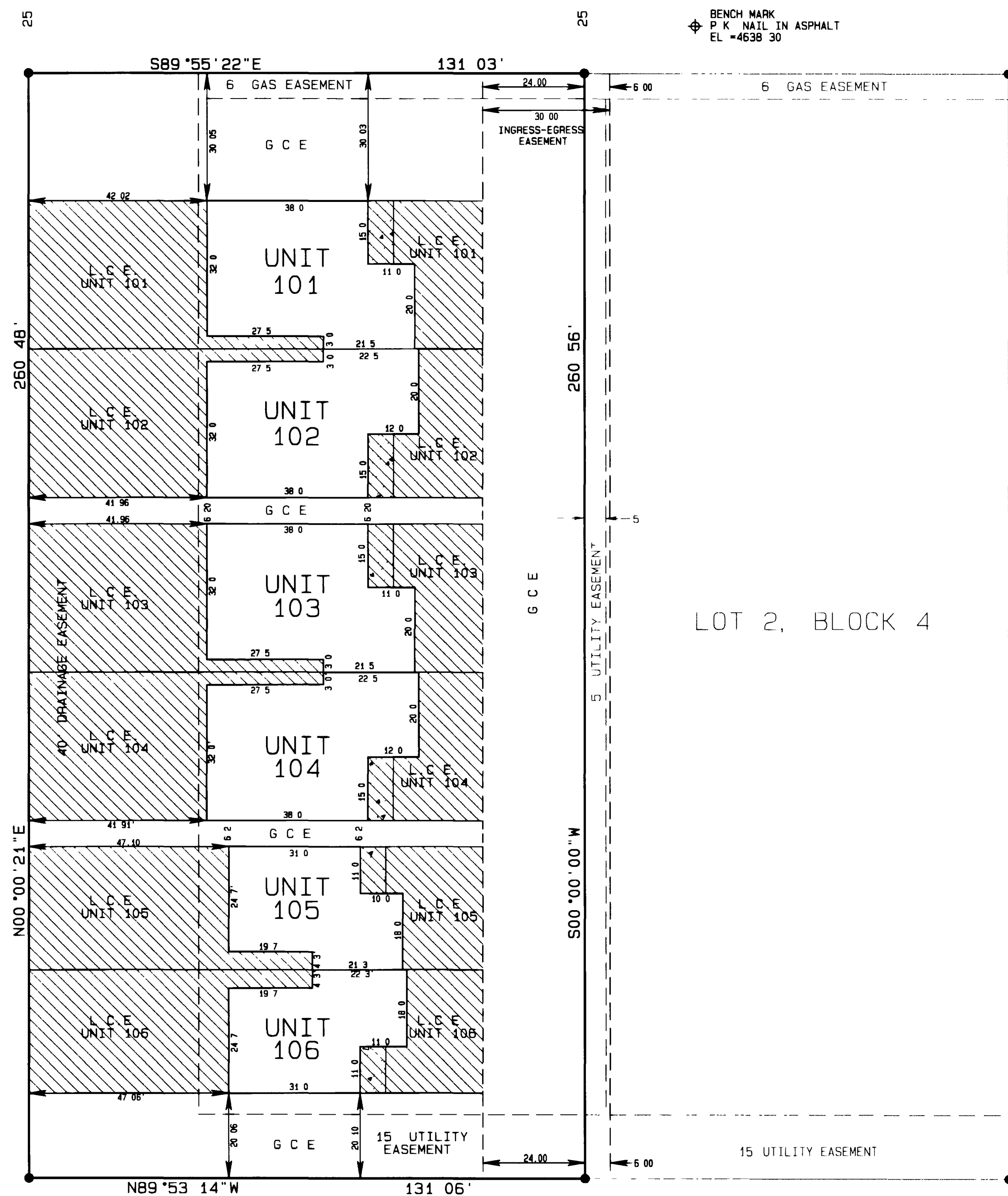


CONDOMINIUM MAP OF PALACE ESTATES VII CONDOMINIUMS

LOT 1, BLOCK 4

PALACE ESTATES SUBDIVISION, MESA COUNTY, COLORADO

BUNTING AVENUE

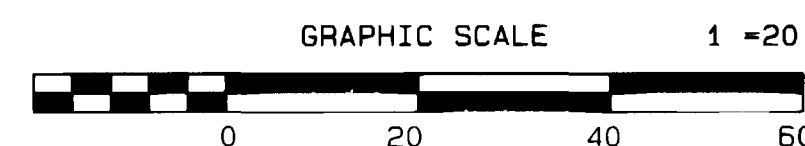


FINISH FLOOR ELEVATION		
ADDRESS 2939 BUNTING AVENUE		
UNIT	MAIN FLOOR ELEVATION	UPPER FLOOR ELEVATION
101	4640 21	NONE
102	4640 21	NONE
103	4639 10	NONE
104	4639 10	NONE
105	4638 59	4647 59
106	4638 59	4647 59

NOTE: THE VERTICAL BOUNDARY OF EACH UNIT CONTINUES THROUGH THE ROOF OF THE SINGLE STORY GARAGE

LEGEND

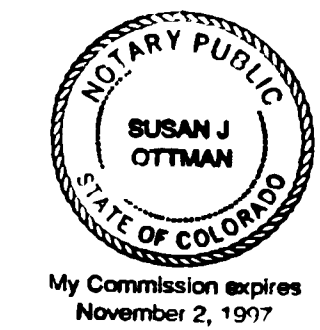
- SET #5 REBAR W/2 ALUM CAP
STAMPED D H SURVEYS INC
L S 24306
- CONCRETE
- ▨ L C E (LIMITED COMMON ELEMENT)
- G C E GENERAL COMMON ELEMENT AS NOTED



OWNER'S CERTIFICATE

John Davis is the owner of the following described property Lot 1, Block 4, Palace Estates Subdivision, Mesa County, Colorado, together with those certain easements recorded in Book 2306 at Pages 116 and 136 of the records of the Mesa County Clerk and Recorder. The owner certifies that this Condominium Map of PALACE ESTATES VII CONDOMINIUMS has been prepared pursuant to the purposes stated in the Condominium Declaration for Palace Estates VII Condominiums as recorded in Book 2306 at Page 620 in the Clerk and Recorder's Office of Mesa County, State of Colorado.

John Davis
John Davis



STATE OF COLORADO)
) SS
COUNTY OF MESA)

The forgoing owner's certificate was acknowledged before me this 12th day of March A D 1997 by John Davis

Witness my hand and official seal *Susan J. Ottman*
Notary Public

Address 551 Grand Ave, Grand Junction, CO 81501

My commission expires 11-2-97

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 12:22 o'clock P.M. this 12th day of March A D 1997.
Reception No. 1791049 Fees 20.00 1st Book 2 Page 88 + 89

Monika Todd *Allen Hines*
Mesa County Clerk & Recorder Deputy Clerk

SURVEYOR'S STATEMENT

I, Steven L. Hagedorn, 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 and within the existing structures. This map also contains all the information required by C.R.S. 38-33.3-209.

