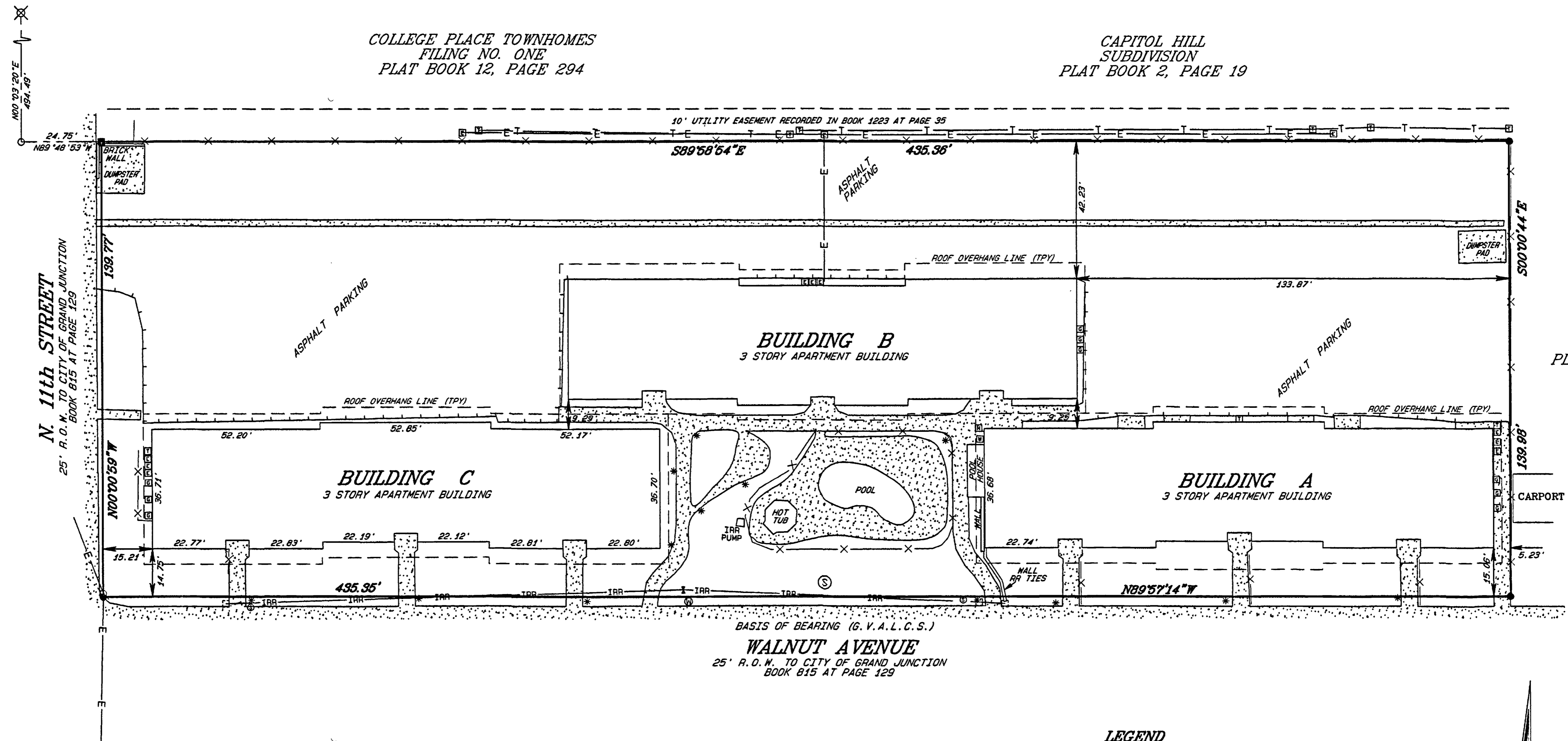


A CONDOMINIUM MAP OF TOWN NORTH CONDOMINIUMS BOUNDARY AND SITE IMPROVEMENTS

COLLEGE PLACE TOWNHOMES
FILING NO. ONE
PLAT BOOK 12, PAGE 294

CAPITOL HILL
SUBDIVISION
PLAT BOOK 2, PAGE 19



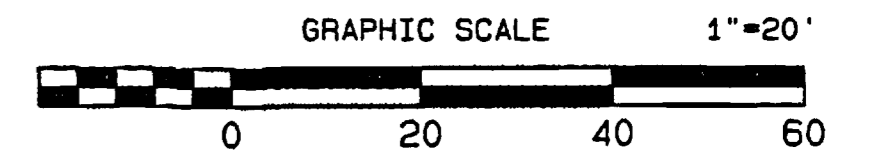
CAPITOL HILL
SUBDIVISION
PLAT BOOK 2, PAGE 19

N. 11th STREET
25' R.O.W. TO CITY OF GRAND JUNCTION
BOOK B15 AT PAGE 129

LEGEND

- ⊗ FD. HINGE NAIL - CITY MONUMENT
- FD. #4 REBAR (BARE)
- FD #5 REBAR W/PLASTIC CAP MARKED PARAGON LS 9960
- FD #5 REBAR W/1.5" ALUM CAP STAMPED PLS 16835
- G.V.A.L.C.S. = GRAND VALLEY LOCAL COORDINATE SYSTEM

