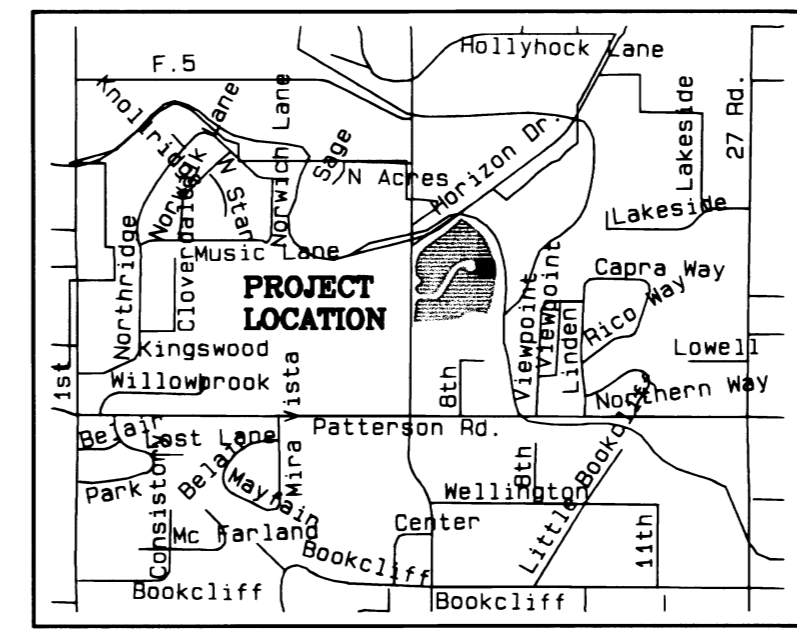
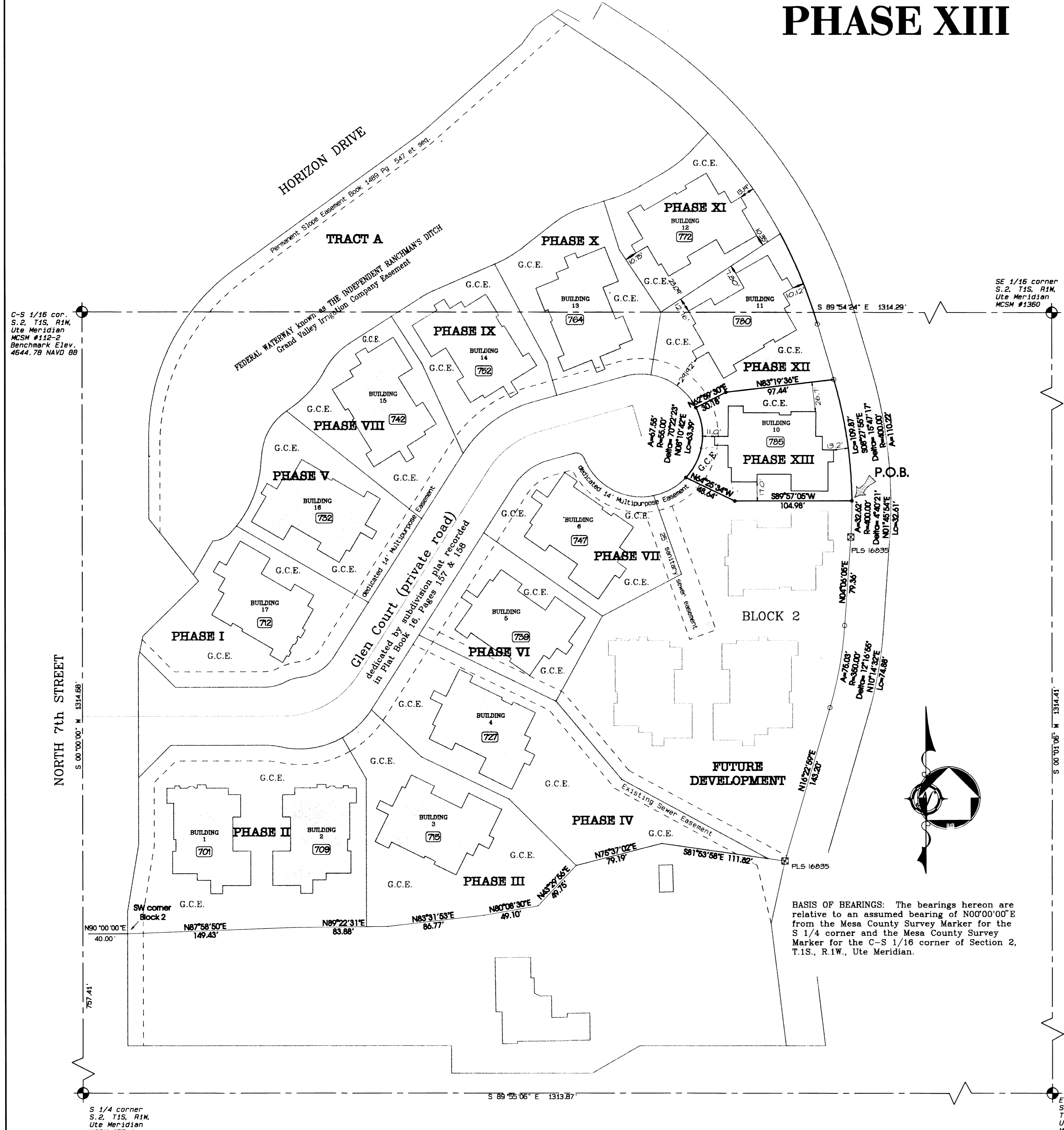


THE GLEN @ HORIZON DRIVE SUPPLEMENTAL CONDOMINIUM MAP PHASE XIII



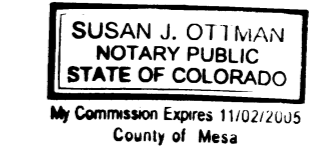
OWNER'S STATEMENT

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 August 27, 2003 in Book 3474 at Page 574 of the records of Mesa County, Colorado ("Declaration Supplement") has subdivided the real property shown and described hereon into four (4) condominium units as shown and identified hereon and in the Declaration 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 } ss
The foregoing instrument was acknowledged before me on the
24th day of September, 2003, by William Engelman.

