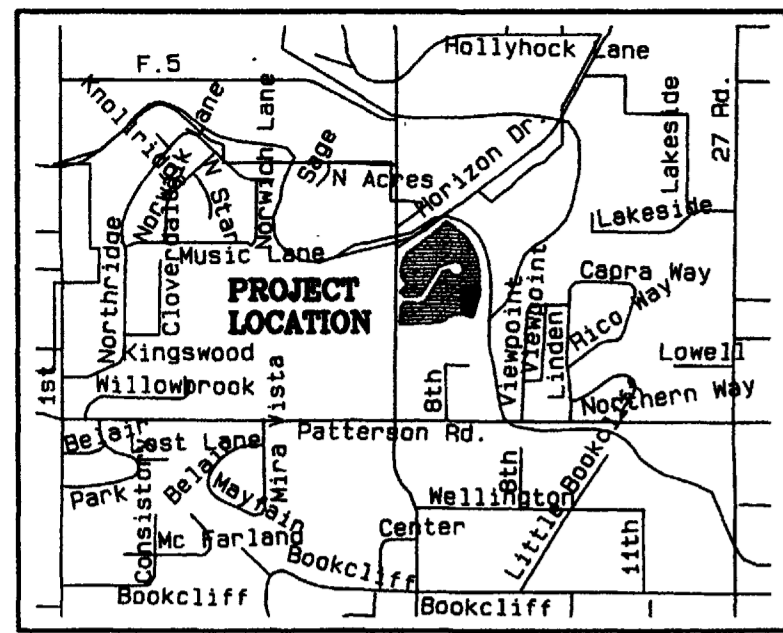


THE GLEN @ HORIZON DRIVE SUPPLEMENTAL CONDOMINIUM MAP

PHASE XV



VICINITY MAP
1" = 1500'

HORIZON DRIVE

TRACT A

FEDERAL HIGHWAY known as THE INDEPENDENT RANCHMAN'S DITCH
Grand Valley Irrigation Company Easement

Glen Court (private road)
Dedicated by Subdivided Plat recorded in Plat Book 16, Pages 157 & 158
and easement of Grand Valley Irrigation Company recorded in Book 2982A, Reception No. 2-982A, Book 3047, Page 742.

- LEGEND**
- Found pin & cap 18480
 - Set pin & cap 18480
 - 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

PROPERTY DESCRIPTION - PHASE XV

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. 1844205 described and shown on the within Condominium Map of THE GLEN @ HORIZON DRIVE CONDOMINIUM - PHASE XV, 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:

Commencing at the southwest corner of said Block 2 of THE GLEN @ HORIZON DRIVE;

Thence along the southerly and easterly boundary of said Block 2 the following seven (7) courses:

- 1.) North 87°58'50" East, a distance of 149.49 feet;
- 2.) North 89°22'31" East, a distance of 83.88 feet;
- 3.) North 83°31'53" East, a distance of 86.77 feet;
- 4.) North 80°08'30" East, a distance of 49.10 feet;
- 5.) North 43°29'56" East, a distance of 49.75 feet;
- 6.) North 76°37'02" East, a distance of 79.19 feet;
- 7.) South 81°53'58" East, a distance of 98.48 feet to the Point of Beginning.

Thence North 61°39'06" West, a distance of 64.51 feet;

Thence North 00°19'05" West, a distance of 187.97 feet;

Thence North 19°28'22" West, a distance of 22.28 feet;

Thence South 85°24'03" East, a distance of 134.19 feet;

Thence 75.03 feet along the arc of a 350.00 foot radius non-tangent curve to the right, through a central angle of 12°18'55", with a chord bearing South 10°14'32" West, a distance of 74.88 feet;

Thence South 15°22'59" West, a distance of 143.20 feet;

Thence North 81°53'58" West, a distance of 15.14 feet to the Point of Beginning.

Containing 0.488 acres, more or less.

TITLE CERTIFICATION

We, Meridian Land Title Co., 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 THE GLEN @ HORIZON DRIVE II, LLC;

That the current taxes have been paid;

That all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record;

DATE: MAY 16, 2004 BY: L. D. VENTURA
LAWRENCE D. VENTURA, EXAMINER
MERIDIAN LAND TITLE COMPANY

CITY APPROVAL

This plat of THE GLEN @ HORIZON DRIVE CONDOMINIUM - PHASE XV, a subdivision in the City of Grand Junction, County of Mesa, Colorado, is hereby approved and dedications accepted this 27th day of May, A.D., 2004.

[Signature] City Manager [Signature] Mayor

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 2826 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 Declaration Supplement to the Condominium Declaration for The Glen @ Horizon Drive Condominium on May 27, 2004 in Book 3443 at Pages 57-59 of the records of Mesa County, Colorado ("1st Supplement") has subdivided the real property shown and described hereon into four (4) condominium units as shown and identified hereon and in the 1st 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 Engelma
William Engelma, President

STATE OF COLORADO }
COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me on the 26th day of May, 2004, by William Engelma.

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

[Signature]
Notary Public

SUSAN J. OTTMAN
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 11/02/2008
County of Mesa

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 XV, 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 which were substantially complete at the time such measurements were made, 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, specifically C.R.S. 38-33.3-209. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title. This statement is not a guaranty, either expressed or implied.

Kenneth Scott Thompson,
Colorado PLS 18480

[Signature]
K. Thompson
PROFESSIONAL LAND SURVEYOR
18480
Mesa, CO, 2004

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 2399 at Page 733 of the public records of Mesa County, Colorado shall be subordinated to the dedication shown hereon.

In witness whereof, the said corporation has caused these presents to be signed by its Secretary with the authority of its board of directors this 26th day of May, 2004.

By: SECRETARY For: William Engelma as Secy of
TITLE City Capitol Corporation

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 3:07 o'clock P. M., this 27th day of May, 2004 and is duly recorded in Book 3663 Page 69, 61, 62, 63 at Reception No. 2194992 Drawer No. PP-42 Fee 40.00 / 1.00

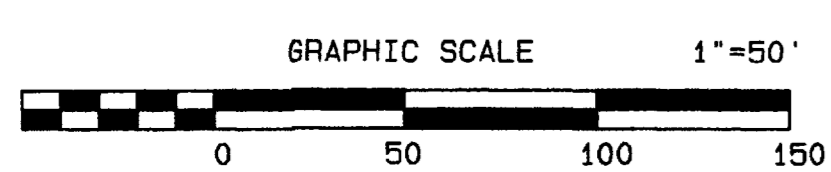
Jarice Ward By: Ginny Baughman
Clerk and Recorder of Mesa County Deputy

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 of the Mesa County Survey Marker for the C-S 1/16 corner of Section 2, T.1S., R.1W., Ute Meridian.