- ⊞ ELECTRIC PED./VAULT
- ⊞ POWER POLE
- ⊞ GAS METER
- ⊞ TELEPHONE PED.
- ⊞ SAN. SEWER MANHOLE
- ⊞ STORM SEWER MANHOLE
- ⊞ IRRIG. MANHOLE/RISE
- ⊞ FIRE HYDRANT
- ⊞ WATER METER
- ⊞ WATER VALVE
- ⊞ MAILBOX
- * YARD LIGHTS
- ⊞ STREET SIGN
- ⊞ TREE / BUSH
- E— ELECTRIC LINE
- T— TELEPHONE/ CABLE LINE
- W— WATER LINE
- S— SEWER LINE
- IRR - IRRIGATION LINE
- L— LIMITS OF ASPHALT
- X- FENCE LINE
- DIRECTION OF FLOW
- ▒ CONCRETE



SURVEY NOTES

The bearings and distances shown on this map do not match the recorded deed description, however they are the same parcel. The differences are based on a rotation of bearings and a difference in measurements then previously surveyed.

This page of the condominium map has accepted and located the existing monuments for the corners of this parcel as shown and deposited in Book 1 at Page 33, Deposit No. 1205-95 in the Mesa County Surveyor's Office.

The Basis of Bearing for this project is the Grand Valley Area local Coordinate System and is shown between found monuments.

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.

CONDOMINIUM NOTES

All areas within this condominium map are General Common Elements, EXCEPT the defined units.

Site improvements for this condominium map can be found on an Improvement Survey Plat deposited with the Mesa County Surveyor's office.

Offset dimensions shown are from property line to outside face of foundation wall.

The bearings and distances shown on the drawing do not match the recorded deed description, however they are the same parcel. The differences are based on a rotation of bearings and a more precise survey then previously performed.

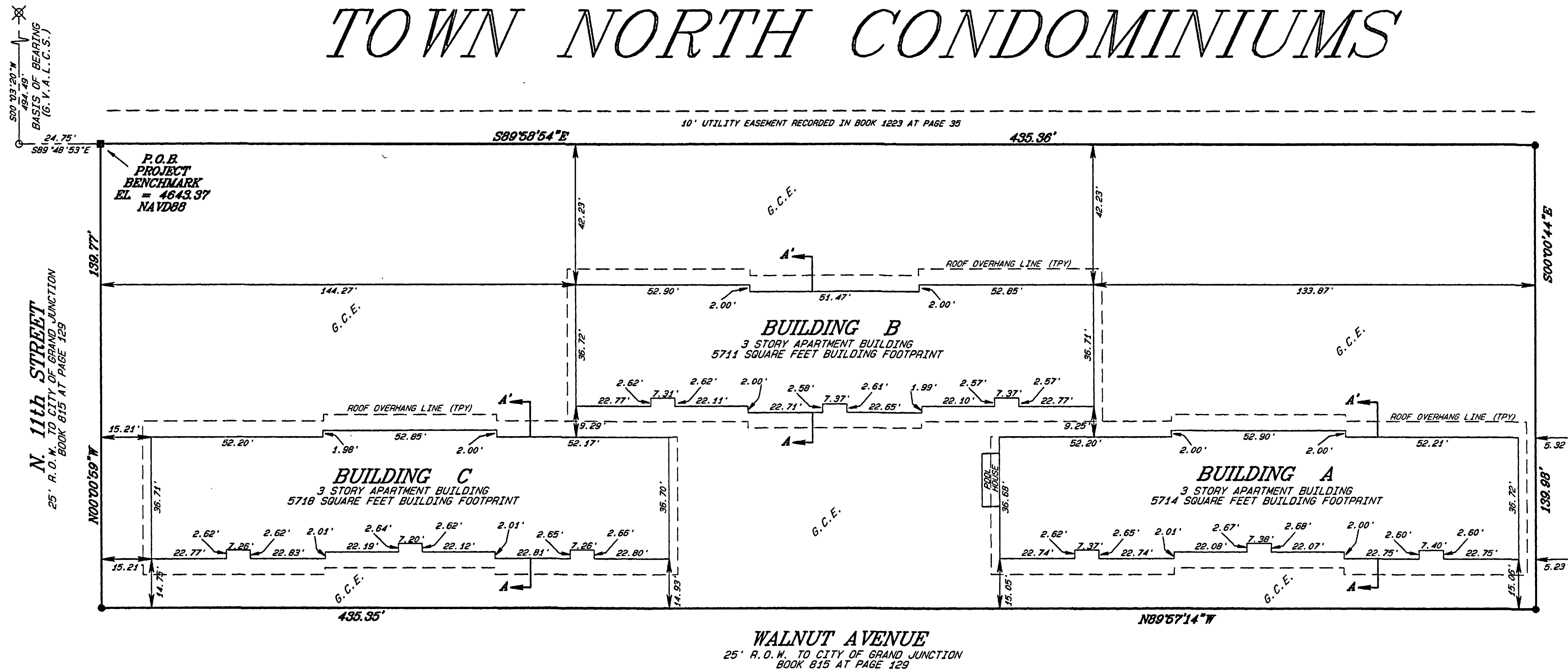
The Basis of Bearing for this project is the Grand Valley Area local Coordinate System and is shown between found monuments.

