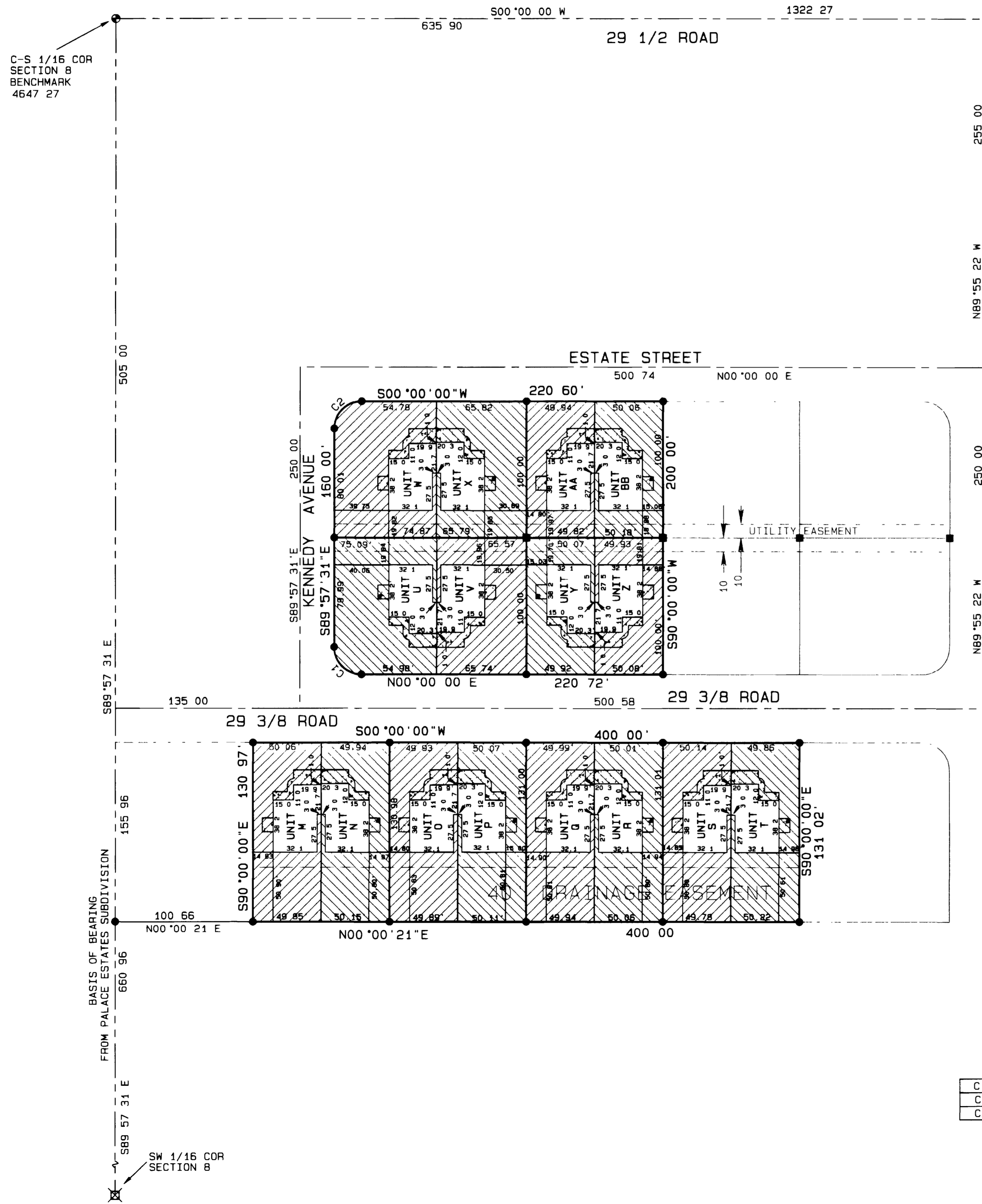


CONDOMINIUM MAP OF PALACE ESTATES II CONDOMINIUMS

LOTS 1, 2, 7 & 8, BLOCK 2 / LOTS 2-5, BLOCK 3
PALACE ESTATES SUBDIVISION, MESA COUNTY, COLORADO



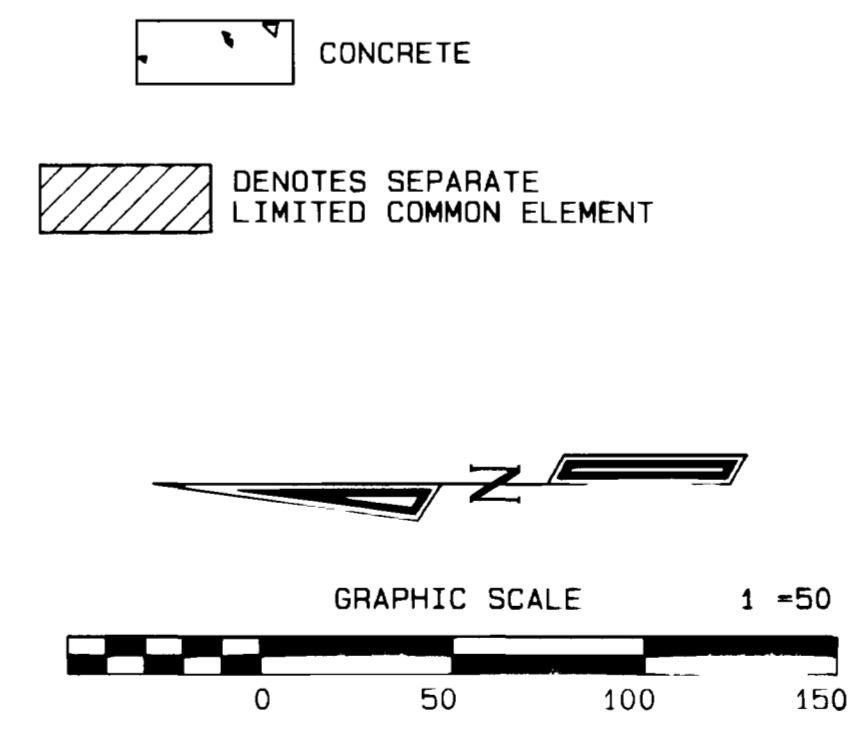
FINISH FLOOR ELEVATION

LOT & BLOCK	UNIT	ELEVATION	ADDRESS
Lot 1 Block 2	U & V	4644 37	518 29 3/8 RD
Lot 2 Block 2	Y & Z	4643 38	516 29 3/8 RD
Lot 7 Block 2	W & X	4643 30	517 ESTATE STREET
Lot 8 Block 2	AA & BB	4644 32	519 ESTATE STREET
Lot 2 Block 3	M & N	4643 23	521 29 3/8 RD
Lot 3 Block 3	O & P	4642 85	519 29 3/8 RD
Lot 4 Block 3	Q & R	4642 54	517 29 3/8 RD
Lot 5 Block 3	S & T	4641 88	515 29 3/8 RD

NOTE THE VERTICAL BOUNDARY OF EACH UNIT CONTINUES THRU THE ROOF OF THE SINGLE STORY STRUCTURE

THERE IS A 14' PERPETUAL AND NON-EXCLUSIVE EASEMENT FOR THE USE OF THE PUBLIC UTILITIES OVER AND ACROSS THE FRONT OF EACH LOT ADJACENT TO THE STREET. THIS EASEMENT IS RECORDED IN BOOK 2264 AT PAGE 41.

- LEGEND**
- MESA COUNTY SURVEY MARKER
 - ⊗ B L M 3 1/4 ALUMINUM MONUMENT
 - DESTROYED DURING CONSTRUCTION REPLACED WITH SET MONUMENT
 - SET #5 REBAR W/2 ALUMINUM CAP STAMPED D H SURVEYS LS 20677



C	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	90°02'29"	20 00	31 43	S45°01'14" W	28 29
C2	89°57'31"	20 00	31 40	S44°58'46" E	28 27

OWNER'S CERTIFICATE

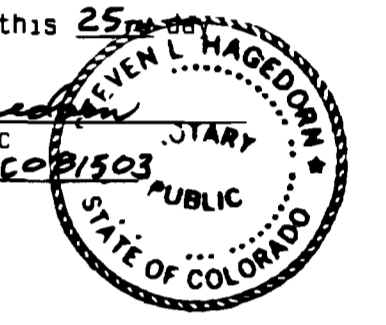
