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Doc ID: 025357600009 Type: GEN
Kind: CONDOMINIUM AMEND
Recorded: 06/09/2014 at 04:27:12 PM
Fee Amt: $47.00 Page 1 of 9
Johnson County Iowa
Kim Painter County Recorder
BK5239 PG293-301

OP

Prepared by and return to: Kirsten H. Frey, 920 S. Dubuque Street, P.O. Box 2000, Iowa City, IA 52244

SECOND AMENDMENT TO THE DECLARATION OF SUBMISSION OF PROPERTY TO HORIZONTAL REGIME ESTABLISHING A PLAN FOR CONDOMINIUM OWNERSHIP OF PREMISES

This Second Amendment to the Declaration of Submission of Property to Horizontal Regime Establishing a Plan for condominium Ownership of Premises, which was originally dated November 2, 2004 and recorded November 30, 2004 in Book 3819, Page 677 of the Records of Johnson County, Iowa, is being rerecorded as the exhibits which were supposed to be attached to the original Second Amendment were inadvertently omitted. Therefore, the Second Amendment is being rerecorded with the intended exhibits attached.

KF44\R69a0805

SECOND AMENDMENT TO THE DECLARATION OF SUBMISSION OF PROPERTY TO HORIZONTAL REGIME ESTABLISHING A PLAN FOR CONDOMINIUM OWNERSHIP OF PREMISES

This Second Amendment to the Declaration of Submission of Property to Horizontal Property Regime Established by Chapter 499B for Cardinal Condominiums is made and executed in Iowa City, Johnson County, Iowa on this 2nd day of November 2004 by Cardinal Investments, L.L.C., an Iowa limited liability company, hereinafter the "Declarant".

WITNESSETH:

WHEREAS, Declarant filed a certain Declaration of Submission of Property to Horizontal Property Regime Established by Chapter 499B of the Code of Iowa on the 7th day of October, 2003 for Cardinal Condominiums as recorded in Book 3652, Page 223 of the records of the Johnson County Recorder; and

WHEREAS, it has come to the attention of the Declarant that there was a certain scrivener's error in said Condominium Declaration and that the Exhibits to said Condominium Declaration also contained an error; and

WHEREAS, Declarant wishes to amend the Condominium Declaration for Cardinal Condominiums at this time.

NOW THEREFORE, the Declaration of Submission of Property to Horizontal Property Regime Establishing a Plan for Condominium Ownership of Premises for Cardinal Condominiums is hereby amended in the following respects.

1. Exhibit A attached to the original Condominium Declaration is hereby deleted and replaced with Exhibit A-2 attached hereto.

2. Exhibit B-1, which is the amended Site Plan which was attached to the First Amendment to the Declaration of Condominium herein is hereby stricken and replaced with the revised Exhibit B Site Plan which is attached hereto.

3. Page 2 of Exhibit D, Building Plans for 2000 James Street, is hereby deleted and replaced with Page 2 of Exhibit D-2 attached hereto.

In all other respects the original Condominium Declaration, as amended, remains in full force and effect as if this Amendment did not exist.

DATED this 2nd day of November 2004.

Gary W. Werle, Man

17329

Doc ID: 019348710004 Type: GEN
Recorded: 11/30/2004 at 08:44:54 AM
Fee Amt: $22.00 Page 1 of 4
Johnson County Iowa
Kim Painter County Recorder
BK3819 PG677-680

STATE OF IOWA)
) SS:
JOHNSON COUNTY)

On this 2nd day of November, 2004, before me, a Notary Public in and for said county, personally appeared Gary W. Werle, to me personally known, who being by me duly sworn did say that that person is the Manager of said limited liability company, that no seal has been procured by the said limited liability company and that said instrument was signed on behalf of said limited liability company by authority of its Manager and the said Gary W. Werle acknowledged the execution of said instrument to be the voluntary act and deed of said limited liability company by it voluntarily executed.

SHANNON S. STUHR
Commission Number 722237
My Commission Expires
May 2, 2006

Shannon S Stuhr
Notary Public in and for the
State of Iowa.

