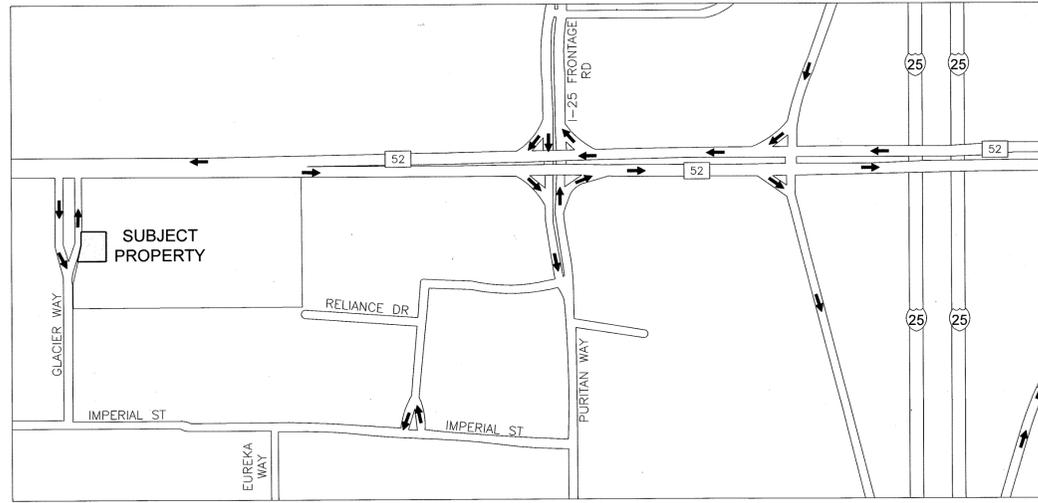


**FIRST AMENDMENT TO THE CONDOMINIUM MAP OF
 EMERALD WORKSHOPS CONDOMINIUMS (PHASE II)**
 LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 3, TOWNSHIP 1 NORTH,
 RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO



VICINITY MAP - NOT TO SCALE

GENERAL NOTES

- NOTICE: PURSUANT 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.
- 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.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POWER SURVEYING, INC. POWER SURVEYING COMPANY RELIED UPON HERITAGE TITLE COMPANY'S ORDER NO. H0557841-043-DF2-CN, EFFECTIVE MARCH 13, 2019, FOR LEGAL DESCRIPTIONS AND TITLE INFORMATION.
- FIELD SURVEY COMPLETION DATE: NOVEMBER 1, 2019.
- UNIT OF MEASUREMENT: U.S. SURVEY FOOT.
- THERE WAS NO OBSERVED EVIDENCE OF ANY ENCROACHMENTS ON SUBJECT PROPERTY.
- 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.
- 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.
- THE PURPOSE OF THE DECLARATION, AND THIS CONDOMINIUM MAP IS TO DIVIDE THE PROPERTY AND ALL IMPROVEMENTS LOCATED THEREON INTO TWO (2) COMMERCIAL CONDOMINIUM UNITS AND COMMON ELEMENTS ASSOCIATED THEREWITH.
- 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).
- 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.
- "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.
- EXCEPT AS PROVIDED IN THE DECLARATION, ALL UTILITIES AND UTILITY SYSTEMS ARE GENERAL COMMON ELEMENTS.
- 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.
- THE PURPOSE OF THIS FIRST AMENDMENT TO THE CONDOMINIUM MAP OF EMERALD WORKSHOPS CONDOMINIUMS IS TO EXPAND THE COMMUNITY BY INCORPORATING CERTAIN LAND PREVIOUSLY DESIGNATED AS THE EXPANSION AREA.

**LEGAL DESCRIPTION
 PHASE II**

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 THE SOUTHWEST CORNER OF SAID LOT 1;
 THENCE ALONG THE WESTERLY LINE OF SAID LOT 1 THE FOLLOWING TWO (2) COURSES:
 1) NORTH 00°06'44" EAST A DISTANCE OF 68.85 FEET;
 2) NORTH 10°14'03" EAST A DISTANCE OF 82.35 FEET TO THE POINT OF BEGINNING;

 THENCE CONTINUING NORTH 10°14'03" EAST, A DISTANCE OF 59.91 FEET;
 THENCE NORTH 00°06'44" EAST, A DISTANCE OF 26.42 FEET;
 THENCE SOUTH 89°57'13" EAST, A DISTANCE OF 92.14 FEET;
 THENCE SOUTH 00°06'44" WEST, A DISTANCE OF 85.39 FEET;
 THENCE NORTH 89°57'13" WEST, A DISTANCE OF 102.67 FEET TO THE POINT OF BEGINNING.

