

CONDOMINIUM MAP OF PALACE POINTE MARKETPLACE CONDOMINIUM

PALACE ESTATES FILING No. ONE
PLAT BOOK 12, PAGE 109
RECEPTION # 1179340

OWNER'S CERTIFICATE

North Avenue Center L. L. C. ("Declarant") is the owner of the following described property:
Lot 2, Palace Point Simple Subdivision in Section 8, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado as recorded in Plat Book 19 at Page 296 with Reception No. 2115515 of the records of Mesa County, Colorado; Said parcel contains 2.80 acres or less.
The owner certifies that this Condominium Map of PALACE POINTE MARKETPLACE CONDOMINIUM has been prepared pursuant to the purposes stated in the Condominium Declaration for Palace Pointe Marketplace Condominium as recorded in Book 3839 at Pages 262-282 in the Clerk and Recorder's Office of Mesa County, State of Colorado.

By: Thomas Bolger, Manager
MEMBER

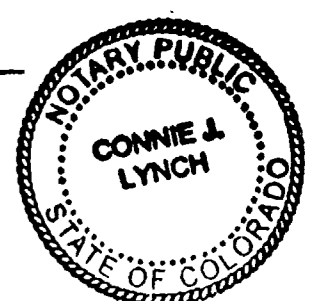
STATE OF COLORADO, ss
COUNTY OF MESA, ss

The foregoing owner's certificate was acknowledged before me this 18th day of January A.D., 2005 by Thomas Bolger, Manager MEMBER

Witness my hand and official seal Connie J. Lynch
Notary Public

Address 424 32 Road #315 Clifton Co 81520

My commission expires 2/1/06



CITY APPROVAL

This condominium plat of PALACE POINTE MARKETPLACE CONDOMINIUM, a condominium in the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 17 day of February, 2005

David Voultes
City Manager

Connie J. Lynch
City Mayor

TITLE CERTIFICATION

State of Colorado
County of Mesa

We, Abstract & Title Co. of Mesa County, Inc., a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the herein described property, that we find the title to the property is vested to North Avenue Center L.L.C.; that the current taxes have been paid; that all mortgages not satisfied or released of record or otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and right-of-ways of record are shown hereon.

date: Jan 12, 2005

by: Donald K. Paris

CLERK AND RECORDER'S CERTIFICATE

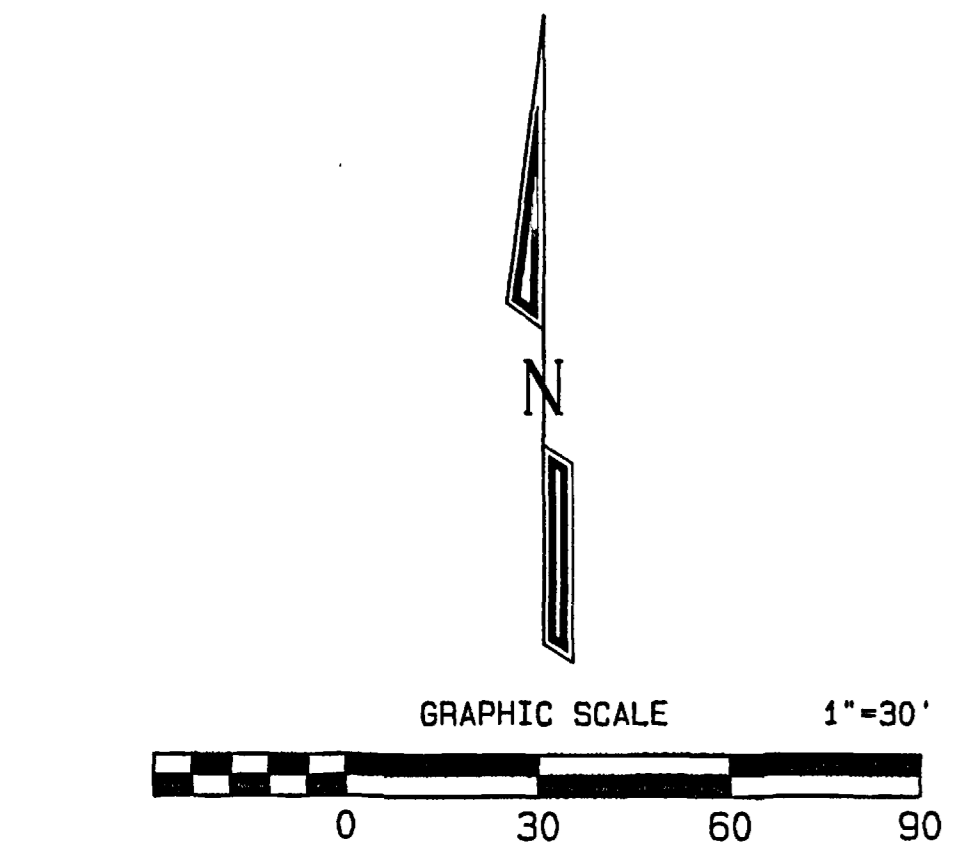
I hereby certify that this instrument was filed for recording in my office at 3:19 o'clock P.M., this 18 day of February A.D., 2005, and is duly recorded in Book No. 3839, at page 260-261 Reception No. 2239616, Fee \$20.00 + 1.00, Drawer No. KK-88.