Mk23\r69a2823

EXHIBIT "A-2"
DESCRIPTION OF LAND, UNITS AND OWNERSHIP INTERESTS IN COMMON ELEMENTS

1. **Description of Land.** The real estate submitted to the Horizontal Property Regime is described as follows:

Lots 3 and 4, Coralville Industrial Park No. 2, Fourth Addition, Coralville, Iowa, according to the plat thereof recorded in Book 39, Page 4, Plat Records of Johnson County, Iowa.

2. **Description of Units and Ownership Interests.** The ownership interests in the Common Elements, voting rights and unit designation of each unit in the Regime is set forth below.

Building	Unit	Square Footage	Percentage Interest Ownership in Common Elements	Pro Rata Share of Expenses	Votes in Association	Use
1	101A	4655	5.38	5.38	1	Warehouse
1	101C	2257	2.61	2.61	1	Warehouse
1	101D	1250	1.44	1.44	1	Warehouse
1	101E	1250	1.44	1.44	1	Warehouse
1	101F	1500	1.73	1.73	1	Warehouse
1	103A	690	1.81	1.81	1	Office
1	103B	1500	1.73	1.73	1	Warehouse
1	105A	565	1.48	1.48	1	Office
1	105B	1500	1.73	1.73	1	Warehouse
1	107A	690	1.81	1.81	1	Office
1	107B	1500	1.73	1.73	1	Warehouse
1	109A	690	1.81	1.81	1	Office
1	109B	1500	1.73	1.73	1	Warehouse
1	111A	900	2.37	2.37	1	Office
1	111B	1500	1.73	1.73	1	Warehouse
1	113A	900	1.04	1.04	1	Warehouse
1	113B	1500	1.73	1.73	1	Warehouse
1	115A	627	0.72	0.72	1	Warehouse
1	115B	1500	1.74	1.74	1	Warehouse
1	117A	900	2.37	2.37	1	Office
1	117B	1500	1.74	1.74	1	Warehouse
1	119A	4400	11.55	11.55	1	Office
1	119B	1000	1.16	1.16	1	Warehouse
1	119C	1250	1.44	1.44	1	Warehouse
1	119D	1525	1.76	1.76	1	Warehouse
1	119E	625	0.73	0.73	1	Warehouse

	Unit	Square Footage	Percentage Interest Ownership in Common Elements	Pro Rata Share of Expenses	Votes in Association	Use
1	201	4469	11.72	11.72	1	Office
1	203	1050	2.76	2.76	1	Office
1	205	1015	2.67	2.67	1	Office
1	207	1050	2.76	2.76	1	Office
1	209	1050	2.76	2.76	1	Office
1	211	900	2.37	2.37	1	Office
1	213	900	2.37	2.37	1	Office
1	215	750	1.97	1.97	1	Office
1	217	1080	2.84	2.84	1	Office
1	219	4299	11.27	11.27	1	Office
TOTAL			100.00	100.00		

3. **Formula for Computing Percentage Interest Ownership in Common Elements.** For purposes of computing the percentage interest ownership in common elements for each condominium unit, separate computations are used for units used as warehouse space and units used as office space. The total square footage of the regime used for warehouse space is 28,839 square feet. The total square footage of the regime used for office space is 25,398 square feet. To compute the percentage interest in the common elements for warehouse space units, the following formula is used:

$$\frac{\text{Square footage in a particular warehouse unit}}{28{,}839} \times 33.333\% = \text{Percentage Interest Ownership in Common Elements}$$

To compute the percentage interest in the common elements for office space units, the following formula is used:

