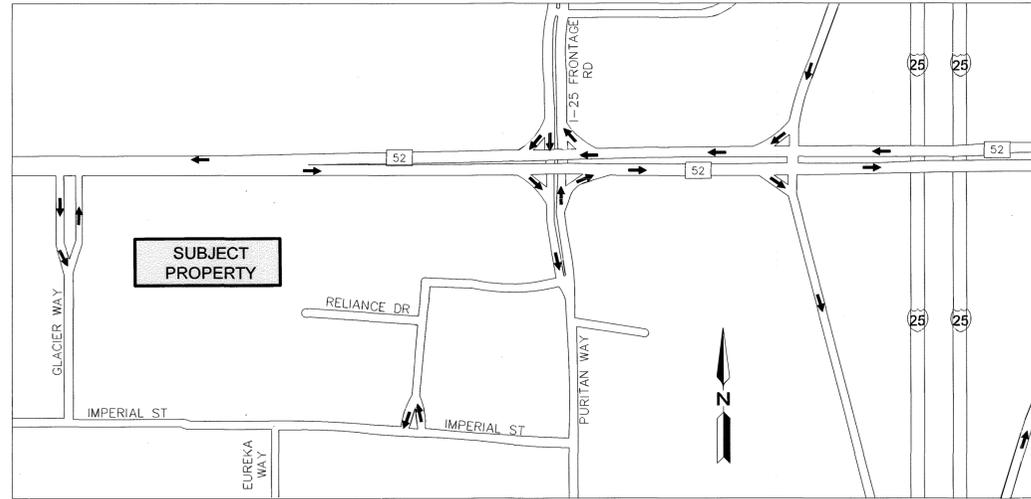


**SECOND AMENDMENT TO CONDOMINIUM MAP OF  
 EMERALD WORKSHOPS CONDOMINIUMS (PHASE III)  
 LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 3, TOWNSHIP 1 NORTH,  
 RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO**