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.

TOWN NORTH CONDOMINIUMS
LOCATED IN THE
NE 1/4 SE 1/4 NE 1/4, SECTION 11, T1S, R1W, U.M.
D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

Designed By M.W.D.	Checked By S.L.H.	Job No. 793-04-01
Drawn By TMODEL	Date NOV. 2004	Sheet 2 OF 3

A CONDOMINIUM MAP OF TOWN NORTH CONDOMINIUMS



LIENHOLDERS RATIFICATION OF PLAT

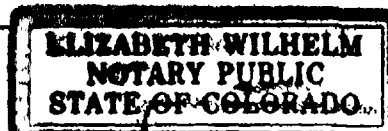
The undersigned, hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 3623 at Page 426 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

BY: Katie Ames v.p. FOR: Wells Fargo Bank, National Association

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing Lienholder's Ratification was acknowledged before me this 14th day of December, A.D., 2004 by Katie Ames, Vice President
Witness my hand and official seal Elizabeth G. Wilhelm
Notary Public

Address: 330 Grand Avenue, Grand Jct., CO 81501
My commission expires May 22, 2005



CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 3:27 o'clock P.M. this 18th day of February, A.D., 2004, and is duly recorded in Book No. 3839 at page 350-352.
Reception No. 2239682 Fee \$ 30.00 + 1.00 Drawer No. KK-89

Deputy Clerk and Recorder

CITY APPROVAL

This map of TOWN NORTH CONDOMINIUMS, a condominium map in the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 7th day of February, 2005

[Signature] City Manager
[Signature] City Mayor

LEGEND & ABBREVIATIONS

- ⊗ FD. HINGE NAIL - CITY MONUMENT
- FD. #4 REBAR (BARE)
- FD #5 REBAR W/PLASTIC CAP MARKED PARAGON LS 9960
- FD #5 REBAR W/1.5" ALUM CAP STAMPED PLS 16835
- R.O.W. = RIGHT OF WAY
- G.C.E. = GENERAL COMMON ELEMENT
- G.V.A.L.C.S. = GRAND VALLEY LOCAL COORDINATE SYSTEM

TITLE CERTIFICATION

State of Colorado
County of Mesa

We, First American Heritage Title Company, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to Town North LLC; 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: 12-14-04

By: Janna Smith

OWNER'S CERTIFICATION

Town North LLC ("Declarant") is the owner of certain property situated in the NE 1/4 SE 1/4 NE 1/4 of Section 11, Township 1 South, Range 1 West of the Tenth Meridian, Mesa County, Colorado as recorded in Book 3623 at Page 425, now being more particularly described as surveyed:

Commencing at the found city monument at the intersection of N. 11th Street and Bookcliff Avenue, the basis of bearing being S00°03'20"W to a found bare #4 rebar; thence S00°03'20"W a distance of 494.49 feet to said #4 rebar; thence S89°48'53"E a distance of 24.75 feet to the easterly right-of-way of N. 11th Street and the point of beginning; thence S89°58'54"E a distance of 435.35 feet; thence S00°00'44"E a distance of 139.98 feet to the northerly right-of-way of Walnut Avenue; thence N89°57'14"W a distance of 435.35 feet along said right-of-way to said easterly right-of-way of N. 11th Street; thence N00°00'59"W a distance of 139.77 feet to the point of beginning.

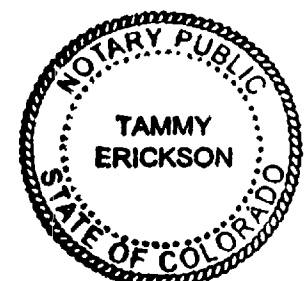
The owner certifies that this Condominium Map of TOWN NORTH CONDOMINIUMS has been prepared pursuant to the purposes stated in the Declarations of Covenants, Conditions and Restrictions for the Town North Condominiums as recorded in Book 3839, at Pages 353-390 in the Clerk and Recorder's Office of Mesa County, Colorado.

By: [Signature]
William D. Wagner, Manager

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing owner's certificate was acknowledged before me this 14th day of December, A.D., 2004 by William D. Wagner, Manager, Town North LLC, the Declarant.

