

CONDOMINIUM PLAT

COLLECTIVE, LOT 2 INTERMEDIATE CONDOMINIUMS

LOT 2, THE BUSINESS CENTER AT C.T.C. REPLAT G,
LOCATED IN THE NORTHWEST QUARTER OF SECTION 16 TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.

LEGAL DESCRIPTION:

LOT 2 BUSINESS CENTER AT C.T.C. REPLAT G, A REPLAT OF LOTS 11 AND 12, BLOCK 1, LOCATED IN THE NORTHWEST QUARTER OF SECTION 16 TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.

OWNER'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS: LOT 2 C.T.C., LLLP CERTIFIES THAT:

- (1) LOT 2 C.T.C. LLLP IS THE OWNER OF THE LAND THAT IS THE SUBJECT OF THIS PLAT;
- (2) THEY ARE THE DECLARANT UNDER THE DECLARATION;
- (3) THEY CONSENT TO THE RECORDING OF THIS MAP PURSUANT TO THE DECLARATION.

LOT 2 C.T.C., LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 20____.

BY ITS GENERAL PARTNER: OJALA FAIMLY LIMITED HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY:

AARON OJALA, MANAGING MEMBER

NOTARY CERTIFICATE:

STATE OF COLORADO)
) SS
COUNTY OF)

THE FOREGOING CERTIFICATION OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY AARON OJALA, MANAGING MEMBER, OJALA FAMILY LIMITED HOLDINGS, LLC, THE GENERAL PARTNER OF LOT 2 C.T.C., LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP.

WITNESS MY HAND AND SEAL:

BY: _____ MY COMMISSION EXPIRES _____
NOTARY PUBLIC

DEED OF TRUST CERTIFICATE:

THE UNDERSIGNED HEREBY CONSENT TO THE CONTENTS SHOWN ON THIS PLAT.

COMMUNITY BANKS OF COLORADO, A DIVISION OF NBH BANK

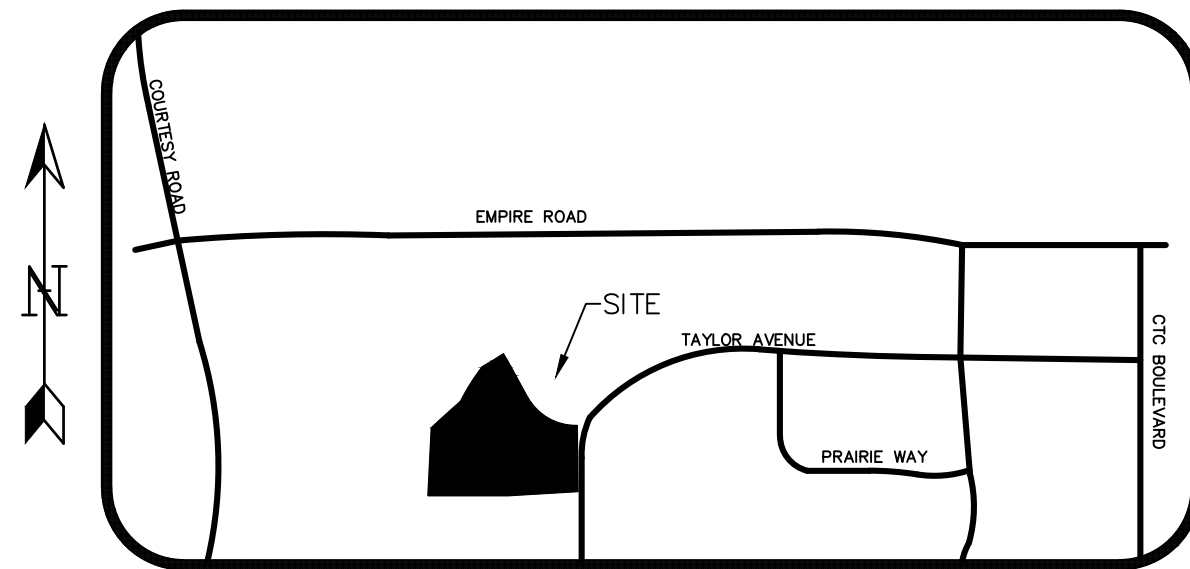
ACKNOWLEDGEMENT :

STATE OF COLORADO)
)SS
COUNTY OF BOULDER)

THE FOREGOING DEED OF TRUST CERTIFICATE WAS ACKNOWLEDGE BEFORE ME THIS _____ DAY
OF _____, 20____, BY _____.

WITNESS MY HAND AND SEAL:

BY: _____ MY COMMISSION EXPIRES _____
NOTARY PUBLIC



VICINITY MAP
NOT TO SCALE

SHEET INDEX:

SHEET# DESCRIPTION

- 1 COVER SHEET/SIGNATURE'S
2 OVERALL SITE PLAN
3 SITE PLAN/ELEMENTS DESIGNATION
4 MAIN FLOOR UNITS 1-5
5 MAIN FLOOR UNITS 6-10
6 ELEVATIONS

GENERAL NOTES:

1. THE ENTIRE CONDOMINIUM COMMUNITY IS SUBJECT TO RESERVED DEVELOPMENT RIGHTS AS SET FORTH IN THE DECLARATION OF THE COLLECTIVE, LOT 2 INTERMEDIATE CONDOMINIUMS, A CONDOMINIUM COMMUNITY. THIS CONDOMINIUM PLAT IS SUBJECT TO THE PLAT NOTES, RESTRICTIONS, AND EASEMENTS SET FORTH IN THE BUSINESS CENTER AT C.T.C REPLAT G SUBDIVISION PLAT AND AS SHOWN ON THIS PLAT.