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



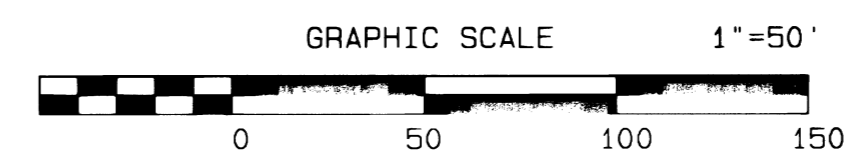
Susan J. O'Leary
Notary Public

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 and shown on the within Condominium Map of THE GLEN @ HORIZON DRIVE CONDOMINIUM - PHASE XIII, 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 eleven (11) courses:
1.) North 87°58'50" East, a distance of 148.43 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 75°39'02" East, a distance of 79.19 feet;
7.) South 81°53'58" East, a distance of 111.62 feet;
8.) North 16°22'50" East, a distance of 143.20 feet;
9.) 75.03 feet along the arc of a 350.00 foot radius tangent curve to the left, through a central angle of 12°16'55", with a chord bearing North 10°14'32" East, a distance of 74.88 feet;
10.) North 04°06'05" East, a distance of 79.36 feet;
11.) 32.62 feet along the arc of a 400.00 foot radius tangent curve to the left, through a central angle of 04°40'21", with a chord bearing North 01°45'54" East, a distance of 32.61 feet to the Point of Beginning.
Thence South 89°57'05" West, a distance of 104.98 feet;
Thence North 84°25'34" West, a distance of 48.84 feet to the right of way of Glen Court a private road;
Thence along said right of way 87.55 feet along the arc of a 55.00 foot radius non-tangent curve to the left, through a central angle of 70°22'23", with a chord bearing North 08°10'42" East, a distance of 83.39 feet;
Thence leaving said right of way North 82°59'30" East, a distance of 30.18 feet;
Thence North 83°19'38" East, a distance of 97.44 feet;
Thence 110.22 feet along the arc of a 400.00 foot radius non-tangent curve to the right, through a central angle of 15°47'17", with a chord bearing South 08°27'55" East, a distance of 108.87 feet to the Point of Beginning.
Containing 0.302 acres, more or less.

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 XIII, 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.

Kenneth Scott Thompson,
Colorado PLS 18480



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

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.

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 3:26 o'clock P. M., this 4th day of September, 2003 and is duly recorded in Plat Book No. 3, Page 120-123 as Reception No. 2146335. Drawer No. KK-51. Fee \$40.00 per sc.

Janice Ward By: *Johnny Howard*
Clerk and Recorder of Mesa County Deputy



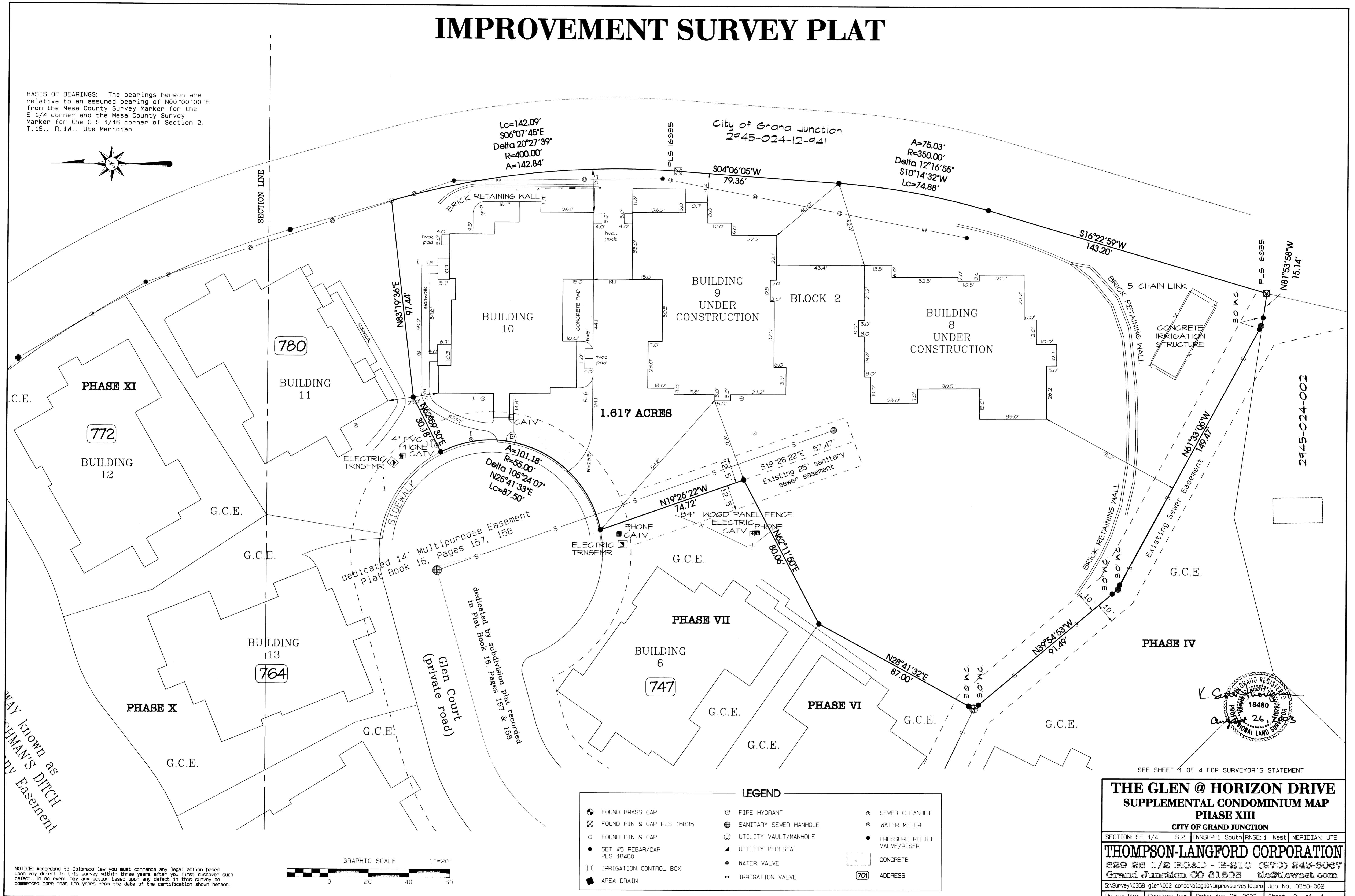
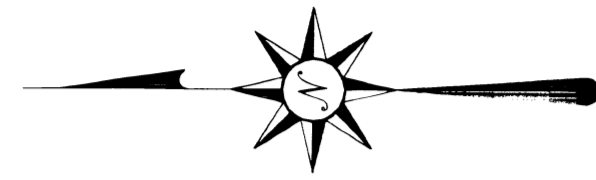
**THE GLEN @ HORIZON DRIVE
SUPPLEMENTAL CONDOMINIUM MAP
PHASE XIII**

