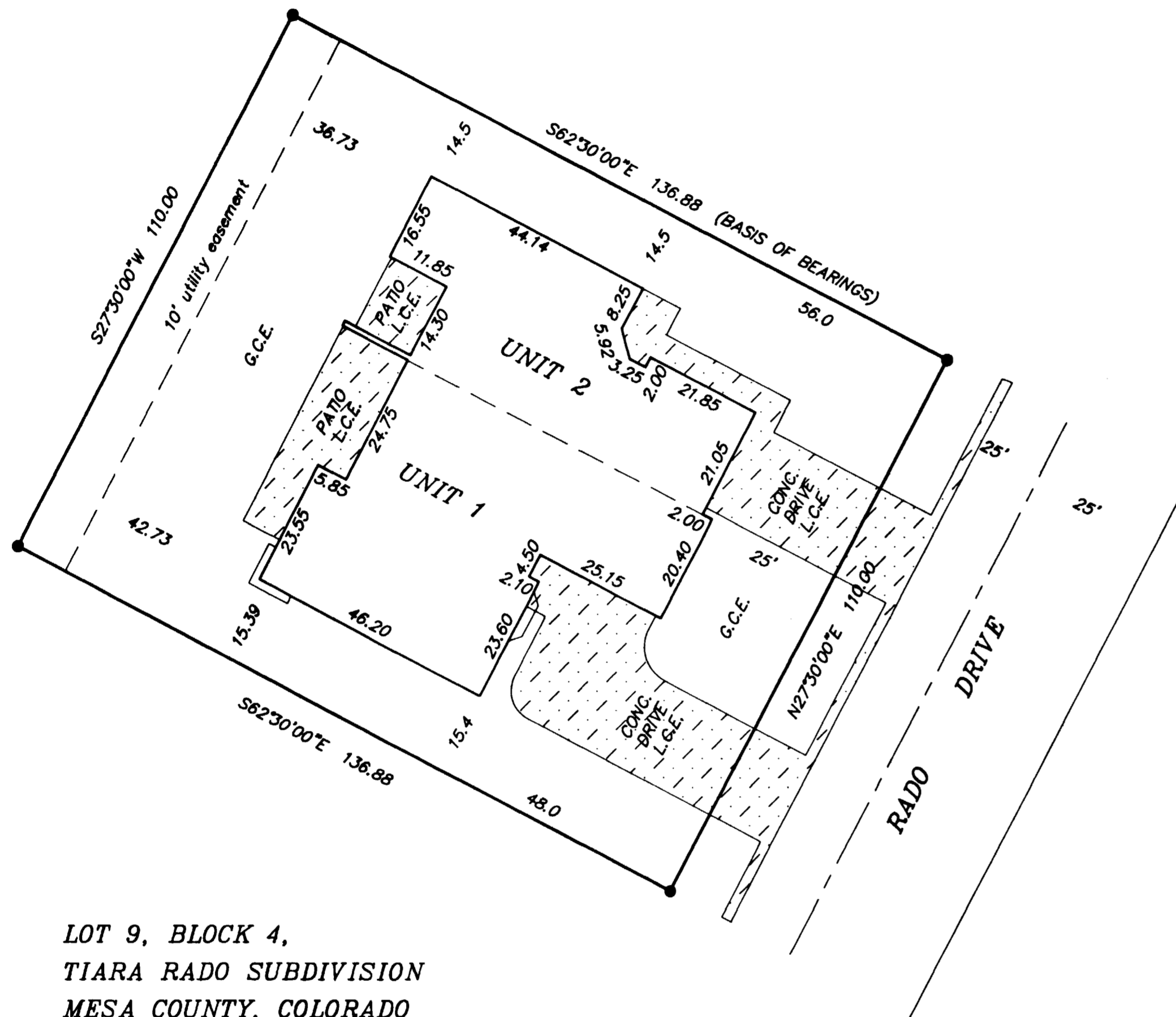


A CONDOMINIUM MAP OF
TEE BOX TWO DUPLEX CONDOMINIUMS
 MESA COUNTY, COLORADO

LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY OTHERS NO. 5 RE-BAR NO CAP
- SET NO. 5 RE-BAR W/CAP L.S. 16413

L.C.E. LIMITED COMMON ELEMENT
 G.C.E. GENERAL COMMON ELEMENT



LOT 9, BLOCK 4,
 TIARA RADO SUBDIVISION
 MESA COUNTY, COLORADO

OWNERS CERTIFICATE

Jeffrey W. Wortmann, owner of UNITS 1 and 2 of the herein described real property, certify that this condominium map of TEE BOX TWO DUPLEX CONDOMINIUMS, has been prepared pursuant to the purposes stated in the condominium declaration for TEE BOX TWO DUPLEX CONDOMINIUMS dated 27th August 1993 A.D., 1993 recorded coincident with the filing of this map in the records of Mesa County, Colorado, in Book 3412 Page 3422.

Jeffrey W. Wortmann
 Jeffrey W. Wortmann

STATE OF COLORADO }
 COUNTY OF MESA } S.S.

The foregoing owners certificate was acknowledged before me this 18 day of September A.D., 1993, by Jeffrey W. Wortmann.

5-12-97
 My commission expires:

Sharon J. Joppe
 Notary Public
 Address 808 N. Ave, Grand Jct.

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO }
 COUNTY OF MESA } S.S.

I hereby certify that this instrument was filed in my office at 3:30 o'clock P.M. this 28th day of September A.D., 1993 and is duly recorded in Plat Book No. 2, Page 40-44

Reception No. 1654485 File No. W 81
Monika Todd *Judene Martin*
 Clerk and Recorder Deputy Fees \$ 50.00