AREA SUMMARY

PHASE XV PARCEL 21276 SQ FT (0.488 ACRES) 100%

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.

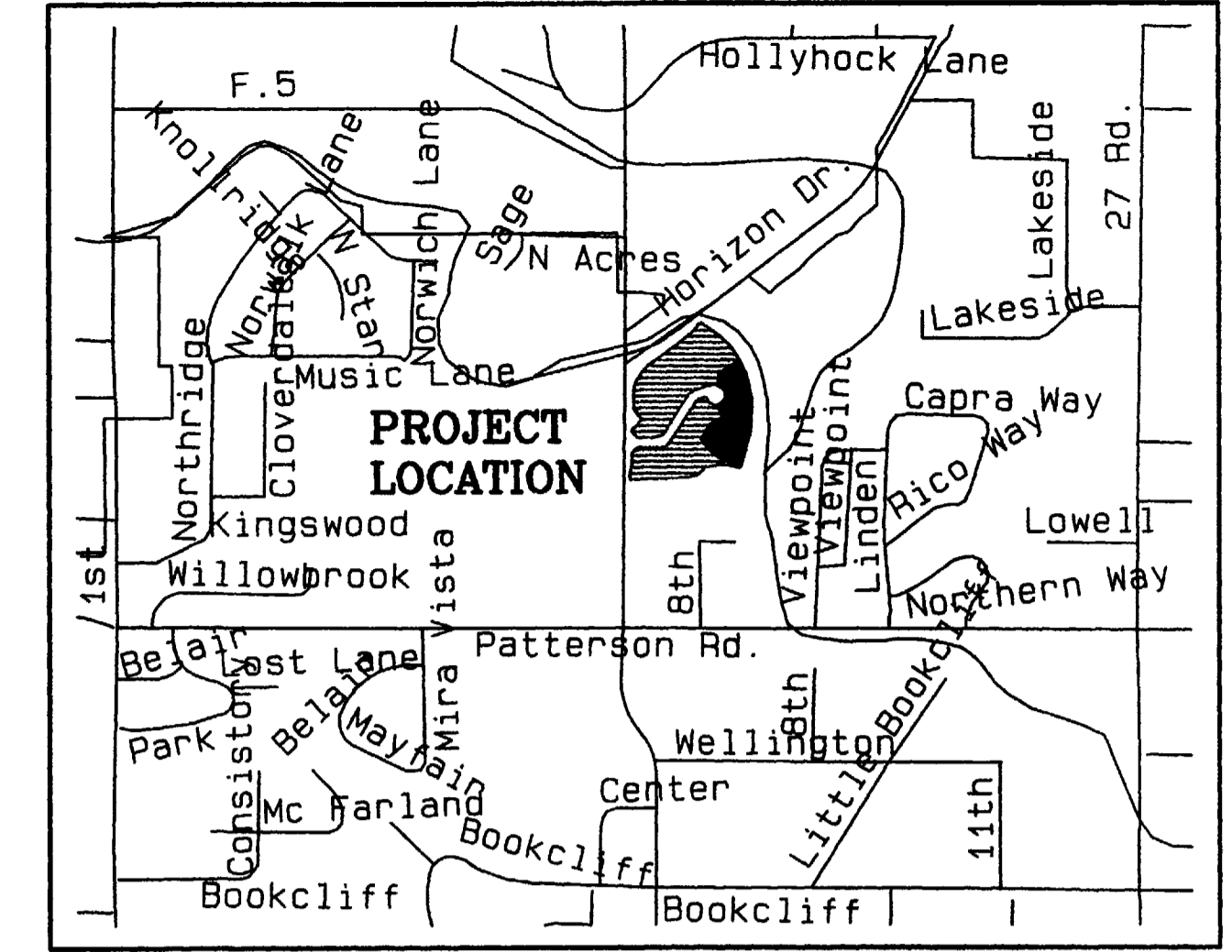
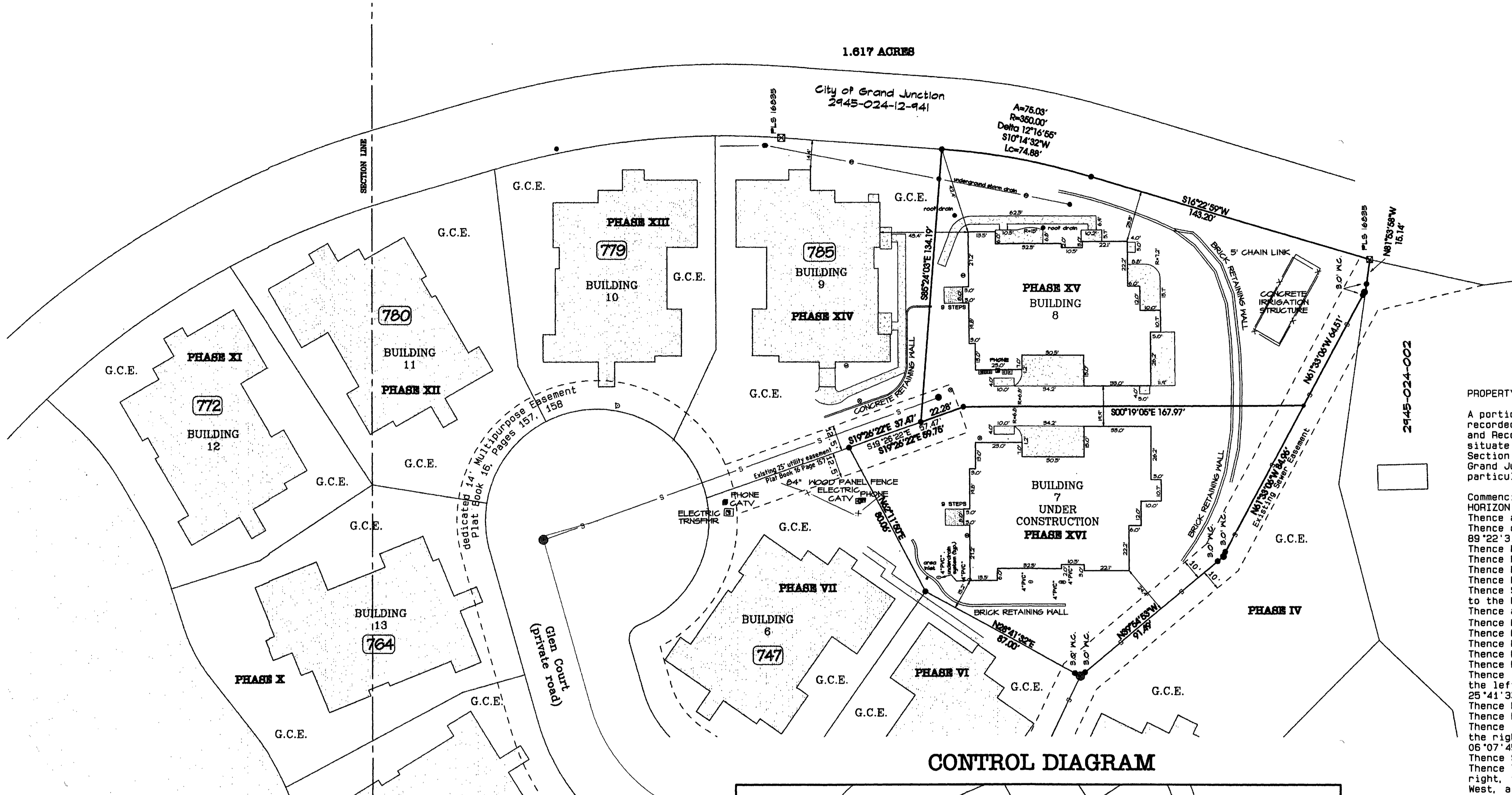
THE GLEN @ HORIZON DRIVE SUPPLEMENTAL CONDOMINIUM MAP PHASE XV
CITY OF GRAND JUNCTION