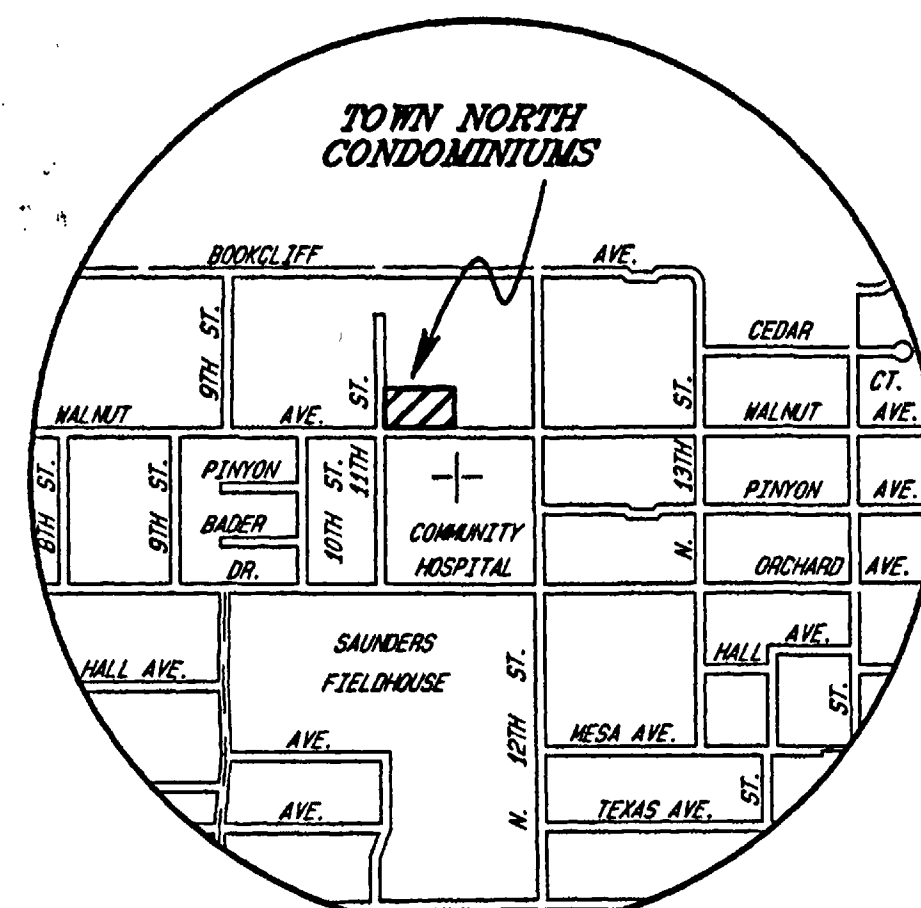
Witness my hand and official seal [Signature]
Notary Public
Address 330 Grand Avenue, Grand Jct., CO 81501
My commission expires 3/12/05



AREA SUMMARY

BUILDINGS = 0.99 AC. / 28%
REMAINING LAND = 1.01 AC. / 72%
TOTAL = 1.40 AC. / 100%

My Commission Expires 03/12/2005



VICINITY MAP
N.T.S.

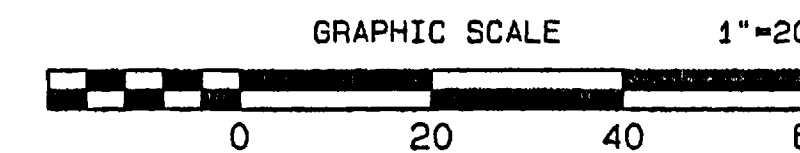
SURVEYOR'S STATEMENT

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 and within the existing structures. This map contains all the information required by C.R.S. 38-33, and that all structures, shown hereon, are substantially complete.

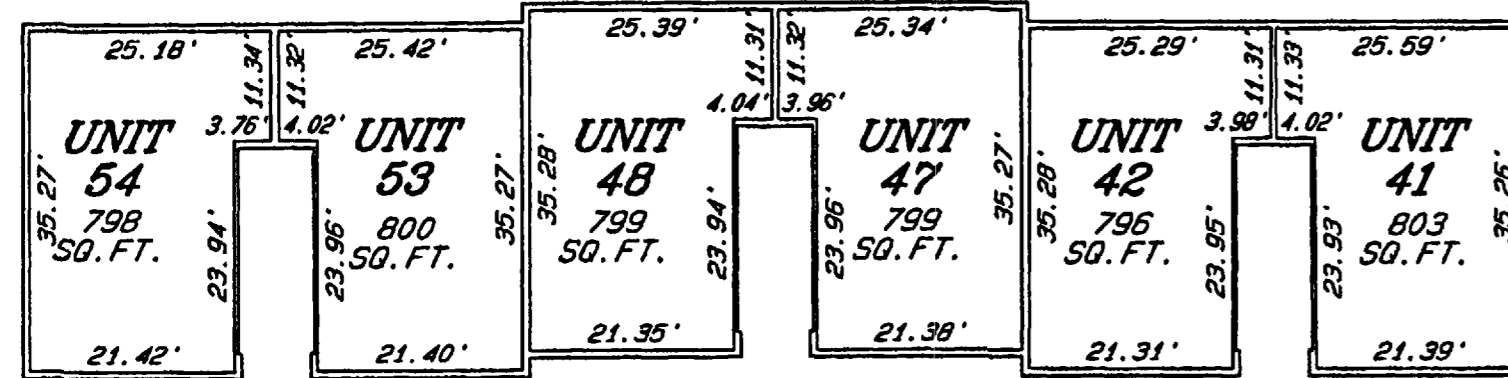


TOWN NORTH CONDOMINIUMS
LOCATED IN THE
NE 1/4 SE 1/4 NE 1/4, SECTION 11, T1S, R1W, U.M.
D H SURVEYS INC.
118 OURAY AVE. - GRAND JUNCTION, CO.
(970) 245-8749

