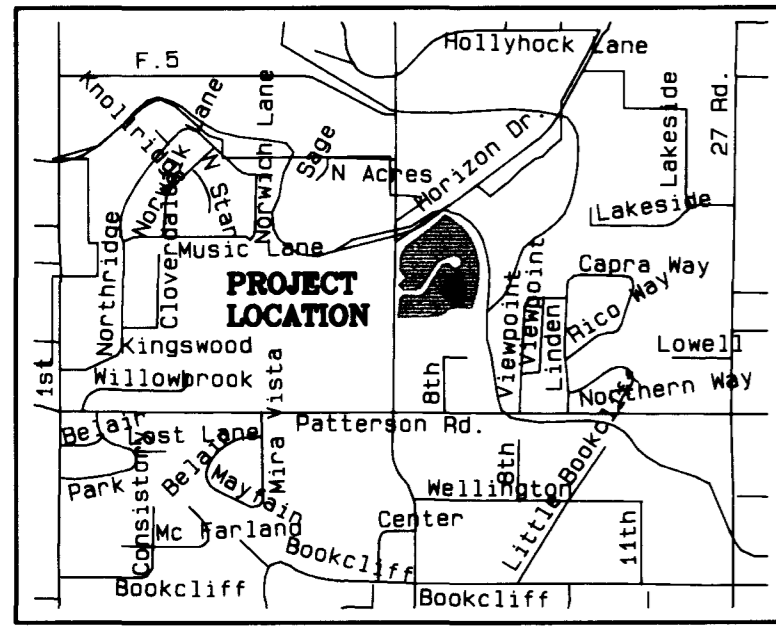


THE GLEN @ HORIZON DRIVE SUPPLEMENTAL CONDOMINIUM MAP PHASE XVI



VICINITY MAP
1" = 1500'

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
- 70 Address
- W.C. Witness Corner

PROPERTY DESCRIPTION - PHASE XVI

A portion of Block 2 of THE GLEN @ HORIZON DRIVE, a plat on file and recorded in Plat Book 18 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 XVI, 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 149.43 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°37'02" East, a distance of 79.19 feet;
7.) South 81°53'56" East, a distance of 96.48 feet;
Thence North 61°33'06" West, a distance of 64.51 feet to the Point of Beginning.
Thence North 61°33'06" West, a distance of 84.96 feet;
Thence North 38°54'53" East, 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 South 19°26'22" East, a distance of 59.75 feet;
Thence South 00°19'05" East, a distance of 167.97 feet to the Point of Beginning.
Containing 0.432 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: 7/12/04

BY: *[Signature]*
Title: Licensed Title Officer
Meridian Land Title Co.

CITY APPROVAL

This plat of THE GLEN @ HORIZON DRIVE CONDOMINIUM - PHASE XVI, a plat of a portion of the City of Grand Junction, County of Mesa, State of Colorado, was approved this 12th day of JULY, A.D., 2004.

By: *[Signature]* City Manager
Attest: *[Signature]* President of City Council

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 14th Supplement to the Condominium Declaration for The Glen @ Horizon Drive Condominium on July 12, 2004 in Book 2674 at Page 60-02 of the records of Mesa County, Colorado ("14th Supplement") has subdivided the real property shown and described hereon into four (4) condominium units as shown and identified hereon and in the 14th 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: *[Signature]*
William Engelman, President

STATE OF COLORADO } ss

COUNTY OF MESA }

The foregoing instrument was acknowledged before me on the 12th day of July, 2004, by William Engelman, as president of City Mountain Grand Junction, Ltd, LLP, a Colorado limited liability partnership, and Susan J. Ott, as Notary Public, State of Colorado, and I, the undersigned, as a witness, my hand and official seal.

SUSAN J. OTT
NOTARY PUBLIC
STATE OF COLORADO

[Signature]
Notary Public

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 Vice President with the authority of its board of directors this 12th day of July, 2004.

By: *[Signature]* For: City Capital Corporation
Title: VICE PRESIDENT

STATE OF COLORADO } ss

COUNTY OF MESA }

The foregoing instrument was acknowledged before me on the 12th day of July, 2004, by William Engelman as Vice President for City Capital Corporation.

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

[Signature]
Notary Public

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 4:29 o'clock P.M., this 12th day of July, 2004 and is duly recorded at Reception No. 22011673, 3194, 1603-606, 300K Page
Drawer No. KK-76 Fee \$40.00-1.00