ENCUMBRANCES RATIFICATION AND APPROVAL

The following financial institutions hold first deeds of trust on units in TEE BOX TWO DUPLEX CONDOMINIUMS and hereby ratify and approve the foregoing map of TEE BOX TWO DUPLEX CONDOMINIUMS.

Financial Institution _____ Units encumbered Jeffrey L. Parker
 1 and 2 Vice President

STATE OF COLORADO }
 COUNTY OF MESA } S.S.

The foregoing owners certificate was acknowledged before me this 28th day of September A.D., 1993 by

Jeffrey F. Parker
5-12-97
 My commission expires:

Sharon J. Joppe
 Notary Public
 Address 808 N. Ave, Grand Jct. CO

SURVEYOR'S CERTIFICATE

STATE OF COLORADO }
 COUNTY OF MESA } S.S.

I, Max E. Morris, a land surveyor in the State of Colorado, do hereby certify that the accompanying condominium map was made under my direct supervision of the following described parcel of land, Lot 9, Block 4, Tiara Rado Subdivision, Mesa County, Co.

BUILDING CERTIFICATE

I, Max E. Morris, a registered surveyor do hereby certify that this map substantially depicts the location and the horizontal and vertical measurements of the buildings, the units, the unit designation, the dimensions of the units, the elevations of the finished floors and ceilings as constructed.

Max E. Morris
 Max E. Morris, Registered Land Surveyor, Colorado Registration No. 16413



STATE OF COLORADO }
 COUNTY OF MESA } S.S.

The foregoing certificates were acknowledged before me this 27th day of September A.D., 1993, by Max E. Morris, a Registered Land Surveyor.