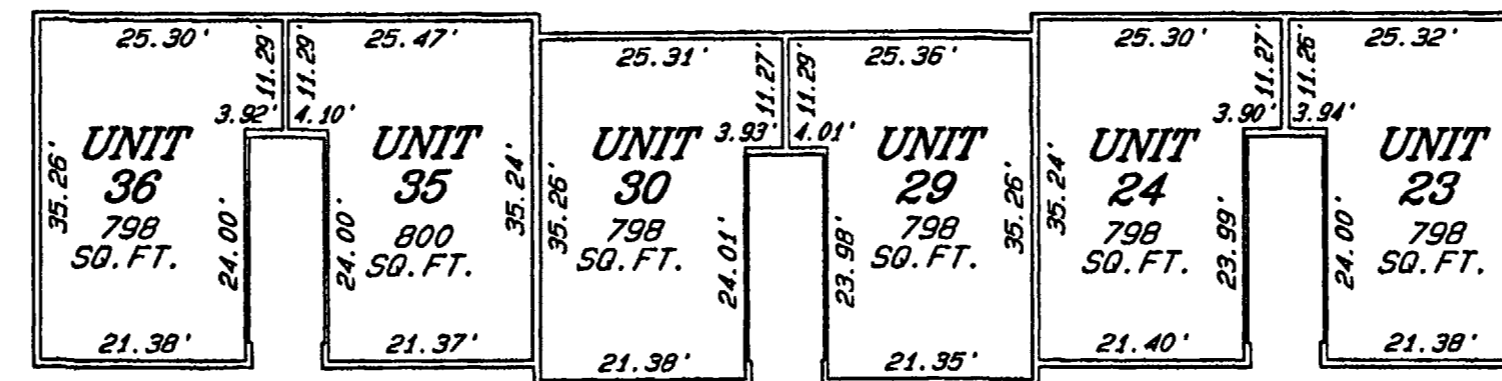
Designed By M.W.D. Checked By S.L.H. Job No. 793-04-01
Drawn By TWODEL Date NOV 2004 Sheet 1 OF 3