By: *[Signature]* Clerk and Recorder of Mesa County
Deputy: *[Signature]*

THE GLEN @ HORIZON DRIVE SUPPLEMENTAL CONDOMINIUM MAP PHASE XVI

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

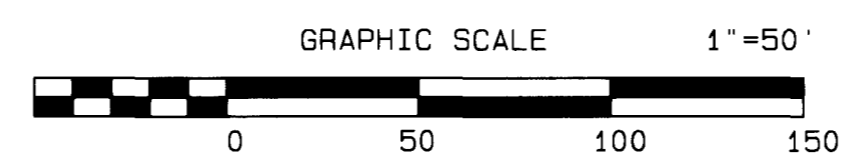
THOMPSON-LANGFORD CORPORATION

889 25 1/2 ROAD - # B-210 tlowest.com
Grand Junction CO 81508 (970) 243-8067

Date: Mar 5, 2004 Drawn: bkb Checked: lrt Job No. 0588-008

B:\Survey\0688_glen\008_conds\blgd\condoph16.pro Sheet 1 of 4

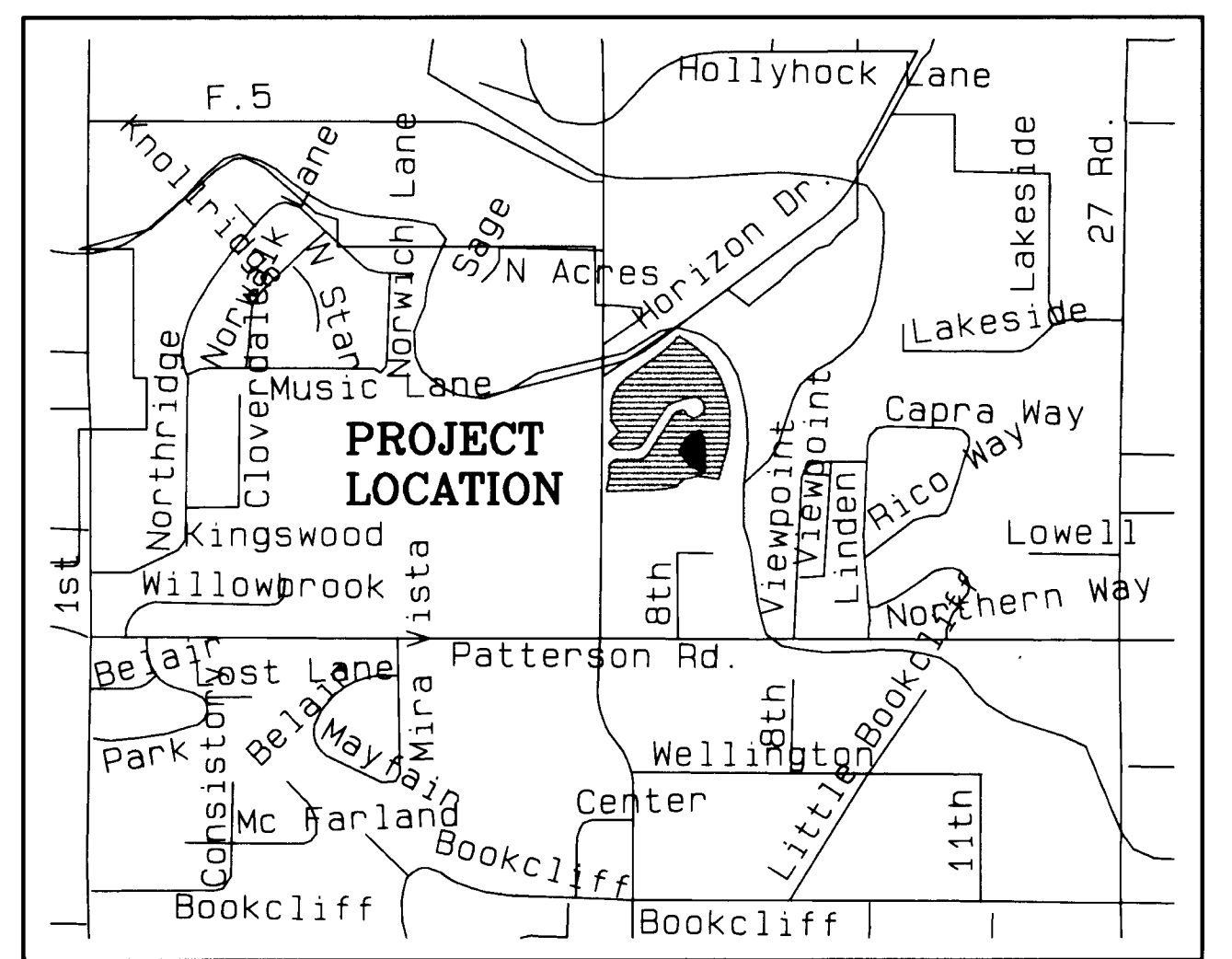
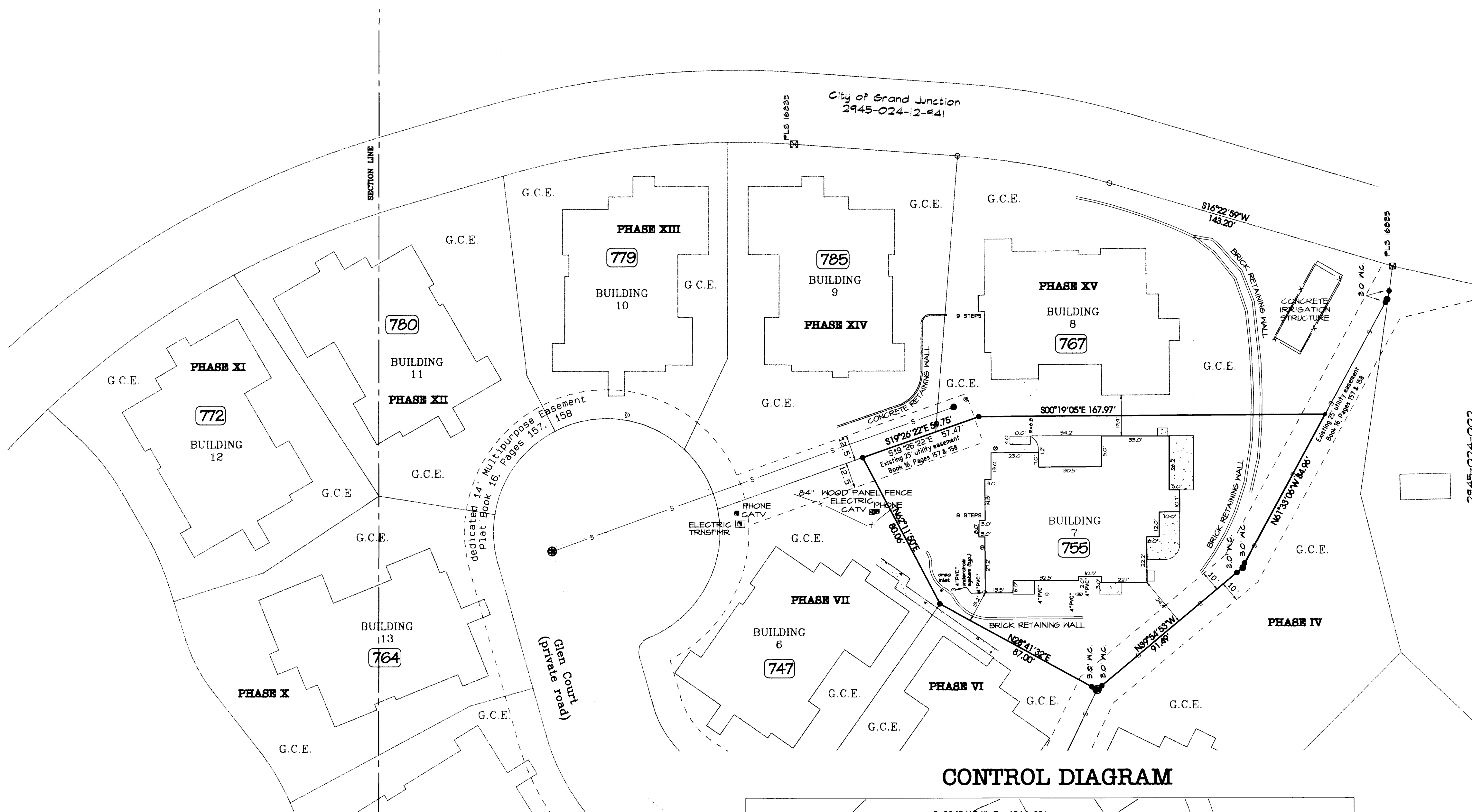
BASIS OF BEARINGS: The bearings hereon are relative to an assumed bearing of N00°00'00"E from the Mesa County Survey Marker for the S 1/4 corner and the Mesa County Survey Marker for the C-S 1/16 corner of Section 2, T.1S., R.1W., Ute Meridian.