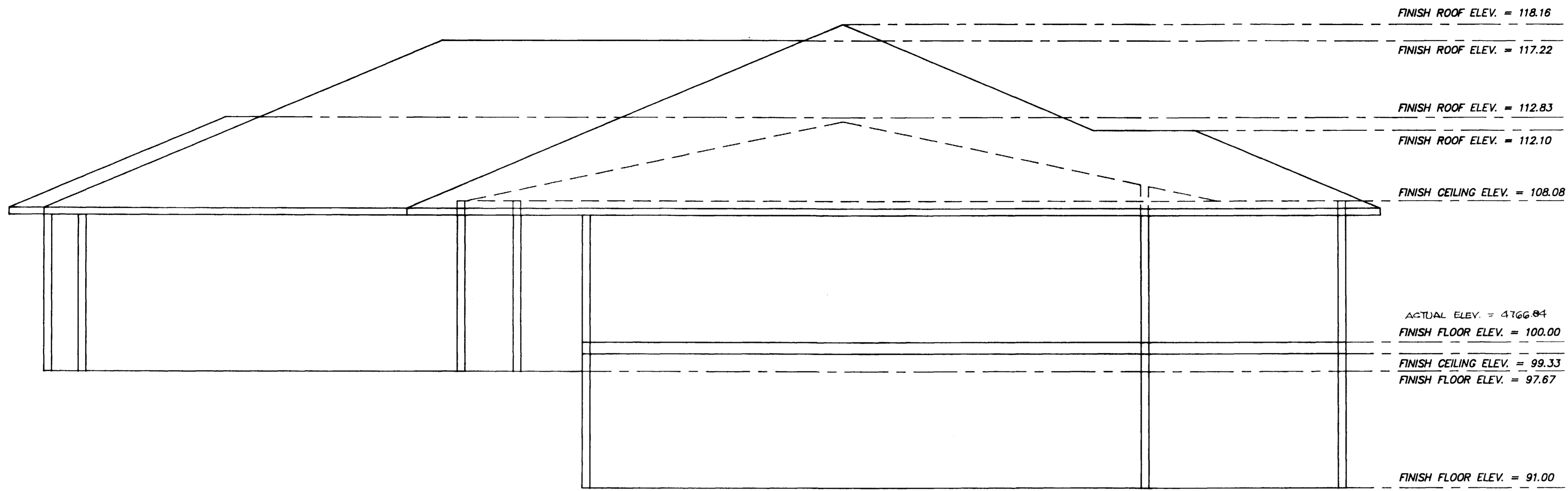
Witness my hand and official seal. My commission expires: October 19, 1995 Notary Public *Donna M. Jackson*

NOTICE:

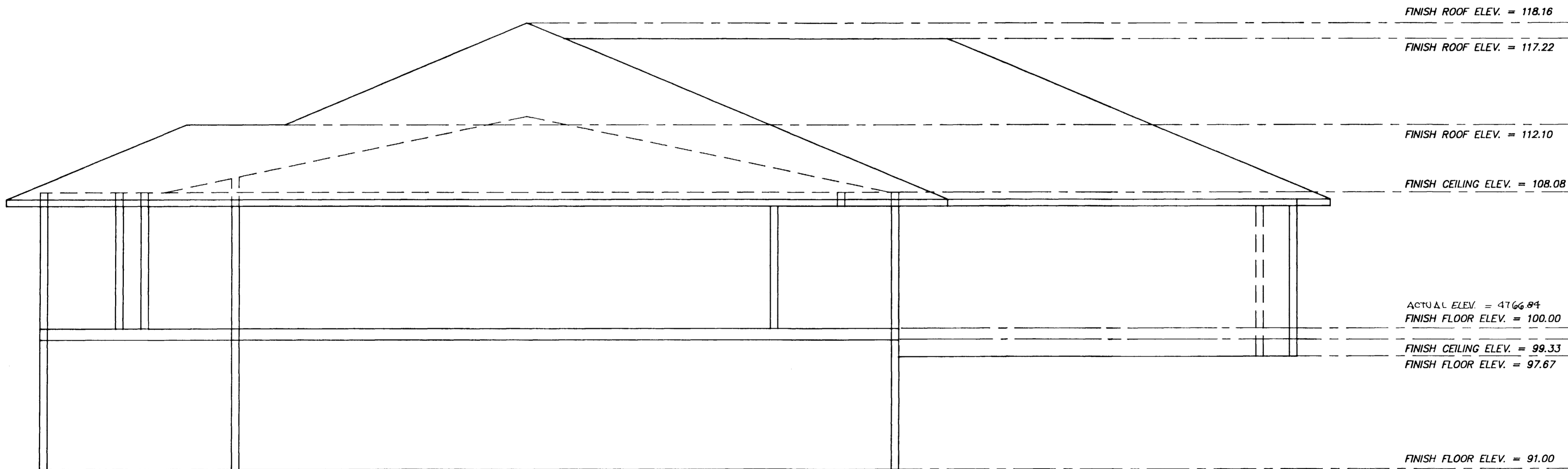
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

