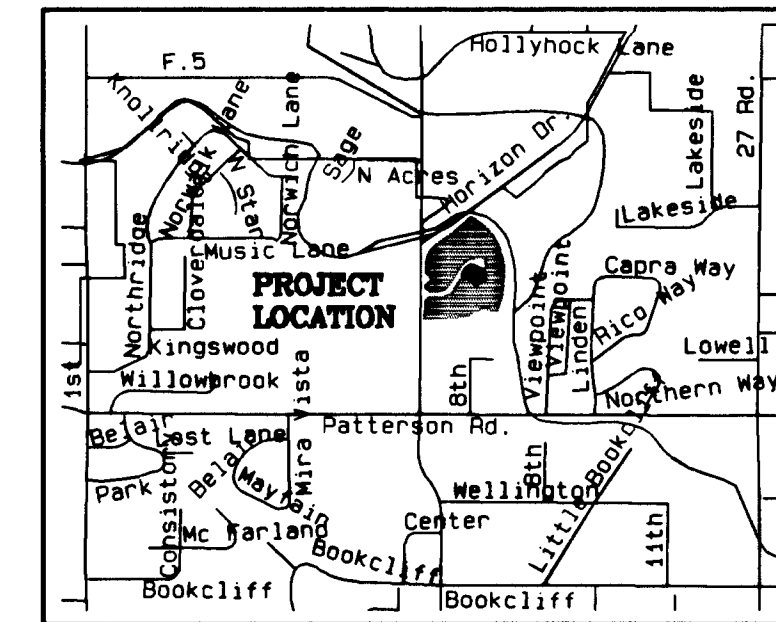
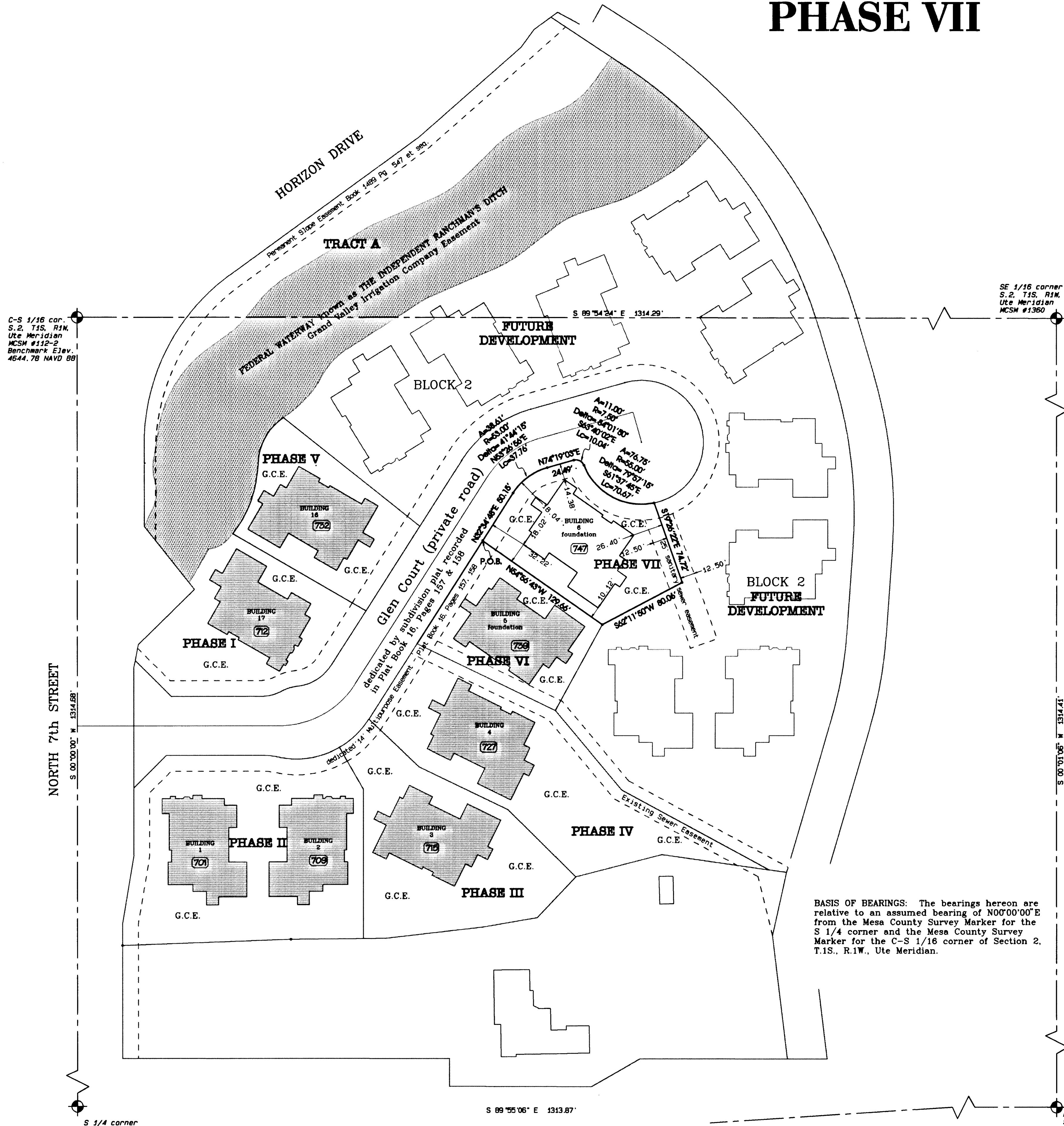