S 1/4 Section 2, Township 1 South, Range 1 West, Ute Meridian

THOMPSON-LANGFORD CORPORATION
589 25 1/8 ROAD - # B-810 tlowest.com
Grand Junction CO 81505 (970) 243-6067

Date: May 5, 2004 Drawn: bbb Checked: kat Job No. 0258-008
S:\Survey\0258 glen\008 condo\ldg @condopl15.pro Sheet 1 of 4

IMPROVEMENT SURVEY PLAT



PROPERTY DESCRIPTION - PHASE XIII

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. 1844205 described hereon, 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:

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 89°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;

Thence North 75°37'02" East, a distance of 79.19 feet;

Thence South 81°53'58" East, a distance of 96.48 feet;

to the Point of Beginning at the southeast corner of previously platted Phase IV;

Thence along the east line of said Phase IV,

Thence North 61°33'06" West, a distance of 149.47 feet;

Thence North 39°54'53" West, a distance of 91.49 feet;

Thence North 28°41'32" East, a distance of 87.00 feet;

Thence North 62°11'50" East, a distance of 80.06 feet;

Thence North 19°26'22" West, a distance of 74.72 feet;

Thence 101.18 feet along the arc of a 55.00 foot radius non-tangent curve to the left, through a central angle of 105°24'07", with a chord bearing North 25°41'33" East, a distance of 87.50 feet;

Thence North 62°59'30" East, a distance of 30.18 feet;

Thence North 83°19'36" East, a distance of 97.44 feet;

Thence 142.84 feet along the arc of a 400.00 foot radius non-tangent curve to the right, through a central angle of 20°27'39", with a chord bearing South 06°07'45" East, a distance of 142.09 feet;

Thence South 04°06'05" West tangent to said curve, a distance of 79.36 feet;

Thence 75.03 feet along the arc of a 350.00 foot radius tangent curve to the right, through a central angle of 12°16'55", with a chord bearing South 10°14'32" West, a distance of 74.88 feet;

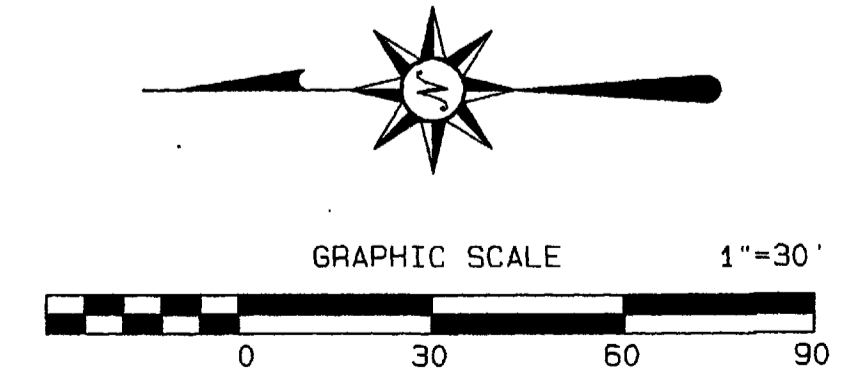
Thence South 16°22'59" West tangent to said curve, a distance of 143.20 feet;

Thence North 81°53'58" West, a distance of 15.14 feet; to the Point of Beginning.

Containing 1.617 acres, more or less.

- LINE LEGEND**
- STORM DRAIN
 - s— SEWER
- LEGEND**
- ◆ FOUND BRASS CAP
 - ⊠ FOUND PIN & CAP PLS 16835
 - SET PIN & CAP 18480 IN CONCRETE
 - FOUND PIN & CAP
 - SET #5 REBAR/CAP PLS 18480
 - ⊕ FIRE HYDRANT
 - SANITARY SEWER MANHOLE
 - ⊕ UTILITY VAULT/MANHOLE
 - ⊕ UTILITY PEDESTAL
 - WATER VALVE
 - ⊕ IRRIGATION VALVE
 - SEWER CLEANOUT
 - PRESSURE RELIEF VALVE/RISER
 - CONCRETE
 - (70) 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.

