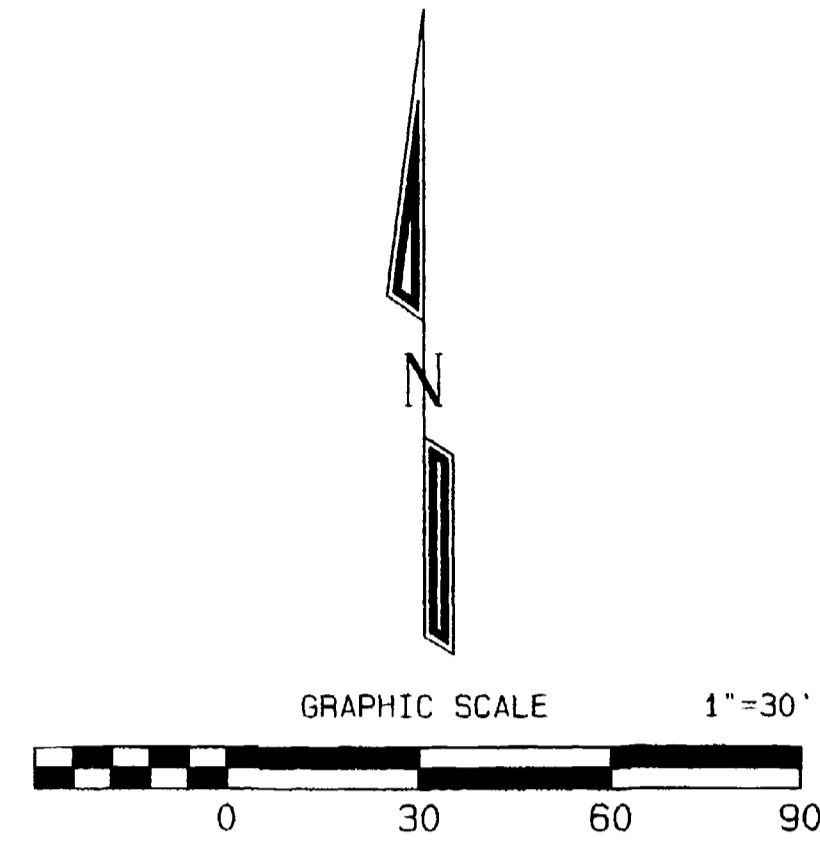
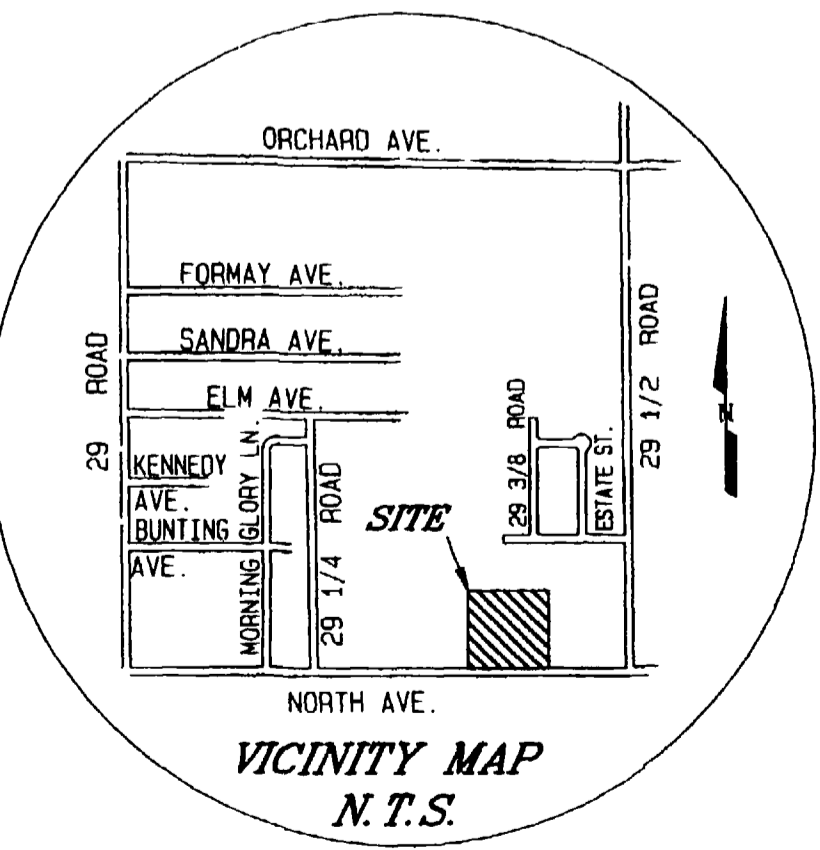