THE GLEN @ HORIZON DRIVE SUPPLEMENTAL CONDOMINIUM MAP PHASE VII

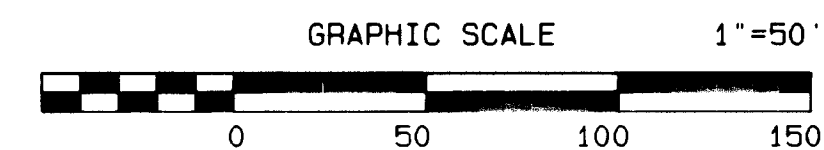


PROPERTY DESCRIPTION - PHASE VII

A portion of Block 2 of THE GLEN @ HORIZON DRIVE, a plot on file and recorded in Plat Book 16 at Pages 157 and 158 in the office of the Clerk and Recorder of Mesa County at Reception No. 1844205 described and shown on the within Condominium Map of THE GLEN @ HORIZON DRIVE CONDOMINIUM - PHASE VII, situate in the north half of the southwest quarter of the southeast quarter of Section 2, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and being more particularly described as follows:

Beginning at the northerly corner of Phase VI of THE GLEN @ HORIZON DRIVE;
Thence along southerly right-of-way of Glen Court, a private road, North 32°34'45" East, a distance of 50.15 feet;
Thence 38.61 feet along the arc of a 53.00 foot radius tangent curve to the right, through a central angle of 41°44'15", with a chord bearing North 53°28'56" East, a distance of 37.76 feet;
Thence North 74°19'03" East tangent to said curve, a distance of 24.49 feet;
Thence 11.00 feet along the arc of a 7.50 foot radius tangent curve to the right, through a central angle of 84°01'50", with a chord bearing South 85°40'02" East, a distance of 10.04 feet, to a point of reverse curvature;
Thence 76.75 feet along the arc of a 55.00 foot radius curve to the left, through a central angle of 79°57'15", with a chord bearing South 81°37'45" East, a distance of 70.67 feet;
Thence South 19°28'22" East, a distance of 74.72 feet;
Thence South 62°11'50" West, a distance of 80.06 feet to the northeasterly line of Phase VI;
Thence along said line North 54°56'43" West, a distance of 129.66 feet to the Point of Beginning.

Containing 0.341 Acres, more or less.