SURVEY NOTES:

BASIS FOR BEARINGS: THE NORTH LINE OF LOT 2, THE BUSINESS CENTER AT C.T.C. REPLAT G, BEARS N90°00'00"E, TAKEN FROM THE RECORDED PLAT OF THE BUSINESS CENTER AT C.T.C. REPLAT G (RECORDED AT RECEPTION NO. 03598558, BOULDER COUNTY RECORDS), A REPLAT OF LOTS 11 AND 12, BLOCK 1, THE BUSINESS CENTER AT C.T.C., LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH RANGE 69 WEST OF THE 6TH P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.

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 LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

FOR OWNERSHIP OF THIS TRACT OF LAND, EASEMENTS AND/OR ENCUMBRANCES AFFECTING THIS TRACT OF LAND, R.W. BAYER & ASSOCIATES RELIED UPON LAND TITLE GUARANTEE COMPANY, ORDER NO. ABZ70620678-2, EFFECTIVE DATE: 05-09-19 AT 5:00 P.M.

CERTIFICATE OF SURVEY:

1, RAYMOND W. BAYER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF THE DIVISION OF THE AIR SPACE OF COLLECTIVE, LOT 2 INTERMEDIATE CONDOMINIUMS WAS MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING AND THAT THE ACCOMPANYING MAP ACCURATELY REPRESENTS SAID DIVISION AND CONTAINS ALL THE INFORMATION REQUIRED BY CRS 38-33.3-209 AND BY THE DECLARATION OF THE COLLECTIVE, LOT 2 INTERMEDIATE CONDOMINIUMS RECORDED ON THE _____ DAY OF _____, 20____ UNDER RECEPTION NO. _____ IN THE OFFICE OF THE CLERK AND RECORDER OF THE COUNTY OF BOULDER, STATE OF COLORADO. THIS PLAT FULLY AND ACCURATELY DEPICTS THE LAYOUT, MEASUREMENTS, AND DIMENSIONS OF THE INDIVIDUAL AIR SPACE UNITS OF SUCH CONDOMINIUM UNITS AND THE ELEVATIONS OF THE FLOOR AND CEILINGS THEREOF AND WAS PREPARED SUBSEQUENT TO THE SUBSTANTIAL COMPLETION OF ALL STRUCTURAL COMPONENTS OF ALL BUILDINGS AND UNITS.

RAYMOND W. BAYER
COLORADO P.L.S. NO. 6973

CLERK AND RECORDER'S CERTIFICATE:

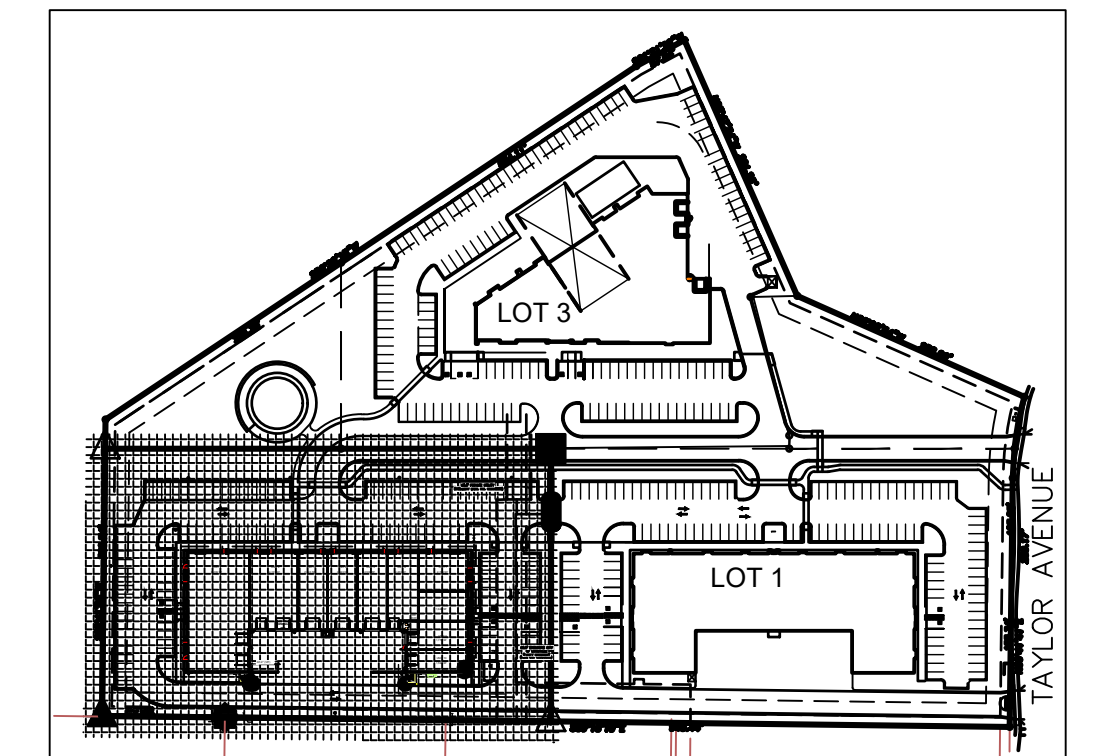
THIS CONDOMINIUM PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER
OF BOULDER COUNTY, STATE OF COLORADO, AT _____:_____.M. ON THE
DAY _____,
OF _____, 20____.