TEE BOX TWO DUPLEX CONDOMINIUMS

SITE PLAN		
SITUATED IN SECTION 22, TOWNSHIP 11 SOUTH, RANGE 101 WEST, 6TH PRINCIPAL MERIDIAN		
FOR: WORTMAN	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	SURVEYED BY: RM SN
SCALE: 0 1 2 3 4 5 6 1" = 20' FT		DRAWN BY: MEM
DATE: 9/4/93		ACAD ID: TEESITE
		SHEET NO. 1 OF 5
		FILE: 93149

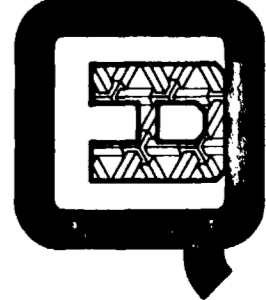


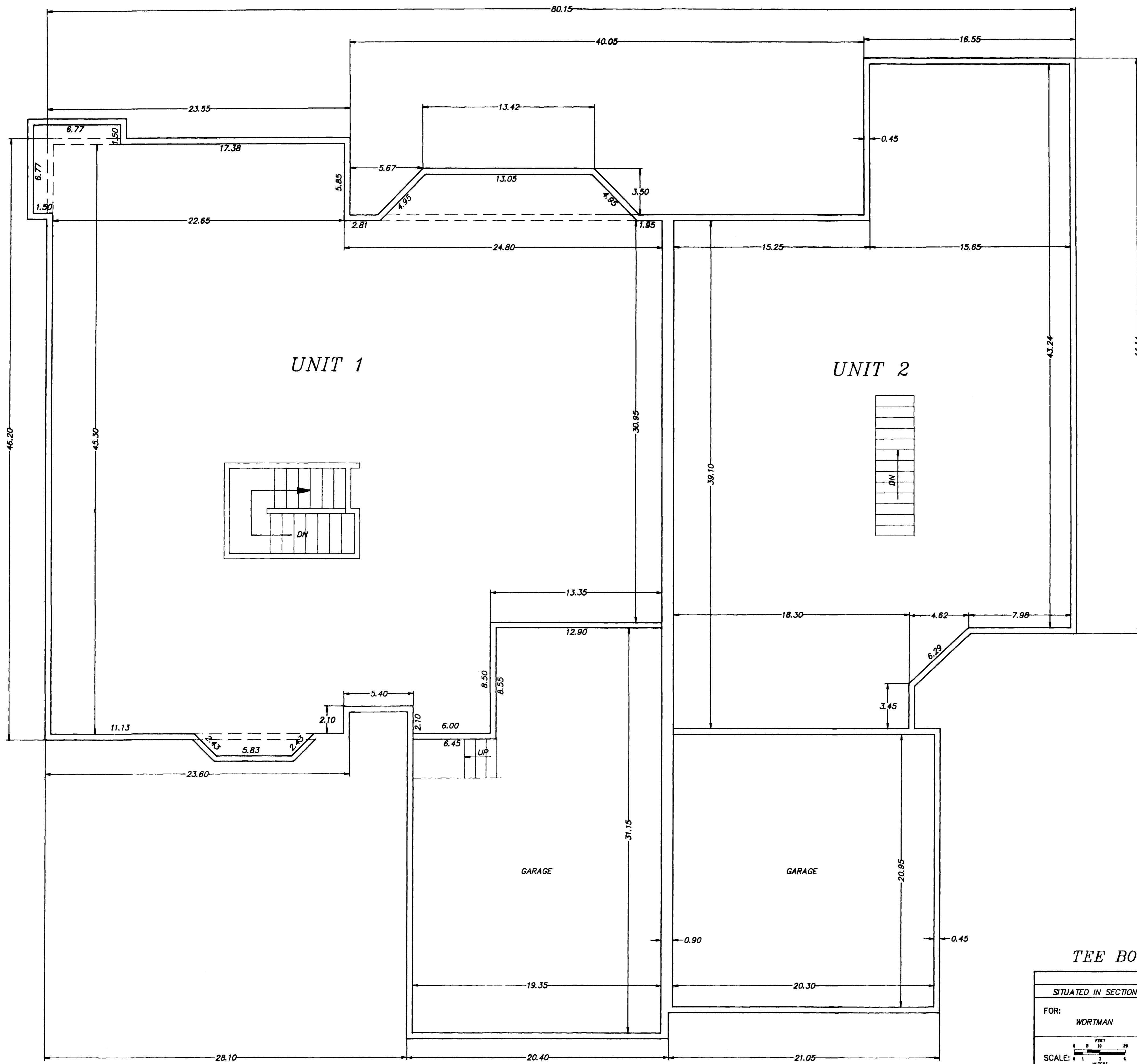
NORTH ELEVATION