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.

IMPROVEMENT SURVEY PLAT



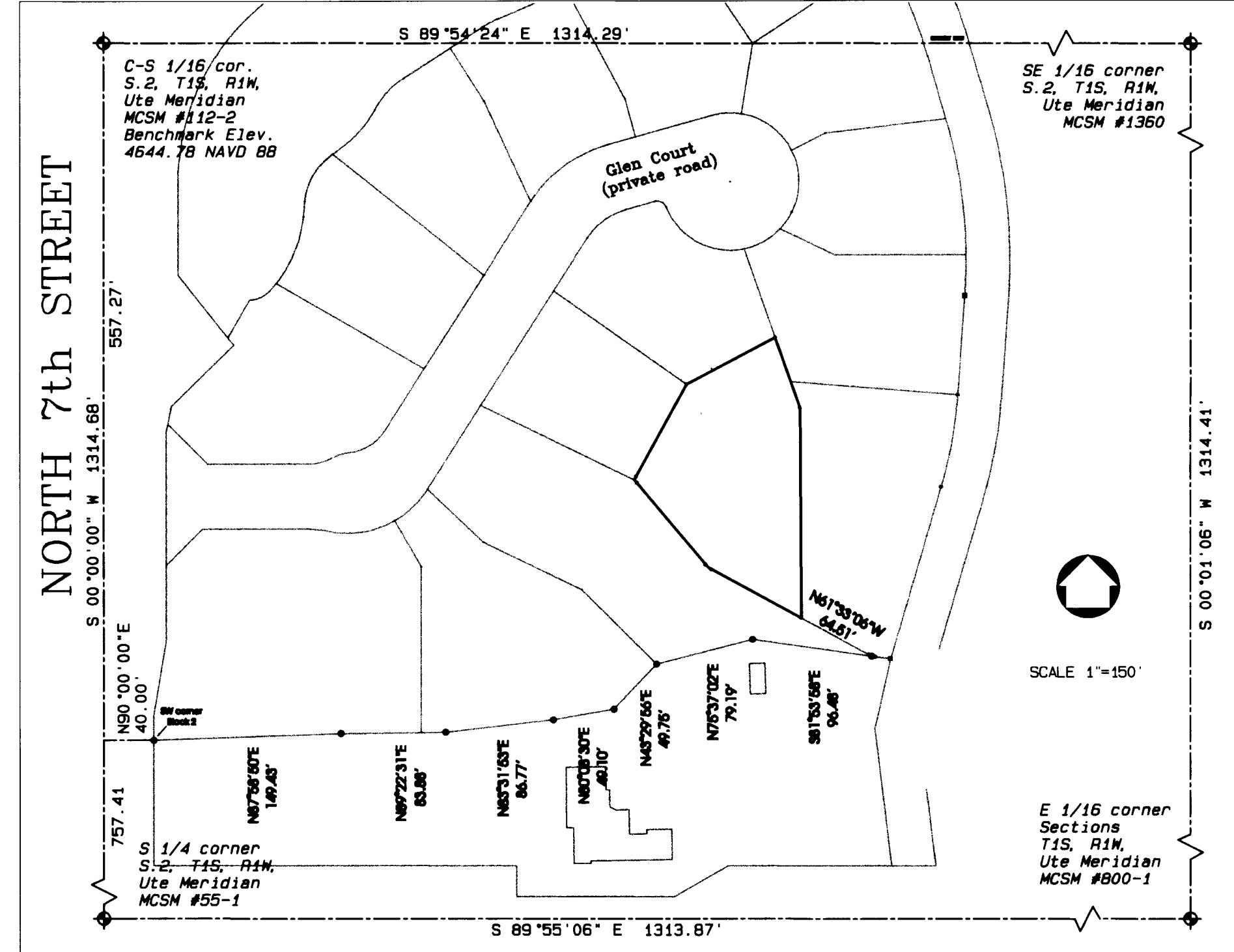
VICINITY MAP
1" = 1000'

2945-024-002

PROPERTY DESCRIPTION - PHASE XVI
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 XVI, 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:

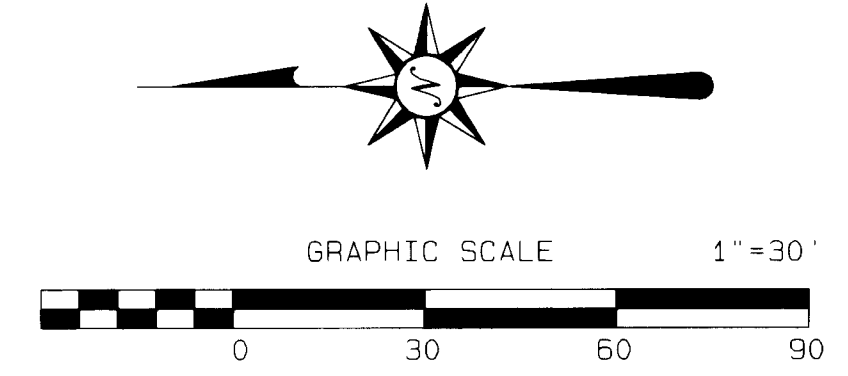
Commencing at the southwest corner of said Block 2 of THE GLEN @ HORIZON DRIVE;
Thence along the southerly and easterly boundary of said Block 2 the following seven (7) courses:
1.) North 87°58'50" East, a distance of 149.43 feet;
2.) North 89°22'31" East, a distance of 83.88 feet;
3.) North 83°31'53" 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°37'02" East, a distance of 79.19 feet;
7.) South 81°53'58" East, a distance of 96.48 feet;
Thence North 61°33'06" West, a distance of 64.51 feet to the Point of Beginning,
Thence North 61°33'06" West, a distance of 84.95 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 80.05 feet;
Thence South 19°26'22" East, a distance of 59.75 feet;
Thence South 00°19'05" East, a distance of 167.97 feet to the Point of Beginning.
Containing 0.432 acres, more or less.