 CONTAINING ±8,179 SQ. FT. OR ±0.188 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:

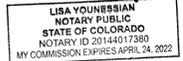
NOTICE IS HEREBY GIVEN THAT THE CONDOMINIUM DECLARATION OF THE EMERALD WORKSHOPS CONDOMINIUMS CONTAIN A MANDATORY ARBITRATION CLAUSE APPLICABLE TO CERTAIN CLAIMS AND DISPUTES AS SET FORTH THEREIN. IN ADDITION, THIS MAP AND THE COMMON ELEMENTS AND UNITS DEPICTED HEREIN ARE SUBMIT TO THE FOLLOWING COVENANT 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 ("DECLARATION"), DOES HEREBY CERTIFY THAT THIS FIRST AMENDMENT TO THE 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.

BY:
 NADER GHADIMI, MANAGER
 State of Colorado
 County of Boulder

The foregoing instrument was acknowledged before me this 01st day of November, 2019 by Nader Ghadimi, manager on behalf of 52-25, LLC, a Colorado Limited Liability Company
 Witness my hand and official seal.
 My commission expires April 24, 2022



Notary Public

SURVEYOR'S CERTIFICATE:

I, RICHARD B. GABRIEL, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, DO HEREBY CERTIFY THAT THIS FIRST 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 & ON BEHALF OF
 POWER SURVEYING COMPANY INC.



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: _____

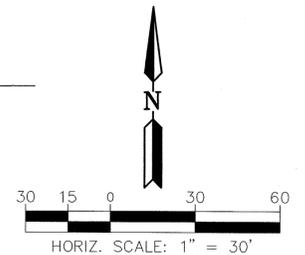
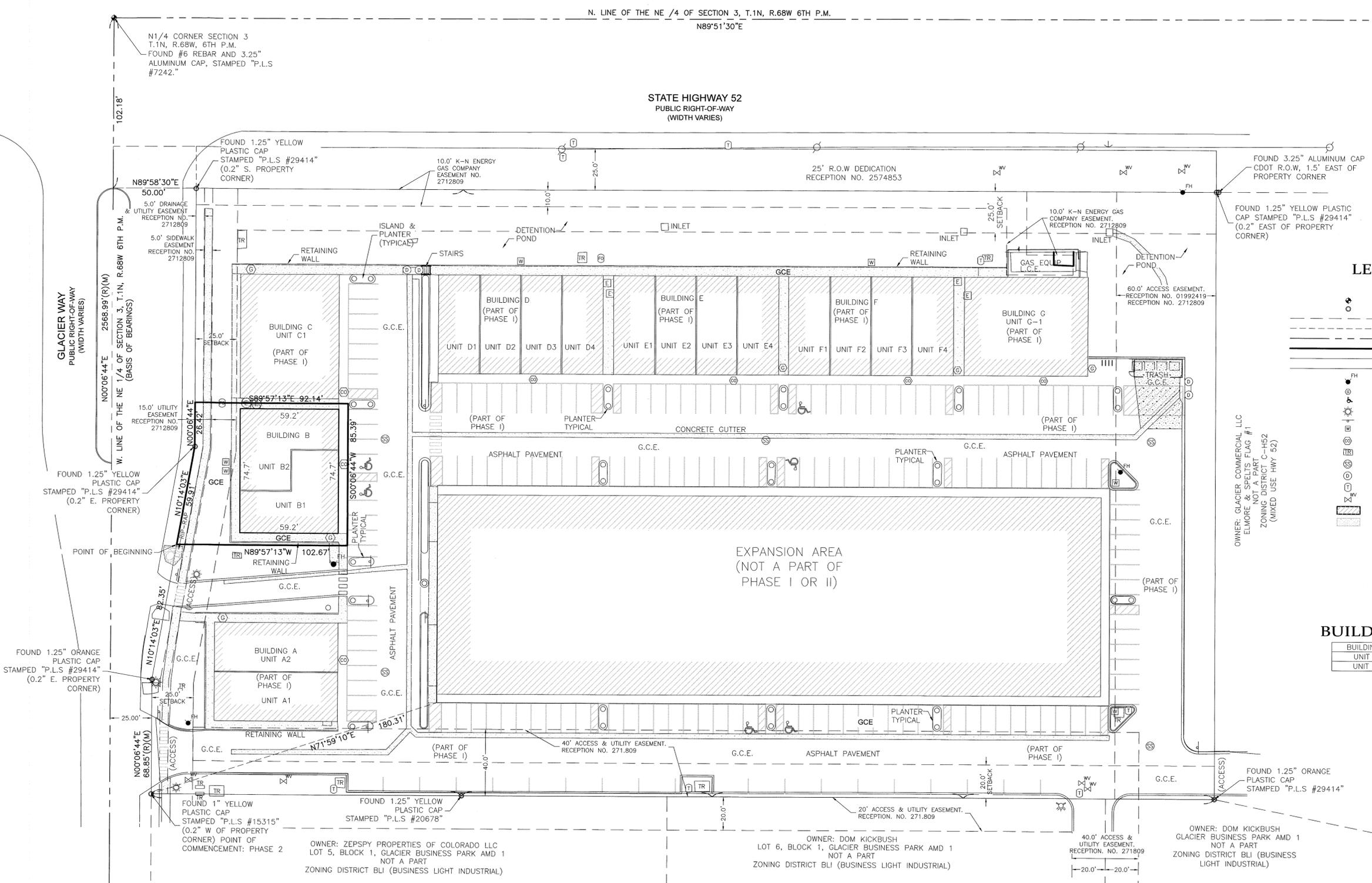