SOUTH ELEVATION

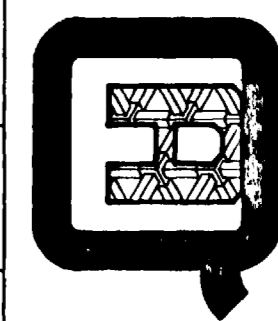
TEE BOX TWO DUPLEX CONDOMINIUMS

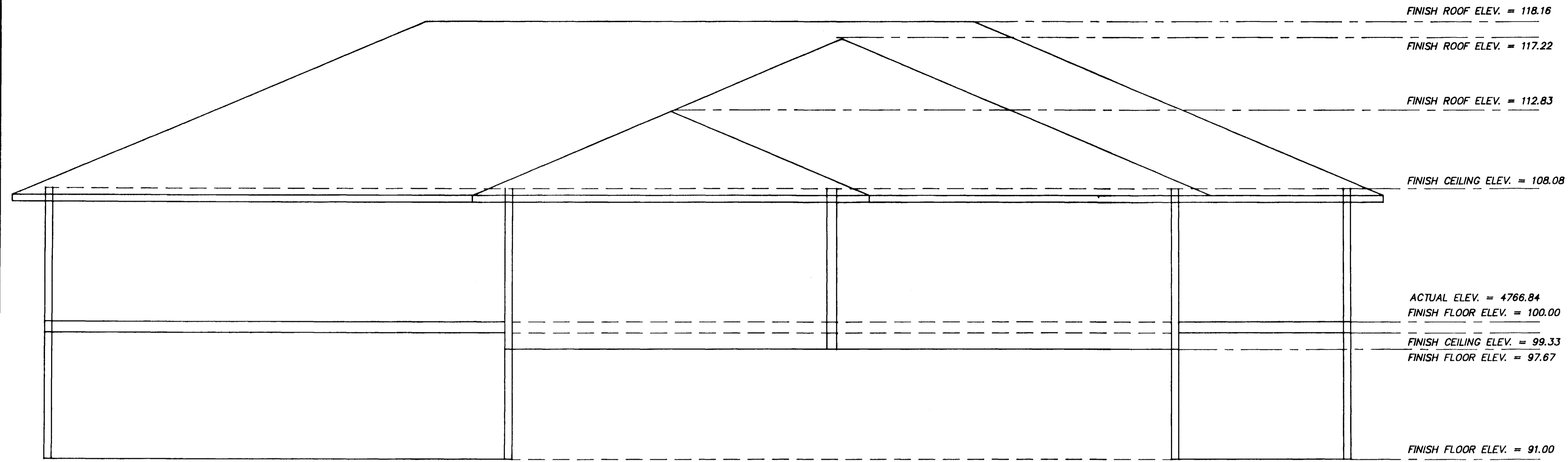
ELEVATIONS		
SITUATED IN SECTION 22, TOWNSHIP 11 SOUTH, RANGE 101 WEST, 6TH PRINCIPAL MERIDIAN		
FOR: WORTMAN	 <p>Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568</p>	SURVEYED BY: RM SN
SCALE: 1" = 20' FT		DRAWN BY: MEM
DATE: 9/4/93		ACAD ID: TEEELN
		SHEET NO. 4 OF 5
		FILE: 93149