CITY OF GRAND JUNCTION
S1/4 Section 2, Township 1 South, Range 1 West, Ute Meridian
THOMPSON-LANGFORD CORPORATION
889 25 1/2 ROAD - # B-210 tlowest.com
Grand Junction CO 81808 (970) 243-6067
Date: Aug 28, 2003 Drawn: hkb Checked: kst Job No. 0388-008
B:\Survey\0888 glen\008 condo\bidg10\condoph15.plt Sheet 1 of 4

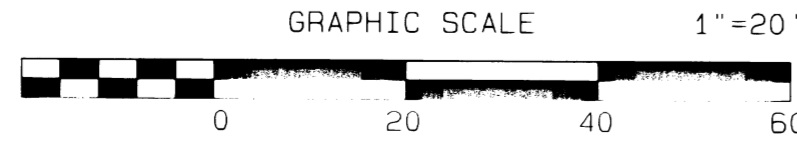
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown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

IMPROVEMENT SURVEY PLAT

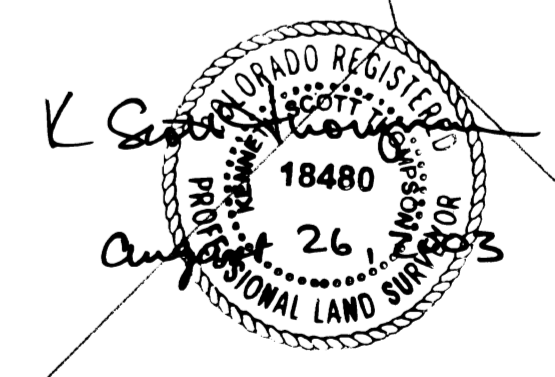
BASIS OF BEARINGS: The bearings hereon are relative to an assumed bearing of N00°00'00"E from the Mesa County Survey Marker for the S 1/4 corner and the Mesa County Survey Marker for the C-S 1/16 corner of Section 2, T.15S., R.1W., Ute Meridian.



WAY known as
CHAMAN'S DITCH
Easement



LEGEND		
◆ FOUND BRASS CAP	⊕ FIRE HYDRANT	⊙ SEWER CLEANOUT
⊠ FOUND PIN & CAP PLS 16835	⊙ SANITARY SEWER MANHOLE	⊙ WATER METER
○ FOUND PIN & CAP	⊙ UTILITY VAULT/MANHOLE	● PRESSURE RELIEF VALVE/RISE
● SET #5 REBAR/CAP PLS 18480	⊠ UTILITY PEDESTAL	□ CONCRETE
⊠ IRRIGATION CONTROL BOX	⊙ WATER VALVE	(70) ADDRESS
■ AREA DRAIN	⊠ IRRIGATION VALVE	