BY: _____
DEPUTY _____ COUNTY CLERK AND RECORDER

PREPARED BY:
R.W. BAYER & ASSOCIATES, INC.
 12170 TEJON ST., NO.700
 WESTMINSTER, COLORADO 80234
 (303) 452-4433 RWBSURVEYING@HOTMAIL.COM
 CAD FILE: 19131.DWG PROJ. NO.: 2019-131
 FILE NO: 16-19-15L
 DATE PREPARED: JUNE 7, 2019

RECEPTION NO. .

LOT 2, THE BUSINESS CENTER AT C.T.C. REPLAT G,
LOCATED IN THE NORTHWEST QUARTER OF SECTION 16 TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
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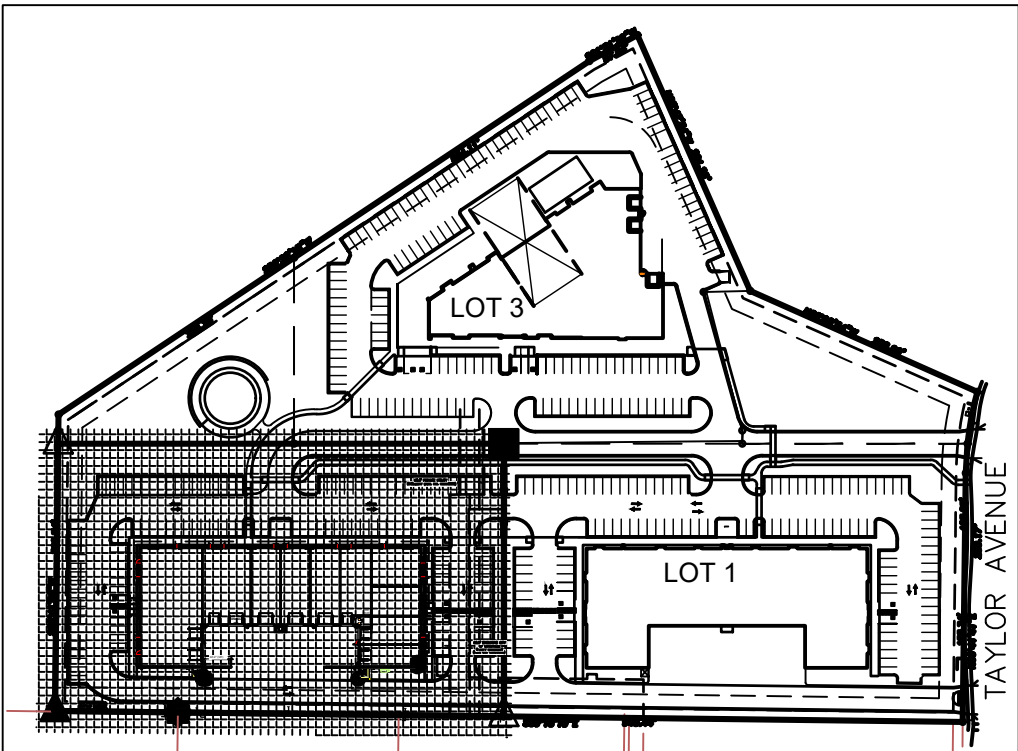
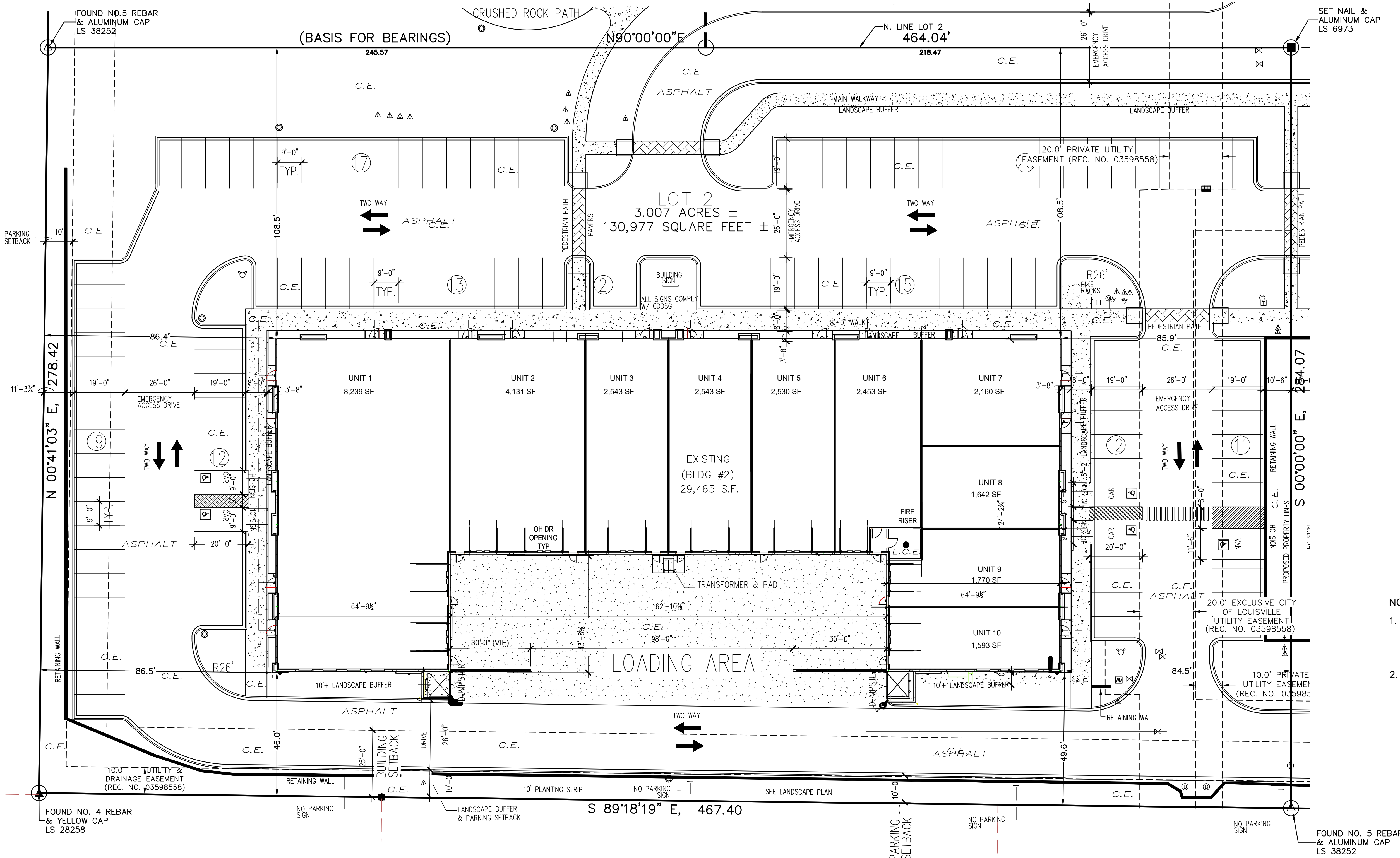
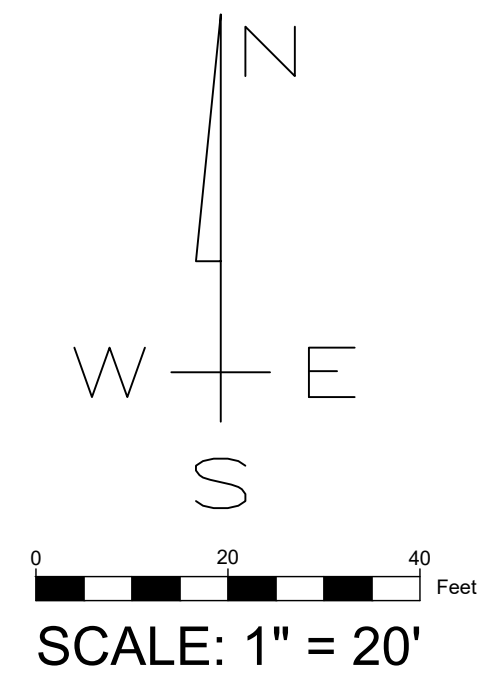
	LIGHT POLE ON 2.5% CONCRETE BASE
	FIRE HYDRANT
	WATER VALVE
	WATER SHUTOFF
	CONTROL VALVE
	VACUUM BREAKER
	MANHOLE (SANITARY SEWER)
	MANHOLE (STORM DRAIN)
	BOLLARD
	CONCRETE
	PAVERS
<i>C.E.</i>	COMMENT ELEMENT
<i>L.C.E.</i>	LIMITED COMMON ELEMENT

1. ACCESS IS GRANTED HERewith OVER AND ACROSS ALL PAVED AREAS FRO EMERGENCY AND PUBLIC VEHICULAR ACCESS. (PER REC. NO. 03598558)
2. ACCESS IS GRANTED HERewith AND ACROSS ALL PAVED AREAS TO LOTS 1-3 OF THE BUSINESS CENTER AT C.T.C REPLAT G FOR PRIVATE VEHICULAR ACCESS. (PER REC. NO. 03598558)

OVERALL SITE PLAN: SHEET 2 OF 6

CONDOMINIUM PLAT
COLLECTIVE, LOT 2 INTERMEDIATE CONDOMINIUMS

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SCALE: 1" = 200'