CONDOMINIUM MAP OF PALACE POINTE MARKETPLACE CONDOMINIUM, FILING NO. TWO A REPLAT OF UNIT C OF PALACE POINTE MARKETPLACE CONDOMINIUM



LEGEND & ABBREVIATIONS

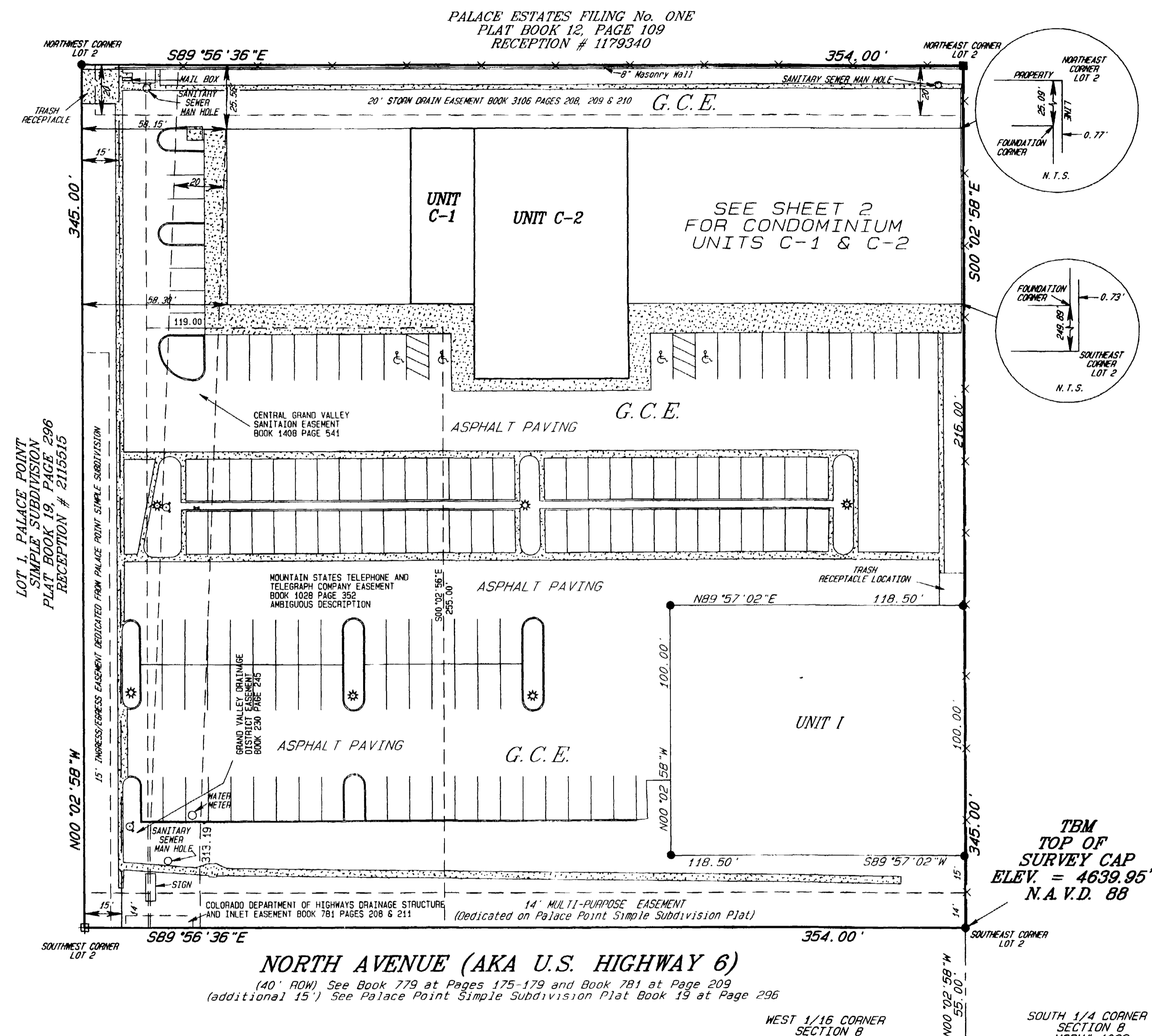
- FOUND MESA COUNTY SURVEY MARKER (MCSM)
- FOUND 2" ALUMINUM CAP ON #5 REBAR STAMPED D H SURVEY LS 20677
- SET 2" ALUMINUM CAP ON #5 REBAR STAMPED D H SURVEY LS 37049
- ⊕ SET BRASS DISC IN CONCRETE STAMPED LS 37049
- X- FENCE LINE
- * LITE POLE
- ⊕ FIRE HYDRANT
- WATER VALVE
- - - EASEMENT LINE
- BUILDING 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
- L.L.C. = LIMITED LIABILITY CORPORATION
- NO. = NUMBER
- SQ. FT. = SQUARE FEET
- N.A.V.D. 88 = NORTH AMERICA VERTICAL DATUM 1988