LEGEND

- G.C.E. General Common Element
- L.C.E. Limited Common Element
- Concrete
- Wood deck
- 100.0 Floor Elevation (+4600ft.)
- 8.0 Ceiling Height
- 701 Address

BENCHMARK: Mesa County Survey Marker #112-2 for the center-south sixteenth corner of Section 2, Township 1 South, Range 1 West of the Ute Meridian, at the intersection of North 7th Street and Horizon Drive. Elevation = 4644.78 NAVD 88.

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.

OWNER'S STATEMENT

THE GLEN @ HORIZON DRIVE II, LLC, a Colorado limited liability company, being the Declarant in the Condominium Declaration for the Glen @ Horizon Drive Condominiums recorded August 27, 1999 in Book 2628 at Page 614 of the records of Mesa County, Colorado, as amended ("Declaration"), being the fee simple owner of the real property described and shown hereon, and having recorded the FIFTH Supplement to the Condominium Declaration for The Glen @ Horizon Drive Condominium on February 13, 2002 in Book 1621 at Page 213 of the records of Mesa County, Colorado ("FIFTH Supplement") has subdivided the real property shown and described hereon into four (4) condominium units as shown and identified hereon and in the FIFTH Supplement above referenced and submits the same to and as a part of The Glen @ Horizon Drive Condominiums as permitted by the Declaration.

THE GLEN @ HORIZON DRIVE II, LLC

By City Mountain Grand Junction, Ltd., L.L.P., a Colorado limited liability partnership, Manager

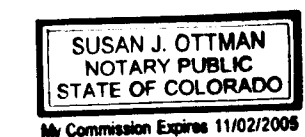
By Rocky Mountain Construction Grand Junction, Inc., a Colorado corporation, its General Partner

By *William Engelman*
William Engelman, President

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me on the 5th day of FEBRUARY, 2002, by William Engelman.

WITNESS MY HAND AND OFFICIAL SEAL:
My commission expires: 11/2/05

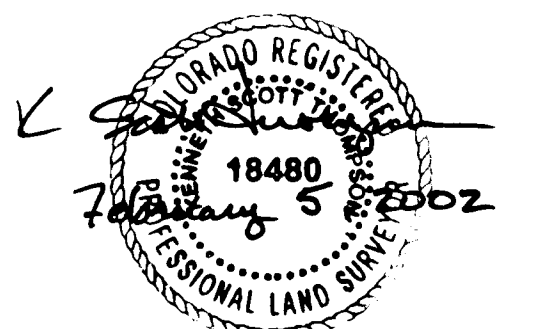


Susan J. Ottman
Notary Public

SURVEYOR'S STATEMENT

I, Kenneth Scott Thompson, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying Supplemental Map of THE GLEN @ HORIZON DRIVE CONDOMINIUM - PHASE VII, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same; that it depicts the vertical and horizontal locations of the Units and Buildings hereon and that it was made from measurements upon and within existing structures, and with reference made to architectural plans by Kephart Architects of Denver, Colorado (job no. 98078). To the best of my knowledge and belief this map conforms to the requirements for condominium maps specified in the City of Grand Junction Development Code and the applicable laws of the State of Colorado.

Kenneth Scott Thompson,
Colorado PLS 18480



COUNTY CLERK AND RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed in the office of the Clerk and Recorder of Mesa County, Colorado, at 4:16 o'clock P. M. this 12th day of FEBRUARY, 2002 and is duly recorded in Plat Book No. 3, Page 69.72 as Reception No. 2040607, Drawer No. KK-27, Fee 30.00

Monika Tress By: *Luciana Delgado*
Clerk and Recorder of Mesa County Deputy

THE GLEN @ HORIZON DRIVE SUPPLEMENTAL CONDOMINIUM MAP PHASE VII

CITY OF GRAND JUNCTION
SE 1/4 Section 2, Township 1 South, Range 1 West, Ute Meridian