VICINITY MAP  
 Not to scale

**INDEX TO SHEETS**

- Sheet 1 COVER SHEET
- Sheet 2 SURVEY MAP SHEET
- Sheet 3 BUILDING DIMENSIONS

**GENERAL NOTES**

1. 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 CERTIFICATION SHOWN HEREON.
2. THIS IS AN ABOVE-GROUND SURVEY. THE UNDERGROUND UTILITIES, IF SHOWN, ARE BASED UPON ABOVE GROUND EVIDENCE AND THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN ON THIS DRAWING.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POWER SURVEYING, INC. POWER SURVEYING COMPANY RELIED UPON HERITAGE TITLE COMPANY'S ORDER NO. 450-H0584271-043-DF2, AMENDMENT NO. 3, EFFECTIVE DECEMBER 9, 2019, FOR LEGAL DESCRIPTIONS AND TITLE INFORMATION.
4. FIELD SURVEY COMPLETION DATE: SEPTEMBER 9, 2019.
5. UNIT OF MEASUREMENT: U.S. SURVEY FOOT.
6. THERE WAS NO OBSERVED EVIDENCE OF ANY ENCROACHMENTS ON SUBJECT PROPERTY.
7. THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, AND PROVISIONS OF THE FOLLOWING:  
 GLACIER BUSINESS PARK FIRST FILING AMENDMENT NO. 2 RECORDED AT REC. NO. 4355138 DATED 11/27/2017, CLERK AND RECORDER'S OFFICE, COUNTY OF WELD, STATE OF COLORADO.
8. ANY DISPUTES INVOLVING THIS MAP SHALL BE RESOLVED PURSUANT TO SECTION 22.12 OF THE DECLARATION. THIS NOTE SHALL ONLY BE AMENDED PURSUANT TO SECTION 19.3 OF THE DECLARATION.
9. THE PURPOSE OF THE DECLARATION, AND THIS CONDOMINIUM MAP IS TO DIVIDE THE PROPERTY AND ALL IMPROVEMENTS LOCATED THEREON INTO 24 COMMERCIAL CONDOMINIUM UNITS AND COMMON ELEMENTS ASSOCIATED THEREWITH.
10. EACH UNIT IS DESIGNATED HEREIN BY THE WORD "UNIT" FOLLOWED BY THAT UNIT'S IDENTIFYING ALPHANUMERIC IDENTIFIER NUMBER (FOR EXAMPLE, THE LABEL "A1" SIGNIFIES THAT GIVEN UNIT IS IN BUILDING 'A' AND IS NUMBER 1).
11. UNIT BOUNDARIES. THE VERTICAL AND HORIZONTAL BOUNDARIES OF EACH OF THE UNITS ARE DESCRIBED BELOW AND ARE GRAPHICALLY DEPICTED ON THIS MAP.  
 HORIZONTAL BOUNDARIES. THE UPPER HORIZONTAL BOUNDARY OF EACH UNIT IS THE UNDERSIDE OF THE FINISHED CEILING IN SUCH UNIT, THE LOWER HORIZONTAL BOUNDARY OF EACH UNIT IS THE UNFINISHED SURFACE OF THE TOP FLOOR SLAB OR SUBFLOOR IMMEDIATELY BENEATH THE UNIT.  
 VERTICAL BOUNDARIES. THE VERTICAL BOUNDARY OF EACH UNIT IS THE CENTERLINE OF DEMISING WALLS.  
 "UNIT" SHALL MEAN THE FEE SIMPLE INTEREST AND TITLE IN AND TO AN INDIVIDUAL AIRSPACE THAT IS CONTAINED WITHIN THE UNFINISHED INTERIOR SURFACES OF PERIMETER WALLS, FLOORS, CEILINGS, WINDOWS AND DOORS AS SHOWN ON THE MAP. ALL SPACES, INTERIOR PARTITIONS, AND OTHER FIXTURES AND IMPROVEMENTS WITHIN THE BOUNDARIES OF A UNIT AND ALL LATH, FURRING, WALLBOARD, PLASTERBOARD, PLASTER, PANELING, TILES, WALLPAPER, PAINT, FINISHED FLOORING AND ANY OTHER MATERIALS CONSTITUTING ANY PART OF THE FINISHED SURFACES THEREOF ARE A PART OF THE UNITS. IN WALLS THAT SEPARATE ONE UNIT FROM AN ADJOINING UNIT, THE LOCATION OF THE VERTICAL PLANE OF THE CENTERLINE OF THE DIVIDER WALL SHOWN ON THE MAP SHALL BE THE COMMON BOUNDARY BETWEEN THE ADJOINING UNITS. THAT PART OF THE DIVIDER WALL LOCATED WITHIN THE BOUNDARY OF THE UNIT SHALL BE PART OF THE UNIT. ADJOINING UNITS THAT SHARE A DIVIDER WALL SHALL HAVE A CROSS-EASEMENT OF SUPPORT IN THE PORTION OF THE DIVIDER WALL NOT LOCATED WITHIN THE BOUNDARY OF THE UNIT. EACH UNIT SHALL CONSTITUTE A "UNIT" UNDER THE ACT.
12. COMMON ELEMENTS" MEANS ALL PORTIONS OF AND AREAS WITHIN THE CONDOMINIUM PROJECT THAT ARE NOT PART OF THE UNITS. LIMITED COMMON ELEMENTS AND GENERAL COMMON ELEMENTS ARE BOTH PART OF THE COMMON ELEMENTS. A PORTION OF THE COMMON ELEMENTS MAY BE REFERRED TO AS A "COMMON ELEMENT."  
 "GENERAL COMMON ELEMENTS" MEANS ALL COMMON ELEMENTS THAT ARE NOT LIMITED COMMON ELEMENTS. FOR EXAMPLE, THE LAND IS A GENERAL COMMON ELEMENT. A PORTION OF THE GENERAL COMMON ELEMENTS MAY BE REFERRED TO AS A "GENERAL COMMON ELEMENT" (AND LABELED ON THIS MAP AS "GCE").  
 "LIMITED COMMON ELEMENTS" MEANS THE PORTIONS OF THE COMMON ELEMENTS ALLOCATED TO THE EXCLUSIVE USE OF ONE OR MORE, BUT FEWER THAN ALL, OF THE UNITS. FOR EXAMPLE, THE ROOF OF EACH BUILDING IS A LIMITED COMMON ELEMENT ALLOCATED TO THE UNITS IN SUCH BUILDING. A PORTION OF THE LIMITED COMMON ELEMENTS MAY BE REFERRED TO AS A "LIMITED COMMON ELEMENT." SOME OF THE LIMITED COMMON ELEMENTS ARE DESIGNATED ON THIS MAP AND IDENTIFIED BY THE INITIALS "LCE" FOLLOWED BY THE NUMBER OF THE UNIT(S) TO WHICH THE LIMITED COMMON ELEMENT IS ALLOCATED.
13. EXCEPT AS PROVIDED IN THE DECLARATION, ALL UTILITIES AND UTILITY SYSTEMS ARE GENERAL COMMON ELEMENTS.
14. EXCEPT AS OTHERWISE PROVIDED IN THE DECLARATION, ALL STRUCTURE AND LOAD BEARING WALLS, COUNTER SUPPORT WALLS, CHASES, FLUES, DUCTS, OUTDOOR STAIRS, ROOFS AND OTHER ARCHITECTURAL AND STRUCTURAL ELEMENTS ARE LIMITED COMMON ELEMENTS ALLOCATED TO THE UNITS IN THE BUILDING HOUSING SUCH WALLS AND ELEMENTS.