Deputy

Clerk and Recorder

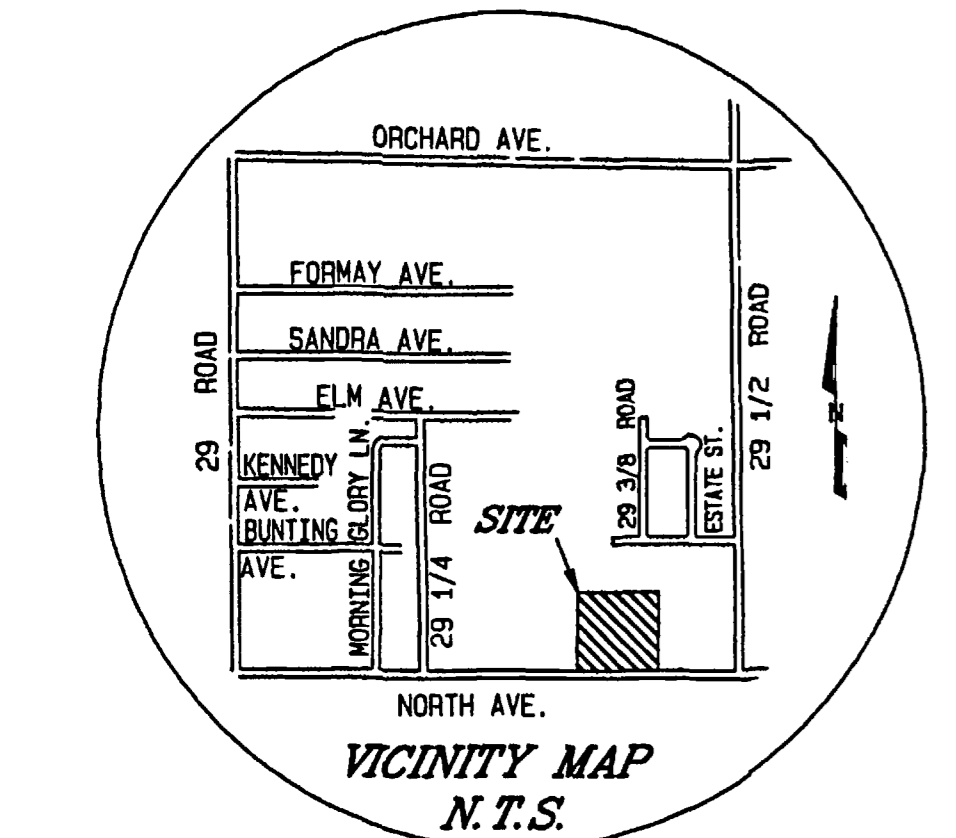
SURVEYOR'S STATEMENT

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 structure. This map contains all the information required by C.R.S. 38-33.3-209.