John Davis is the owner of the following described property, Lots 1, 2, 7, 8, Block 2, Lots 2-5, Block 3, Palace Estates Subdivision, Mesa County, Colorado. The owner certifies that this Condominium Map of PALACE ESTATES II CONDOMINIUMS has been prepared pursuant to the purposes stated in the Condominium Declaration for Palace Estates Condominiums as recorded in Book 2263 at Pages 825 in the Clerk and Recorder's Office of Mesa County, State of Colorado.

John Davis
John Davis

STATE OF COLORADO)
COUNTY OF MESA) ss

The forgoing owner's certificate was acknowledged before me this 25th day of September A D 1996 by John Davis.

Witness my hand and official seal Stewart J. Hagood Notary Public
Address: 2844 Newport Cir Grand Junction, CO 81503
My commission expires 8-20-1998



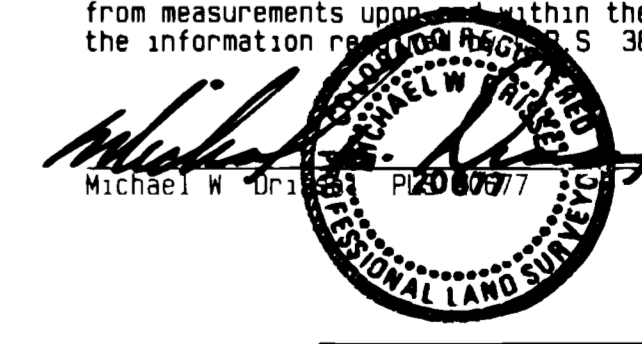
CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 11:39 o'clock AM, this 11th day of October, A D 1996, Drawer W97 bearing Reception No. 1774629 Fees 76.27

Kathleen Deputy
Marika Tadd Clerk and Recorder

SURVEYOR'S STATEMENT

I, Michael W. Drissel, a Professional Land Surveyor licensed in the State of Colorado, do hereby state that this map was prepared under my direct supervision that it depicts the vertical and horizontal locations of each unit shown hereon, and that it was made from measurements upon the existing structures. This map also contains all the information required by C.R.S. 38-33-3-209.



PALACE ESTATES II CONDOMINIUMS
LOCATED IN THE
SE 1/4 SW 1/4, SEC. 8, T1S, R1E, U.M.

D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO
(970) 245-8749

Designed By S L H	Checked By M W D	Job No 198-96-16
Drawn By TMODEL	Date SEPT 1996	Sheet 1 OF 1