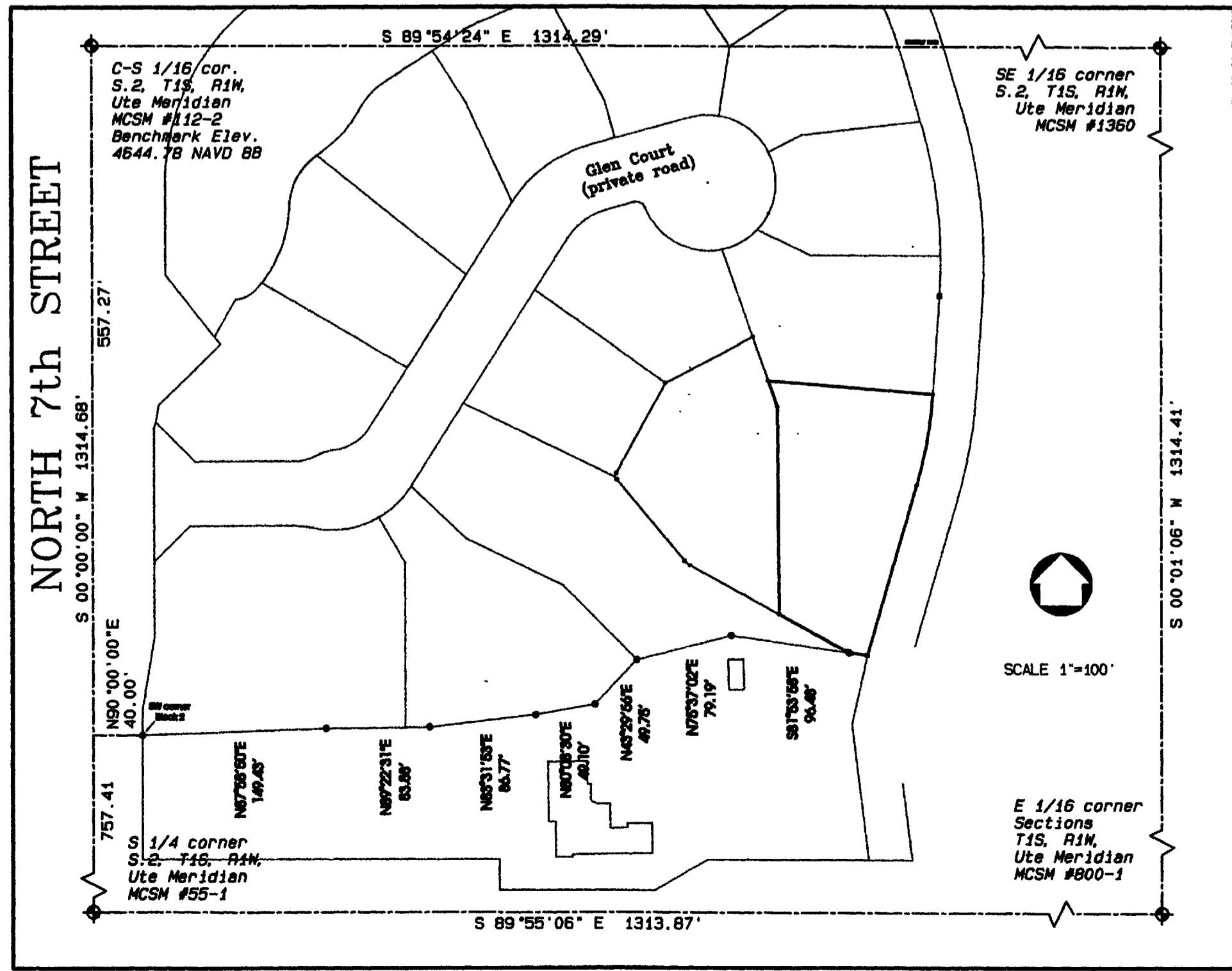


NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown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

SURVEYOR'S STATEMENT

I, Kenneth Scott Thompson, a registered Professional Land Surveyor in the State of Colorado, do hereby state; the Improvement Survey represented hereon was performed by me or under my responsible charge on May 14, 2003; it is based upon my knowledge, information and belief; it is in accordance with applicable standards of practice. This statement is not a guaranty, either expressed or implied.

