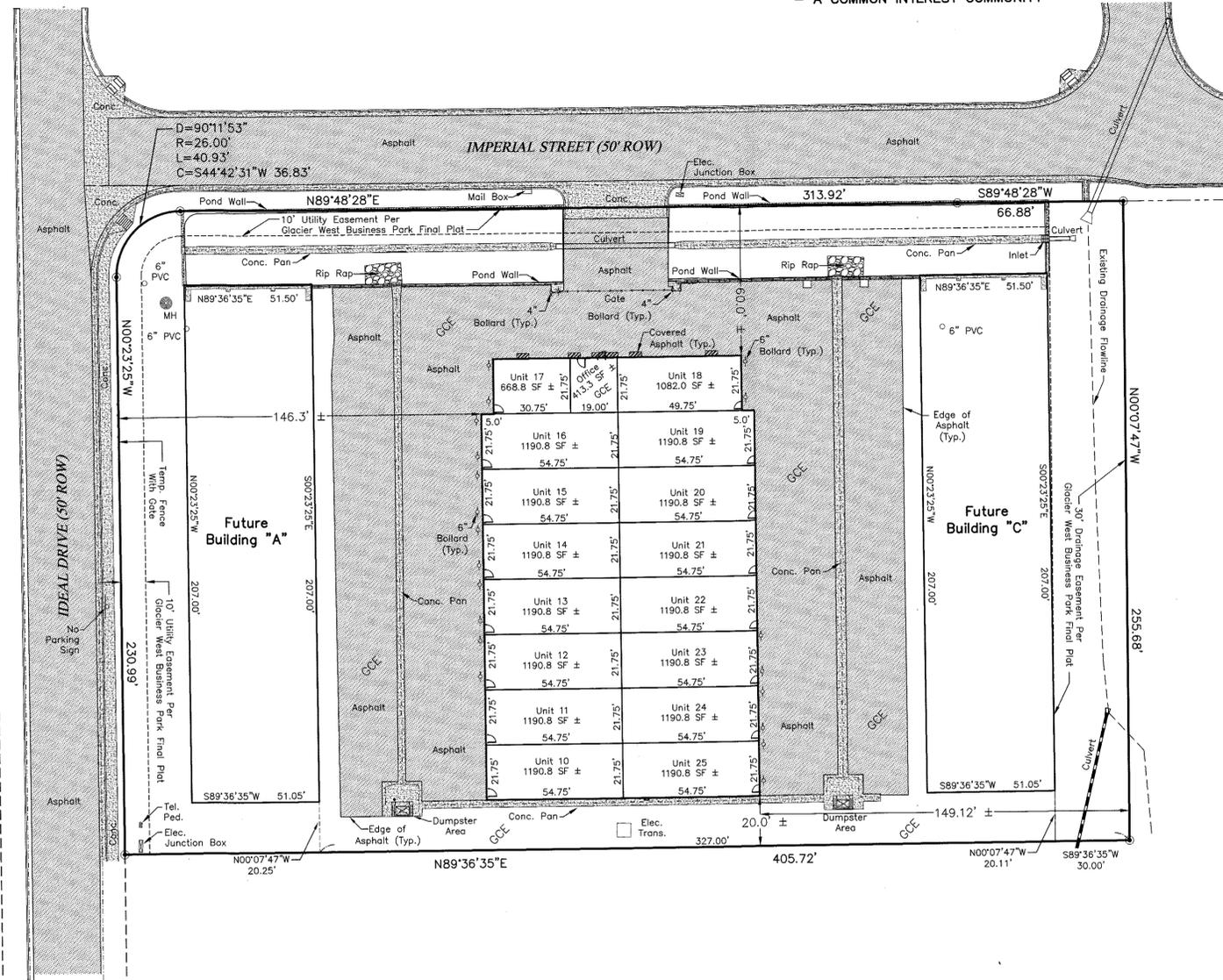


# IMPERIAL RV STORAGE CONDOMINIUMS

BEING A CONDOMINIUM MAP FOR LOT 7, GLACIER WEST BUSINESS PARK, SITUATE IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

- A COMMON INTEREST COMMUNITY -



### STATEMENT OF OWNERSHIP AND CONDOMINIUM DECLARATIONS:

KNOW ALL PERSONS BY THESE PRESENTS that, the undersigned, being all the owner(s) of that portion of the Northwest Quarter of Section 3, Township 1 North, Range 68 West of the 6th P.M., County of Weld, State of Colorado to-wit:

LOT 7, GLACIER WEST BUSINESS PARK, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

Containing 104,020 Square Feet (2.39 Acres), more or less, and being subject to any existing easements and/or rights of way of record, have caused the same to be surveyed and mapped on this map to be known as IMPERIAL RV STORAGE CONDOMINIUMS, Town of Frederick, County of Weld, State of Colorado.