SEE SHEET 1 OF 4 FOR SURVEYOR'S STATEMENT

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

CITY OF GRAND JUNCTION

SECTION: SE 1/4 S.2 T15N31P1 South RANGE: 1 West MERIDIAN: UTE

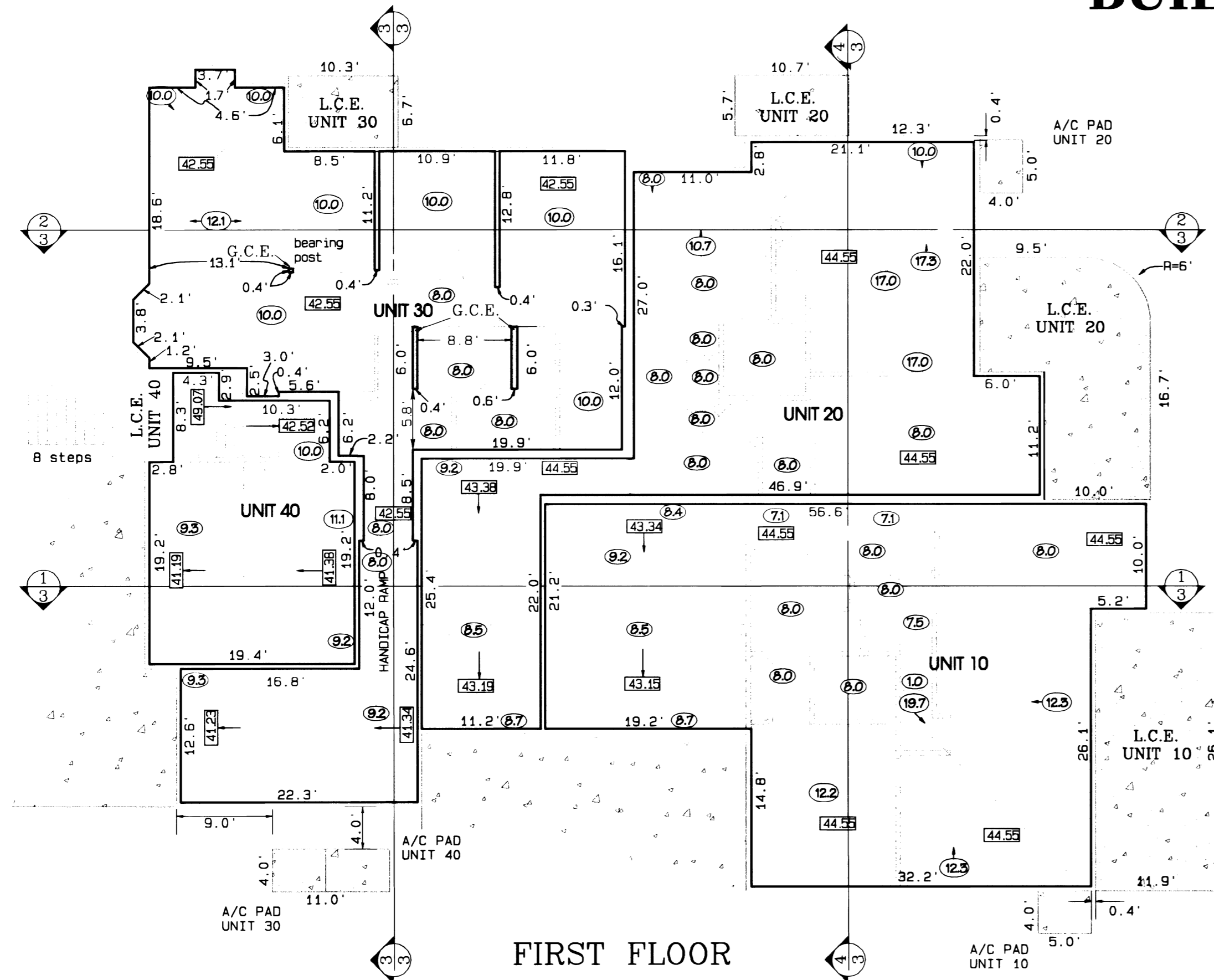
THOMPSON-LANGFORD CORPORATION
829 25 1/2 ROAD - B-210 (970) 243-8067
Grand Junction CO 81808 tlo@tlwest.com

S:\Survey\0358 glen\002 condo\blg10\improvsurvey10.pro Job No. 0358-002
Drawn: bkb Checked: kst Date: Aug 25, 2003 Sheet 2 of 4