LEGEND

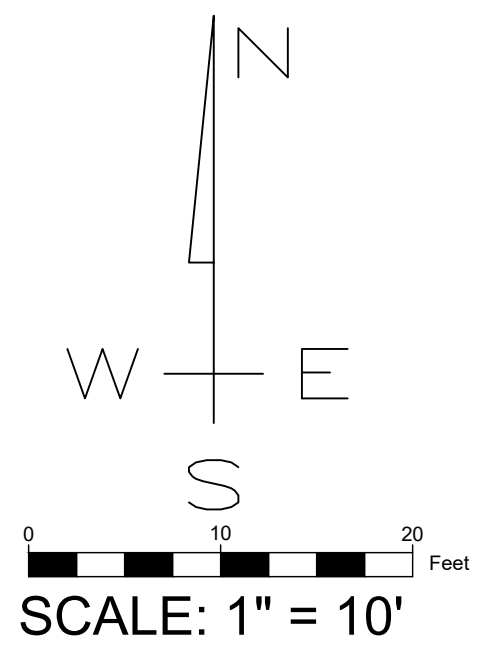
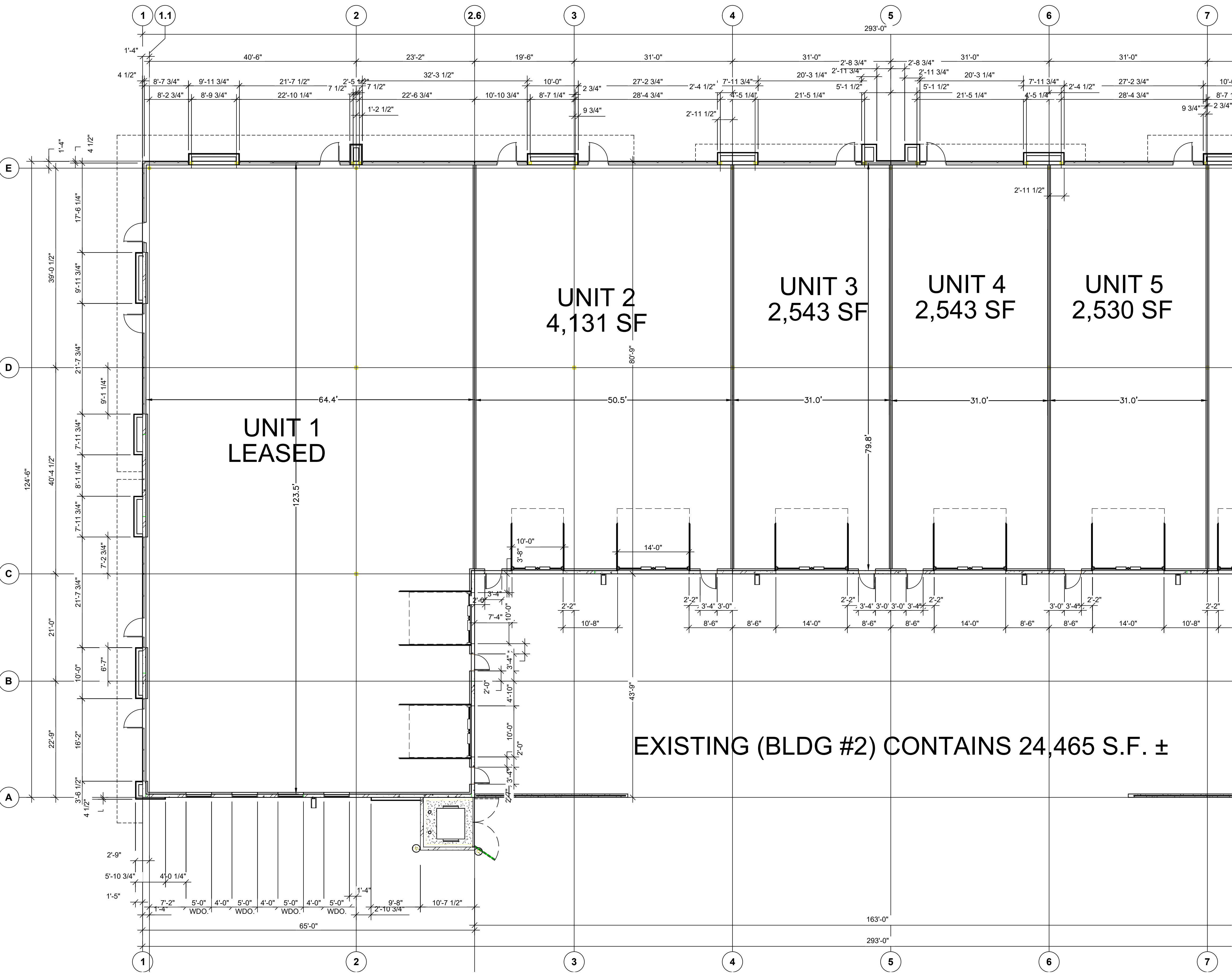
- LIGHT POLE ON 2.5'Ø CONCRETE BASE
- ⊕ FIRE HYDRANT
- ⊗ WATER VALVE
- ⊕ WATER SHUTOFF
- △ CONTROL VALVE
- ⊕ VACUUM BREAKER
- ⊕ MANHOLE (SANITARY SEWER)
- ⊕ MANHOLE (STORM DRAIN)
- BOLLARD
- ▨ CONCRETE
- ▨ PAVERS
- C.E. COMMENT ELEMENT
- L.C.E. LIMITED COMMON ELEMENT