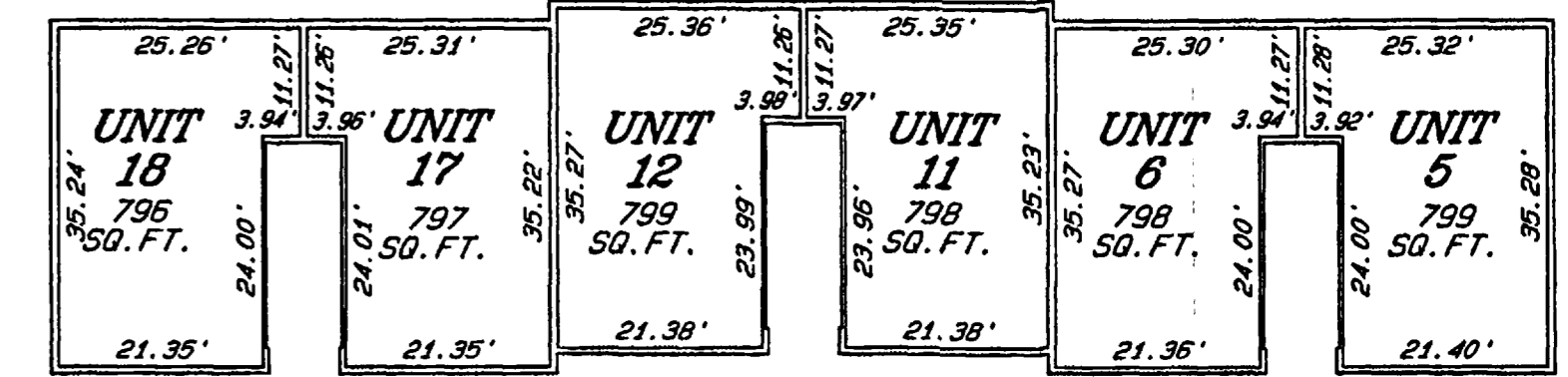
A CONDOMINIUM MAP OF TOWN NORTH CONDOMINIUMS



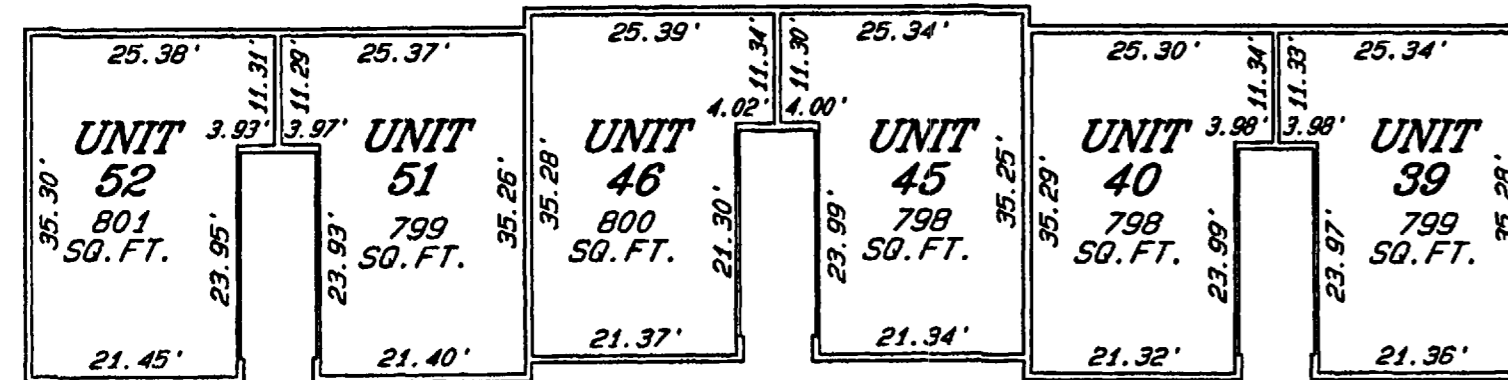
BUILDING C
3rd LEVEL



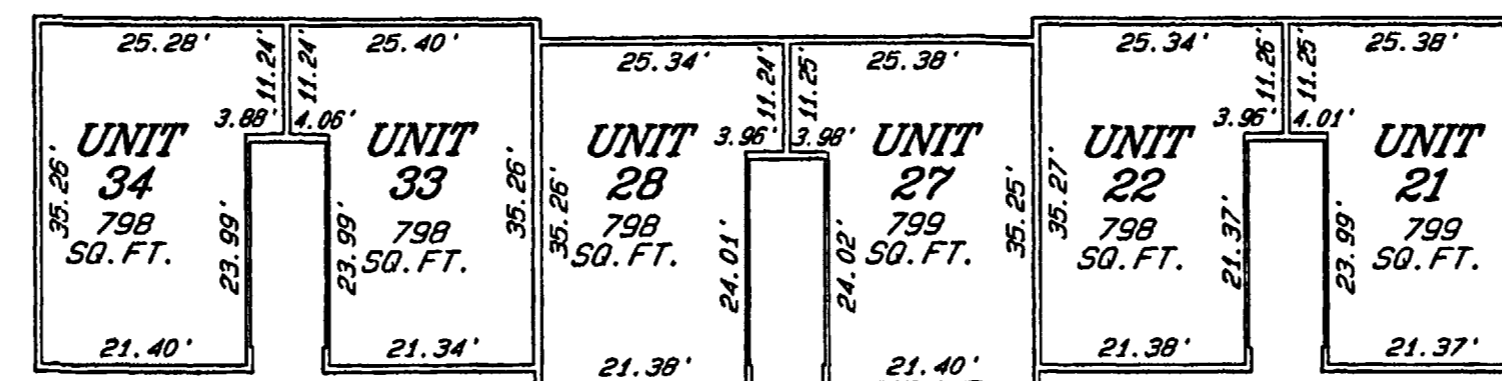
BUILDING B
3rd LEVEL



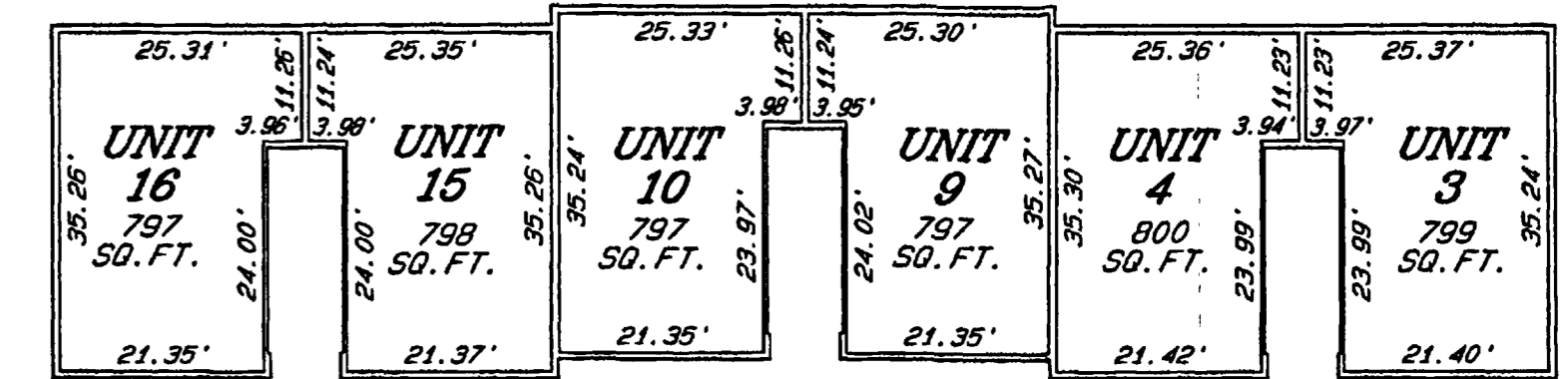
BUILDING A
3rd LEVEL



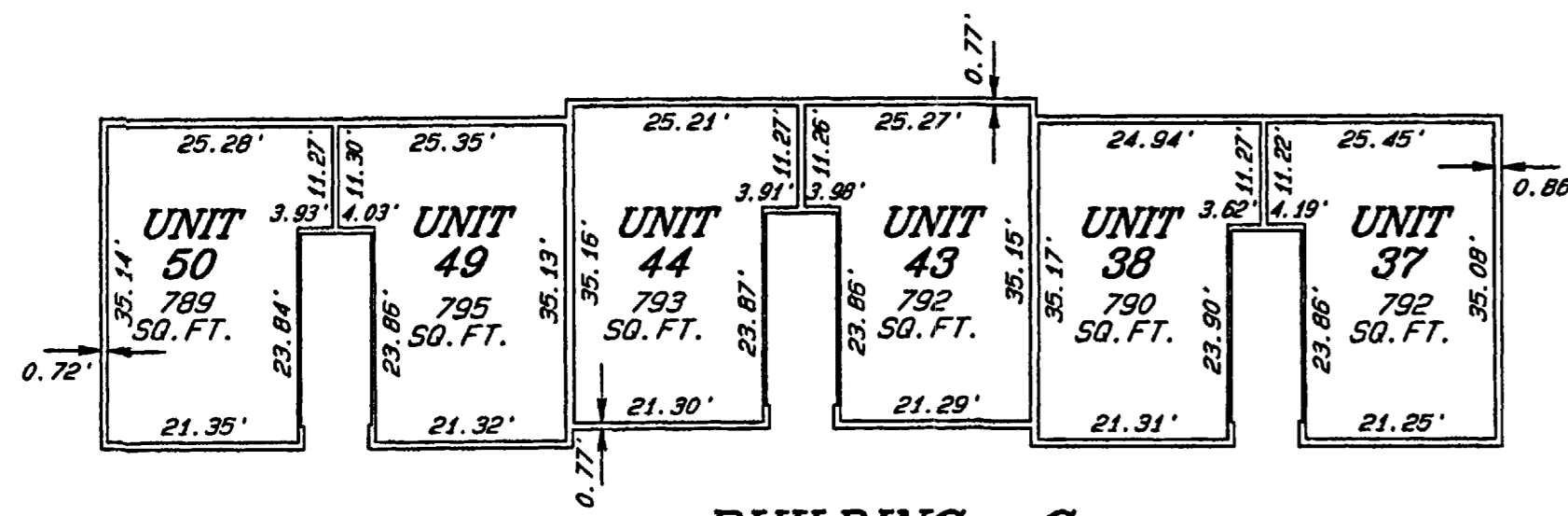
BUILDING C
2nd LEVEL



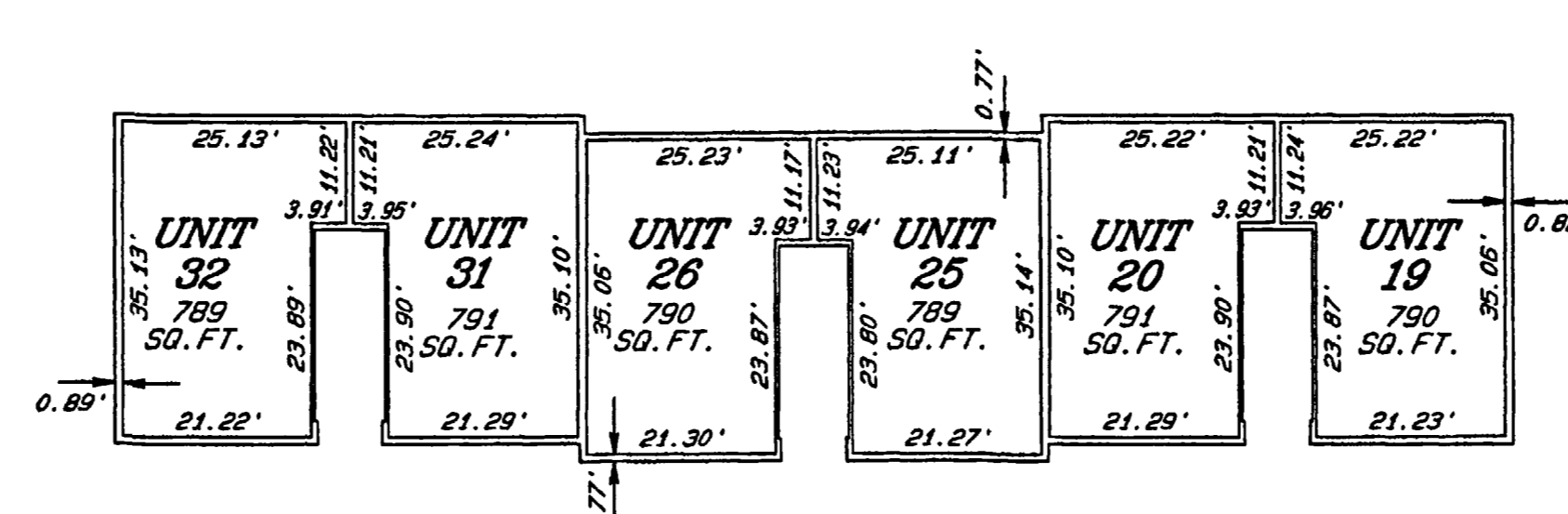