THOMPSON-LANGFORD CORPORATION
889 25 1/2 ROAD - # B-810 tlowest.com

Grand Junction CO 81608 (970) 243-6067

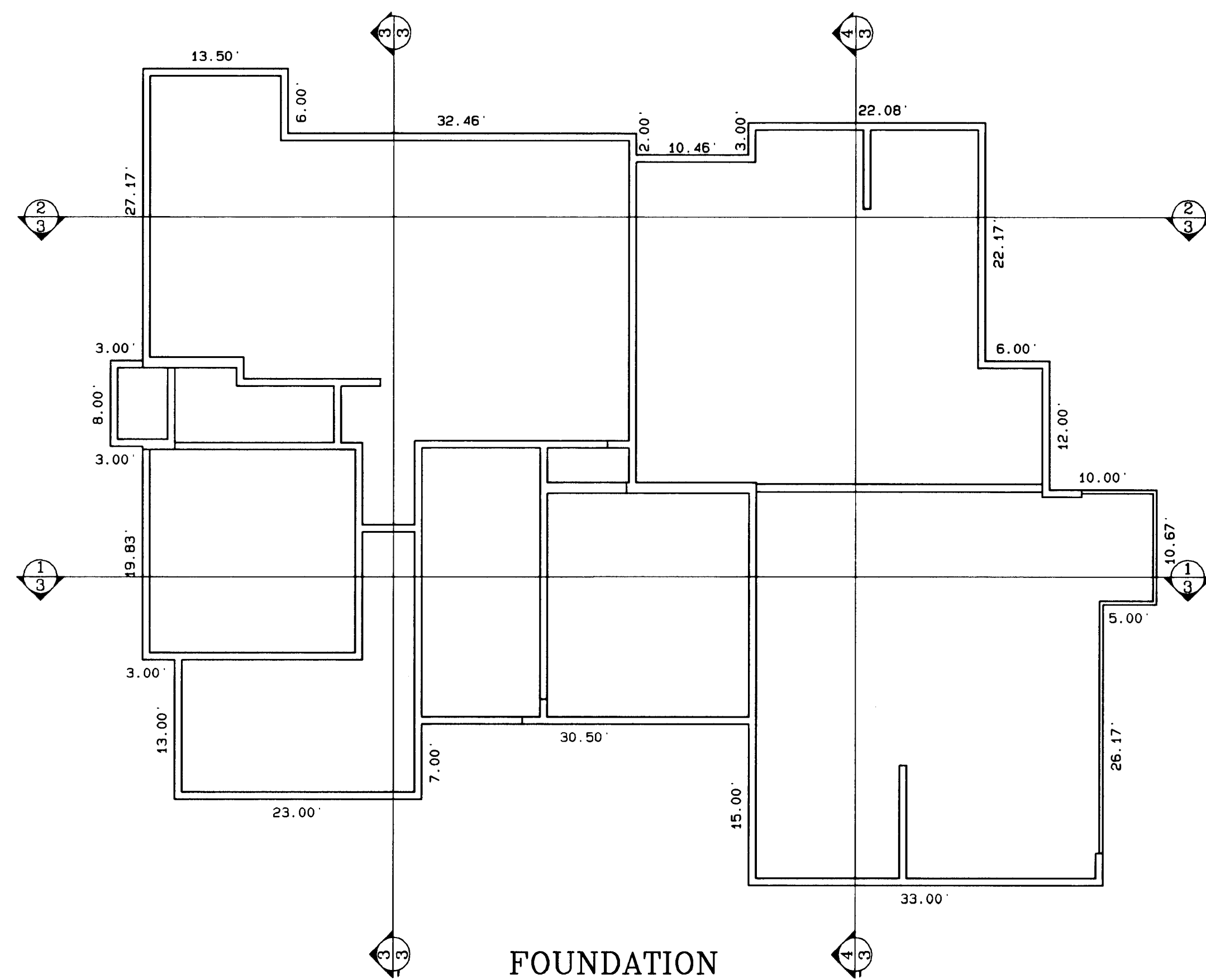
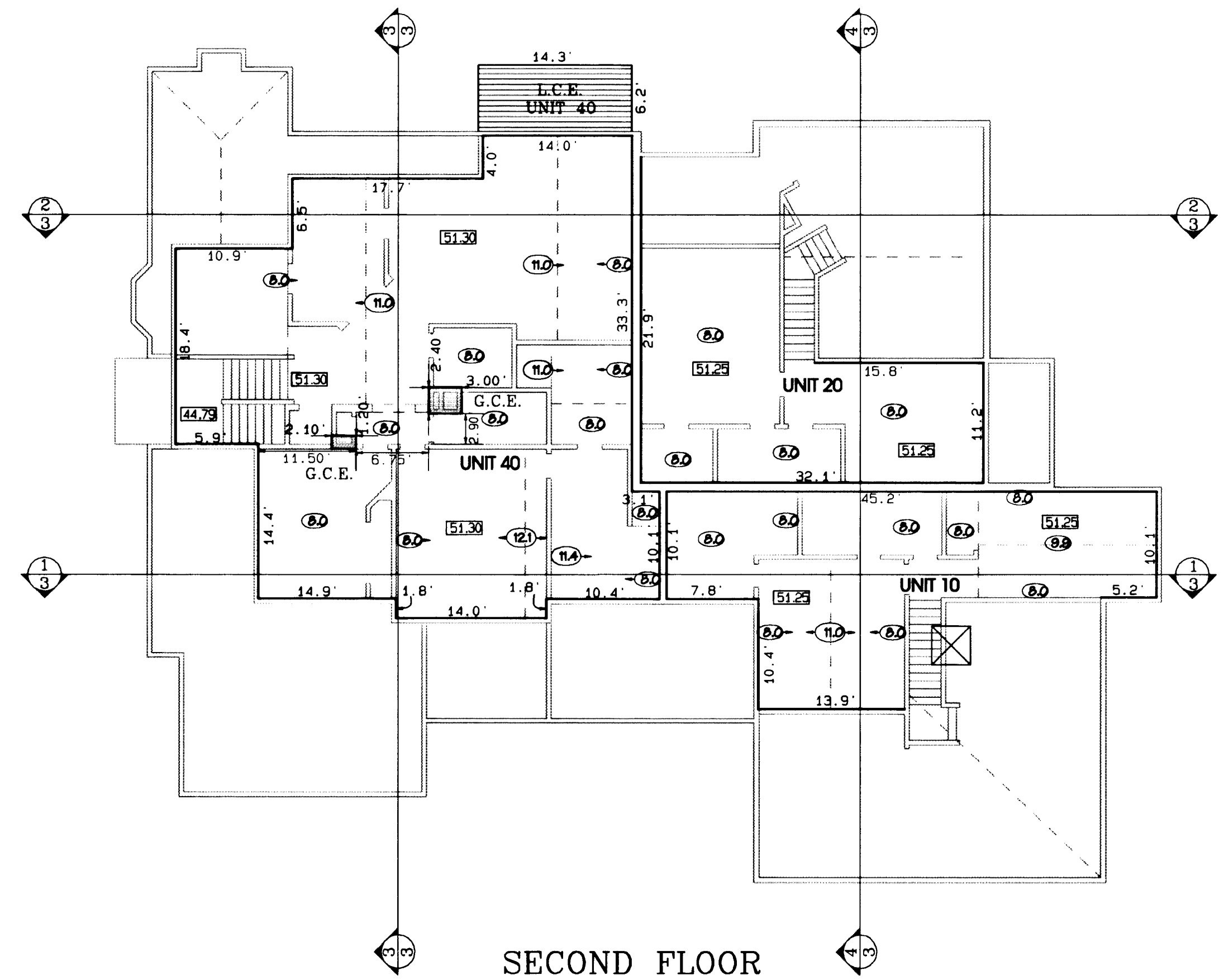
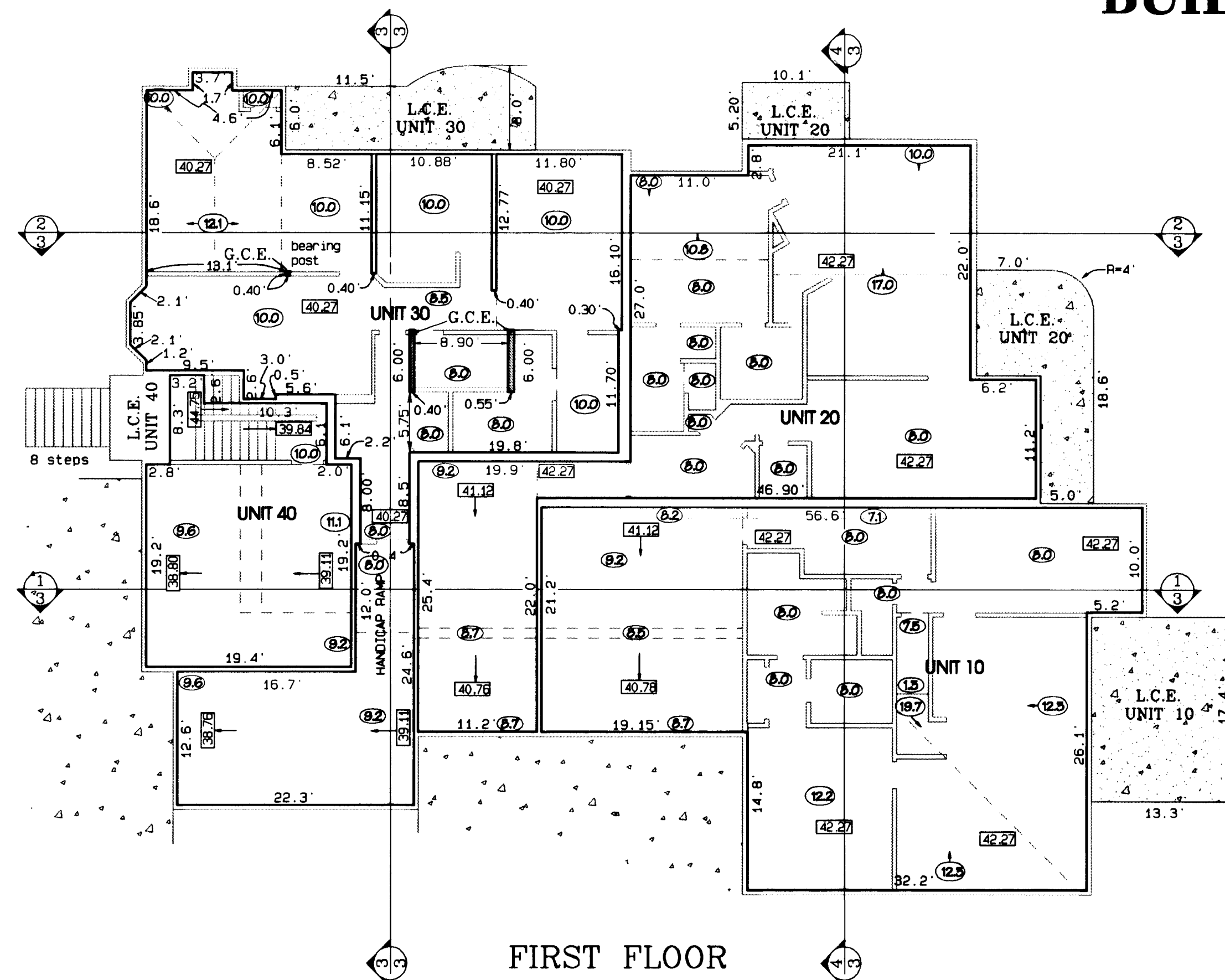
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8:\Survey\0588 Glen\008 condo\Phase 7\condoph7.dwg Sheet 1 of 8