PLAT NOTES

Except for the Units, everything within the condominium boundary will be classified as a General Common Element.

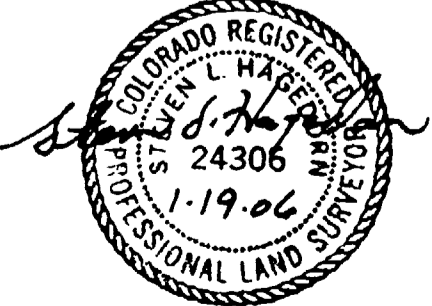
NOTICE: According to Colorado law you must commence any legal action based upon any defect in the survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of this certification/statement shown hereon.



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

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.



OWNER'S CERTIFICATE

North Avenue Center L. L. C. ("Declarant") is the owner of the following described property:
Unit C of Palace Pointe Marketplace Condominium 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 Book 3839 at Page's 260 & 261 with Reception No. 2239616 of the records of Mesa County. Said parcel contains 7,677 square feet more or less.

The owner certifies that this Condominium Map of PALACE POINTE MARKETPLACE CONDOMINIUM FILING NO. TWO has been prepared pursuant to the purposes stated in the Condominium Declaration for Palace Pointe Marketplace Condominium Filing No. Two.

There are no lienholders of record for the property hereon described.

By: Thomas Bolger, Member

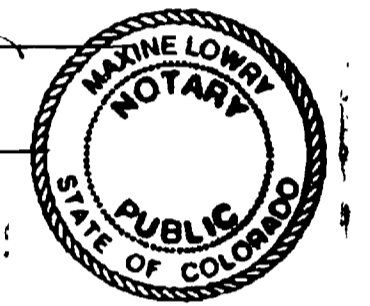
STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing owner's certificate was acknowledged before me this 20 day of JANUARY A.D., 2006 by Thomas Bolger, Member North Avenue Center L.L.C.

