

CANINO SUBDIVISION AMENDMENT

A TRACT OF LAND LOCATED IN THE NORTH HALF OF 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

CERTIFICATE OF OWNERSHIP

Know all men by these presents that 3258 State Highway 52, LLC, a Colorado Limited Liability Company being the Owner(s), Mortgagee or Lienholder of certain lands in Frederick, Colorado, described as follows:

A parcel of land located in the North Half of the Northwest Quarter(N1/2NW1/4) of Section Three (3), Township One North (T.1N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), Town of Frederick, County of Weld, State of Colorado, more particularly described as follows:

COMMENCING at the Northwest corner of said Section 3 and assuming the West line of the Northwest Quarter of Section 3 as bearing South 00°05'46" East being a Grid Bearing of the Colorado State Plane Coordinate System, North American Datum 1983/92, a distance of 2667.50 feet with all bearings contained herein relative thereto;

THENCE South 00°05'46" East along the West line of the Northwest Quarter of said Section 3 a distance of 1313.63 feet (Record = 1313.4 feet);

THENCE North 89°35'14" East a distance of 1185.06 feet (Record = 1185.00 feet) to the **POINT OF BEGINNING**;

THENCE North 89°35'14" East a distance of 363.11 feet (Record = 363.00 feet) to the West line of the Glacier West Business Park;

THENCE North 00°05'46" West along a line parallel with the West line of the Northwest Quarter of said Section 3, said line also being the West line of said Glacier West Business Park, a distance of 1236.64 feet (Record = 1235.91 feet) to the Southerly Right of Way line of State Highway 52;

The following two (2) courses are along the Southerly Right of Way lines of State Highway 52 as per that deed recorded March 27, 1963 as Reception No. 1404495 of the Records of Weld County:

THENCE South 89°37'27" West a distance of 311.27 feet;

THENCE South 88°33'27" West a distance of 51.85 feet;

THENCE South 00°05'46" East along a line parallel with the West line of the Northwest Quarter of said Section 3 a distance of 1235.91 feet (Record = 1235.49 feet) to the **POINT OF BEGINNING**.

Have laid out this Subdivision Amendment Plat of the above described land under the name and style of Canino Subdivision Amendment.

This described Subdivision Amendment Plat contains 10.308 acres more or less, together with and subject to all easements and rights-of-way existing now and/or of public record.

In witness whereof, we have hereunto set our hands and seals this 26th day of

February A.D., 20 21.

OWNER: 3258 State Highway 52, LLC, a Colorado Limited Liability Company

By: *[Signature]* As Manager
 Aaron D. Grant

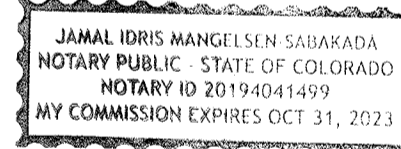
State of Colorado)
) ss
 County of Weld)

The foregoing certificate of ownership was acknowledged before me

this 26th day of February 20 21

Witness My Hand and Seal

My Commission Expires 10/31/23



[Signature]
 Notary Public

DEED OF TRUST HOLDER CERTIFICATE

The undersigned, as legal Holder of the Deed of Trust / Mortgage recorded on February 26, 2020 at Reception Number 4569701 in the records of the Weld County Colorado Clerk and Recorder, hereby consents to this plat map. Signed this 26th day of February 2021.

Lender: Tyrone Rocque for Platinum Lending Group, LLC

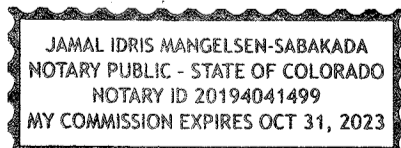
STATE OF Colorado)
) ss
 COUNTY OF Arapahoe)

The above Deed of Trust Holder Certificate was acknowledged before me this 26th day of

February 2021 by Tyrone Rocque, as Manager for Platinum Lending Group, LLC, a Colorado limited liability company.

My Commission expires: 10/31/2023

Witness my hand and official seal.