Steven L. Hagedorn
Steven L. Hagedorn L.S. 24306

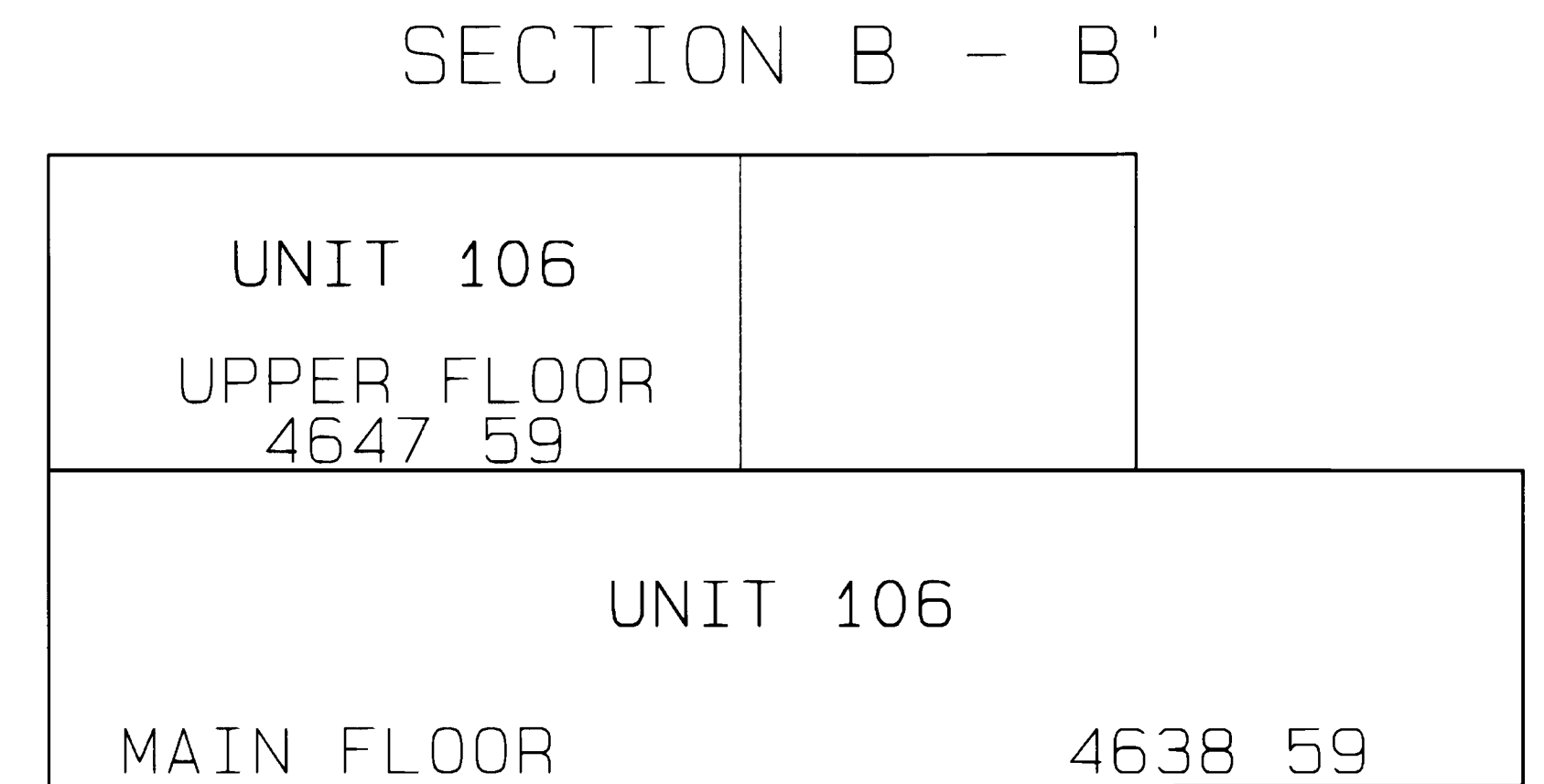
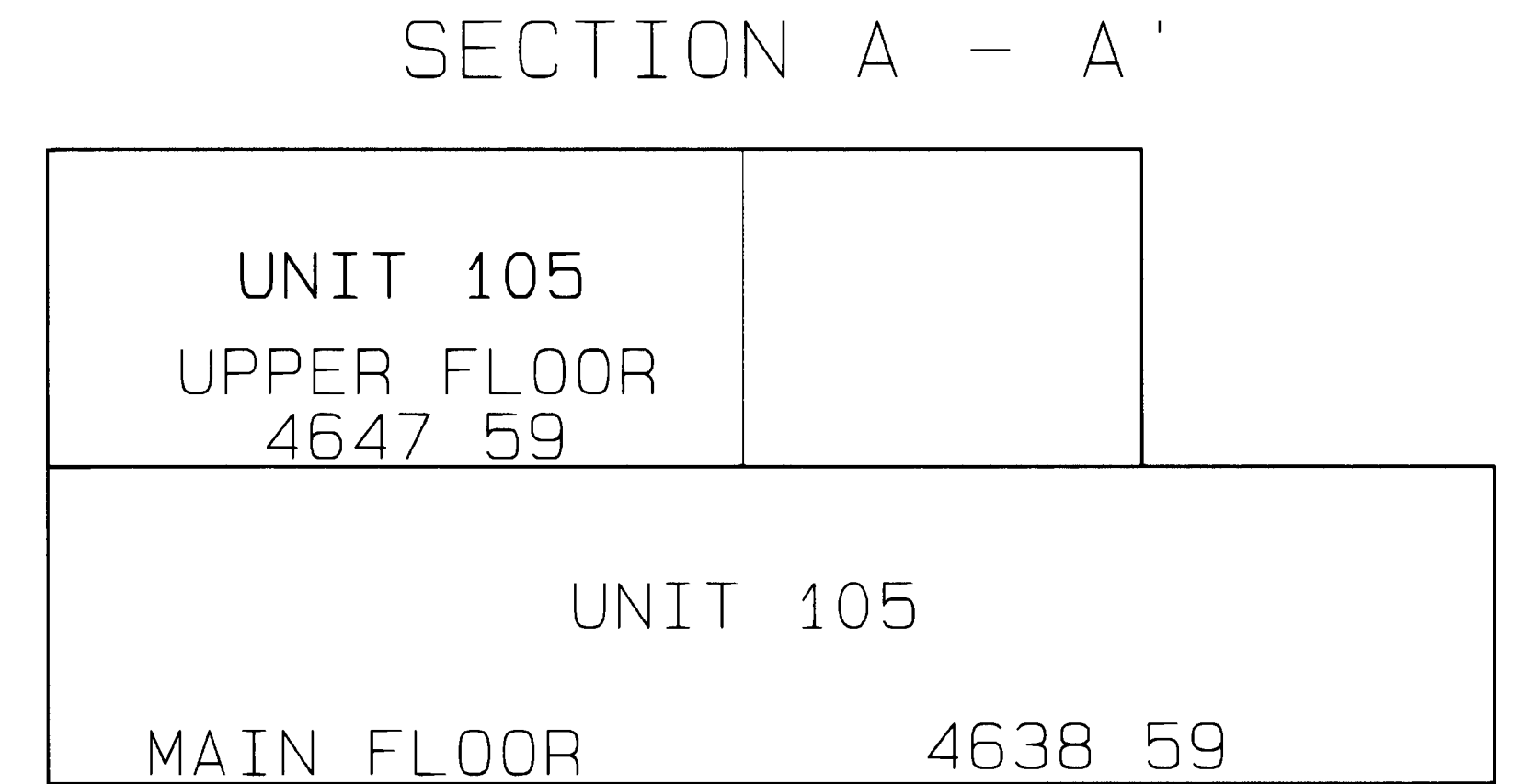
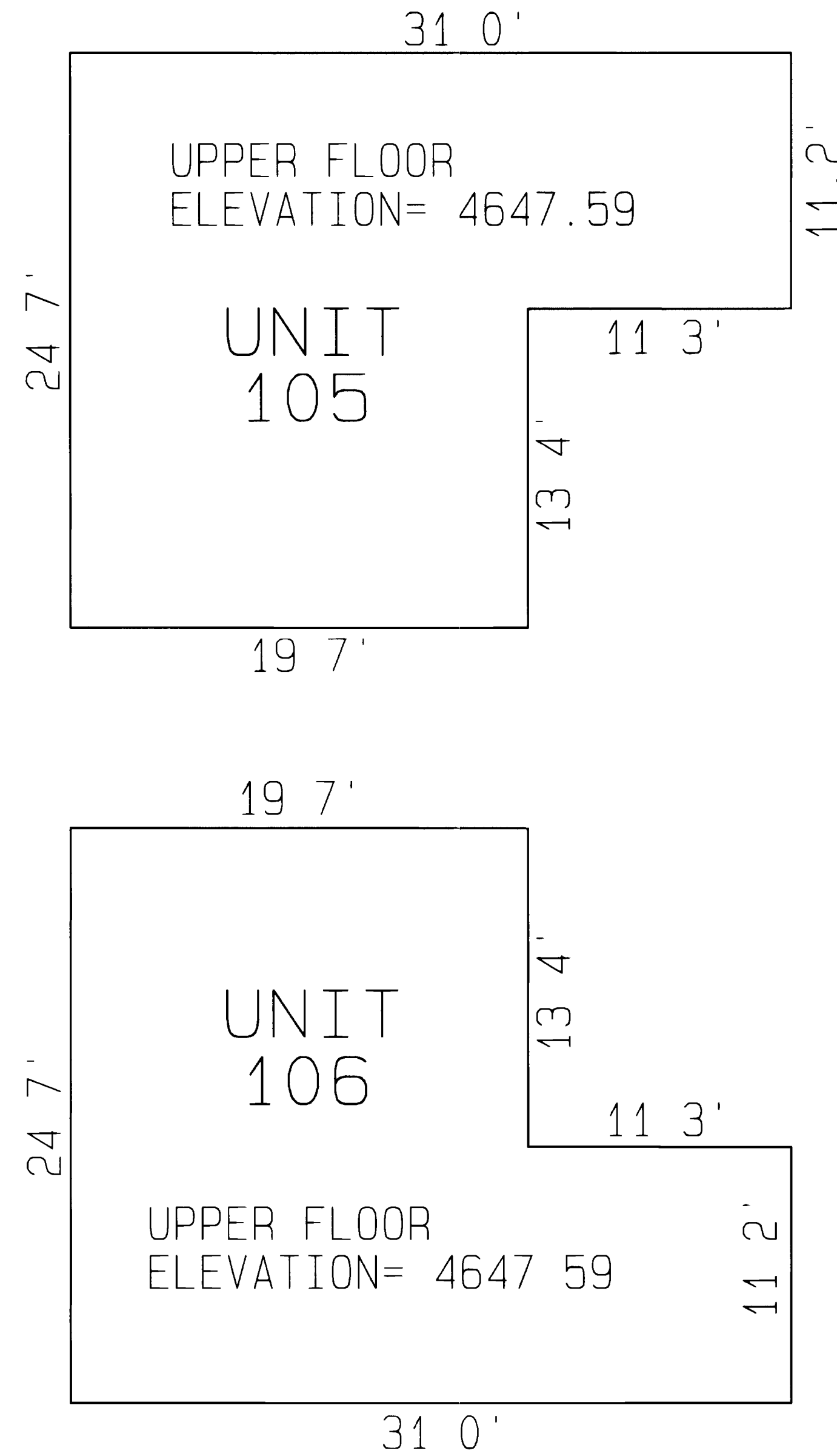
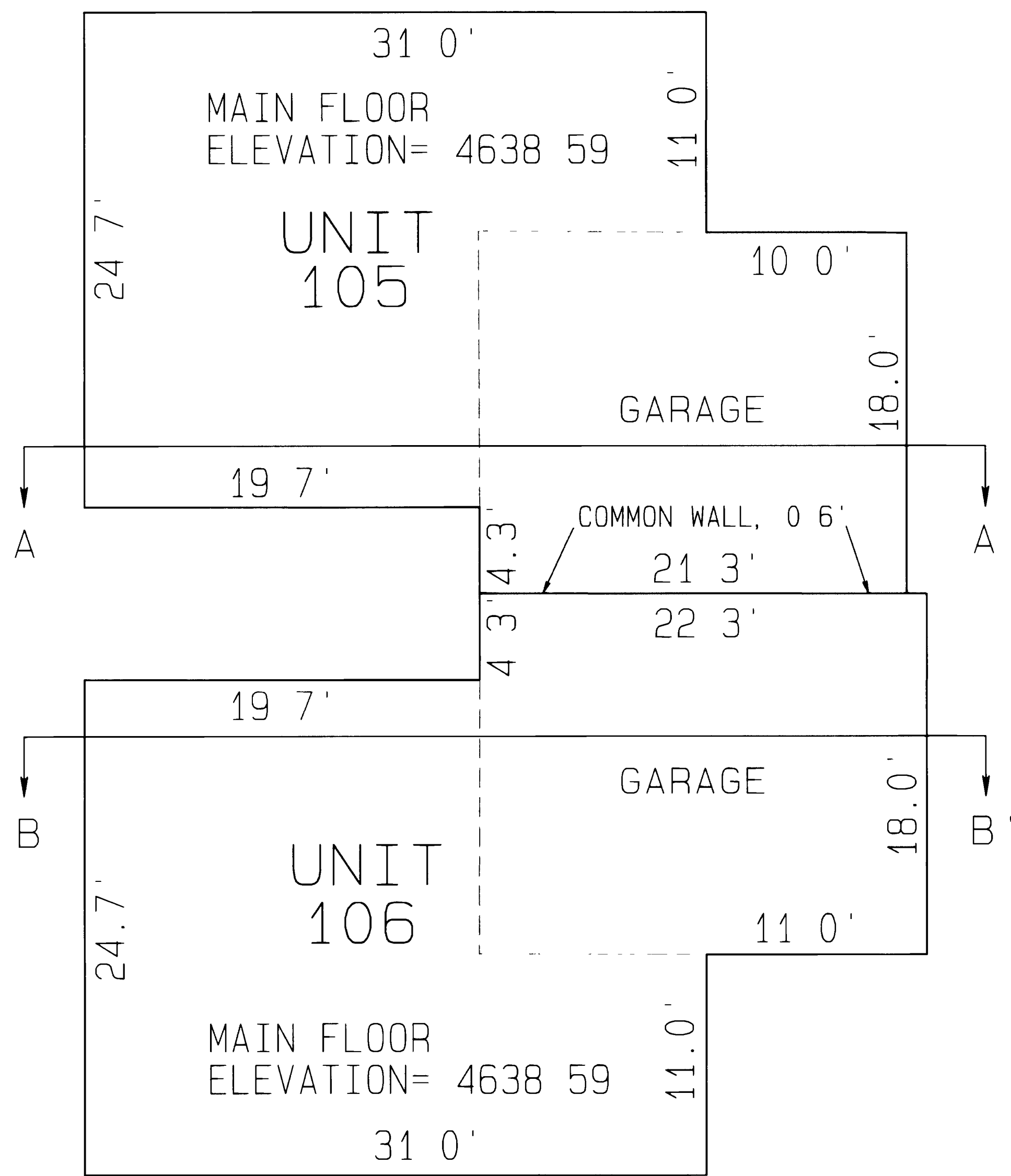
3-7-1997
Date

PALACE ESTATES VII CONDOMINIUMS
LOCATED IN THE
SE1/4 SW1/4 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 198-97-23
Drawn By TMODEL	Date MARCH, 1997	Sheet 1 OF 2

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 the certification shown hereon.

PALACE ESTATES VII CONDOMINIUMS



NOT TO SCALE

CLERK AND RECORDER'S CERTIFICATE
 I hereby certify that this instrument was filed for recording in my office
 at _____ o'clock _____ M this _____ day of _____ A D 1997
 Reception No _____ Fees _____

PALACE ESTATES VII CONDOMINIUMS		
UNITS 105 AND 106		
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 198-97-23
Drawn By TMODEL	Date MARCH, 1997	Sheet 2 OF 2