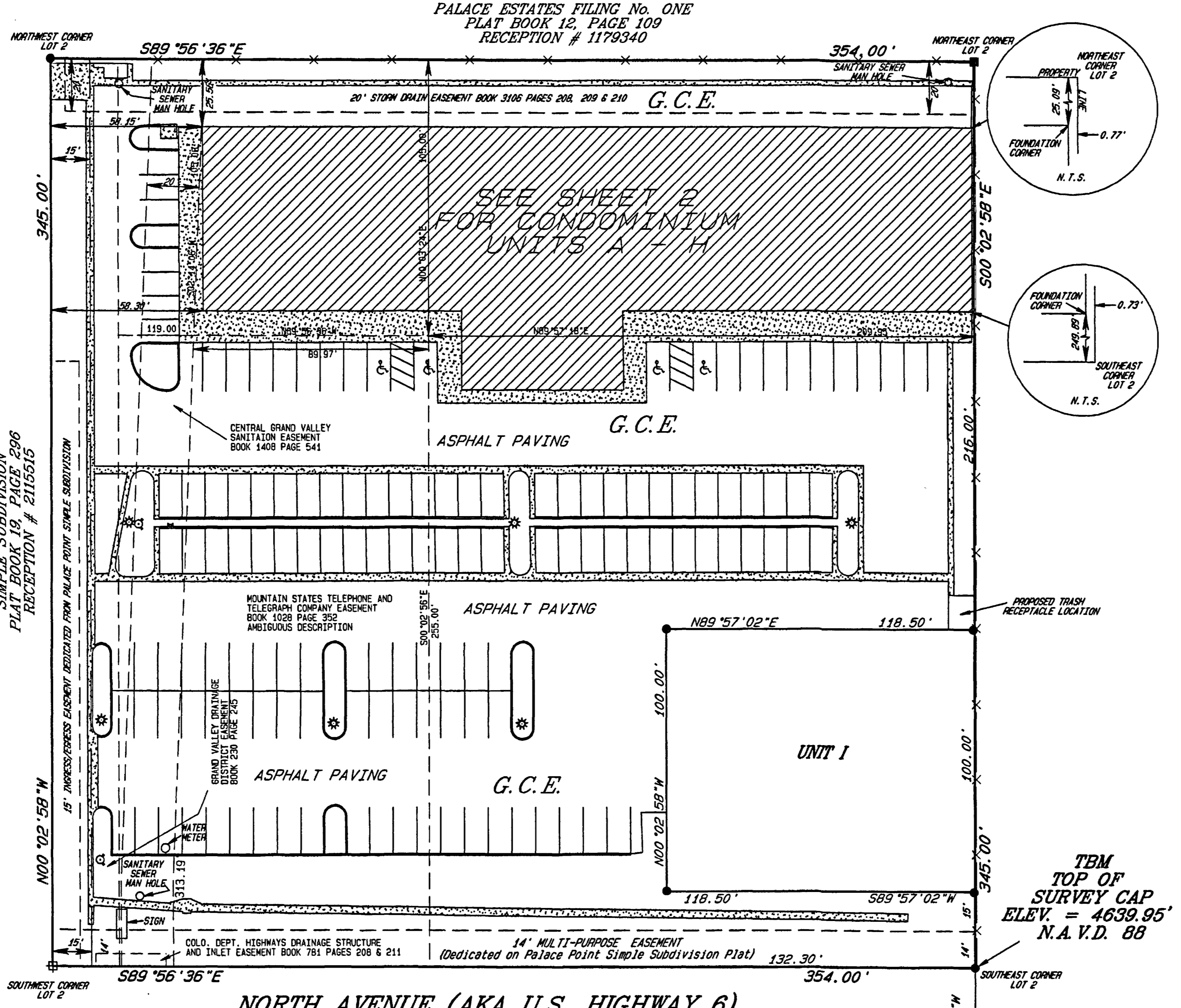
LEGEND & ABBREVIATIONS

- FOUND MESA COUNTY SURVEY MARKER (MCSM)
- FOUND 2" ALUMINUM CAP ON #5 REBAR STAMPED D H SURVEY LS 20577
- SET 2" ALUMINUM CAP ON #5 REBAR STAMPED D H SURVEY LS 37049
- ⊕ SET BRASS DISC IN CONCRETE STAMPED LS 37049
- X- FENCE LINE
- * LITE POLE
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- - - EASEMENT LINE
- ▨ BUILDING FOOTPRINT
- ▨ CONCRETE
- F.F. = FINISH FLOOR
- TBM = TEMPORARY BENCH MARK
- G.C.E. = GENERAL COMMON ELEMENT
- ELEV. = ELEVATION
- N.T.S. = NOT TO SCALE
- AKA = ALSO KNOWN AS
- ROW = RIGHT OF WAY
- N.A.V.D. 88 = NORTH AMERICA VERTICAL DATUM 1988