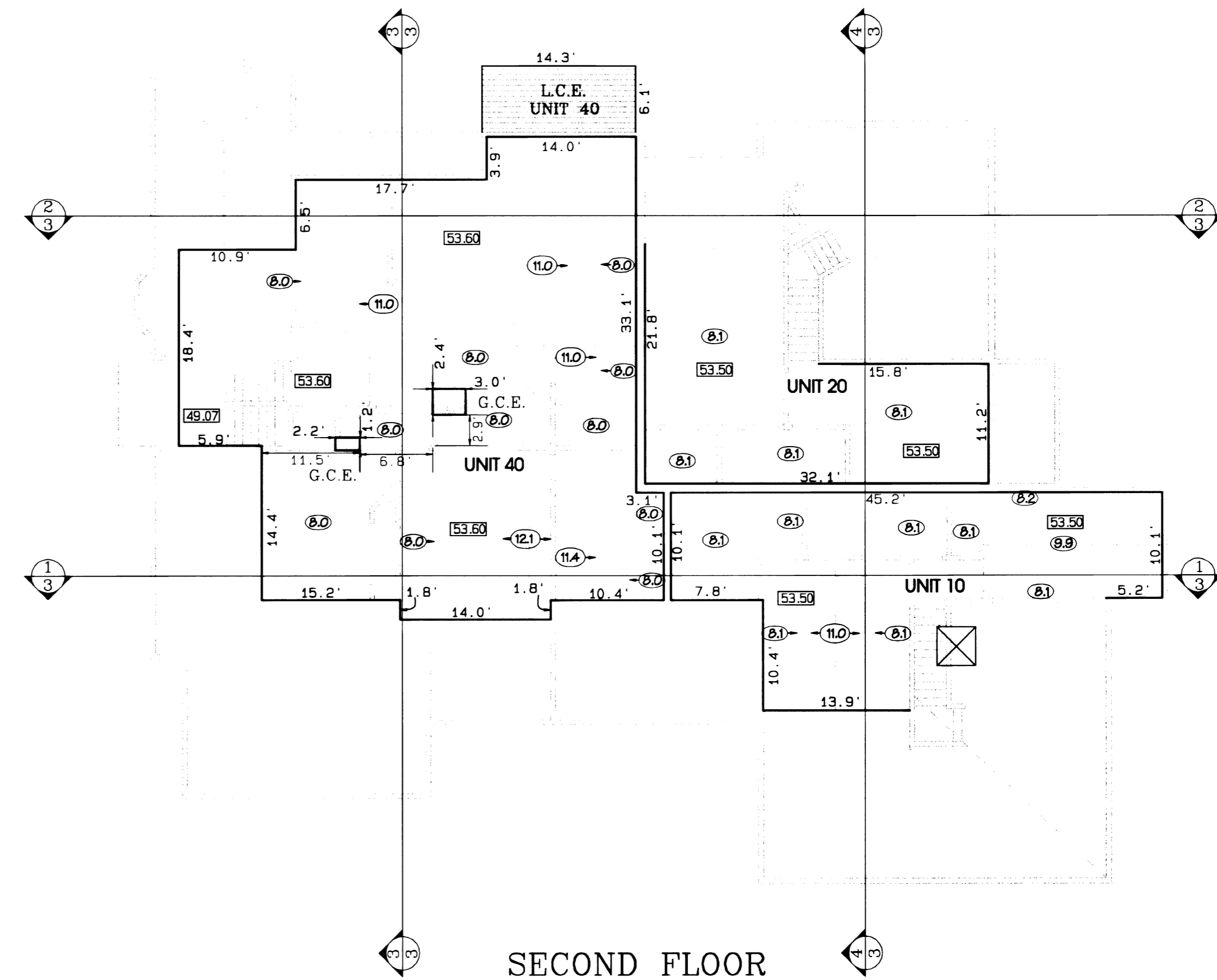
THE GLEN @ HORIZON DRIVE SUPPLEMENTAL CONDOMINIUM MAP

PHASE XIII

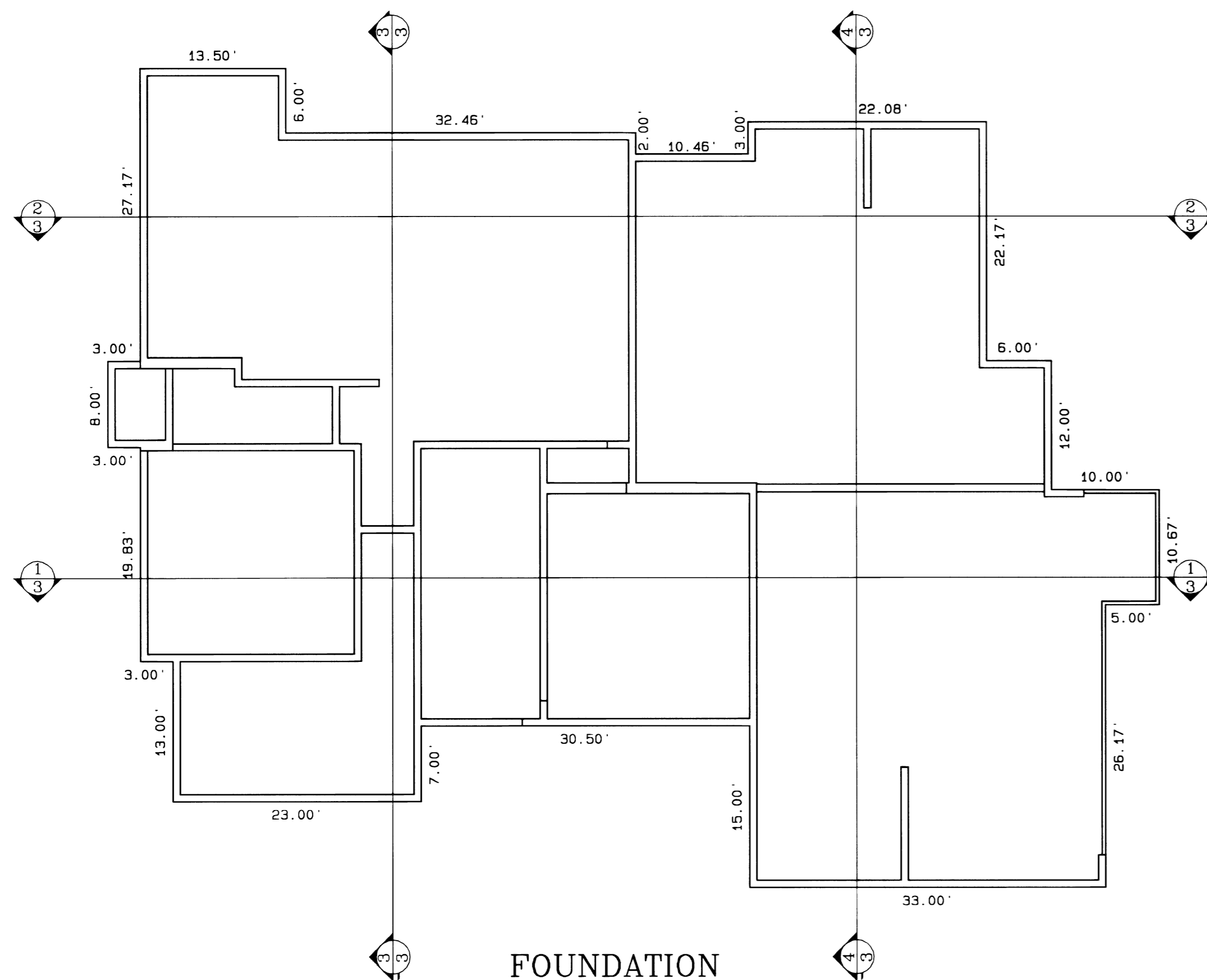
BUILDING 10 – 785 GLEN COURT



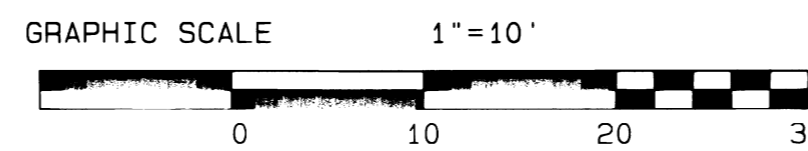
FIRST FLOOR



SECOND FLOOR

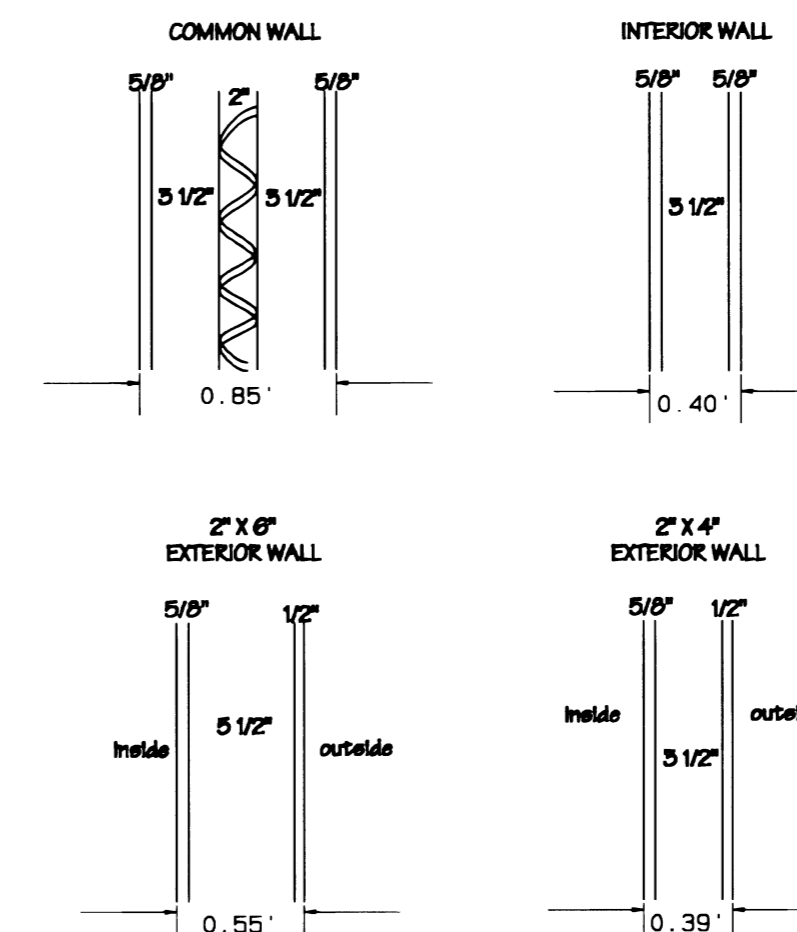


FOUNDATION



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 XIII**