- NOTES:
- ACCESS IS GRANTED HERewith OVER AND ACROSS ALL PAVED AREAS FRO EMERGENCY AND PUBLIC VEHICULAR ACCESS. (PER REC. NO. 03598558)
 - ACCESS IS GRANTED HERewith AND ACROSS ALL PAVED AREAS TO LOTS 1-3 OF THE BUSINESS CENTER AT C.T.C. REPLAT G FOR PRIVATE VEHICULAR ACCESS. (PER REC. NO. 03598558)

PROPERTY ADDRESS: 183 TAYLOR AVENUE
LOUISVILLE, CO 80027

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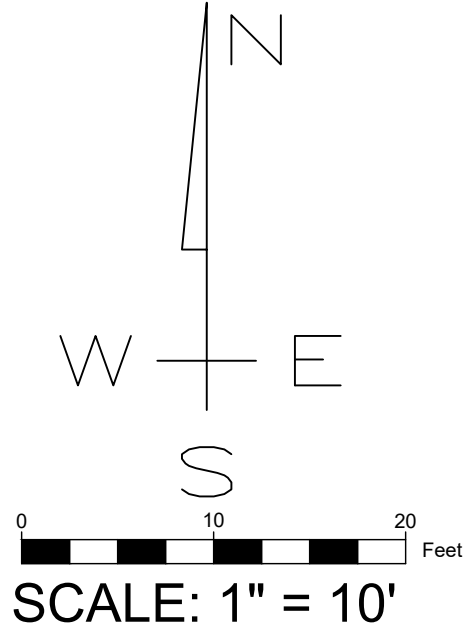
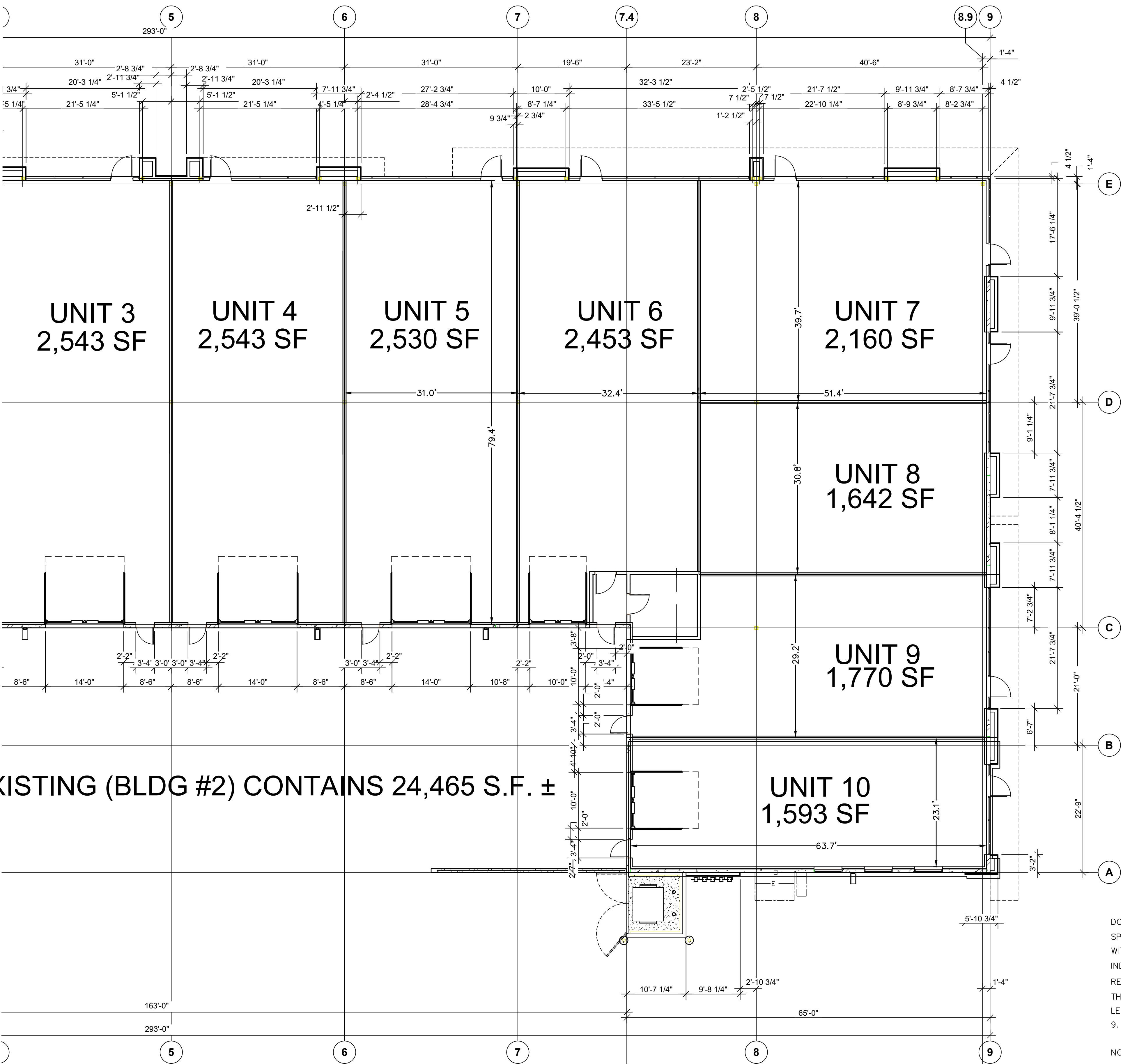
DOOR(S) SHALL BE OPENABLE AT ALL TIMES FROM THE INSIDE WITHOUT A KEY OR SPECIAL KNOWLEDGE OR EFFORT. IF THE MAIN EXTERIOR DOOR IS TO BE EQUIPPED WITH LOCKING HARDWARE, PROVIDE THE PROPER LOCKING DEVICE TO READILY INDICATE WHEN THE DOOR IS LOCKED AND SIGNAGE THAT STATES "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" PER SECTION 1008. 1. 9. 3 OF THE 2009 INTERNATIONAL BUILDING CODE. THE UNLATCHING OF ANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION AS PER SECTION 1008. 1. 9. 5 OF THE 2009 IBC.