PLAT NOTES

Except for the Units, the entire condominium boundary will be designated General Common Element.
NOTICE: According to Colorado law you must commence any legal action based upon any defect in the 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 this certification/statement shown hereon.



TBM TOP OF SURVEY CAP
ELEV. = 4639.95'
N.A.V.D. 88

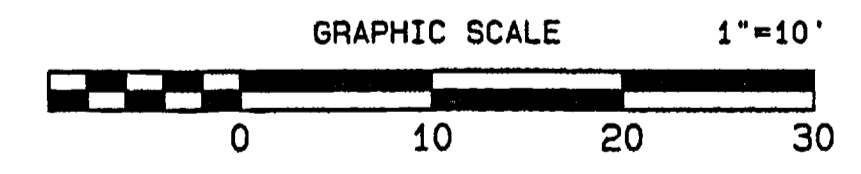
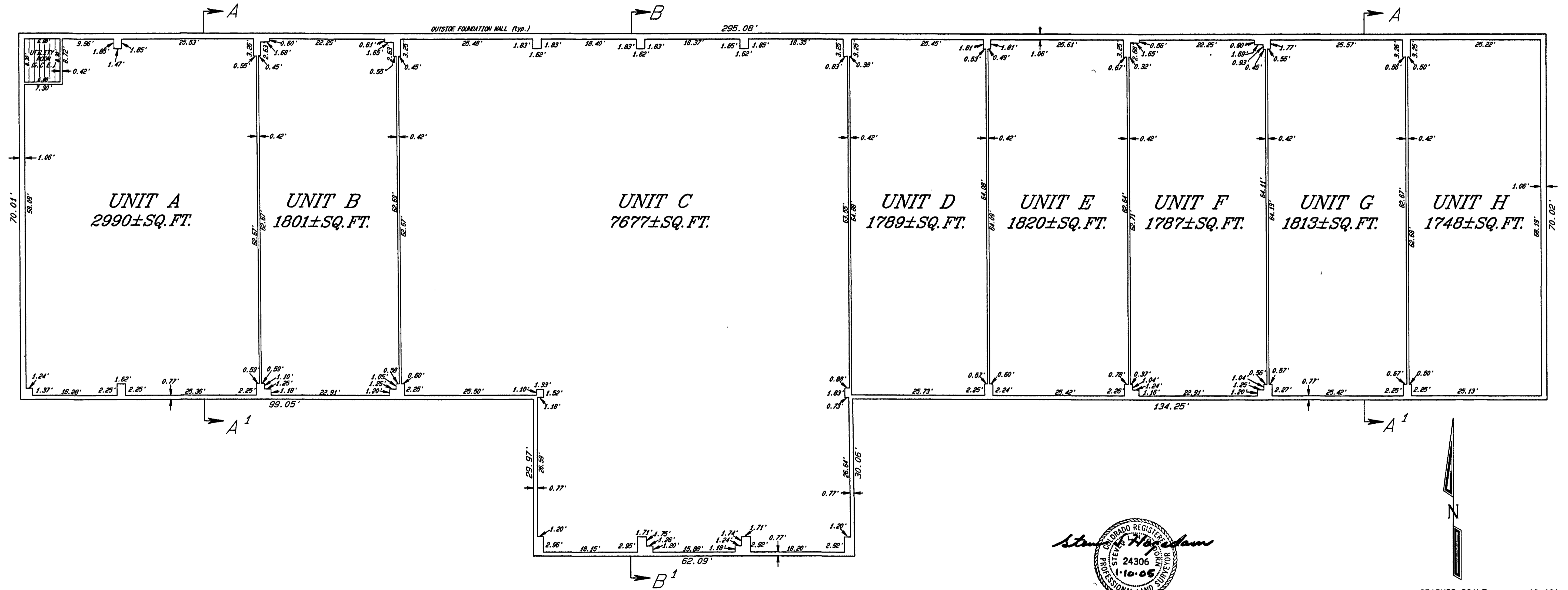
NORTH AVENUE (AKA U.S. HIGHWAY 6)
(40' ROW) See Book 779 at Pages 175-179 and Book 781 at Page 209
(additional 15') See Palace Point Simple Subdivision Plat Book 19 at Page 296