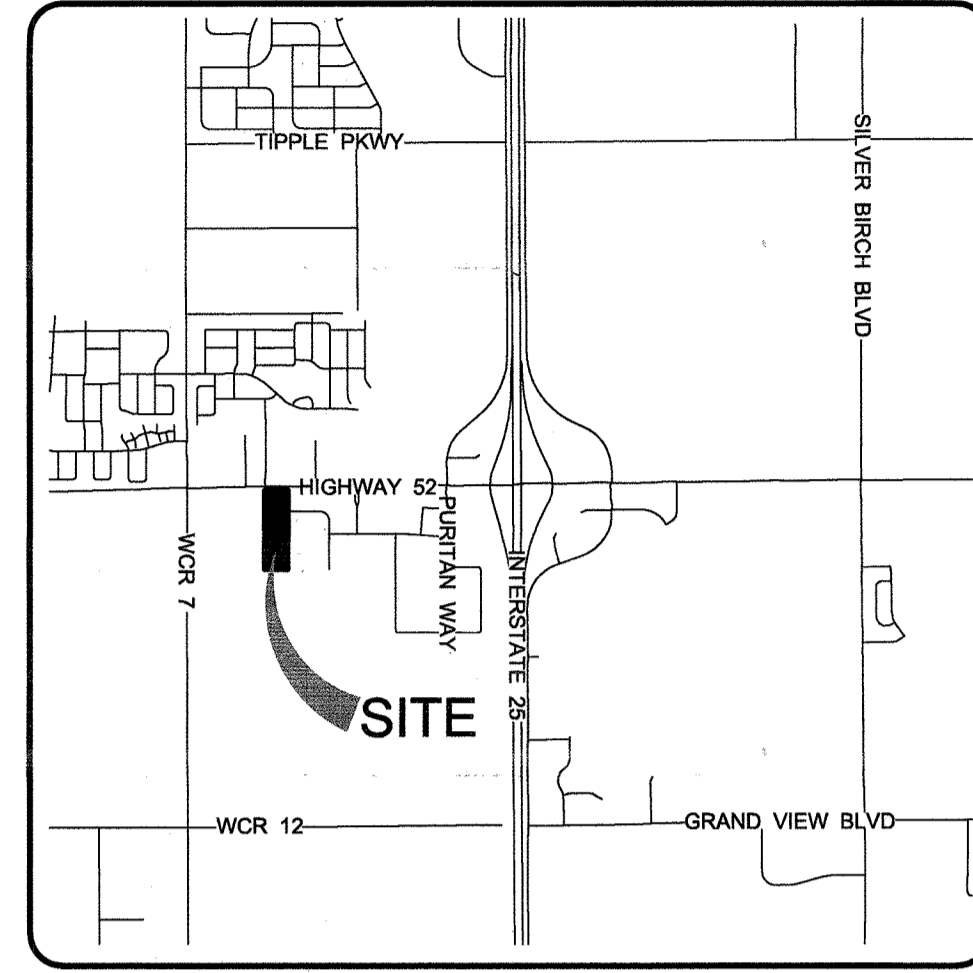


[Signature]
 Notary Public

STAFF CERTIFICATE OF APPROVAL

This Canino Subdivision Amendment is approved and accepted by the Town of Frederick Planning Department this 18th day of March 2021 in accordance with Section 4.11.2 of the Land Use Code for Subdivision Amendments.

[Signature]
 Planning Director



VICINITY MAP
 SCALE: 1" = 3000'

TITLE COMMITMENT NOTE

This survey does not constitute a title search by Northern Engineering to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, Northern Engineering relied upon Title Commitment Number NCS-1009465-CO, dated September 1, 2020 at 5:00 PM, as prepared by First American Title Insurance Company to delineate the aforesaid information.

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the West line of the Northwest Quarter of Section 3 as bearing South 00°05'46" East, a distance of 2667.50 feet with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