CITY OF GRAND JUNCTION, COLORADO

S&E 1/4 Section 2, Township 1 South, Range 1 West, T10S R1W Meridian

THOMPSON-LANGFORD CORPORATION

529 25 1/2 ROAD - # B-210 tlcwest.com

Grand Junction CO 81808 (970) 243-6087

Date: Aug 26, 2003 Drawn: bkb Checked: kat Job No. 0588-002

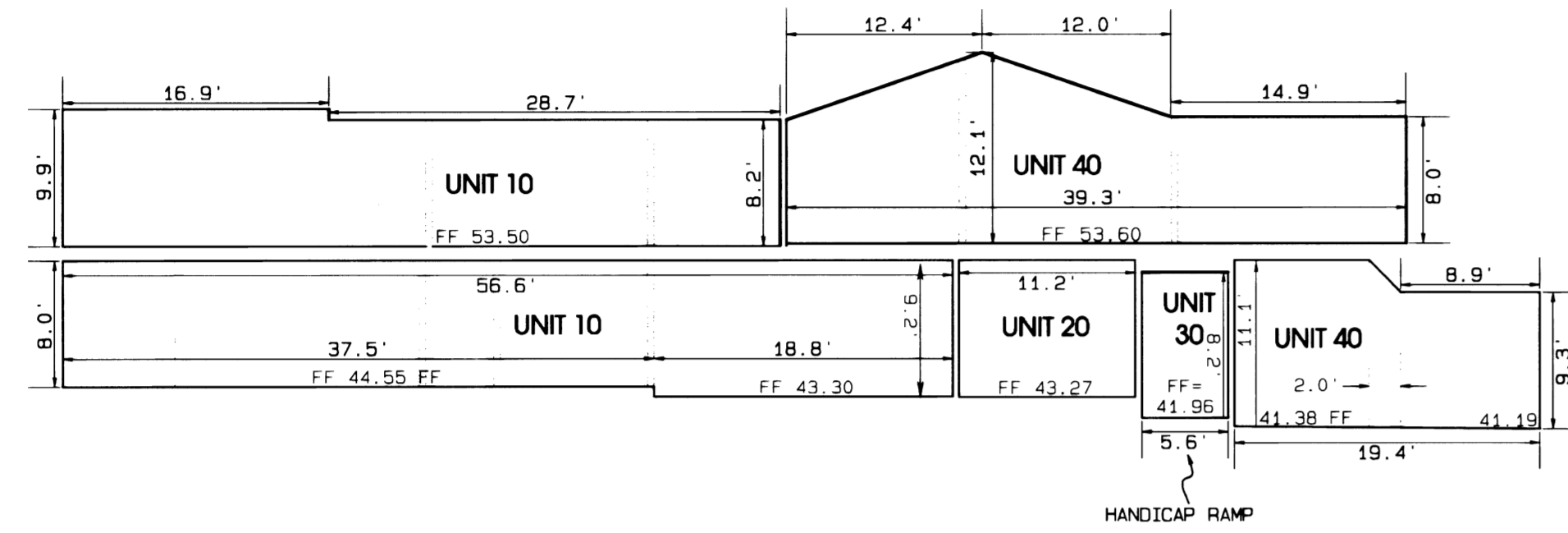
B:\Survey\0888 glen\002 ocondo\bdg10\building10.pro Sheet 3 of 4