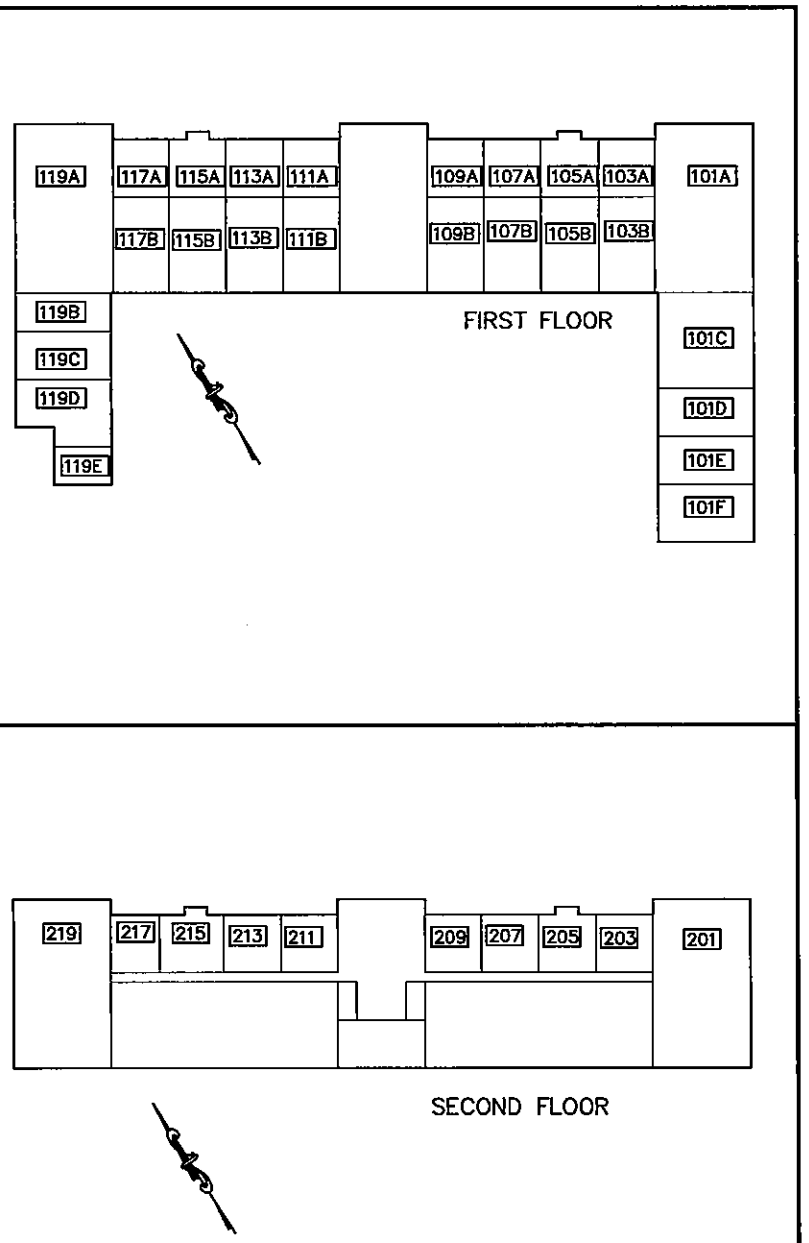
$$\frac{\text{Square footage in a particular office unit}}{25{,}398} \times 66.666\% = \text{Percentage Interest Ownership in Common Elements}$$

See Exhibit "B", Site Plan, for information on the approximate area and other information identifying each unit.