BUILDING B
2nd LEVEL



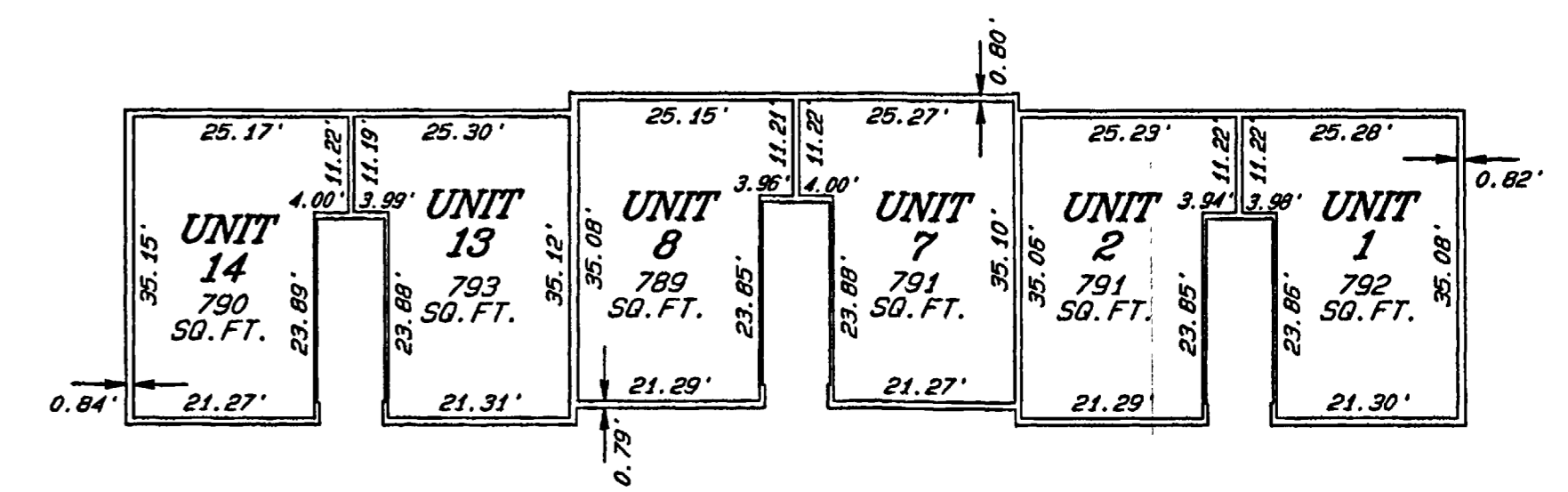
BUILDING A
2nd LEVEL



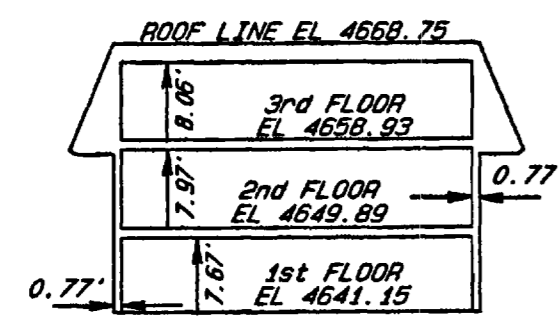
BUILDING C
1st LEVEL



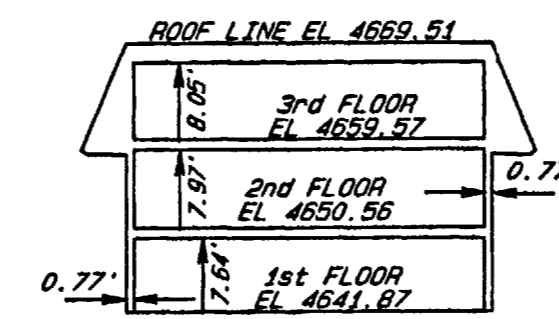
BUILDING B
1st LEVEL



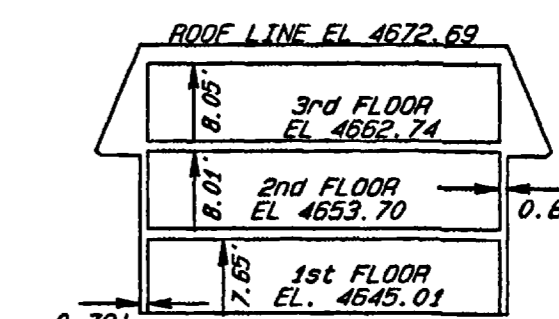
BUILDING A
1st LEVEL



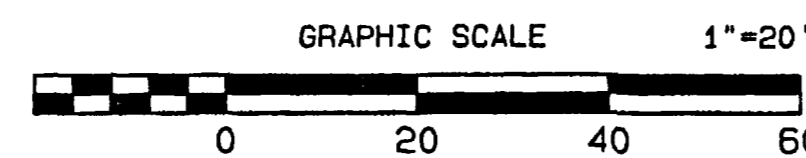
SECTION A - A'



SECTION A - A'



SECTION A - A'



CONDOMINIUM NOTES
The wall thickness shown are typical for each floor, per building.

TOWN NORTH CONDOMINIUMS
LOCATED IN THE
NE 1/4 SE 1/4 NE 1/4, SECTION 11, T1S, R1W, U.M.
D H SURVEYS INC.
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(970) 245-8749

Designed By	M.W.D.	Checked By	S.L.H.	Job No.	793-04-01
Drawn By	TMODEL	Date	NOV. 2004	Sheet	3 OF 3