Witness my hand and official seal Maxine Lowry
Notary Public

Address 2901 HIGHWAY 50, GRAND JUNCTION, CO 81503

My commission expires NOVEMBER 15, 2006



CITY APPROVAL

This condominium plat of PALACE POINTE MARKETPLACE CONDOMINIUM FILING NO. TWO, a condominium in the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 20th day of January, 2006

City Manager 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 hereon 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 20, 2006 by: Donald K Paris

CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for recording in my office at 4:29 o'clock P.M., this 14th day of February A.D. 2006, and is duly recorded in Book No. 4086 at page's 677-678 Reception No. 2299528 Fee \$20.00+1.00 Drawer No. KK-99

Deputy Clerk and Recorder

To be completed by the City of Grand Junction personnel.
The accuracy of this information is the responsibility of the City of Grand Junction.

Condominium Declarations recorded
in Book 4086 at Pages 679-703

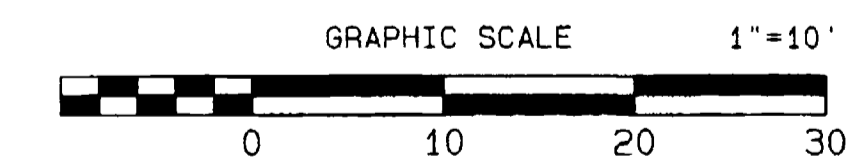
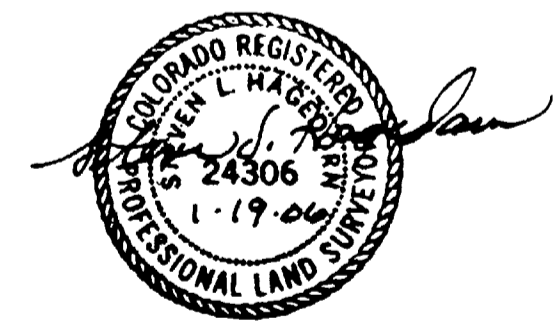
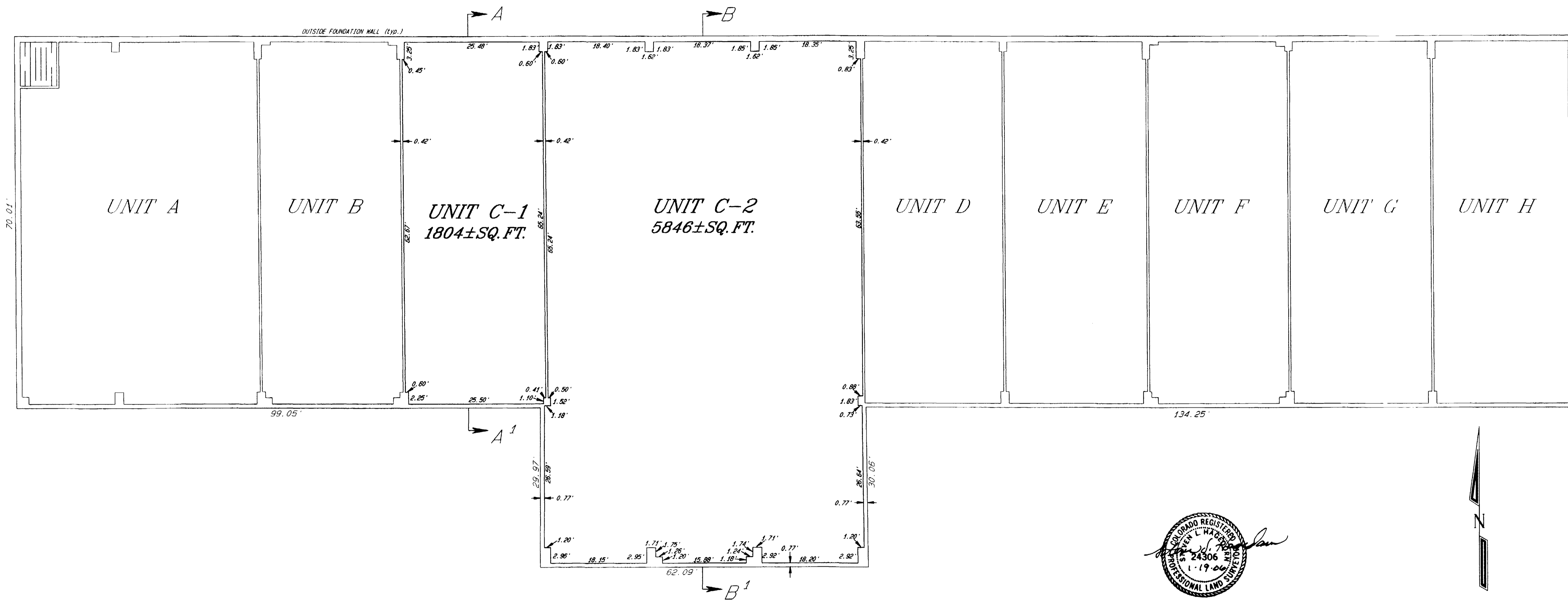
**PALACE POINTE MARKETPLACE
CONDOMINIUM, FILING NO. TWO
SE 1/4 SW 1/4 SECTION 8, T.1S., R.1E., U.M.
MESA COUNTY, COLORADO**