**LEGAL DESCRIPTION  
 PHASE III**

A PORTION OF LOT 1, GLACIER BUSINESS PARK FIRST FILING, AMENDMENT NO. 2, LOCATED IN THE NORTHEAST QUARTER (NE1/4) OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SOUTHWEST CORNER OF SAID LOT 1, NORTH 71°59'10" EAST A DISTANCE OF 180.31 FEET TO THE POINT OF BEGINNING;  
 THENCE NORTH 00°06'44" EAST, A DISTANCE OF 130.53 FEET;  
 THENCE SOUTH 89°57'13" EAST, PARALLEL WITH SAID SOUTHERLY LINE LOT 1, A DISTANCE OF 404.78 FEET;  
 THENCE SOUTH 00°02'00" EAST, PARALLEL WITH SAID EASTERLY LINE LOT 1, A DISTANCE OF 130.53 FEET;  
 THENCE NORTH 89°57'13" WEST, PARALLEL WITH SAID SOUTHERLY LINE LOT 1, A DISTANCE OF 405.10 FEET TO THE POINT OF BEGINNING.

CONTAINING ±52,859 SQ. FT. OR ±1.213 ACRES.

**PROJECT BENCHMARK**

DESIGNATED NGS BENCHMARK NAME: "CHEVY" A STAINLESS STEEL ROD IN SLEEVE, LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF HWY 52 AND PURITAN WAY.

PUBLISHED NAVD 88 ELEVATION = 4997.69 FEET

**BASIS OF BEARINGS**

BEARINGS ARE BASED UPON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., SAID LINE BEARS NORTH 00°06'44" EAST A DISTANCE OF 2568.99 FEET, MONUMENTED AT THE CENTER QUARTER CORNER OF SECTION 3 BY A FOUND 2.5" ALUMINUM CAP STAMPED P.L.S. #38065 AND AT THE NORTH QUARTER CORNER BY A FOUND 3.5" ALUMINUM CAP, STAMPED P.L.S. #7242.