The Condominium Declaration for Imperial RV Storage Condominiums (A Common Interest Community) in the Town of Frederick, County of Weld, State of Colorado is filed concurrently with this Condominium Map and is referred to herein as the "Declaration."

OWNER(S):  
 IMPERIAL ST. LLC

By: Jerry Steele  
 Jerry Steele as: Manager

STATE OF Adams )  
 COUNTY OF Colorado )SS

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of November, 2017, by Jerry Steele as Manager.

Witness my hand and official seal.

My commission expires 7/1/18  
Diane M Penick  
 Diane M Penick  
 Notary Public  
 State of Colorado  
 Notary ID # 19944010715  
 MY COMMISSION EXPIRES: JULY 01, 2018

LENDER(S):  
 ELEVATIONS CREDIT UNION

By: Todd Payok  
 Todd Payok as: Vice President

STATE OF Colorado )  
 COUNTY OF Boulder )SS

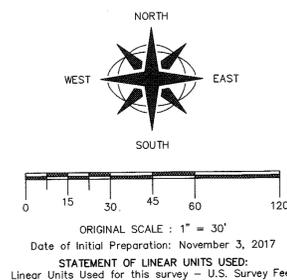
The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of November, 2017, by Todd Payok as Vice President.

Witness my hand and official seal.

My commission expires 11/17/2021  
Karrie L. Conlogue  
 Karrie L. Conlogue  
 Notary Public  
 State of Colorado  
 Notary ID # 19934017531  
 My Commission Expires 11-17-2021

### GENERAL NOTES:

- PROJECT BENCHMARK: The Southeast property corner of Lot 7, Glacier West Business Park (found pin and cap), Elevation: 5025.62.
- GCE: General Common Element  
 LCE: Limited Common Element  
 F.F.: Finish Floor Elevation
- Certain reserved rights and restrictions concerning the use, occupancy, or alteration of the Condominium Units, including rights to create additional Units or Common Elements, can be found in the Declaration.
- The Common Elements, if shown on this Map, (CCE - General Common Element or LCE - Limited Common Element), are Private Common Elements for the use of the members of the Condominium Association, their guests, invitees, vendors and employees and are not for public use.
- NOTE: Unit Areas calculated to the 'face' of interior walls.
- BASIS OF BEARINGS STATEMENT: Basis of Bearings for this Condominium Map (survey) are based on the record bearing of North 89°36'35" East on the South line of Lot 7, Final Plat of Glacier West Business Park, Town of Frederick, County of Weld, State of Colorado. Record bearing derived from said Final Plat of Glacier West Business Park as filed for record March 9, 2005 in the real property records of the office of the Clerk and Recorder of Weld County, Colorado at Reception No. 3266941. Note: Monumentation of said line as shown on Map.
- = Found pin and cap.



### SURVEYOR'S CERTIFICATE:

I, Steven John Stencel, a Registered Land Surveyor in the State of Colorado, hereby certify that on this 3rd day of November, 2017, that this Condominium Map for IMPERIAL RV STORAGE CONDOMINIUMS, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, is true, correct and complete as laid out and shown hereon and all structural components of all buildings contained or comprising any units thereby created are substantially completed. This Map is based upon a survey performed by me or under my direct responsibility, supervision and checking subsequent to substantial completion of the improvements shown hereon, to the best of my knowledge and belief. I further certify that this Map substantially depicts the location and the horizontal and vertical measurements of the units, the unit designation, the dimension of the units, the elevation of the finished floors and the ceiling as constructed, and the building number or symbol of the improvements; floor elevations are related to sea level datum as established by Intermill Land Surveying, Inc. using a published elevation. Benchmark for this Condominium Map is the Southeast property corner of Lot 7, Glacier West Business Park (found pin and cap), Elevation: 5025.62. This Condominium Map contains all information as outlined in C.R.S. 38-33.3-209.

### PREPARED BY AND ON BEHALF OF:

INTERMILL LAND SURVEYING, INC.  
 1301 North Cleveland Avenue  
 Loveland, Colorado 80537  
 P: (970) 669-0516  
 F: (970) 635-9775  
 E: intermill@qwestoffice.net



Steven John Stencel  
 Colorado PLS 30462

Date: November 3, 2017

According to Colorado law you must commence any legal action based on this survey within three years after you 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.