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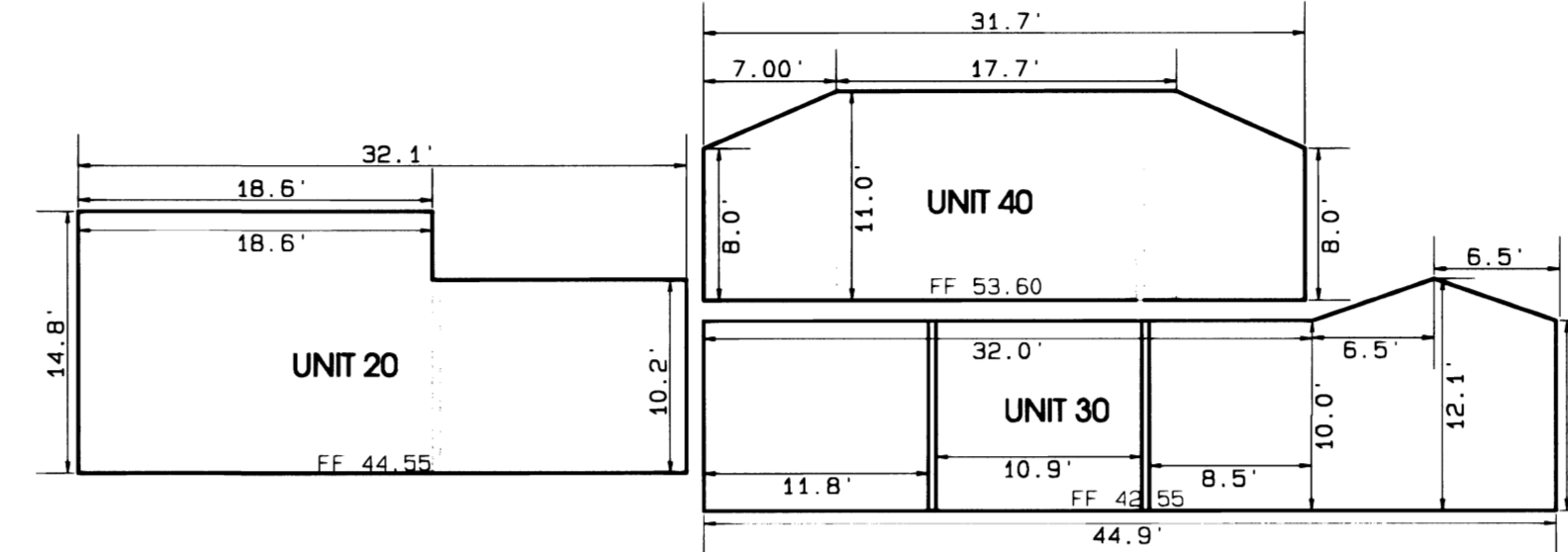
THE GLEN @ HORIZON DRIVE SUPPLEMENTAL CONDOMINIUM MAP