**NOTICE**

NOTICE IS HEREBY GIVEN THAT THE CONDOMINIUM DECLARATION OF THE EMERALD WORKSHOPS CONDOMINIUMS CONTAINS A MANDATORY ARBITRATION CLAUSE APPLICABLE TO CERTAIN CLAIMS AND DISPUTES AS SET FORTH THEREIN. IN ADDITION, THIS MAP AND THE COMMON ELEMENTS AND UNITS DEPICTED HEREIN ARE HEREBY SUBMITTED TO THE FOLLOWING COVENANT AND RESTRICTIONS WHICH SHALL RUN WITH THE LAND AND BIND THE HEIRS, SUCCESSORS AND ASSIGNS OF THE PARTIES. ANY CLAIM, DISPUTE OR ACTION RELATING TO THIS MAP AND THE COMMON ELEMENTS AND UNITS DEPICTED HEREIN, INCLUDING ANY CLAIM OF CONSTRUCTION DEFECT PURSUANT TO C.R.S. 13-20-801 ET SEQ. OR OTHERWISE, AGAINST DECLARANT OR ANY CONSTRUCTION PROFESSIONAL AS DEFINED IN C.R.S. 13-80-802.5(4) SHALL BE SUBJECT TO MANDATORY BINDING ARBITRATION UNDER THE COLORADO UNIFORM ARBITRATION ACT. THIS COVENANT AND RESTRICTION IS IN ADDITION TO AND INDEPENDENT OF ANY ARBITRATION REQUIREMENT CONTAINED IN THE ABOVE REFERENCED CONDOMINIUM DECLARATION, BUT, TO THE EXTENT BOTH OR MULTIPLE ARBITRATION PROVISIONS MAY APPLY TO A PARTICULAR CLAIM OR CIRCUMSTANCE, THIS COVENANT SHALL BE CONSTRUED AND APPLIED IN A MANNER CONSISTENT THEREWITH. THIS COVENANT AND RESTRICTION SHALL EXPIRE TWENTY YEARS FROM THE DATE THEREOF.

**DECLARANT'S CERTIFICATION**

52-25, LLC, A COLORADO LIMITED LIABILITY COMPANY ("DECLARANT") AS OWNER OF THE HEREIN DESCRIBED REAL PROPERTY AND AS DECLARANT UNDER THAT CERTAIN CONDOMINIUM DECLARATION FOR EMERALD WORKSHOPS CONDOMINIUMS RECORDED ON OCTOBER 8, 2019 AT RECEPTION NO. 4530612 IN THE RECORDS FOR THE CLERK AND RECORDER OF WELD COUNTY, COLORADO AS AMENDED ("DECLARATION"), DOES HEREBY CERTIFY THAT THIS SECOND AMENDMENT TO CONDOMINIUM MAP WAS PREPARED PURSUANT TO THE PURPOSES STATED IN THE DECLARATION 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.

FOR: 52-25, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY:   
 NADER GHADIMI, ITS MANAGER

**NOTARY**

STATE OF Colorado  
 COUNTY OF Boulder



THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE THIS 23<sup>RD</sup> DAY OF June, 2020, BY NADER GHADIMI, MANAGER OF 52-25, LLC.

NOTARY PUBLIC:   
 MY COMMISSION EXPIRES: 10/19/2022

ADDRESS OF NOTARY: 1022 S. Terry St. Longmont, Co 80501

**SURVEYOR'S CERTIFICATE**

I, RICHARD BRUCE GABRIEL, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, DO HEREBY CERTIFY THAT THIS SECOND AMENDMENT TO CONDOMINIUM MAP WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND SUBSTANTIALLY DEPICTS THE LOCATION AND THE HORIZONTAL AND VERTICAL MEASUREMENTS OF ALL FLOORS AND LEVELS, UNITS, UNIT DESIGNATIONS, AND THE DIMENSIONS OF ALL UNITS, ALL STRUCTURAL COMPONENTS OF ALL BUILDINGS CONTAINING UNITS OR COMPRISING UNITS THEREBY CREATED ARE SUBSTANTIALLY COMPLETE. INFORMATION REQUIRED UNDER C.R.S. 38-33.3-209 AND 38-51-106.

RICHARD BRUCE GABRIEL  
 COLORADO P.L.S. 37929  
 For and on behalf of Power Surveying Company, Inc.  
 (303) 702-1617



**CLERK AND RECORDER'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., ON THIS DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_ AND DULY RECORDED IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_.