CONTROL DIAGRAM



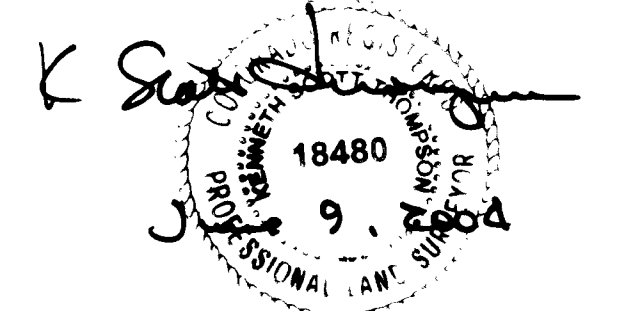
- | | |
|--------------------|-----------------------------------|
| LINE LEGEND | LEGEND |
| —e— STORM DRAIN | ⊕ FOUND BRASS CAP |
| —s— SEWER | ⊗ FOUND PIN & CAP PLS 16835 |
| | ● SET PIN & CAP 18480 IN CONCRETE |
| | ○ FOUND PIN & CAP |
| | ● SET #5 REBAR/CAP PLS 18480 |
| | ⊕ FIRE HYDRANT |
| | ⊕ SANITARY SEWER MANHOLE |
| | ⊕ UTILITY VAULT/MANHOLE |
| | ⊕ UTILITY PEDESTAL |
| | ⊕ WATER VALVE |
| | ⊕ IRRIGATION VALVE |
| | ⊕ SEWER CLEANOUT |
| | ● PRESSURE RELIEF VALVE/RISER |
| | ⊕ CONCRETE |
| | ⑦ 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.



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 @ HORIZON DRIVE
SUPPLEMENTAL CONDOMINIUM MAP
PHASE XVI**

Sub 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) 243-6067

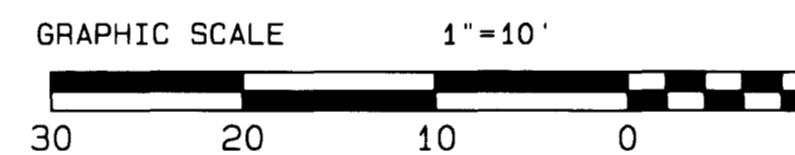
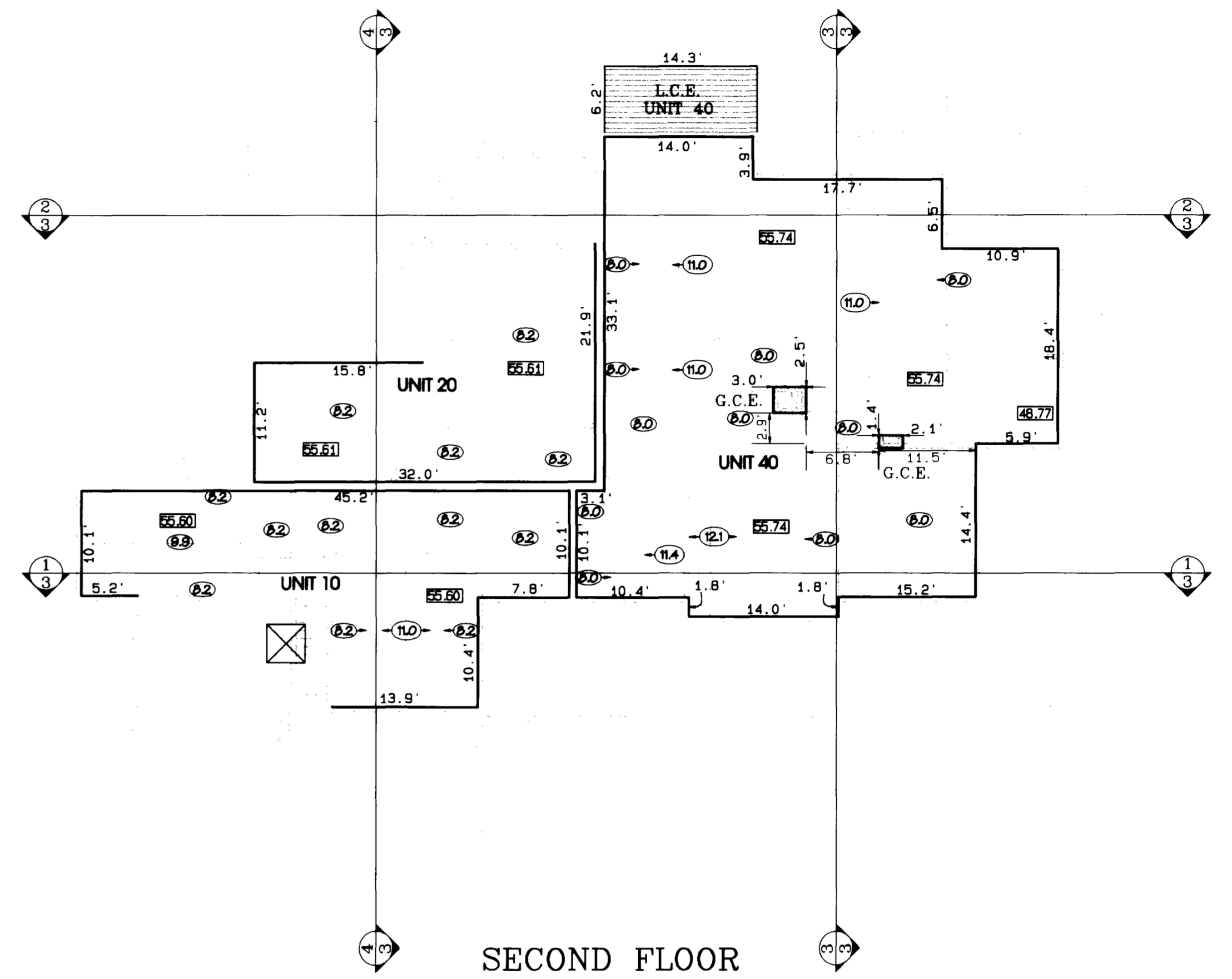
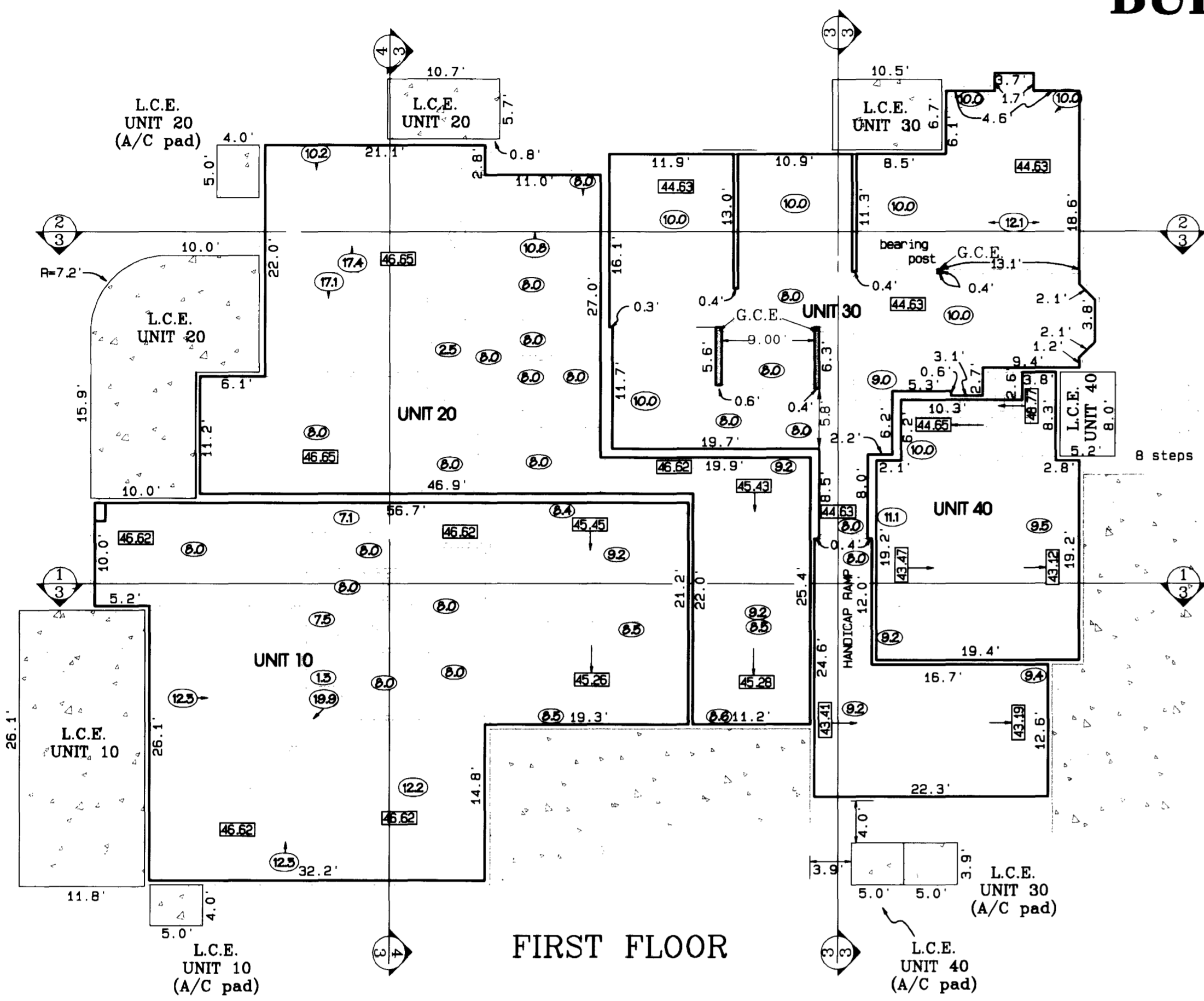
Date: Mar 5, 2004 Drawn: bkb Checked: hnt Job No. 0556-008
S:\Survey\0556 glen\008 condo\blgd\improvsurvey7.plt Sheet 2 of 4