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

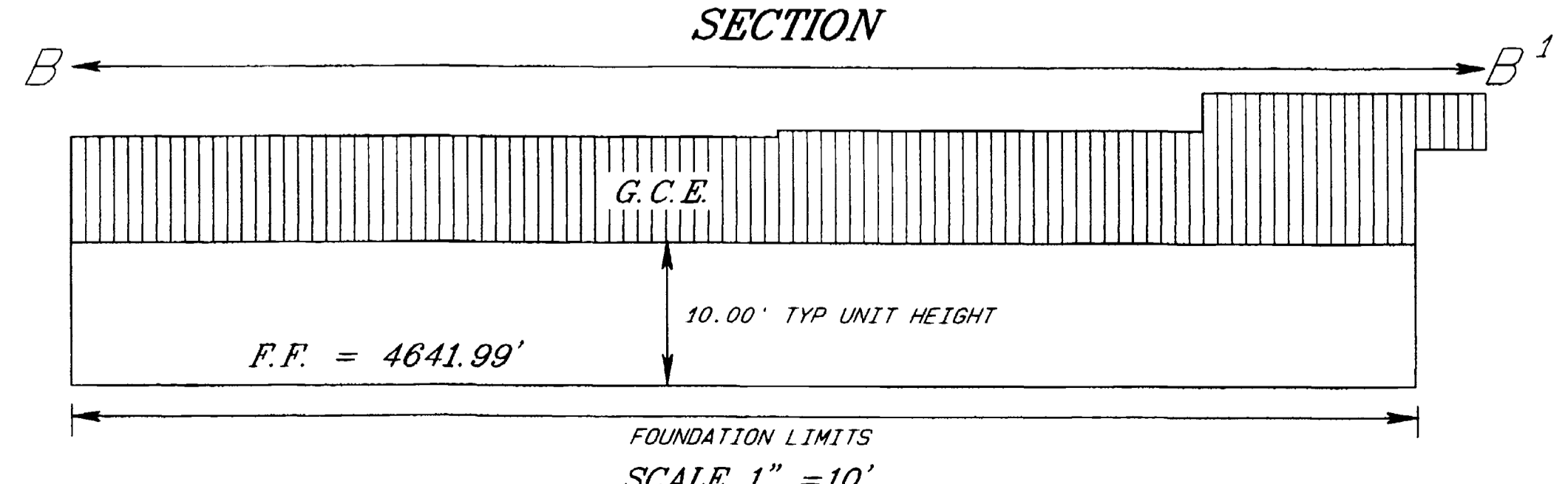
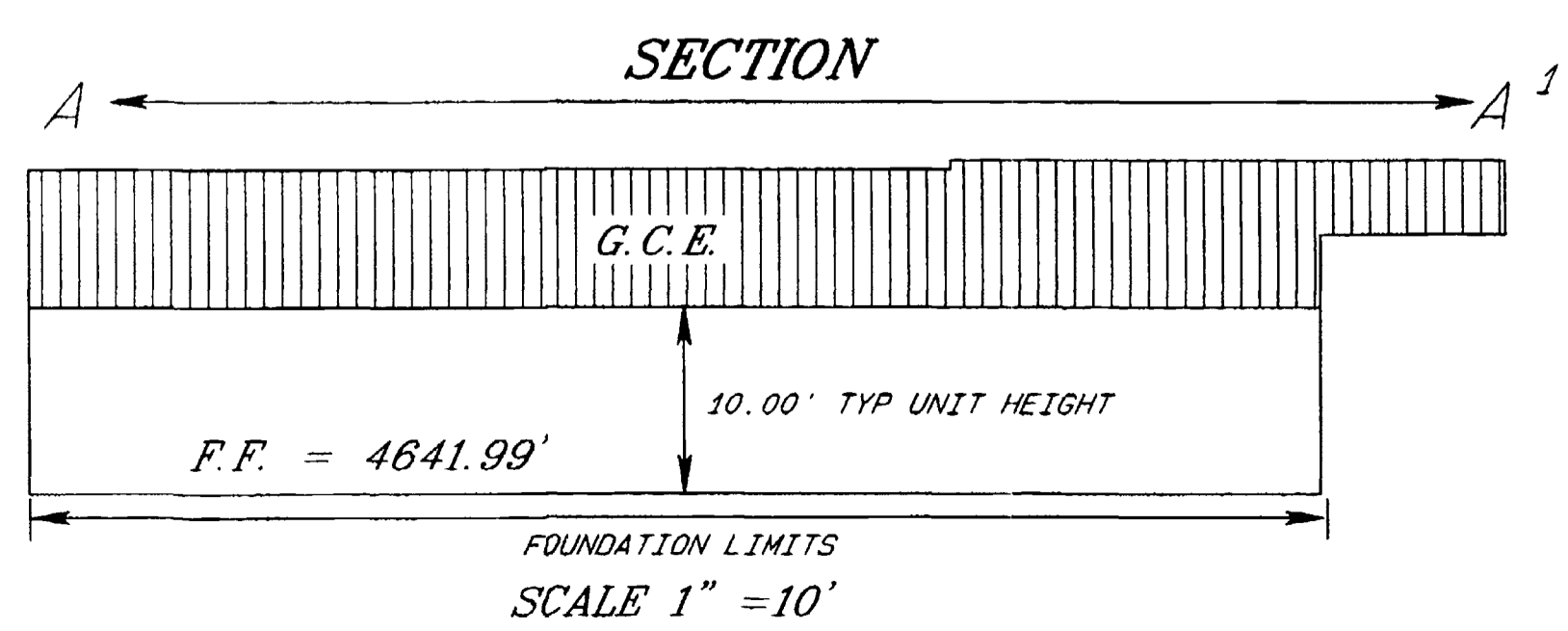
Designed By <u>S.L.H.</u>	Checked By <u>M.W.D.</u>	Job No. <u>227-02-22</u>
Drawn By <u>TWODEL</u>	Date <u>JANUARY, 2006</u>	Sheet <u>1</u> OF <u>2</u>

CONDOMINIUM MAP OF

PALACE POINTE MARKETPLACE CONDOMINIUM FILING NO. TWO
A REPLAT OF UNIT C PALACE POINTE MARKETPLACE CONDOMINIUM



 G.C.E. (GENERAL COMMON ELEMENT)



**PALACE POINTE MARKETPLACE
CONDOMINIUM FILING NO. TWO
SE 1/4 SW 1/4 SECTION 8, T.1S., R.1E., U.M.
MESA COUNTY, COLORADO**
D H SURVEYS INC.
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(970) 245-8749

Designed By S.L.H.	Checked By M.W.D.	Job No. 227-02-22
Drawn By TMODEL	Date JANUARY, 2006	Sheet 2 OF 2