Kenneth Scott Thompson,
Colorado PLS 18480



THE GLEN

PHASE XV

SECTION: SE 1/4 S.2 T1NSHP:1 South RANGE: 1 West MERIDIAN: UTE

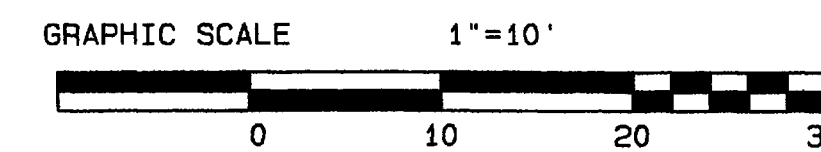
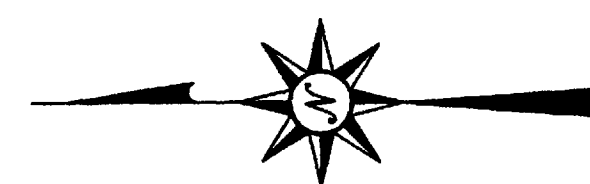
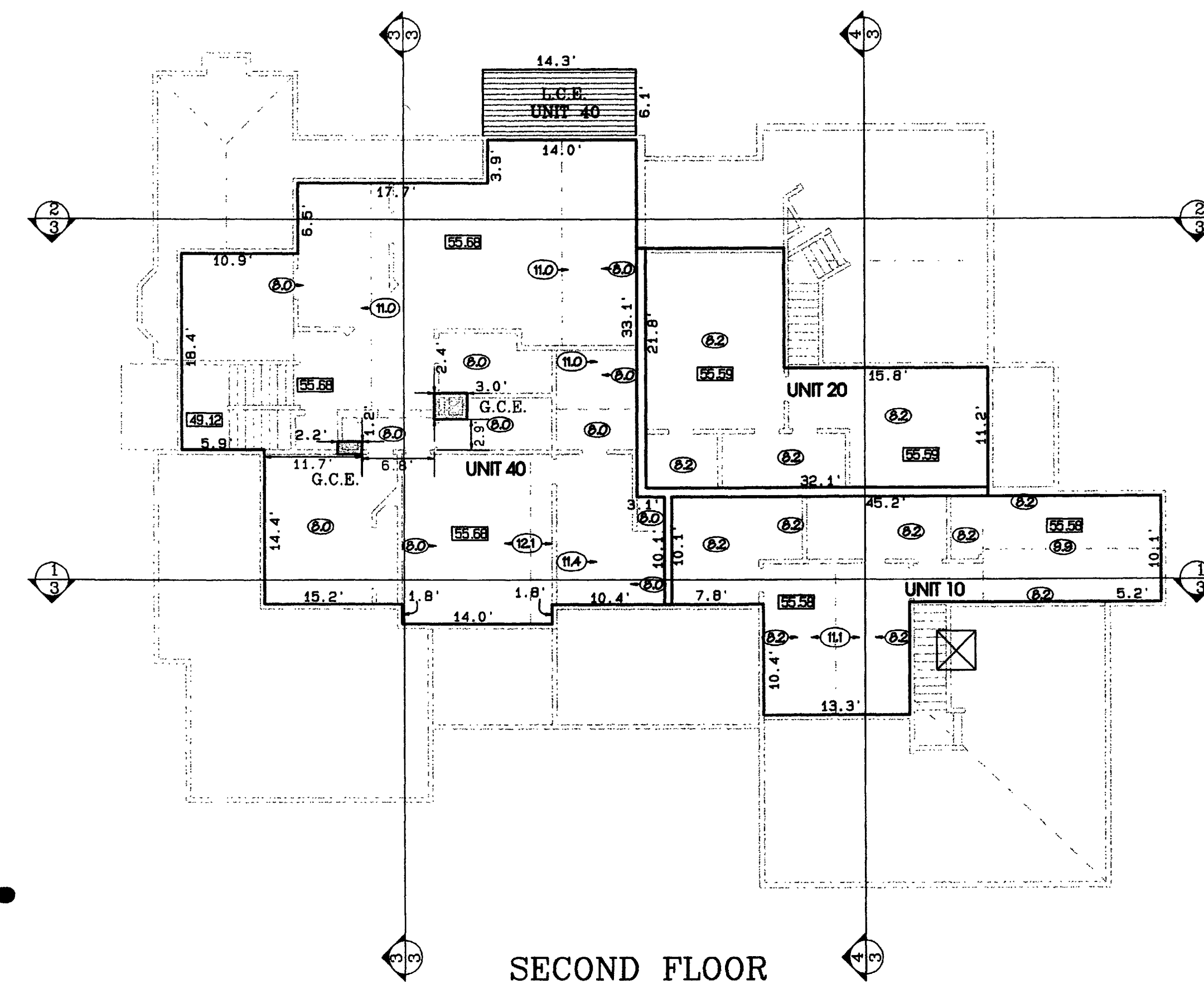
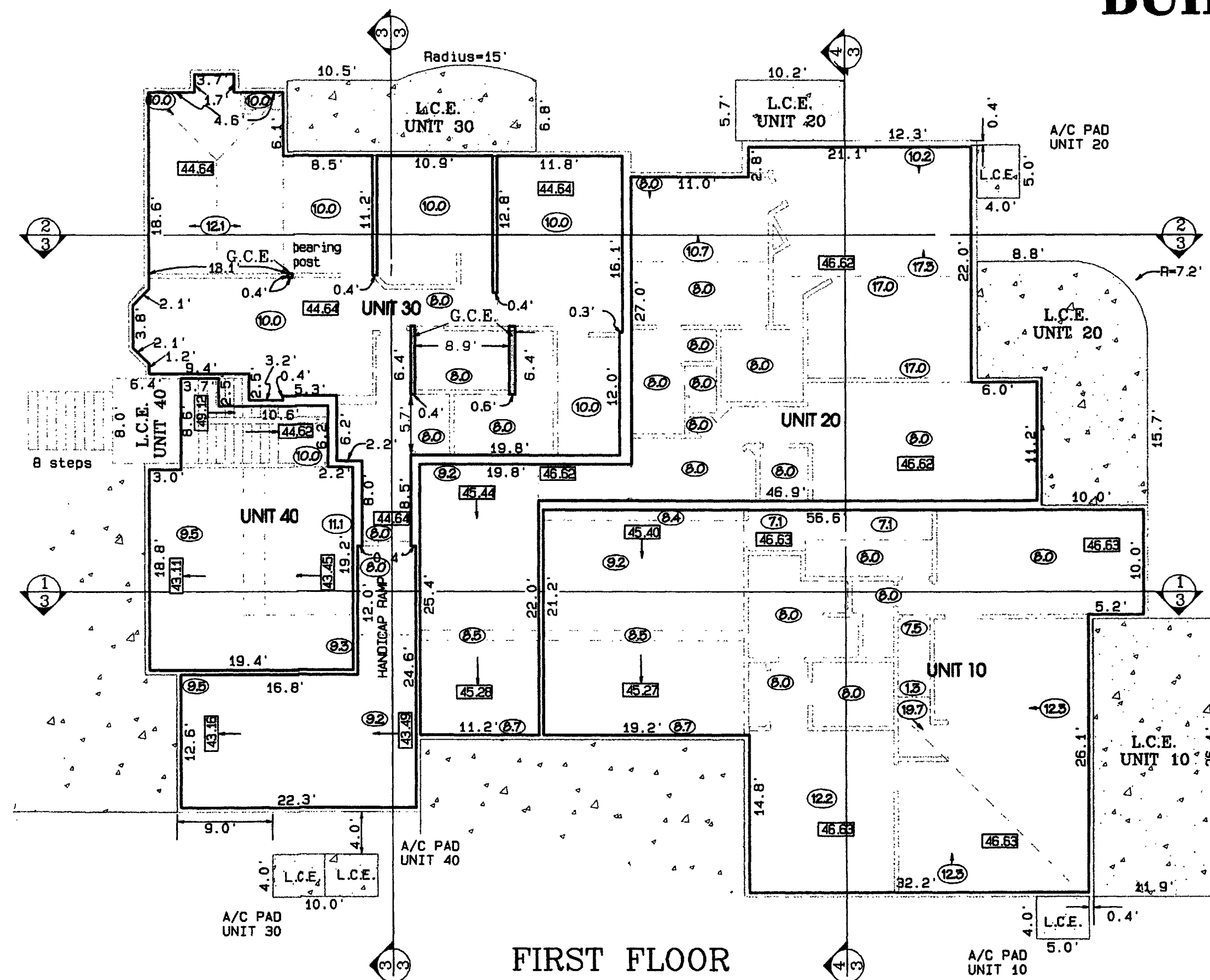
THOMPSON-LANGFORD CORPORATION
 529 25 1/2 ROAD - B-210 (970) 243-6067
 Grand Junction CO 81505 tlc@tlowest.com

S:\Survey\0359 glen\02 condo\blgdg 8\improvsurvey8.pro Job No. 0358-002
 Drawn: bkb Checked: kst Date: May 24, 2004 Sheet 2 of 4