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.

THE GLEN @ HORIZON DRIVE SUPPLEMENTAL CONDOMINIUM MAP

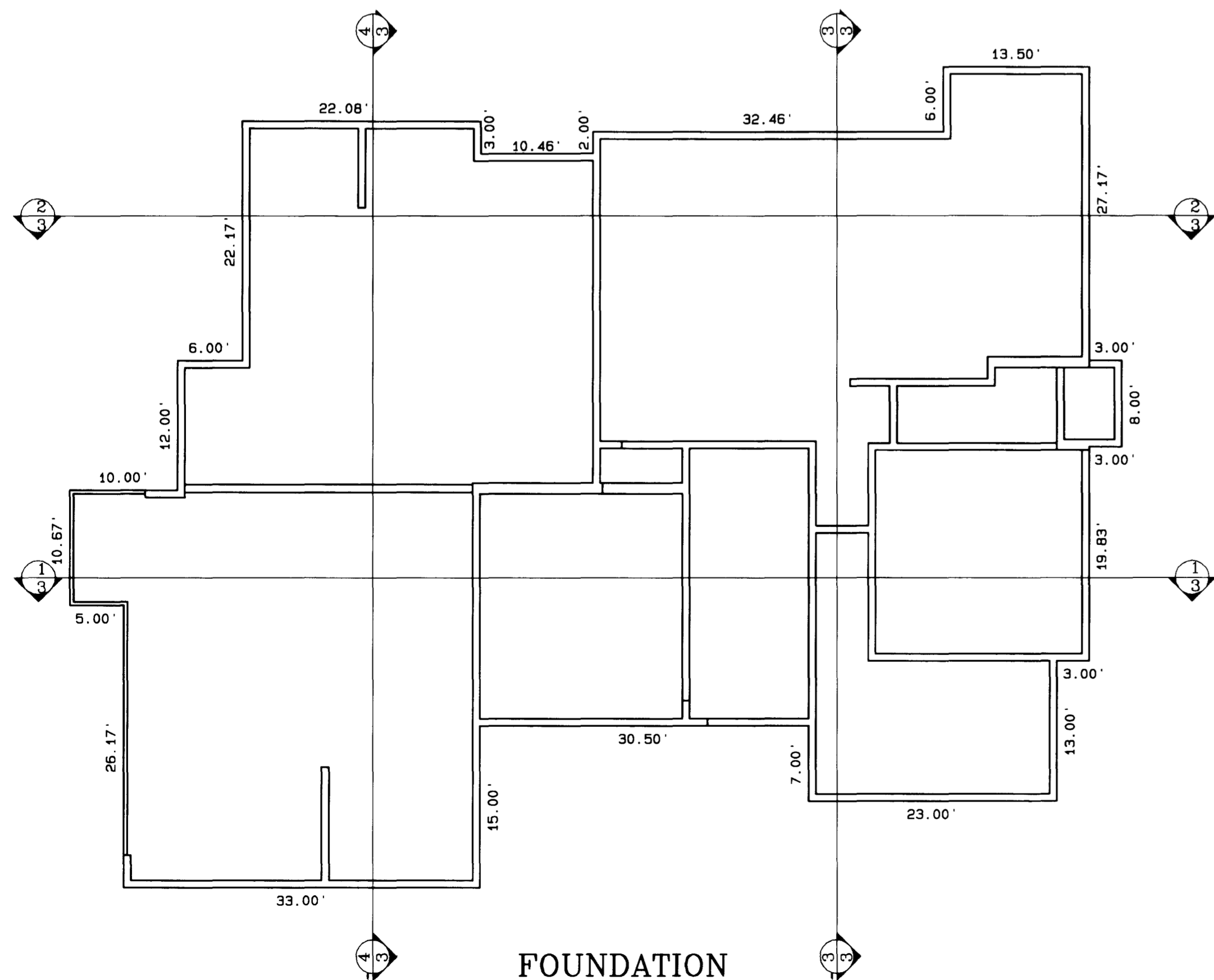
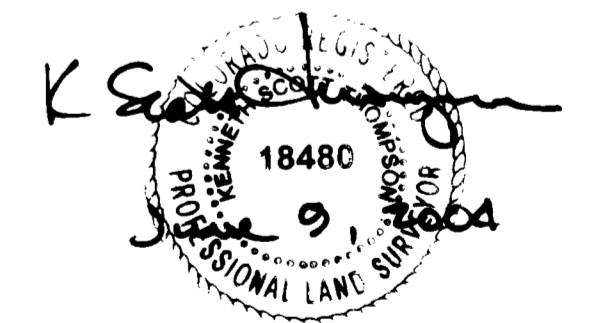
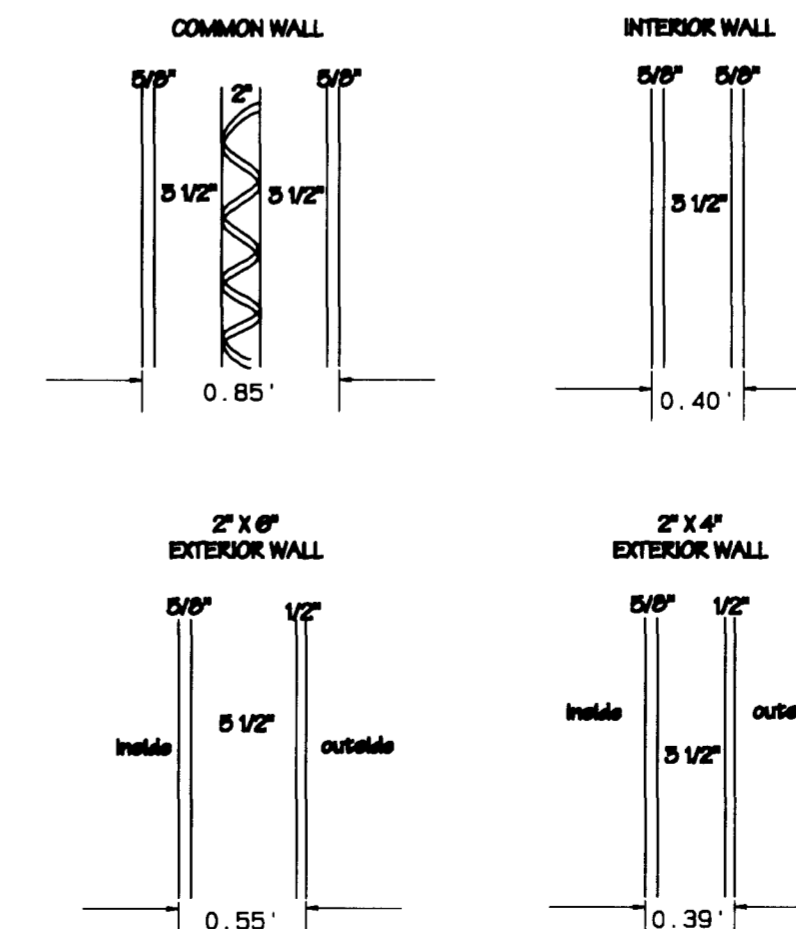
PHASE XVI

BUILDING 7 - 755 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 those walls which are labeled as G.C.E., these walls are typical and may vary unsubsantially from that shown hereon.