PHASE XIII

BUILDING 10 – 785 GLEN COURT

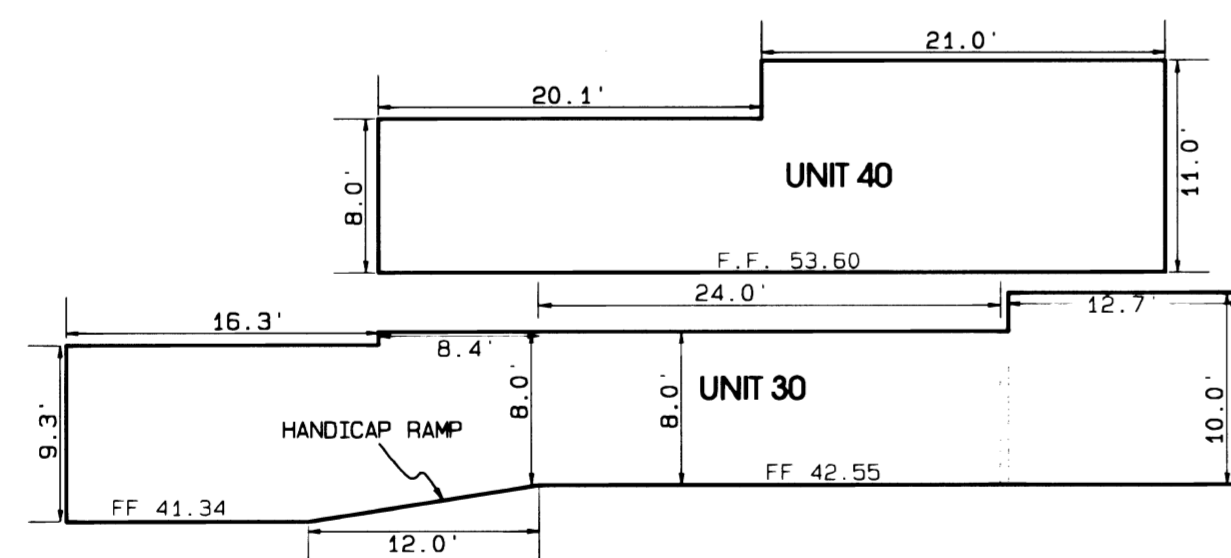
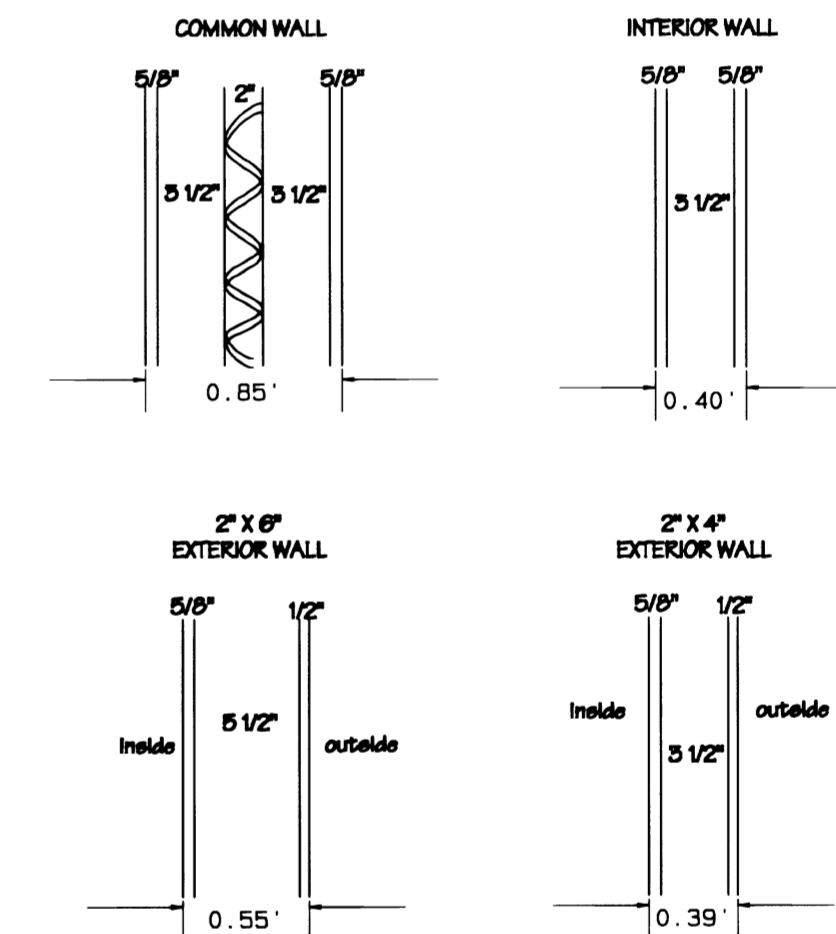


SECTION SOUTH WEST

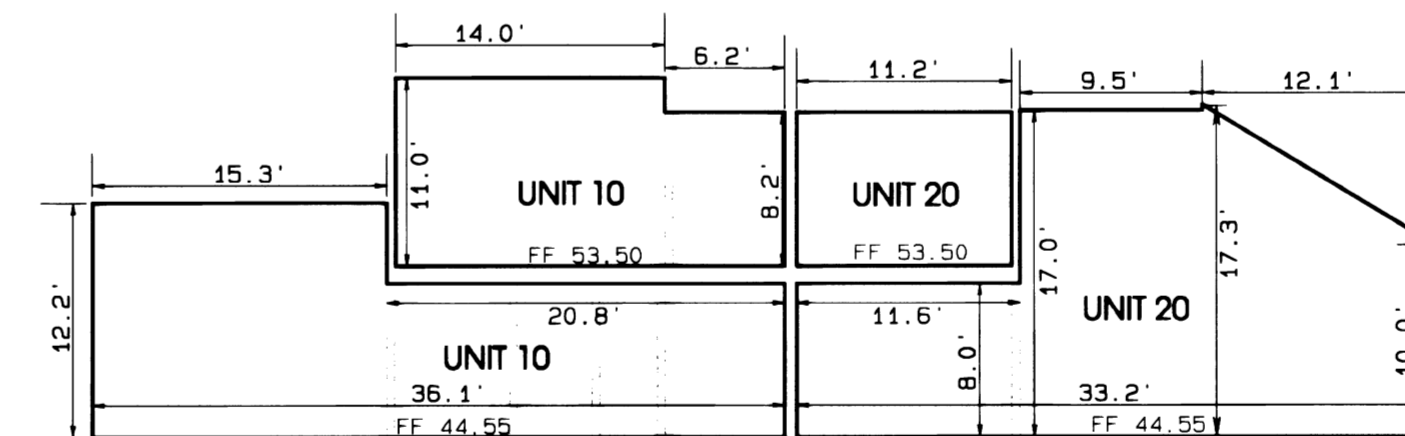


SECTION SOUTH WEST

WALL DETAILS not to scale



SECTION NORTH WEST



SECTION NORTH WEST



SEE SHEET 1 OF 4 FOR SURVEYOR'S STATEMENT

THE GLEN @ HORIZON DRIVE SUPPLEMENTAL CONDOMINIUM MAP PHASE XIII

CITY OF GRAND JUNCTION, COLORADO

SE 1/4 Section 2, Township 1 South, Range 1 West, 10th Meridian

THOMPSON-LANGFORD CORPORATION

529 25 1/2 ROAD - # B-210 tlcwest.com

Grand Junction CO 81505 (970) 243-6087

Date: Aug 25, 2005 Drawn: bkb Checked: kst Job No. 0388-008

B:\Survey\0388 glen\008 condo\bidg10\building10.pro Sheet 4 of 4

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