RECEPTION NO. \_\_\_\_\_

BY: \_\_\_\_\_  
 CLERK AND RECORDER

BY: \_\_\_\_\_  
 DEPUTY

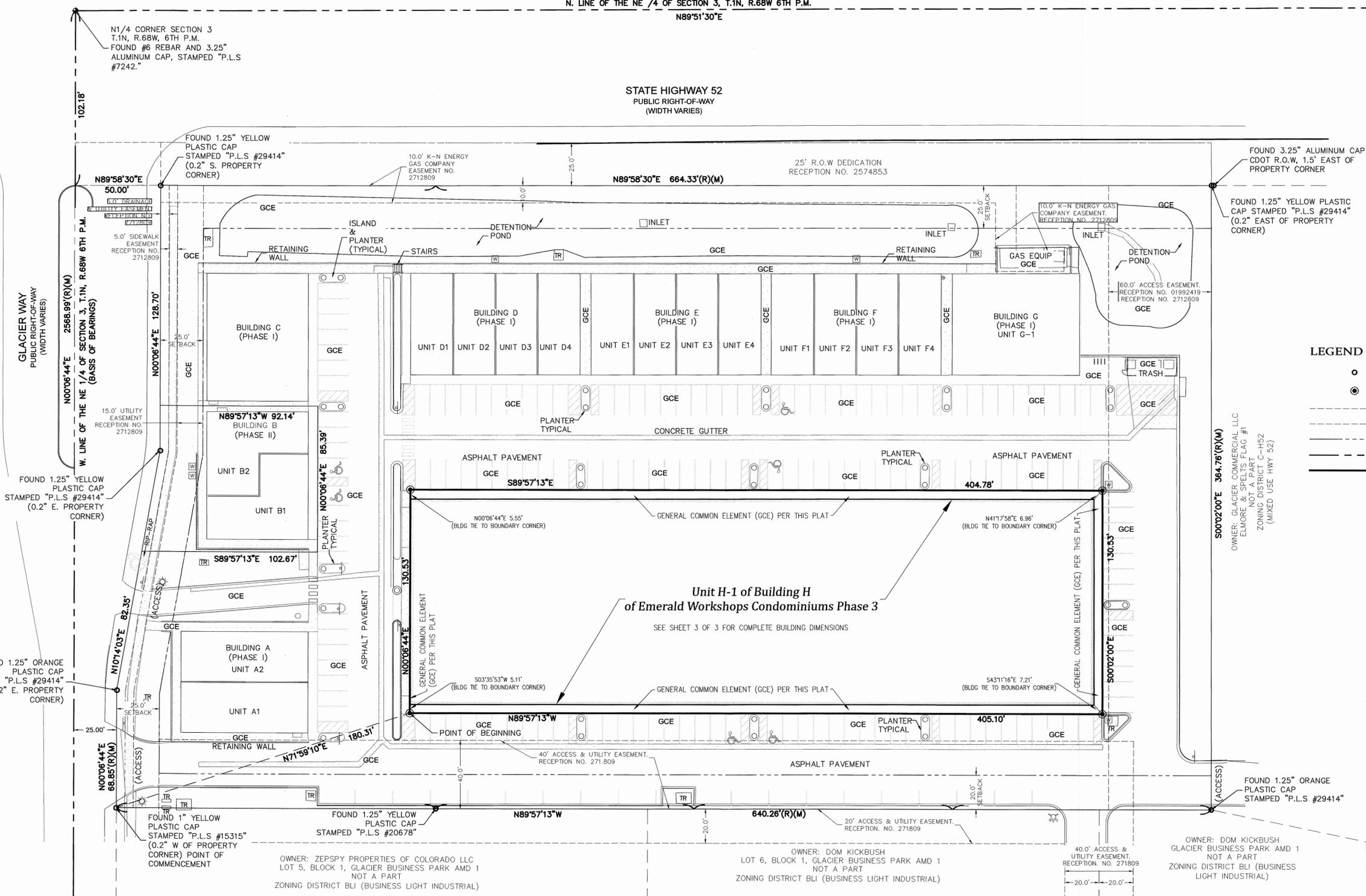
FEE: \_\_\_\_\_



TYPE OF SUBMITTAL:	CONDOMINIUM PLAT
PREPARATION DATE:	JUNE 3, 2020
REVISION DATE:	JUNE 15, 2020
REVISION DATE:	
REVISION DATE:	
JOB No. 501-19-028	Dwg No. 501-19-028.dwg