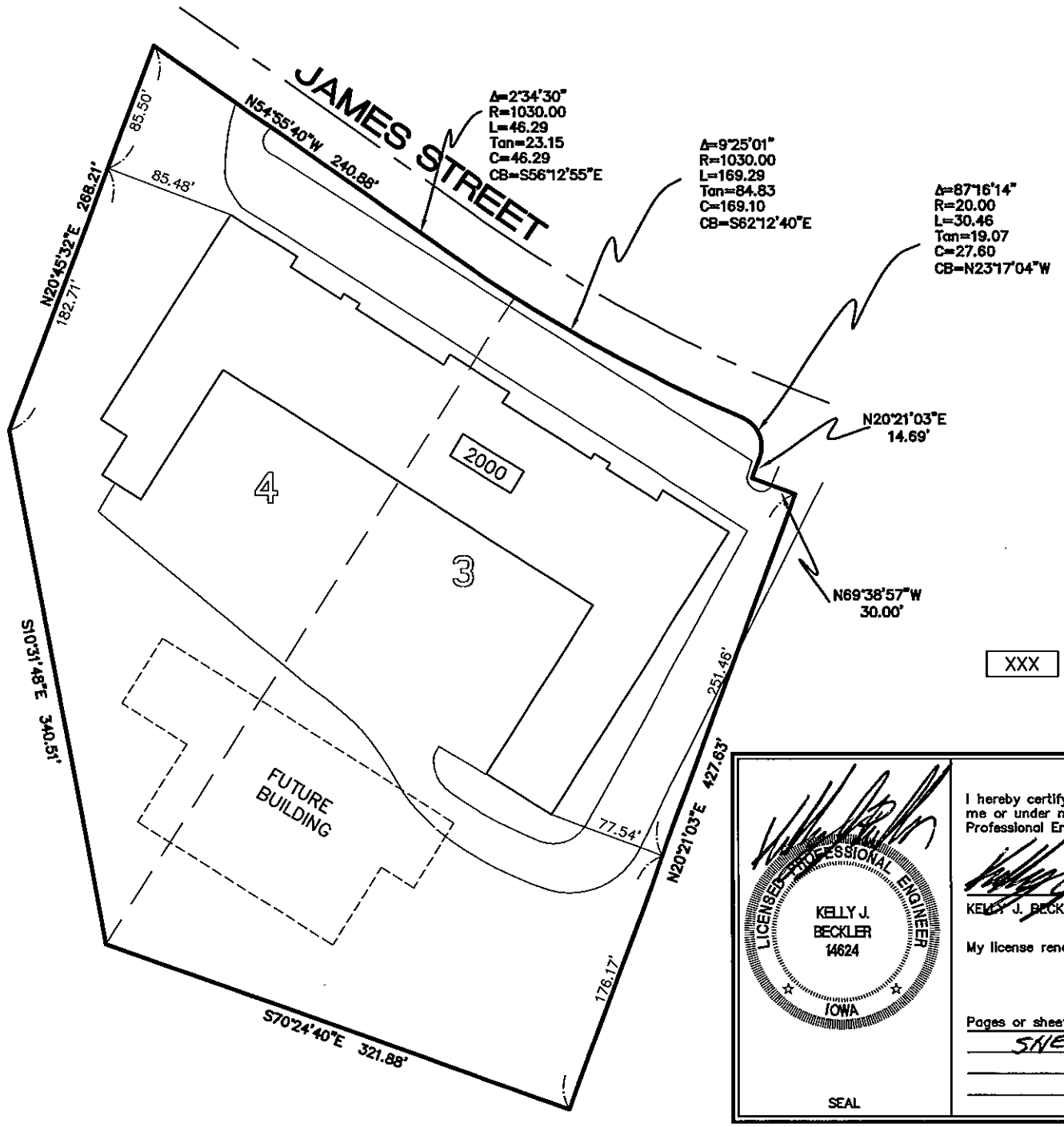
Mk32\r69a2824

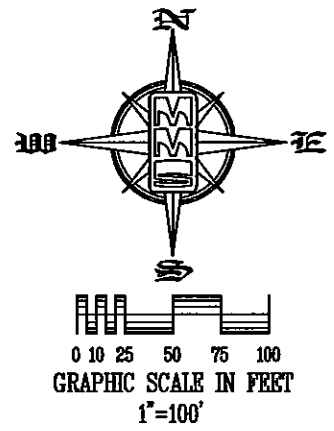
EXHIBIT "B" – SITE PLAN
CARDINAL CONDOMINIUMS
CORALVILLE, IOWA

LEGAL DESCRIPTION
LOTS 3 AND 4, CORALVILLE INDUSTRIAL PARK NO. 2, FOURTH ADDITION, IN ACCORDANCE WITH THE PLAT THEREOF, RECORDED IN BOOK 39, AT PAGE 4 OF THE RECORDS OF THE JOHNSON COUNTY RECORDERS OFFICE. TRACT OF LAND CONTAINS 5.09 ACRES, AND IS SUBJECT TO EASEMENTS & RESTRICTIONS OF RECORD.



UNIT LOCATION SCHEMATIC
NO SCALE





NOTES:
1. ALL MEASUREMENTS FROM CENTER LINES AND PROPERTY LINES TO BUILDINGS ARE PERPENDICULAR AND/OR RADIAL TO SAID CENTER LINES AND PROPERTY LINES.
2. THIS DRAWING DEPICTS IMPROVEMENTS COMPLETED AS OF 8/25/00.
3. REFERENCE BUILDING PLANS – EXHIBIT "D" FOR BUILDING DIMENSIONS.