THE GLEN @ HORIZON DRIVE SUPPLEMENTAL CONDOMINIUM MAP

PHASE XV

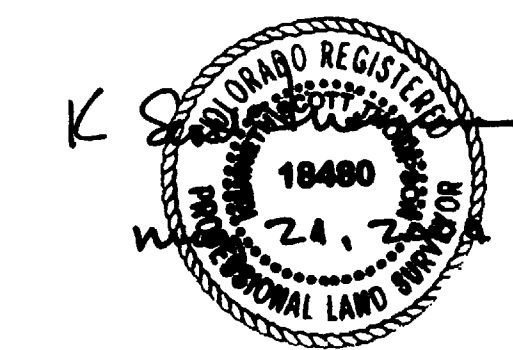
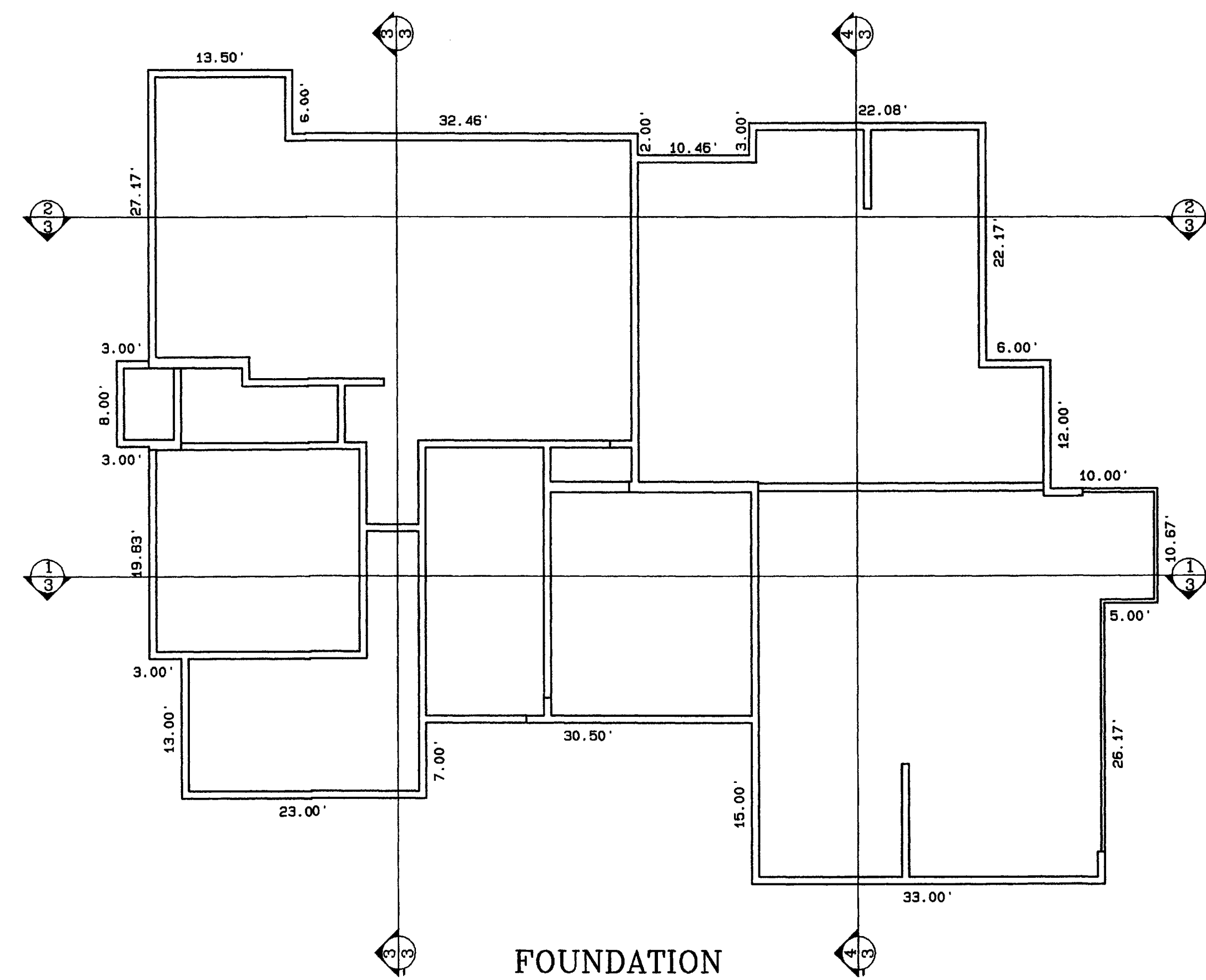
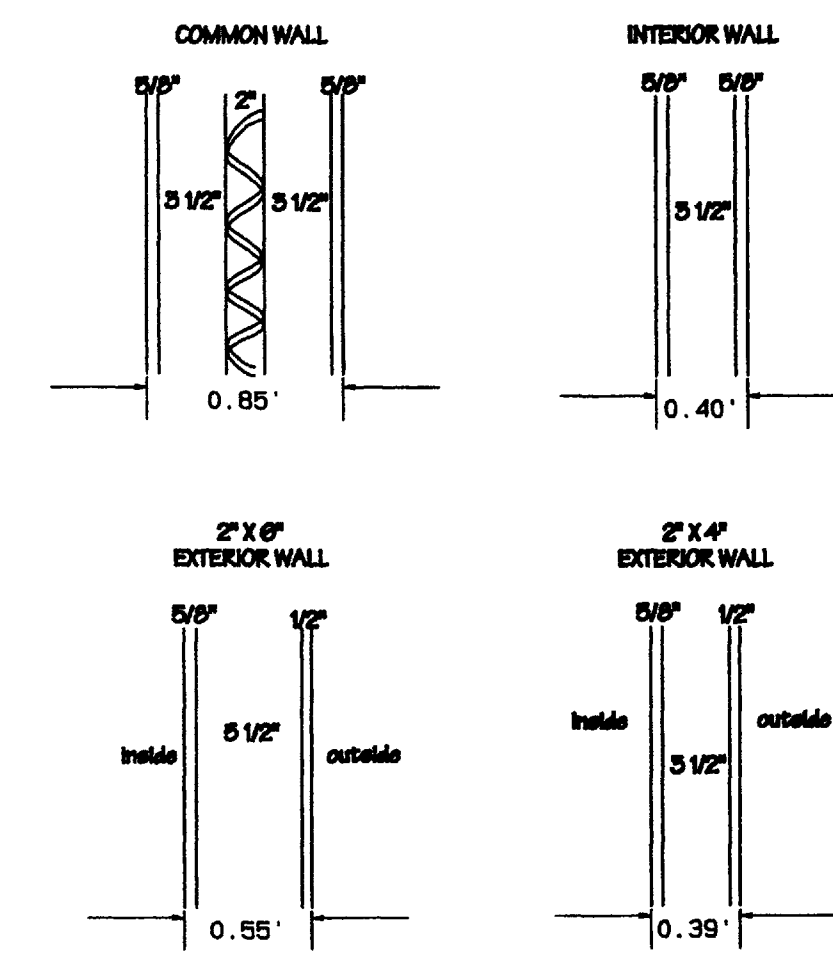
BUILDING 8 - 767 GLEN COURT



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 of those walls which are labelled as G.C.E., these walls are unverified and may vary from that shown hereon.

WALL DETAILS

not to scale



SEE SHEET 1 OF 4 FOR SURVEYOR'S STATEMENT

**THE GLEN @ HORIZON DRIVE
 SUPPLEMENTAL CONDOMINIUM MAP
 PHASE XV**

CITY OF GRAND JUNCTION, COLORADO

SE 1/4 Section 8, Township 1 South, Range 1 West, T10S R1W

THOMPSON-LANGFORD CORPORATION
 589 25 1/2 ROAD - # B-210 tlowest.com
 Grand Junction CO 81505 (970) 243-6067