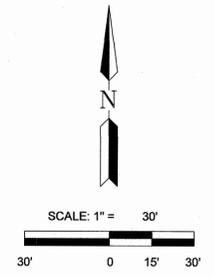
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N. LINE OF THE NE 1/4 OF SECTION 3, T.1N, R.68W 6TH P.M.  
 N89°51'30"E



### LEGEND OF SYMBOLS & ABBREVIATIONS

○	MONUMENT FOUND, AS NOTED
●	SET P.K. NAIL & SHINER, PLS 37929, TYPICAL UNLESS NOTED OTHERWISE
---	GENERAL COMMON ELEMENT
---	EXISTING RECORD EASEMENT LINE
---	MIN. BUILDING SETBACK LINE
---	PUBLIC LANDS SURVEY SECTION LINE
---	SUBDIVISION PLAT BOUNDARY LIMITS



**SURVEY MAP SHEET**  
 Scale: 1"=30'

**POWER**  
 Surveying Company, Inc.  
 Established 1948  
 PH: 303-702-1617  
 720 W. 96TH AVENUE, UNIT 240  
 THORNTON, COLORADO 80260  
 FAX: 303-702-1685  
 www.powerurveying.com

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SHEET 2 OF 3

OWNER: ZEPSY PROPERTIES OF COLORADO LLC  
 LOT 5, BLOCK 1, GLACIER BUSINESS PARK AMD 1  
 NOT A PART  
 ZONING DISTRICT BLI (BUSINESS LIGHT INDUSTRIAL)

OWNER: DOM KICKBUSH  
 LOT 6, BLOCK 1, GLACIER BUSINESS PARK AMD 1  
 NOT A PART  
 ZONING DISTRICT BLI (BUSINESS LIGHT INDUSTRIAL)

OWNER: DOM KICKBUSH  
 GLACIER BUSINESS PARK AMD 1  
 NOT A PART  
 ZONING DISTRICT BLI (BUSINESS LIGHT INDUSTRIAL)

FOUND 1.25" ORANGE PLASTIC CAP STAMPED "P.L.S #29414" (0.2" E. PROPERTY CORNER)

FOUND 1.25" YELLOW PLASTIC CAP STAMPED "P.L.S #29414" (0.2" E. PROPERTY CORNER)

FOUND 1" YELLOW PLASTIC CAP STAMPED "P.L.S #15315" (0.2" W OF PROPERTY CORNER) POINT OF COMMENCEMENT

FOUND 1.25" YELLOW PLASTIC CAP STAMPED "P.L.S #20678"

FOUND 1.25" ORANGE PLASTIC CAP STAMPED "P.L.S #29414"

N1/4 CORNER SECTION 3  
 T.1N, R.68W, 6TH P.M.  
 FOUND #6 REBAR AND 3.25" ALUMINUM CAP, STAMPED "P.L.S #7242."

FOUND 1.25" YELLOW PLASTIC CAP STAMPED "P.L.S #29414" (0.2" S. PROPERTY CORNER)

FOUND 3.25" ALUMINUM CAP CDOT R.O.W, 1.5' EAST OF PROPERTY CORNER

FOUND 1.25" YELLOW PLASTIC CAP STAMPED "P.L.S #29414" (0.2" EAST OF PROPERTY CORNER)

GLACIER WAY  
 PUBLIC RIGHT-OF-WAY  
 (WIDTH VARIES)

STATE HIGHWAY 52  
 PUBLIC RIGHT-OF-WAY  
 (WIDTH VARIES)