NOTE: BUILDING TO SPRINKLERD SPRINKLER. DRAWINGS ON SEPARATE COVER.

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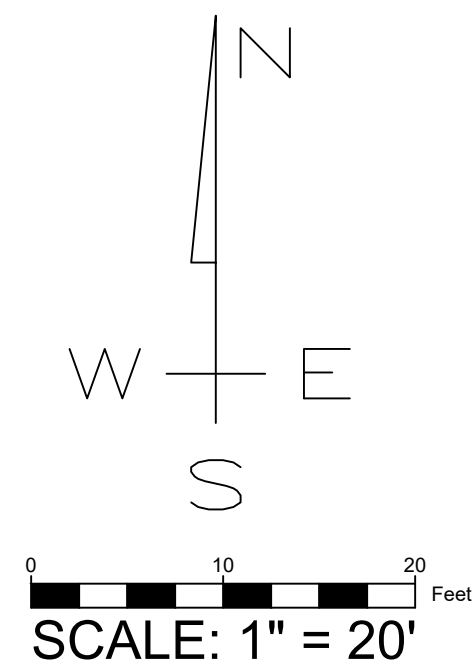
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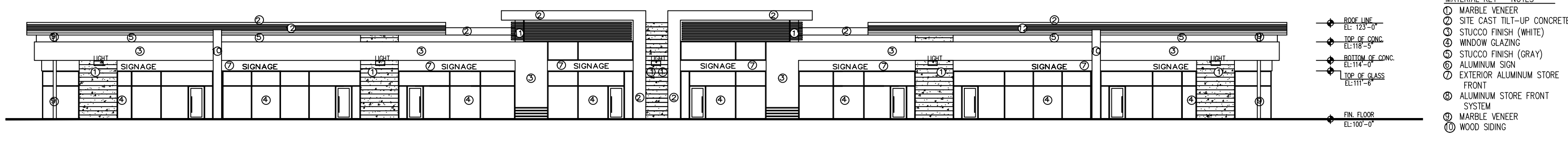
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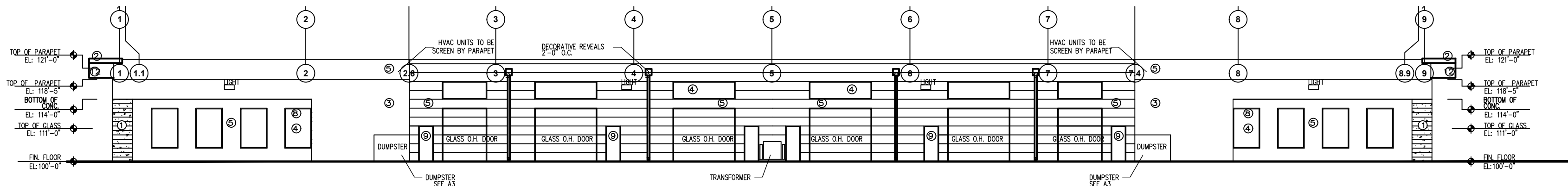
NORTH FACE



- MATERIAL KEY - NOTES
- 1 MARBLE VENEER
 - 2 SITE CAST TILT-UP CONCRETE
 - 3 STUCCO FINISH (WHITE)
 - 4 WINDOW GLAZING
 - 5 STUCCO FINISH (GRAY)
 - 6 ALUMINUM SIGN
 - 7 EXTERIOR ALUMINUM STORE FRONT
 - 8 ALUMINUM STORE FRONT SYSTEM
 - 9 MARBLE VENEER
 - 10 WOOD SIDING