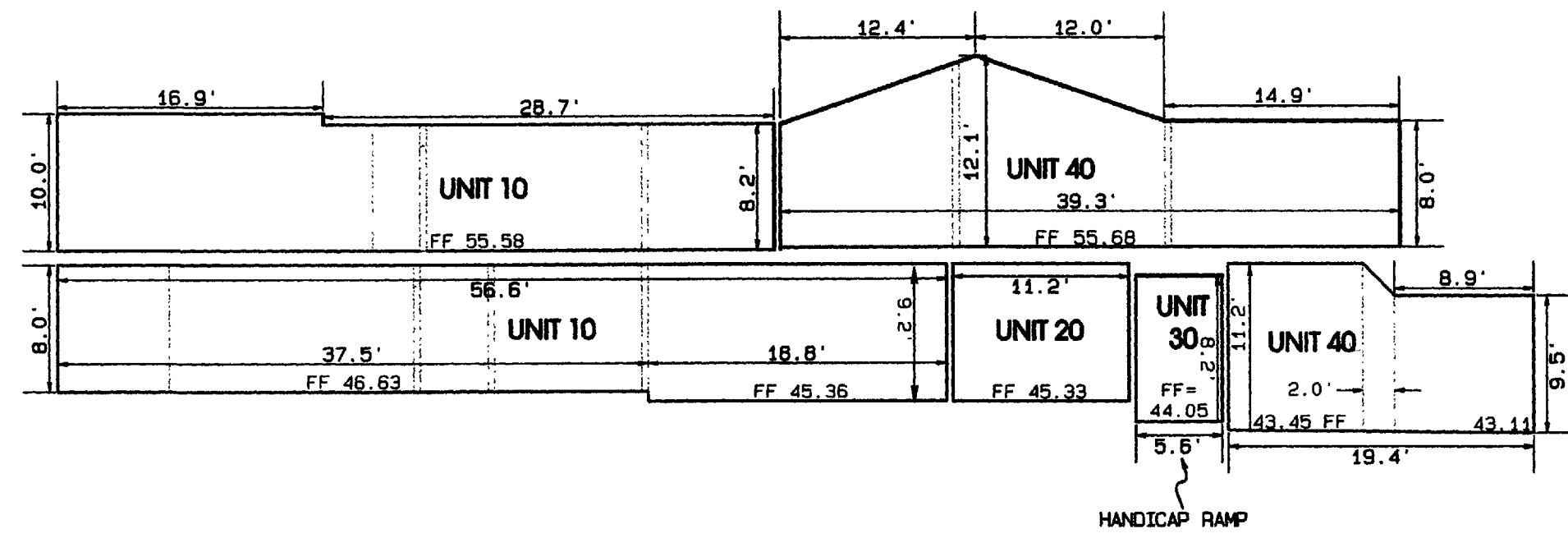
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NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than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