W. LINE OF THE NE 1/4 OF SECTION 3, T.1N, R.68W 6TH P.M.  
 (BASIS OF BEARINGS)

N00°06'44"E  
 68.85'(R)(M)

C1/4 SECTION 3,  
 T.1N, R.68W, 6TH P.M.  
 FND. 2.5" AC, P.L.S #38065

OWNER: GLACIER COMMERCIAL LLC  
 ELMORE & SPELTZ FLAG #1  
 NOT A PART  
 ZONING DISTRICT C-H52  
 (MIXED USE HWY 52)

N00°06'44"E  
 2568.99'(R)(M)

15.0' UTILITY EASEMENT  
 RECEPTION NO. 2712809

N10°14'03"E  
 82.35'

N00°06'44"E  
 68.85'(R)(M)

C1/4 SECTION 3,  
 T.1N, R.68W, 6TH P.M.  
 FND. 2.5" AC, P.L.S #38065

N00°06'44"E  
 128.70'

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 68.85'(R)(M)

C1/4 SECTION 3,  
 T.1N, R.68W, 6TH P.M.  
 FND. 2.5" AC, P.L.S #38065

N00°06'44"E  
 128.70'

15.0' UTILITY EASEMENT  
 RECEPTION NO. 2712809

N10°14'03"E  
 82.35'

N00°06'44"E  
 68.85'(R)(M)

C1/4 SECTION 3,  
 T.1N, R.68W, 6TH P.M.  
 FND. 2.5" AC, P.L.S #38065

N00°06'44"E  
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N00°06'44"E  
 128.70'

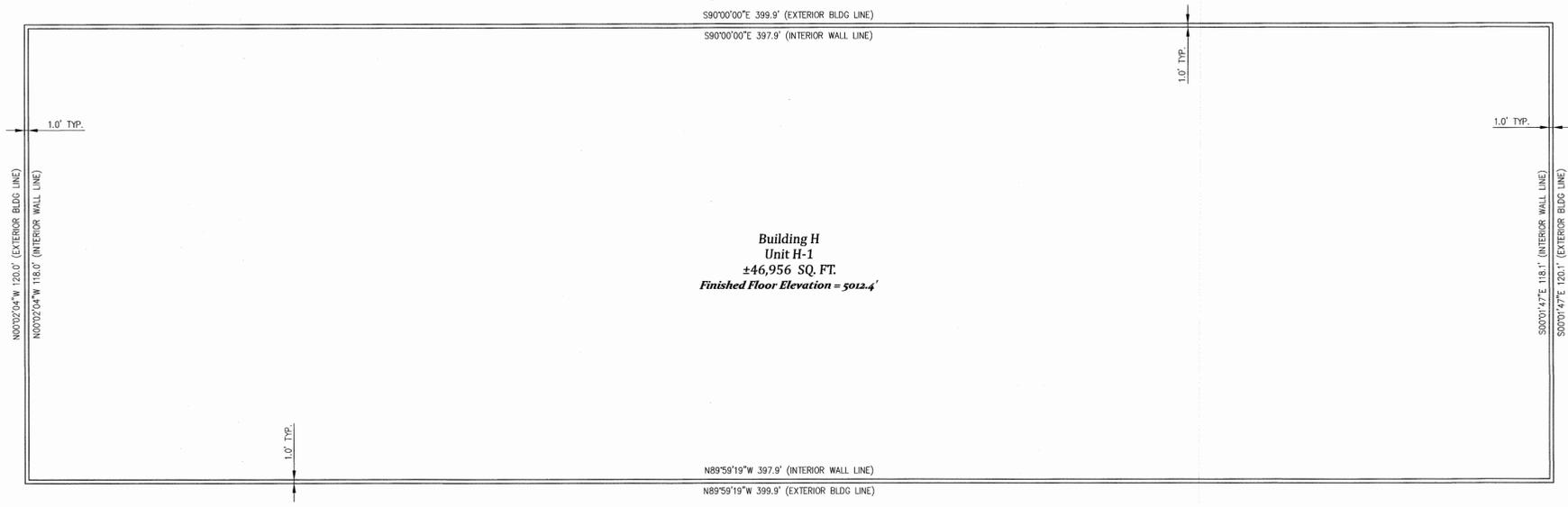
15.0' UTILITY EASEMENT  
 RECEPTION NO. 2712809

