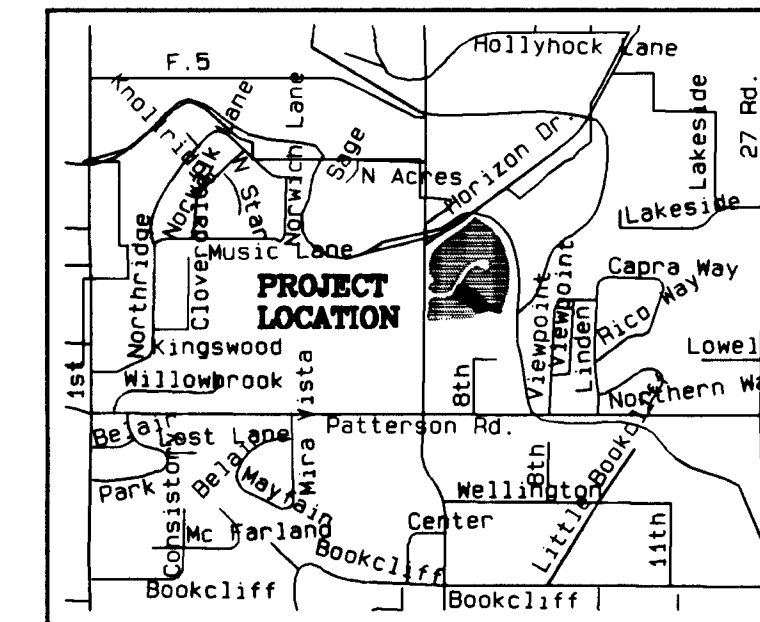


THE GLEN @ HORIZON DRIVE SUPPLEMENTAL CONDOMINIUM MAP PHASE IV



VICINITY MAP
1" = 1500'

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 2626 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 Second Supplement to the Condominium Declaration for The Glen @ Horizon Drive Condominium on MAY 30, 2001 in Book 2857 at Page 554 of the records of Mesa County, Colorado ("First Supplement") has subdivided the real property shown and described hereon into four (4) condominium units as shown and identified hereon and in the First 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.
LLP, a Colorado limited liability
partnership, Manager

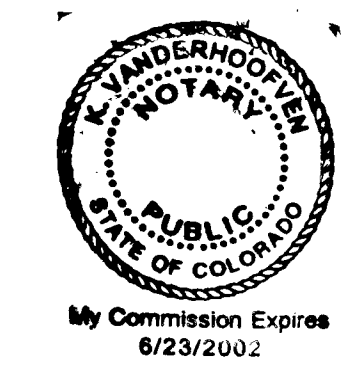
By Rocky Mountain Construction Grand
Junction, Inc., a Colorado corporation, its
General Partner

By William Engelman
William Engelman, President

STATE OF COLORADO }
COUNTY OF MESA }

The foregoing instrument was acknowledged before me on the
30 day of May, 2001, by William Engelman.

WITNESS MY HAND AND OFFICIAL SEAL:
My commission expires: June 23, 2002

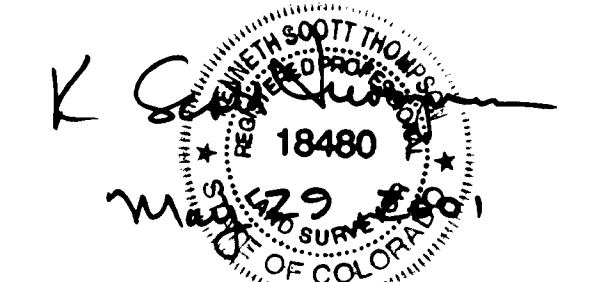


Kenneth Scott Thompson
Notary Public

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 IV, 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. 96076). 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 3:51 o'clock P. M. this 30th day of May, 2001, and is duly recorded in Plat Book No. 3, Page 33, 34 at Reception No. 1998585, Drawer No. KK-11, Fee \$ 30.00

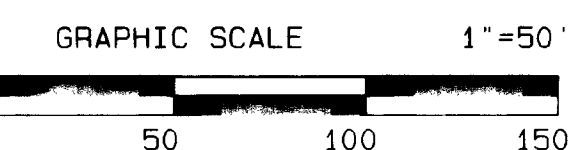
By Monika Todd Clerk and Recorder of Mesa County
By Olivia Newsum Deputy

PROPERTY DESCRIPTION - PHASE IV

A portion of Block 2 of THE GLEN @ HORIZON DRIVE, a plat 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. 184205 described and shown on the within Condominium Map of THE GLEN @ HORIZON DRIVE CONDOMINIUM - PHASE IV, situate in the north half of the southwest quarter of the southeast quarter of Section 2, Township 1 South, Range 1 West, of the 11th Meridian, City of Grand Junction, County of Mesa, State of Colorado, and being more particularly described as follows:

Commencing at the southwest corner of said Block 2 of THE GLEN @ HORIZON DRIVE,
Thence along said boundary North 87°58'50" East, a distance of 149.43 feet;
Thence continuing along the southerly boundary of said Block 2 North 87°22'31" East, a distance of 83.88 feet;
Thence North 83°31'53" East, a distance of 86.77 feet;
Thence North 80°08'30" East, a distance of 49.10 feet;
Thence North 43°29'56" East, a distance of 49.75 feet to the Point of Beginning at the southeast corner of previously platted Phase III;
Thence along the east line of said Phase III, North 45°09'37" West, a distance of 84.76 feet;
Thence continuing along said line North 64°14'12" West, a distance of 87.39 feet;
Thence North 46°40'41" West, a distance of 81.40 feet to the southerly right-of-way of Glen Court, a private road;
Thence along said right-of-way North 32°34'45" East, a distance of 79.55 feet;
Thence South 64°09'08" East, a distance of 136.38 feet;
Thence South 39°54'53" East, a distance of 91.49 feet;
Thence South 61°33'09" East, a distance of 149.47 feet to the south line of said Block 2,
Thence along said south line the following two (2) courses:
1. North 81°53'58" East, a distance of 96.48 feet;
2. South 75°37'02" West, a distance of 79.19 feet to the Point of Beginning.

Containing 0.596 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

BASIS OF BEARINGS: The bearings hereon are relative to an assumed bearing of N00°00'00"E from the Mesa County Survey Marker for the S 1/4 corner and the Mesa County Survey Marker for the C-S 1/16 corner of Section 2, T.1S., R.1W., Ute Meridian.

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.

THE GLEN @ HORIZON DRIVE SUPPLEMENTAL CONDOMINIUM MAP PHASE IV

CITY OF GRAND JUNCTION
SE 1/4 Section 2, Township 1 South, Range 1 West, Ute Meridian
THOMPSON-LANGFORD CORPORATION
529 25 1/8 ROAD - # B-210 tlcwest.com
Grand Junction CO 81508 (970) 243-6067
Date: May 29, 2001 Drawn: btk Checked: kst Job No. 0588-008
S:\Survey\0588 glen\008 condo\condo3.pro Sheet 1 of 5

C-S 1/16 cor.
S.2. T.1S. R.1W.
Ute Meridian
MCSN #112-2
Benchmark Elev.
4644.78 NAVD 88

NORTH 7th STREET
S 00°00'00" W 134.68'

S 1/4 corner
S.2. T.1S. R.1W.
Ute Meridian
MCSN #55-1

SE 1/16 corner
S.2. T.1S. R.1W.
Ute Meridian
MCSN #1360

S 00°01'06" W 134.41'

E 1/16 corner
Sections 2 & 11
T.1S. R.1W.
Ute Meridian
MCSN #800-1