XXX – DENOTES JAMES STREET ADDRESS

LICENSED PROFESSIONAL ENGINEER
KELLY J. BECKLER
14624
IOWA
SEAL

I hereby certify that this engineering document was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

4/28/2014

KELLY J. BECKLER, P.E. Iowa Lic. No. 14624

My license renewal date is December 31, 2014.

Pages or sheets covered by this seal:
SHEET 1 OF 1

Revision No. & Date	Designed by	Drawn by	Checked by
1 ADD 119B	KJB	acw	KJB

MMS CONSULTANTS, INC.
Iowa City, Iowa (319) 351-8282

Sheet Title: EXHIBIT "B" – SITE PLAN
Project Title: CARDINAL CONDOMINIUMS CORALVILLE, IOWA

Date: 09/15/03
Field Book No:
Scale: 1"=100'
Sheet 1 of 1 Sheets
Project Number: 5625-002

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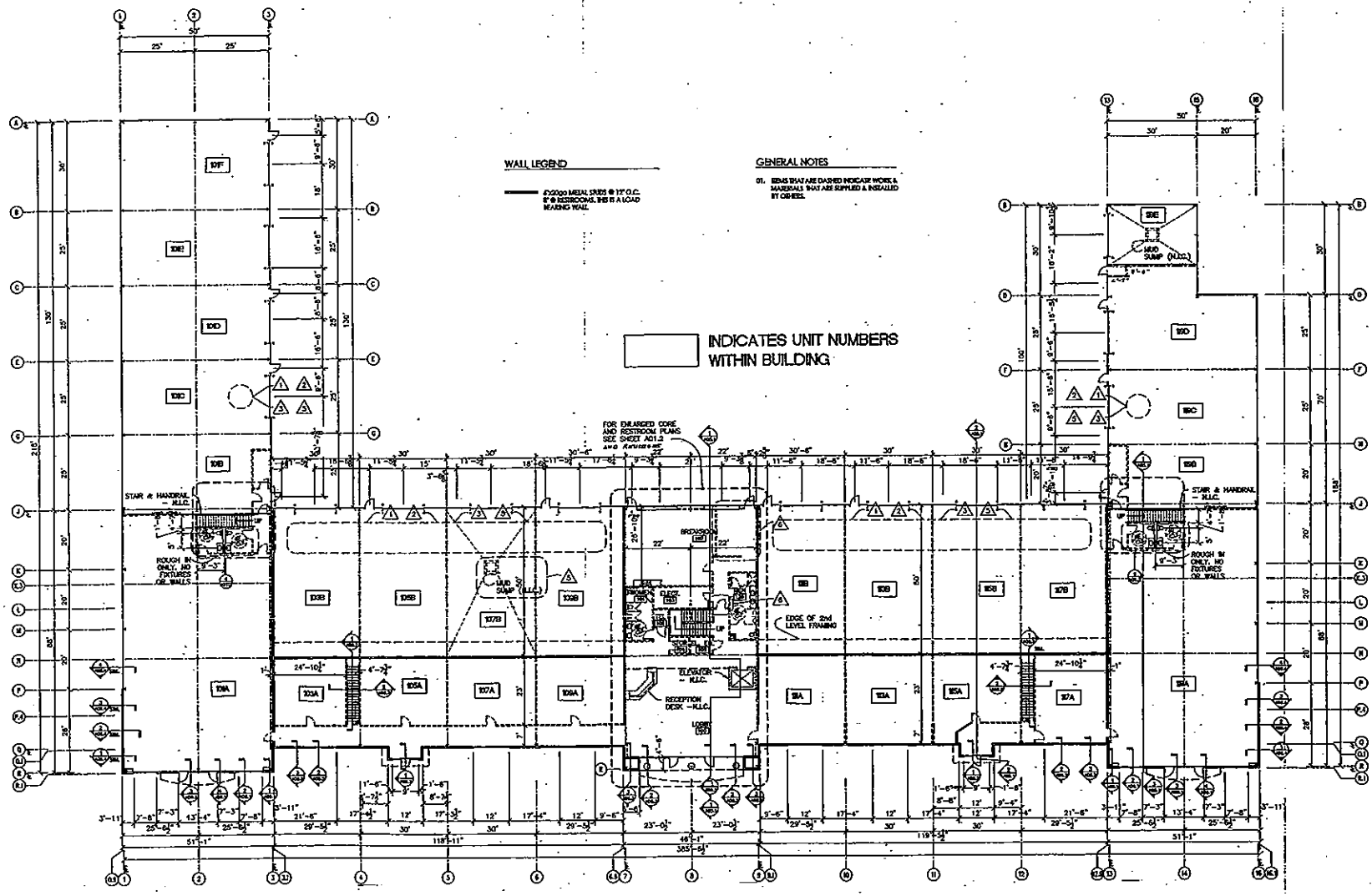