TYPE OF SUBMITTAL:	PHASE 2 CONDO MAP
PREPARATION DATE:	NOVEMBER 1, 2019
REVISION DATE:	NOVEMBER 13, 2019
REVISION DATE:	NOVEMBER 15, 2019
DRAWN BY: LMR, MB	REVIEWED BY: RBG
JOB NO. 19-028	DWG: 19-028 PHASE 2.dwg
SHEET 1 OF 3	

**FIRST AMENDMENT TO THE CONDOMINIUM MAP OF
EMERALD WORKSHOPS CONDOMINIUMS (PHASE II)**
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

4545607 Pages: 2 of 3
12/02/2019 11:28 AM R Fee: \$33.00
Cathy Komers, Clerk and Recorder, Weld County, CO
C:\Users\cckom\Documents\4545607\4545607.dwg

SURVEY SITE PLAN
Scale: 1"=30'



LEGEND

- FOUND SECTION MONUMENT, AS NOTED
- FOUND MONUMENT, AS NOTED
- BLOCK LINES
- ROW
- SECTION LINE
- BOUNDARY - PHASE 1
- FLOWLINE
- RETAINING WALL
- FIRE HYDRANT
- GAS METER
- HANDICAPPED PARKING SPACE
- STREET LIGHT
- SIGN
- WATER METER
- CLEANOUT
- ELECTRIC TRANSFORMER
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- COMMUNICATION PEDISTAL
- WATER VALVE
- BUILDING
- CONCRETE

BUILDING INTERIOR

BUILDING	AREA
UNIT B1	±2,072 SQ. FT.
UNIT B2	±2,093 SQ. FT.

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

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)

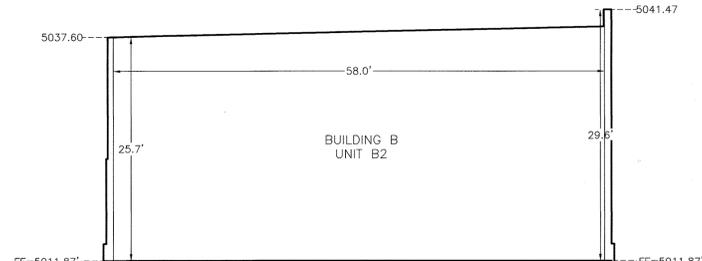
POWER™
Surveying Company, Inc.
Established 1948
220 W. 56TH AVENUE
SUITE 240
THORNTON, COLORADO 80260
PH. 303-702-1617
FAX. 303-702-1488
WWW.POWERSURVEYING.COM

TYPE OF SUBMITTAL:	PHASE 2 CONDO MAP
PREPARATION DATE:	NOVEMBER 4, 2019
REVISION DATE:	NOVEMBER 13, 2019
REVISION DATE:	NOVEMBER 15, 2019
DRAWN BY: LMR, MB	REVIEWED BY: RBG
JOB NO. 19-028	DWG: 19-028 PHASE 2.dwg