SURVEYOR'S STATEMENT

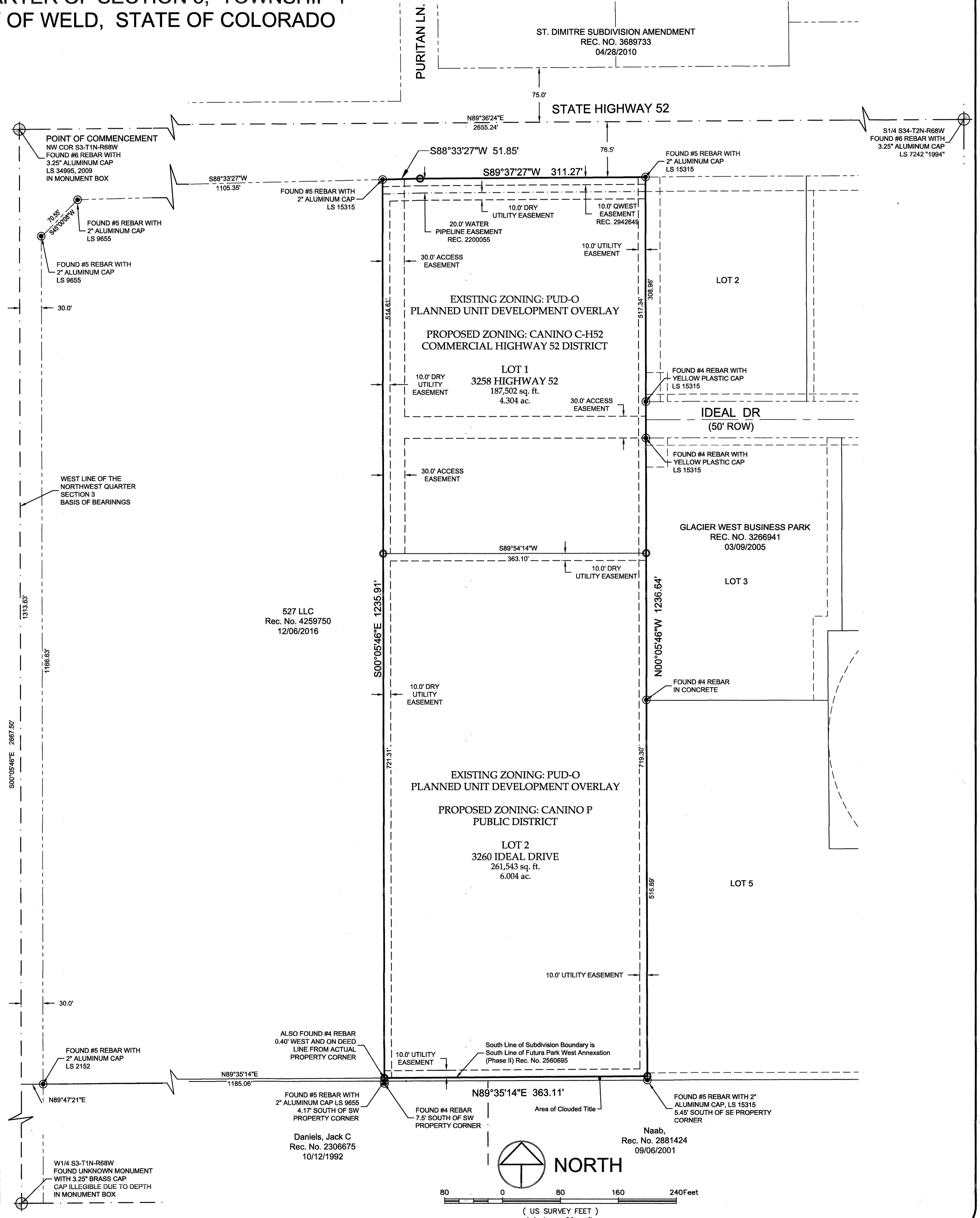
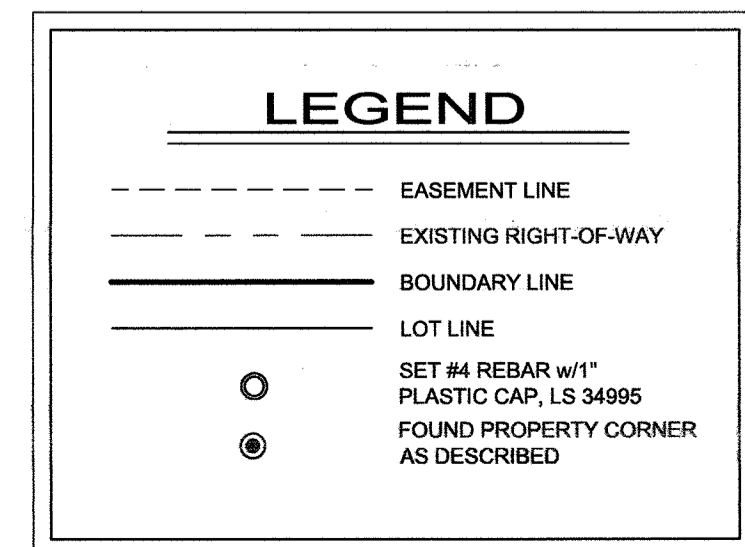
I, Steven A. Lund, a Colorado Registered Professional Land Surveyor do hereby state that this Subdivision Plat was prepared from an actual survey under my personal supervision, that the monumentation as indicated hereon were found or set as shown, and that the foregoing plat is an accurate representation thereof, all this to the best of my knowledge, information and belief.

[Signature]
 34995
 2-9-2021

Steven A. Lund
 Colorado Registered Professional
 Land Surveyor No. 34995
 For and on behalf of Northern Engineering

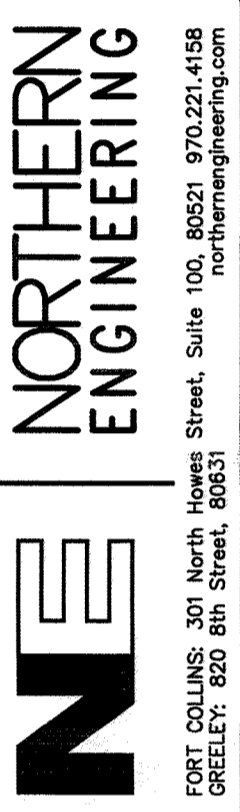
OWNER/DEVELOPER
 3258 State Highway 52, LLC
 Aaron Grant
 1040 S Gaylord Street, Suite 1
 Denver, Colorado 80209

SURVEYOR
 Northern Engineering
 Steven A. Lund, PLS
 820 8th Street
 Greeley, Colorado 80631
 (970) 488-1113



NOTICE:
 According to Colorado law you must commence any legal action based upon any defect in 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 after the date of the certificate shown hereon.

SECTION: 3
 TOWNSHIP: 1 N
 RANGE: 68 W of the 6th PM



DATE: 12/15/2020	REV
01/13/2021	
PROJECT: 1203-014	SCALE: 1" = 80'
CLIENT:	REVIEWED BY: S. Lund
DRAWN BY: L. Smith	

CANINO SUBDIVISION AMENDMENT
 TOWN OF FREDERICK
 STATE OF COLORADO