1 FIRST LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"

REF. NORTH

EXHIBIT "D"
BUILDING PLANS "2000 JAMES ST."
CARDINAL CONDOMINIUMS
CORALVILLE, IOWA

Abila SEPTAGON CONSTRUCTION CO., INC.
3500 "J" Street S.W.
Cedar Rapids, IA 52405
Phone: (319) 365-6948
1-800-253-3789
Fax: (319) 365-9362

FIRST LEVEL FLOOR PLAN
CARDINAL INVESTMENTS
CORALVILLE, IOWA

SCALE: 1/16" = 1'-0"
JOB NUMBER: 975
CHECKED BY: PEN
DRAWN BY: RJT
SUBMITTED:

DRAWING NUMBER
RA01.1

EXHIBIT "G"

ENGINEER'S CERTIFICATE

STATE OF IOWA)
) ss:
JOHNSON COUNTY)

I, Kelly J. Beckler, being duly sworn on oath do depose and state the following:

1. That I am a Professional Engineer authorized and licensed to practice my profession in the State of Iowa.

2. That I have examined the building plans attached hereto as Exhibit "D" to the Declaration of Submission of Property to Horizontal Property Regime for Cardinal Condominiums.

3. I hereby certify that I have verified by non-destructive field observations that the above referenced Building Plans diagrammatically represent the Building (2000 James Street) of Cardinal Condominiums, Units 101A through 219 located therein, and the common elements that the Declarant has now constructed on the land shown on the Site Plan attached to said Declaration of Condominium, as Exhibit "B", insofar as reasonably possible due to expected carpentry tolerances, except for the following:

   a. Sheet RA01.1, FIRST LEVEL FLOOR PLAN:

      1) The stairs on the North side of grid line "J" in Units 101A and 119A have been constructed on the South side of grid line "J", in lieu of the location shown on the referenced Building Plans. The rough-in bathrooms remain on the South side of grid line "J".

   b. Sheet A01.2, FIRST LEVEL ENLARGED PLAN:

      1) ENLARGED RESTROOM PLAN "4" and "5":

         a) The stairs leading to the Second Floor Level were constructed on the South side of the columns along grid line "J" (shown as "R" in these details). The rough in for the restrooms remain on the north side of grid line "J".

   c. Sheet A02.1, SECOND LEVEL FLOOR PLAN:

      1) The stairs on the North side of grid line "J" in Units 201 and 219 have been constructed on the South side of grid line "J", in lieu of the location shown on the referenced Building Plans.

d. Sheet A03.1, EXTERIOR ELEVATIONS:

1) The "I", 4'-0" x 3'-0" hopper window-operable" windows shown on the EAST ELEVATION and WEST ELEVATION were not constructed as shown on the referenced Building Plans.

4. The Building (2000 James Street), Units 101A through 219, and the common elements of the project are diagrammatically shown on the above referenced and attached Buiding Plans, and when used in conjunction with said Site Plan, accurately reflects said Building and Units, as constructed, subject to expected carpentry tolerance.

Kelly J. Beckler
Iowa License Number 14624
My biennial license renewal date is December 31, 2014.

Subscribed and sworn to before me by the said Kelly J. Beckler, on this 28 day of April, 2014.

Erin R Light
Notary Public in and for the State of Iowa.

ERIN R. LIGHT
Commission Number 769010
My Commission Expires
July 28, 2014

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