WALL DETAILS not to scale



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 4 FOR SURVEYOR'S STATEMENT

THE GLEN @ HORIZON DRIVE SUPPLEMENTAL CONDOMINIUM MAP PHASE XVI

Sub 1/4 Section 8, Township 1 South, Range 1 West, Ute Meridian

THOMPSON-LANGFORD CORPORATION

589 25 1/2 ROAD - # B-210

tlwest.com

Grand Junction CO 81505

(970) 243-6067

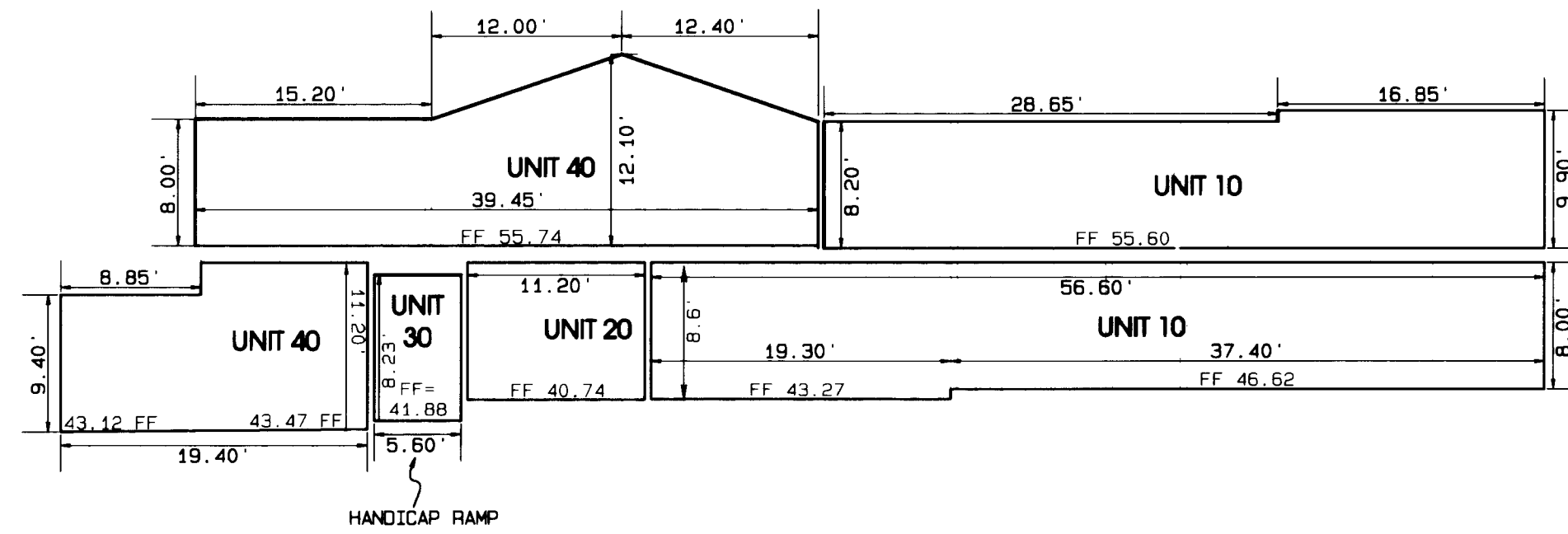
Date: Jul 9, 2004 Drawn: BKB Checked: KBT Job No. 0588-008