ELEVATION TABLE		
DESCRIPTION	PLAN ELEVATION	ELEVATION
ROOF LINE	123'-0"	
TOP OF CONC.	118'-5"	
BOT. OF CONC.	114'-0"	
TOP OF GLASS	111'-6"	
FINISHED FLOOR	100'-0"	

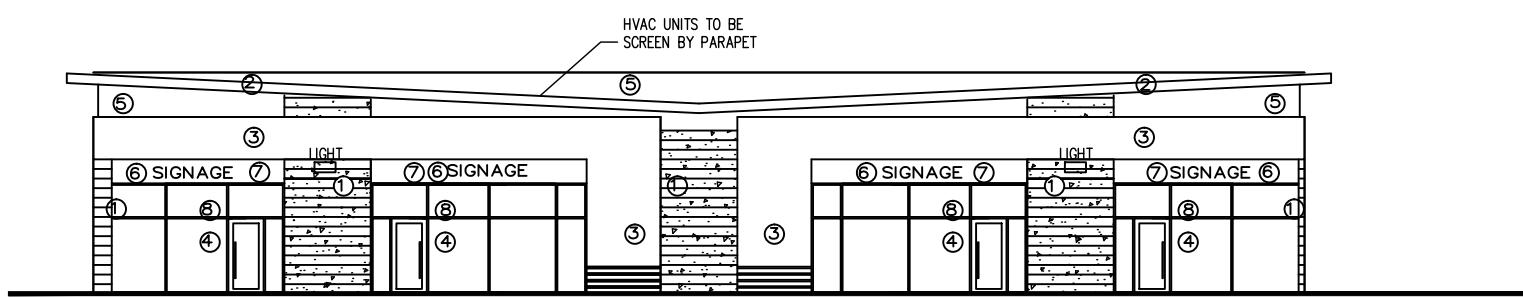
SOUTH FACE



- MATERIAL KEY - NOTES
- 1 MARBLE VENEER
 - 2 SITE CAST TILT-UP CONCRETE
 - 3 STUCCO FINISH (WHITE)
 - 4 WINDOW GLAZING
 - 5 STUCCO FINISH (GRAY)
 - 6 ALUMINUM SIGN
 - 7 EXTERIOR ALUMINUM STORE FRONT
 - 8 ALUMINUM STORE FRONT SYSTEM
 - 9 MARBLE VENEER
 - 10 WOOD SIDING

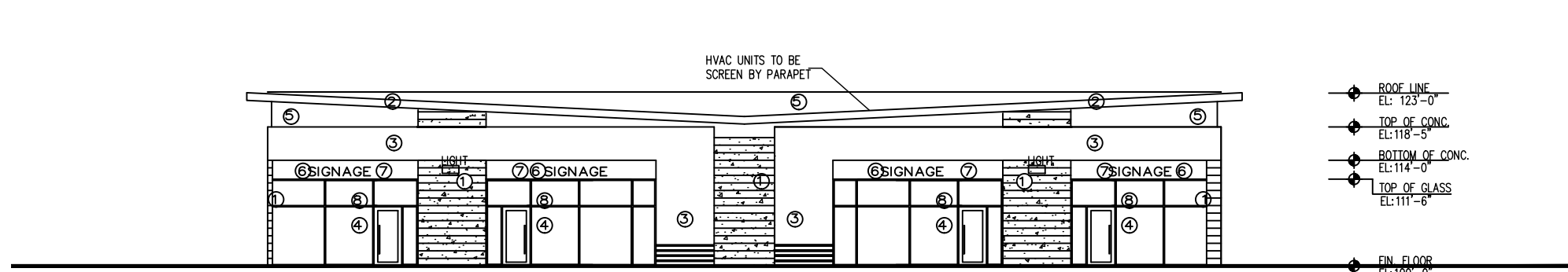
ELEVATION TABLE		
DESCRIPTION	PLAN ELEVATION	ELEVATION
TOP OF PARAPET	121'-0"	
TOP OF PARAPET	118'-5"	
BOT. OF CONC.	114'-0"	
TOP OF GLASS	111'-0"	
FINISHED FLOOR	100'-0"	

WEST FACE



- MATERIAL KEY - NOTES
- 1 MARBLE VENEER
 - 2 SITE CAST TILT-UP CONCRETE
 - 3 STUCCO FINISH (WHITE)
 - 4 WINDOW GLAZING
 - 5 STUCCO FINISH (GRAY)
 - 6 ALUMINUM SIGN
 - 7 EXTERIOR ALUMINUM STORE FRONT
 - 8 ALUMINUM STORE FRONT SYSTEM
 - 9 MARBLE VENEER
 - 10 WOOD SIDING

EAST FACE



- MATERIAL KEY - NOTES
- 1 MARBLE VENEER
 - 2 SITE CAST TILT-UP CONCRETE
 - 3 STUCCO FINISH (WHITE)
 - 4 WINDOW GLAZING
 - 5 STUCCO FINISH (GRAY)
 - 6 ALUMINUM SIGN
 - 7 EXTERIOR ALUMINUM STORE FRONT
 - 8 ALUMINUM STORE FRONT SYSTEM
 - 9 MARBLE VENEER
 - 10 WOOD SIDING

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