N10°14'03"E  
 82.35'

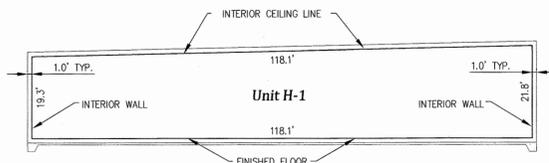
N00°06'44"E  
 68.85'(R)(M)

C1/4 SECTION 3,  
 T.1N, R.68W, 6TH P.M.  
 FND. 2.5" AC, P.L.S #38065

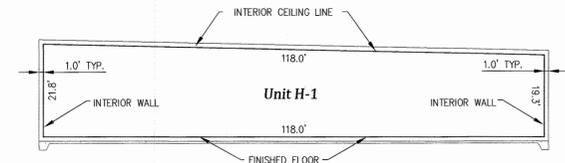
**SECOND AMENDMENT TO CONDOMINIUM MAP OF  
 EMERALD WORKSHOPS CONDOMINIUMS (PHASE III)**  
 LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 3, TOWNSHIP 1 NORTH,  
 RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO



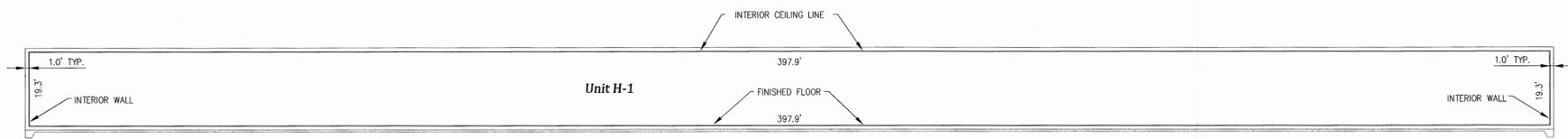
**Building Plan View**  
 Scale: 1"=20'



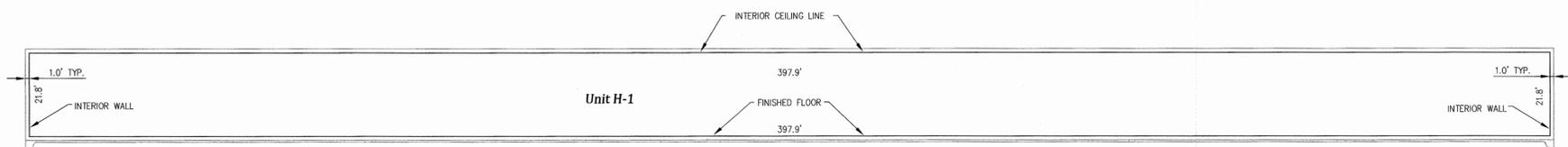
**Building Section - Looking WEST**  
 Horiz. Scale: 1"=20'  
 Vert. Scale: 1"=20'



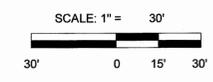
**Building Section - Looking EAST**  
 Horiz. Scale: 1"=20'  
 Vert. Scale: 1"=20'



**Building Section - Looking NORTH**  
 Horiz. Scale: 1"=20'  
 Vert. Scale: 1"=20'



**Building Section - Looking SOUTH**  
 Horiz. Scale: 1"=20'  
 Vert. Scale: 1"=20'



BUILDING DIMENSIONS

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 FAX. 303-702-1488  
 www.powerurveying.com

TYPE OF SUBMITTAL:	CONDOMINIUM PLAT
PREPARATION DATE:	JUNE 3, 2020
REVISION DATE:	JUNE 15, 2020
REVISION DATE:	
REVISION DATE:	
JOB No. 501-19-028	Dwg No. 501-19-028.dwg
SHEET 3 OF 3	