S:\Survey\0588 glen\008 condo\bidg 7\building7.pro Sheet 5 of 4

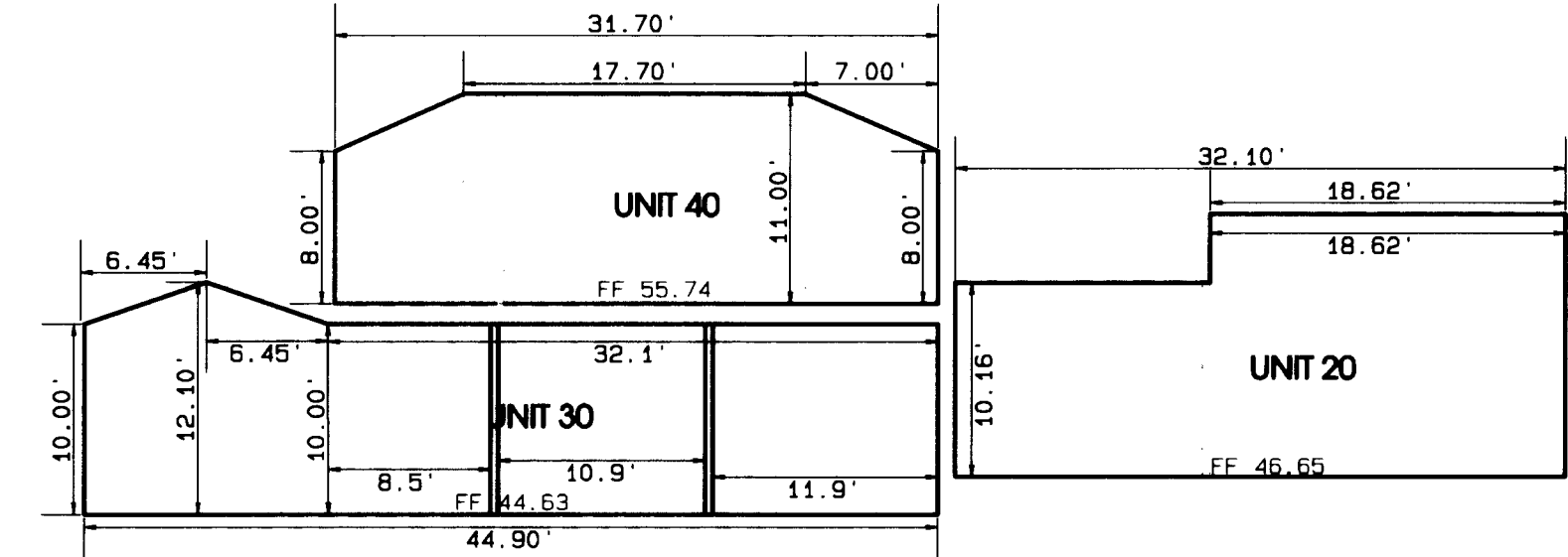
THE GLEN @ HORIZON DRIVE SUPPLEMENTAL CONDOMINIUM MAP

PHASE XVI

BUILDING 7 - 755 GLEN COURT



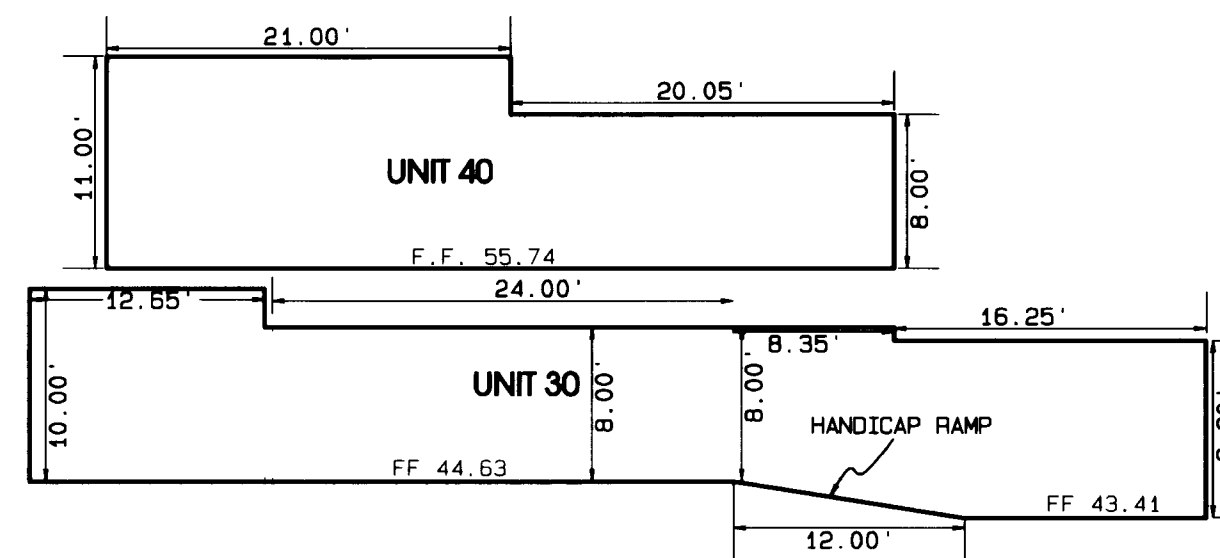
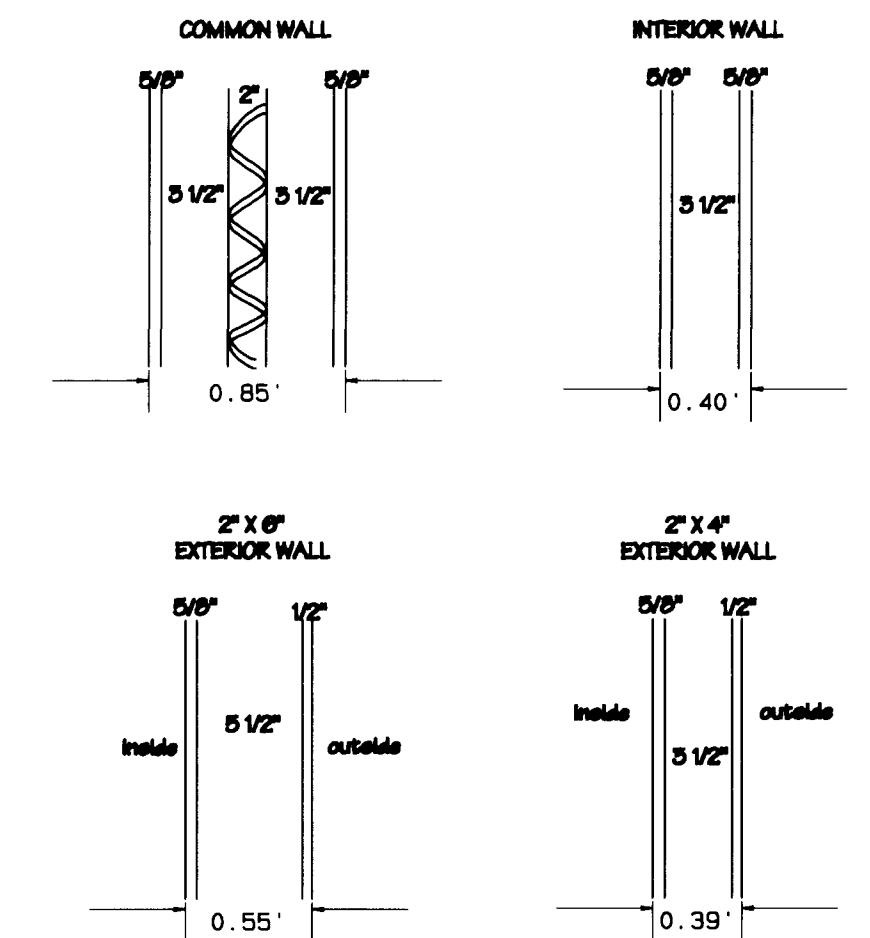
SECTION SOUTH WEST



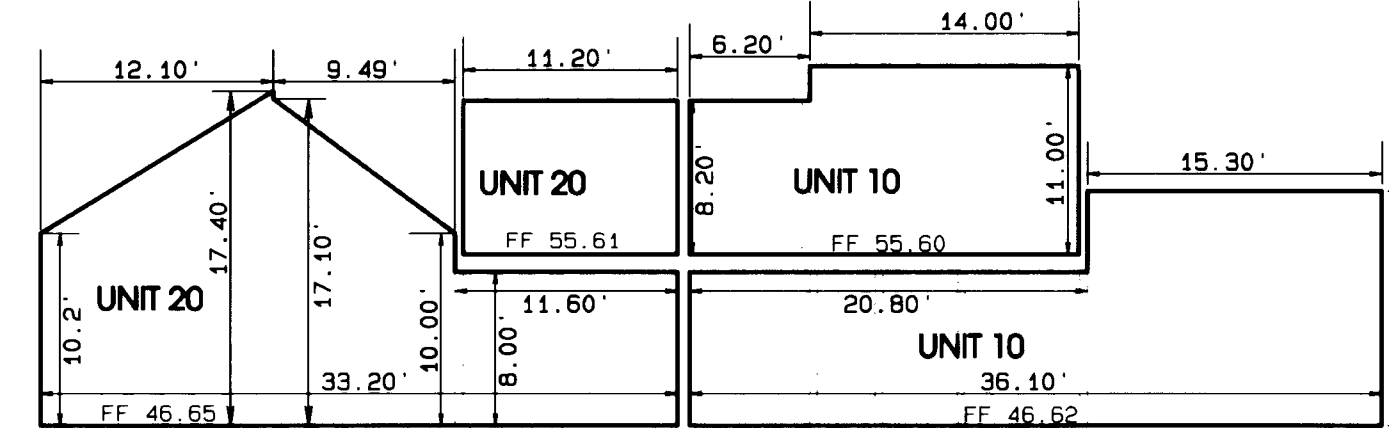
SECTION SOUTH WEST

WALL DETAILS

not to scale



SECTION NORTH WEST



SECTION NORTH WEST

K. S. Thompson
 1848C
 July 9, 2004
 PROFESSIONAL SURVEYOR

SEE SHEET 1 OF 4 FOR SURVEYOR'S STATEMENT

THE GLEN @ HORIZON DRIVE SUPPLEMENTAL CONDOMINIUM MAP PHASE XVI

Blk 1/4 Section 8, Township 1 South, Range 1 West, The Meridian

THOMPSON-LANGFORD CORPORATION

589 25 1/2 ROAD - # B-210 lowest.com
 Grand Junction CO 81505 (970) 243-6087

Date: Jul 9, 2004 Drawn: EKEB Checked: KEFT Job No. 0588-008

S:\Survey\0588 glen\008 condo\blkg 7\building7.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 those walls which are labeled as G.C.E., these walls are typical and may vary unobstantially from that shown hereon.