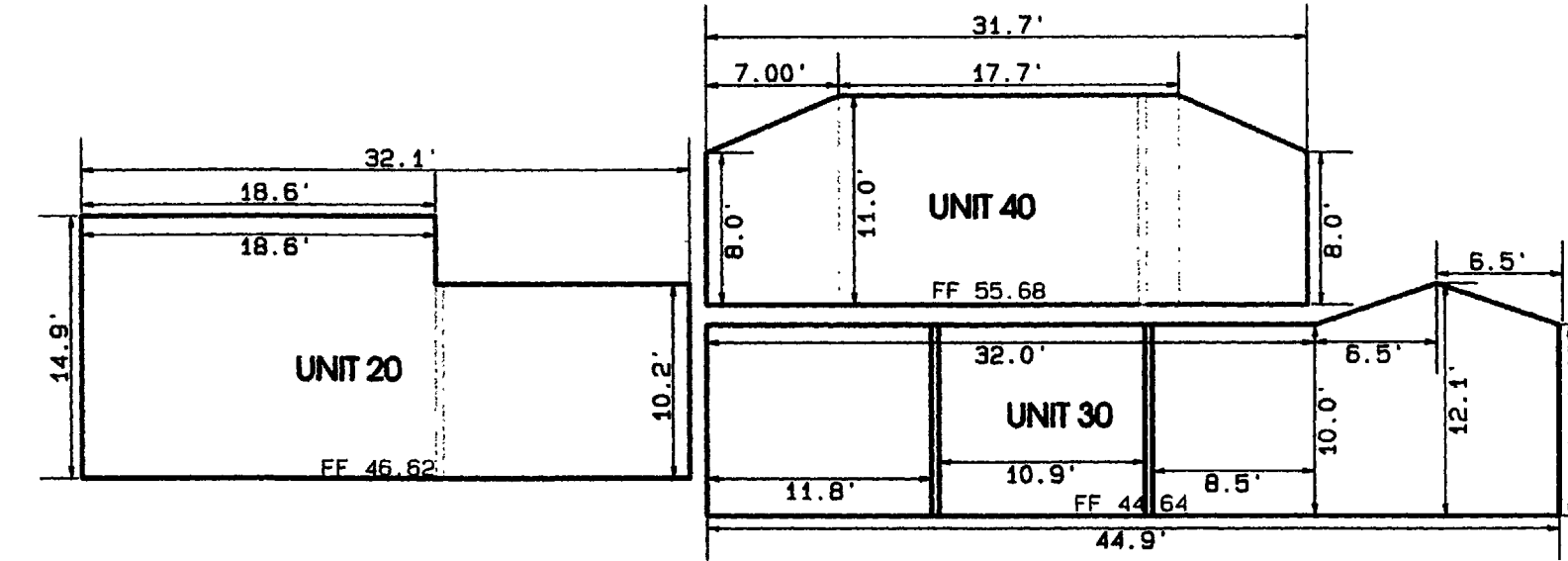
THE GLEN @ HORIZON DRIVE SUPPLEMENTAL CONDOMINIUM MAP

PHASE XV

BUILDING 8 - 767 GLEN COURT

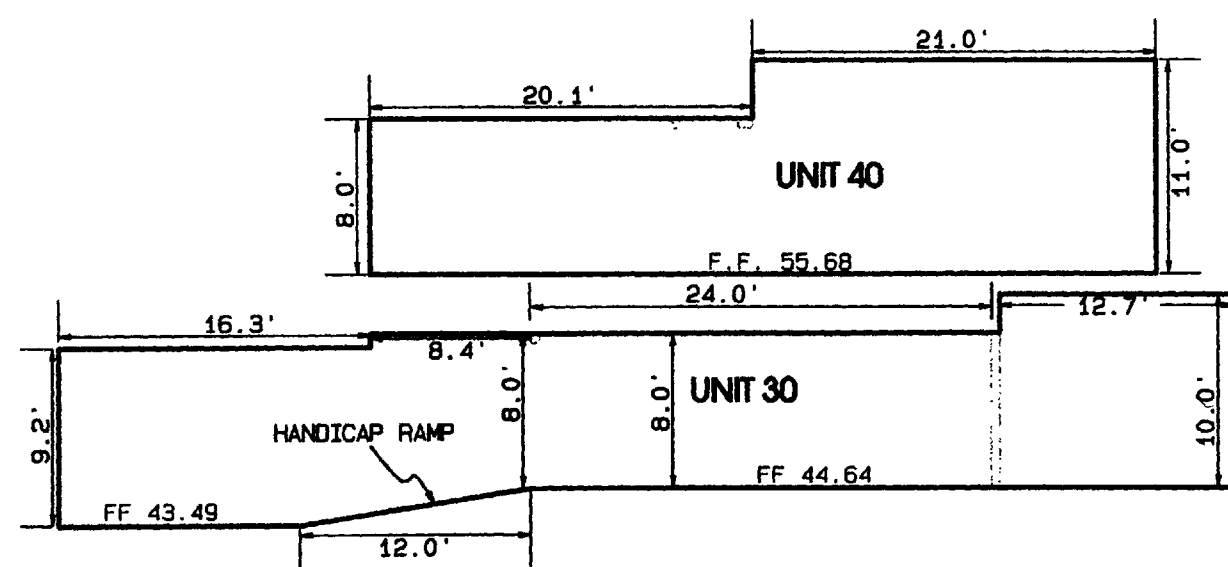
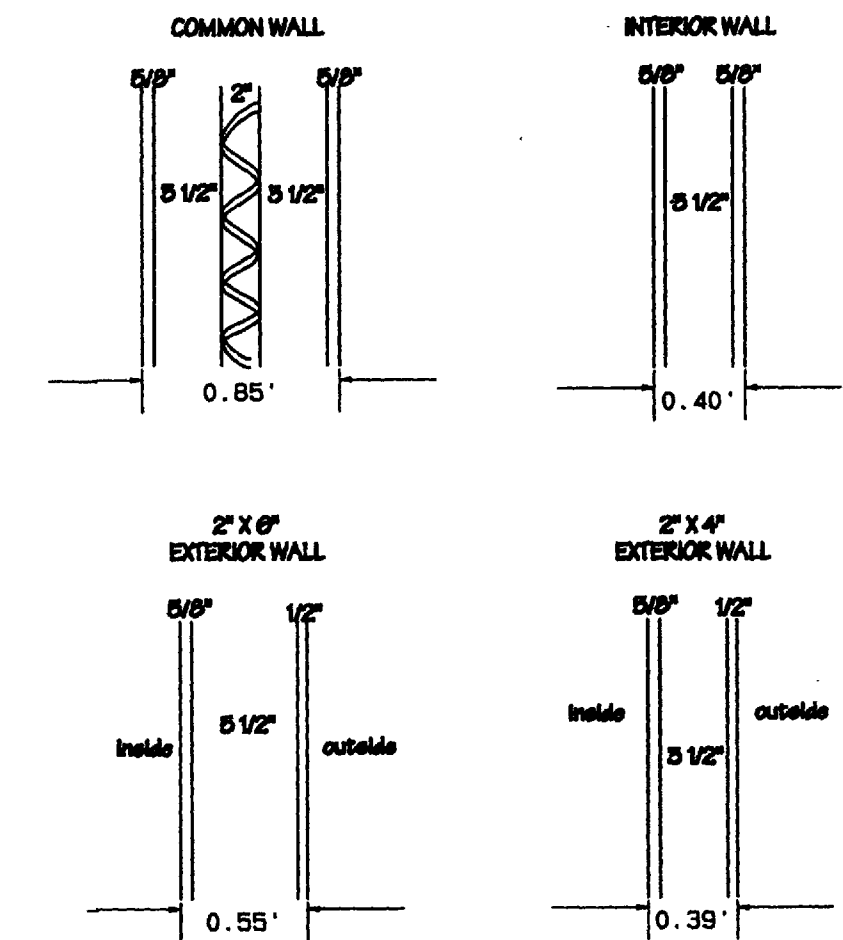


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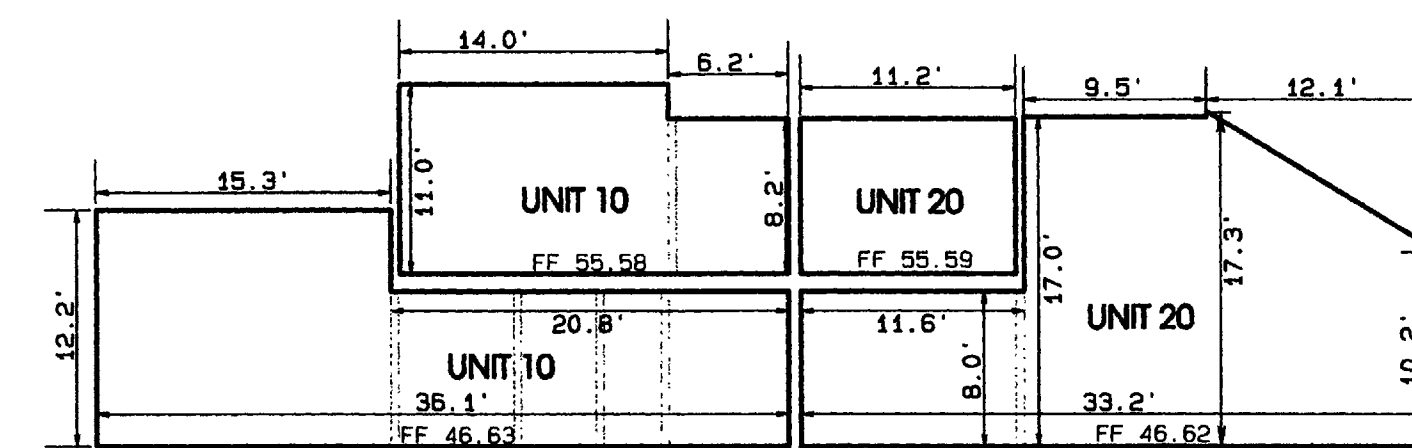


SECTION WEST

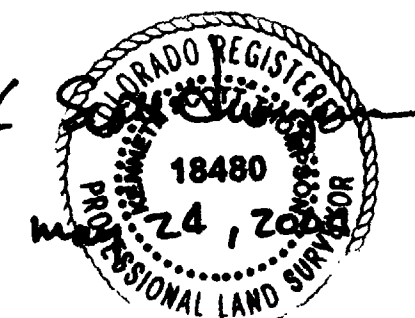
WALL DETAILS not to scale



SECTION NORTH



SECTION NORTH



SEE SHEET 1 OF 4 FOR SURVEYOR'S STATEMENT

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

SW 1/4 Section 2, Township 1 South, Range 1 West, Ute Meridian

THOMPSON-LANGFORD CORPORATION

529 25 1/2 ROAD - # B-210 tlowest.com
Grand Junction CO 81508 (970) 243-8087

Date: May 6, 2004 Drawn: tkb Checked: kst Job No. 0858-008
B:\survey\0858 glen\008 condo\big 8\building8.pro Sheet 4 of 4

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.

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 of those walls which are labelled as G.C.E., these walls are unverified and may vary from that shown hereon.