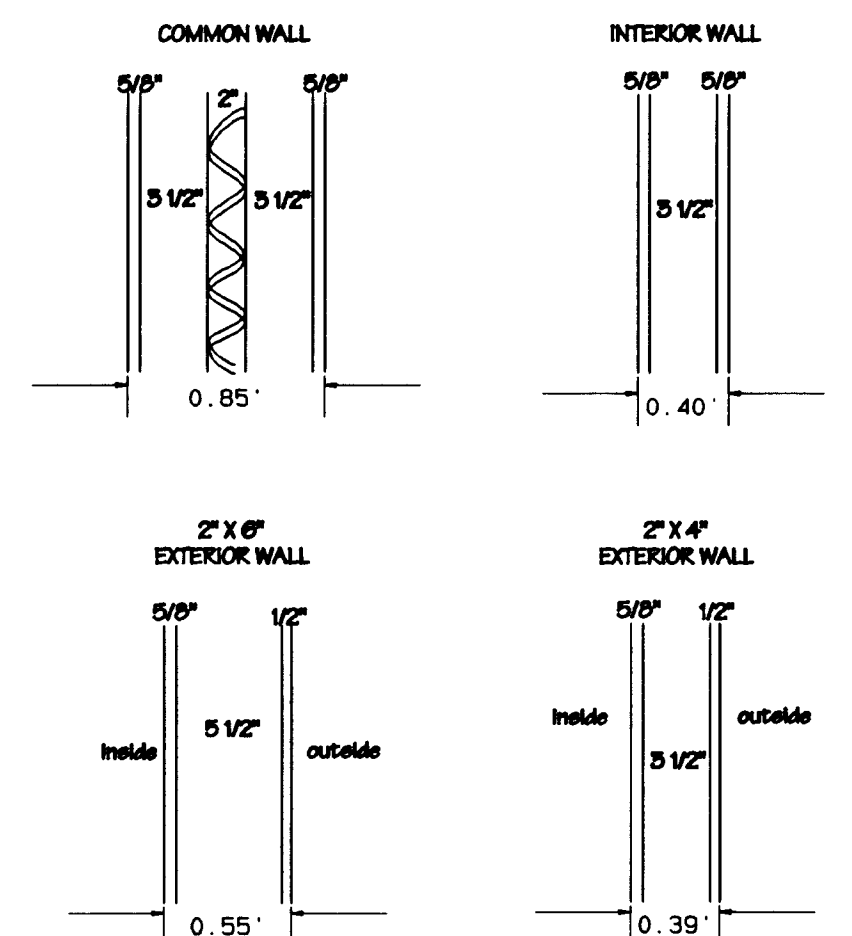
THE GLEN @ HORIZON DRIVE SUPPLEMENTAL CONDOMINIUM MAP

PHASE VII

BUILDING 6 - 747 GLEN COURT



WALL DETAILS not to scale



NOTE: Interior walls exclusive to a single unit and not constituting a common wall are shown hereon in the locations shown on the architectural plans. With the exception those walls which are labeled as G.C.E., these walls are typical and may vary unsubstantially from that shown hereon.

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.



See Sheet 1 of 3 for
Surveyor's Statement

THE GLEN @ HORIZON DRIVE SUPPLEMENTAL CONDOMINIUM MAP PHASE VII CITY OF GRAND JUNCTION, COLORADO

BE 1/4 Section 8, Township 1 South, Range 1 West, T16S R01W

THOMPSON-LANGFORD CORPORATION

829 25 1/2 ROAD - # B-210 tlowest.com
Grand Junction CO 81505 (970) 243-6067

Date: Feb 4, 2002 Drawn: BEB Checked: KST Job No. 0258-008

S:\Survey\0258 glen\002 condo\Phase 7\building6.pro Sheet 2 of 5