PALACE POINTE MARKETPLACE CONDOMINIUM
SE 1/4 SW 1/4 SECTION 8, T.1S., R.1E., U.M.
MESA COUNTY, COLORADO

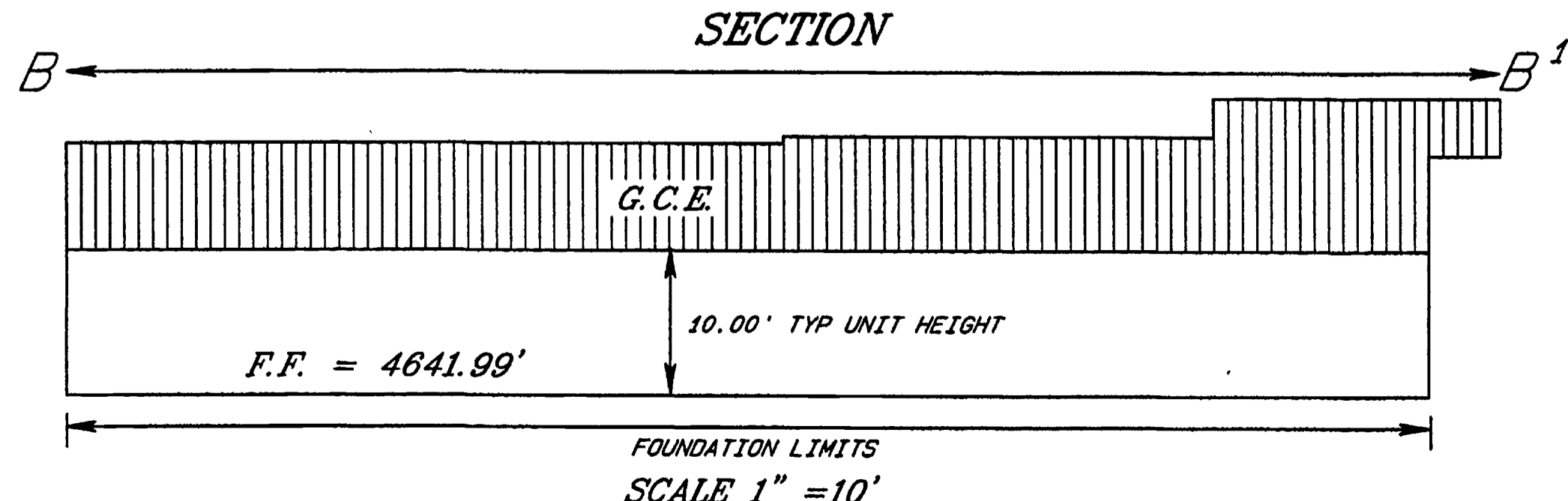
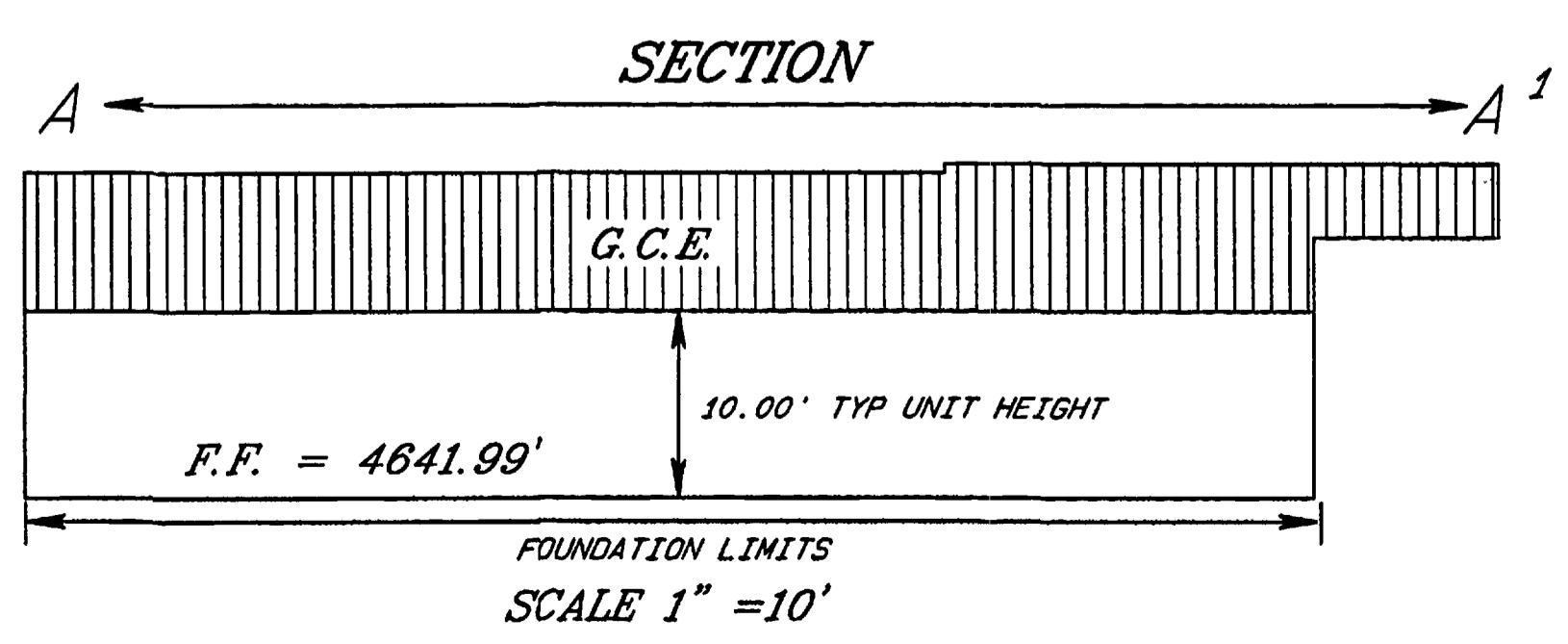
D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By <u>A.V.P.</u>	Checked By <u>M.W.D.</u>	Job No. <u>227-02-22</u>
Drawn By <u>TMODEL</u>	Date <u>JANUARY 2005</u>	Sheet <u>1 OF 2</u>

CONDOMINIUM MAP OF PALACE POINTE MARKETPLACE CONDOMINIUM



 G.C.E. (GENERAL COMMON ELEMENT)



**PALACE POINTE MARKETPLACE
CONDOMINIUM**
SE 1/4 SW 1/4 SECTION 8, T.1S., R.1E., U.M.
MESA COUNTY, COLORADO

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