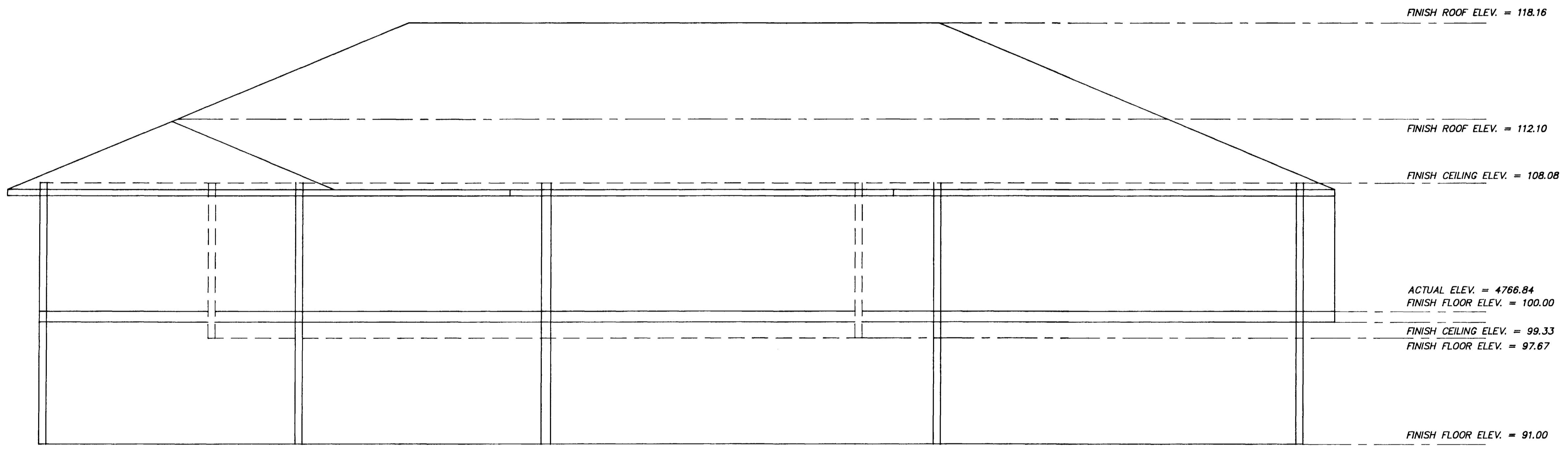
TEE BOX TWO DUPLEX CONDOMINIUMS

FLOOR PLAN

SITUATED IN SECTION 22, TOWNSHIP 11 SOUTH, RANGE 101 WEST, 6TH PRINCIPAL MERIDIAN		
FOR: WORTMAN		SURVEYED BY: RM SN
SCALE: 1" = 20' FT		DRAWN BY: MEM
DATE: 9/4/93	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	ACAD ID: TEEFL
		SHEET NO. 2 OF 5
		FILE: 93149

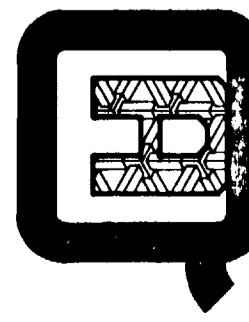
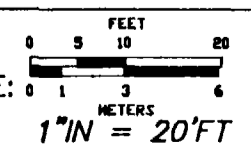