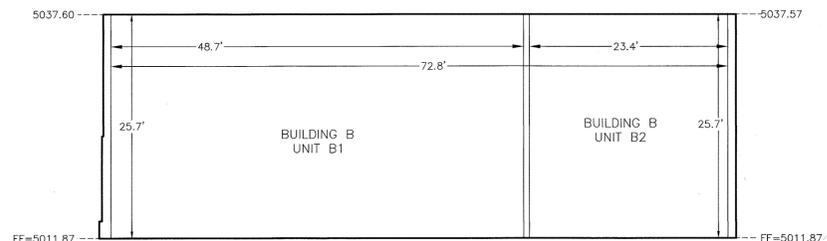
SHEET 2 OF 3

**FIRST AMENDMENT TO THE CONDOMINIUM MAP OF
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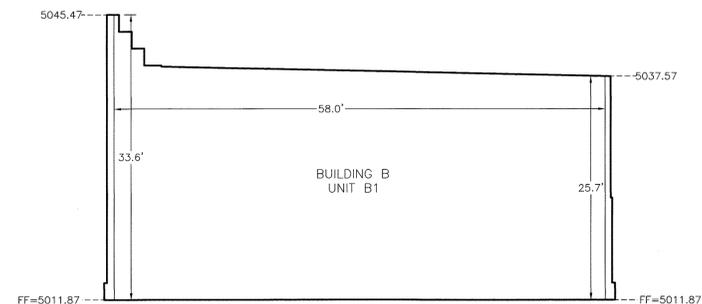
4545807 Page: 3 of 3
12/02/2019 11:25 AM \$ Fee: \$33.00
Carly Koppen, Clerk and Recorder, Weld County, CO



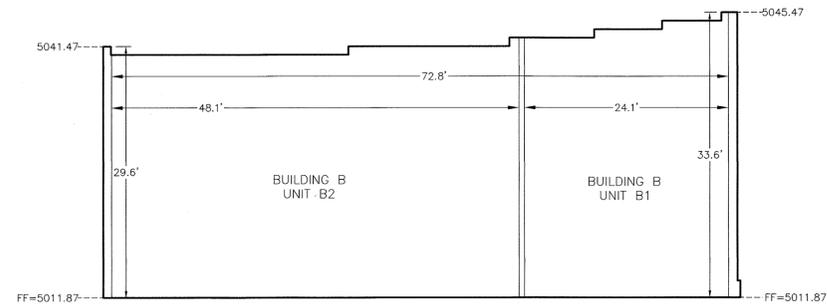
BUILDING B - NORTH ELEVATION
SCALE: 1" = 10'



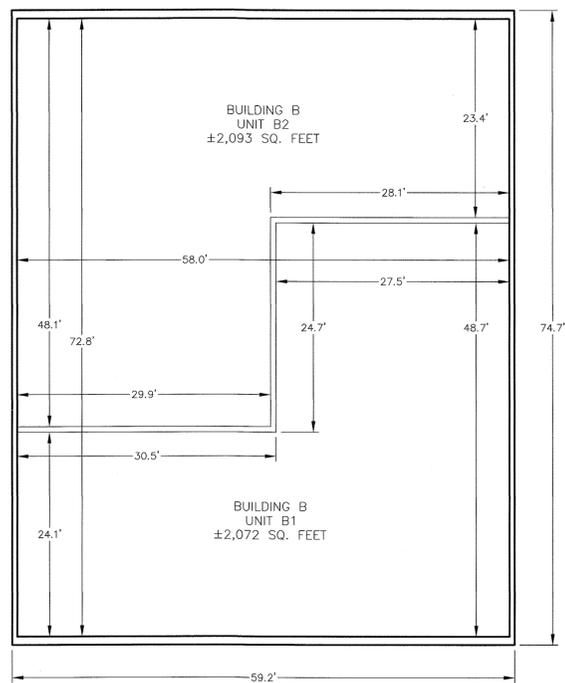
BUILDING B - EAST ELEVATION
SCALE: 1" = 10'



BUILDING B - SOUTH ELEVATION
SCALE: 1" = 10'



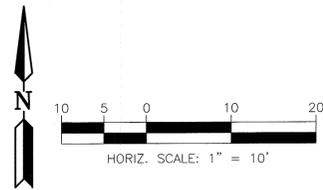
BUILDING B - WEST ELEVATION
SCALE: 1" = 10'



BUILDING B - PLAN
SCALE: 1" = 10'

BUILDING B
UNIT B2
±2,093 SQ. FEET

BUILDING B
UNIT B1
±2,072 SQ. FEET



HORIZ. SCALE: 1" = 10'

BUILDING INTERIOR

BUILDING B	AREA
UNIT B1	±2,072 SQ. FT.
UNIT B2	±2,093 SQ. FT.

POWERTM
Surveying Company, Inc.
Established 1948

730 W. 84TH AVENUE
SUITE 240
THORNTON, COLORADO 80260

PH: 303-702-1617
FAX: 303-702-1488
WWW.POWERSURVEYING.COM

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