DATE: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_

CLIENT: IMPERIAL ST. LLC  
 1691 Palmer Lane  
 Erie, Colorado 80516

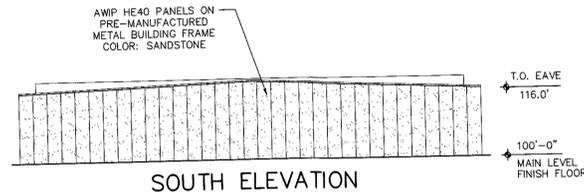
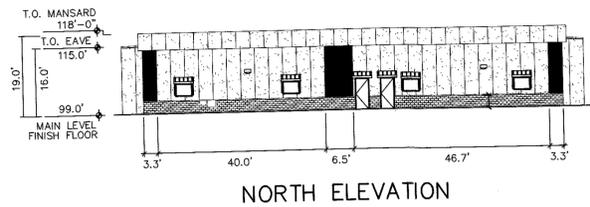
INTERMILL LAND SURVEYING, INC.  
 1301 NORTH CLEVELAND AVENUE  
 LOVELAND, COLORADO 80537  
 BUS. (970)-669-0516 / FAX (970)-635-9775

PROJECT NO.: P-17-8286  
 SHEET 1 OF 2

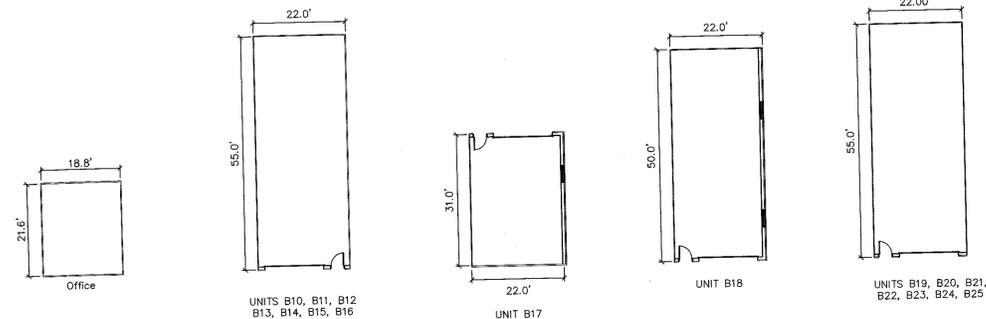
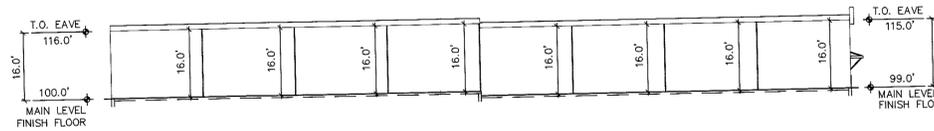
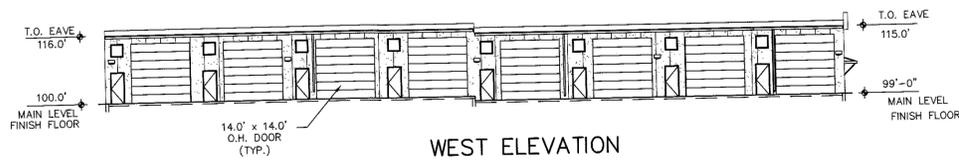
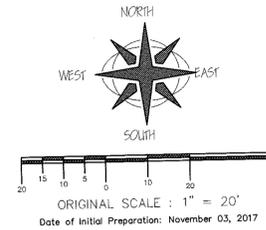
# IMPERIAL RV STORAGE CONDOMINIUMS

BEING A CONDOMINIUM MAP FOR LOT 7, GLACIER WEST BUSINESS PARK, SITUATE IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

- A COMMON INTEREST COMMUNITY -



Unit 17 668.8 SF ± 30.75'	Office 413.3 SF ± 19.00'	Unit 18 1082.0 SF ± 49.75'
Unit 16 1190.8 SF ± 54.75'		Unit 19 1190.8 SF ± 54.75'
Unit 15 1190.8 SF ± 54.75'		Unit 20 1190.8 SF ± 54.75'
Unit 14 1190.8 SF ± 54.75'		Unit 21 1190.8 SF ± 54.75'
Unit 13 1190.8 SF ± 54.75'		Unit 22 1190.8 SF ± 54.75'
Unit 12 1190.8 SF ± 54.75'		Unit 23 1190.8 SF ± 54.75'
Unit 11 1190.8 SF ± 54.75'		Unit 24 1190.8 SF ± 54.75'
Unit 10 1190.8 SF ± 54.75'		Unit 25 1190.8 SF ± 54.75'



DATE: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_

INTERMILL LAND SURVEYING, INC.  
 1301 NORTH CLEVELAND AVENUE  
 LOVELAND, COLORADO 80537  
 BUS. (970)-669-0816 / FAX (970)-635-9775

CLIENT: IMPERIAL ST. LLC  
 1691 Palmer Lane  
 Erie, Colorado 80516

TITLE: IMPERIAL RV STORAGE CONDOMINIUMS  
 LOT 7, GLACIER WEST BUSINESS PARK, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

DRAWN BY: MS/SJS  
 CHECKED BY: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_  
 DATE: 11-3-17  
 SCALE: 1" = 20'

PROJECT NO.: P-17-8286

SHEET	OF
2	2

According to Colorado law you must commence any legal action based on this survey within three years after you 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.