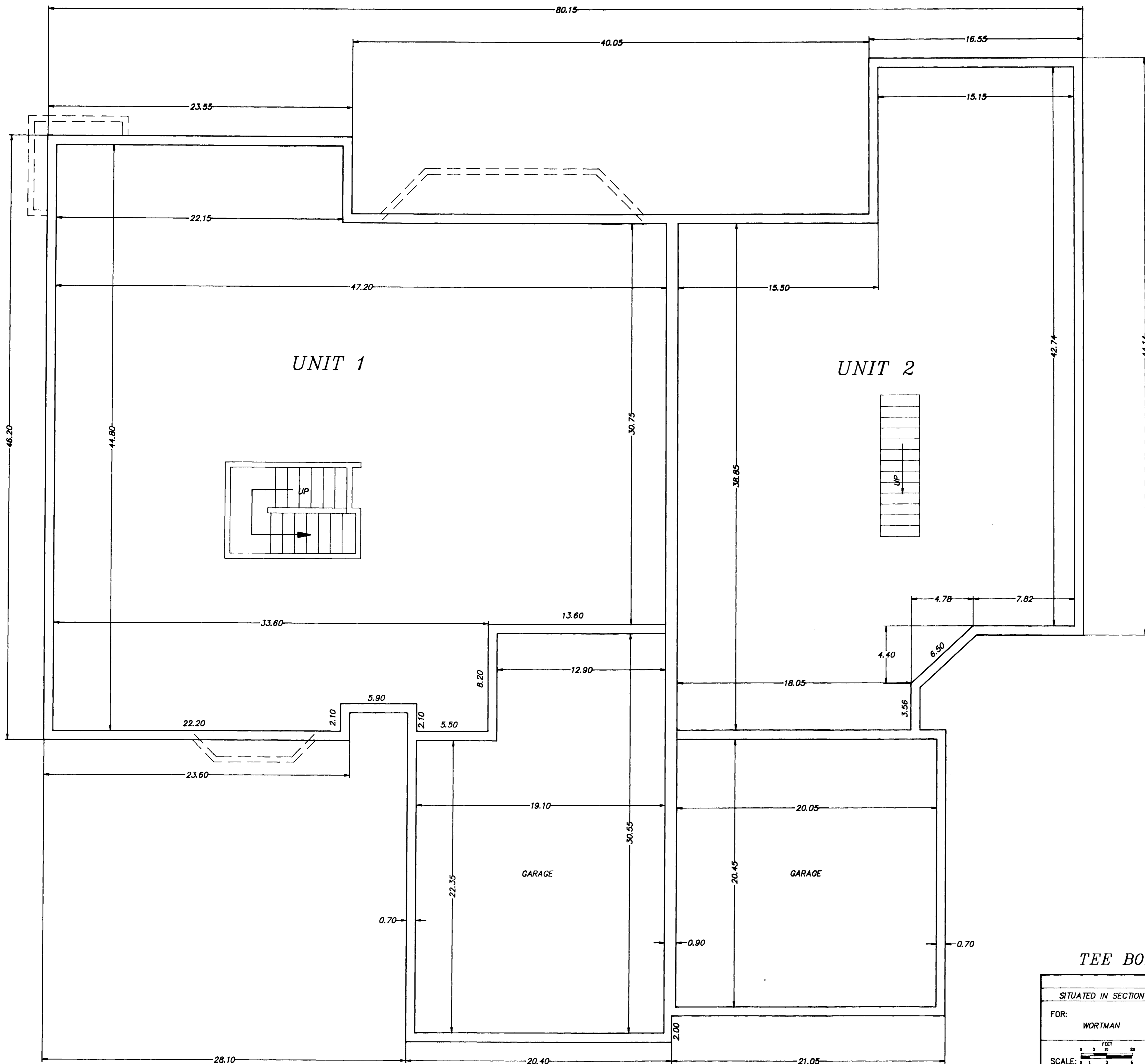
EAST ELEVATION



WEST ELEVATION

TEE BOX TWO DUPLEX CONDOMINIUMS

ELEVATIONS		
SITUATED IN SECTION 22, TOWNSHIP 11 SOUTH, RANGE 101 WEST, 6TH PRINCIPAL MERIDIAN		
FOR: WORTMAN	 <p>Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568</p>	SURVEYED BY: RM SN
SCALE:  1" = 20' FT		DRAWN BY: MEM
DATE: 9/4/93		ACAD ID: TEEELE
		SHEET NO. 5 OF 5
		FILE: 93149



TEE BOX TWO DUPLEX CONDOMINIUMS

BASEMENT PLAN

SITUATED IN SECTION 22, TOWNSHIP 11 SOUTH, RANGE 101 WEST, 6TH PRINCIPAL MERIDIAN		
FOR: WORTMAN		SURVEYED BY: RM SN
SCALE: 1" = 20' FT		DRAWN BY: MEM
DATE: 9/4/93	Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	ACAD ID: TEEBASE
		SHEET NO. 3 OF 5
		FILE: 93149