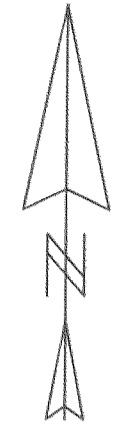
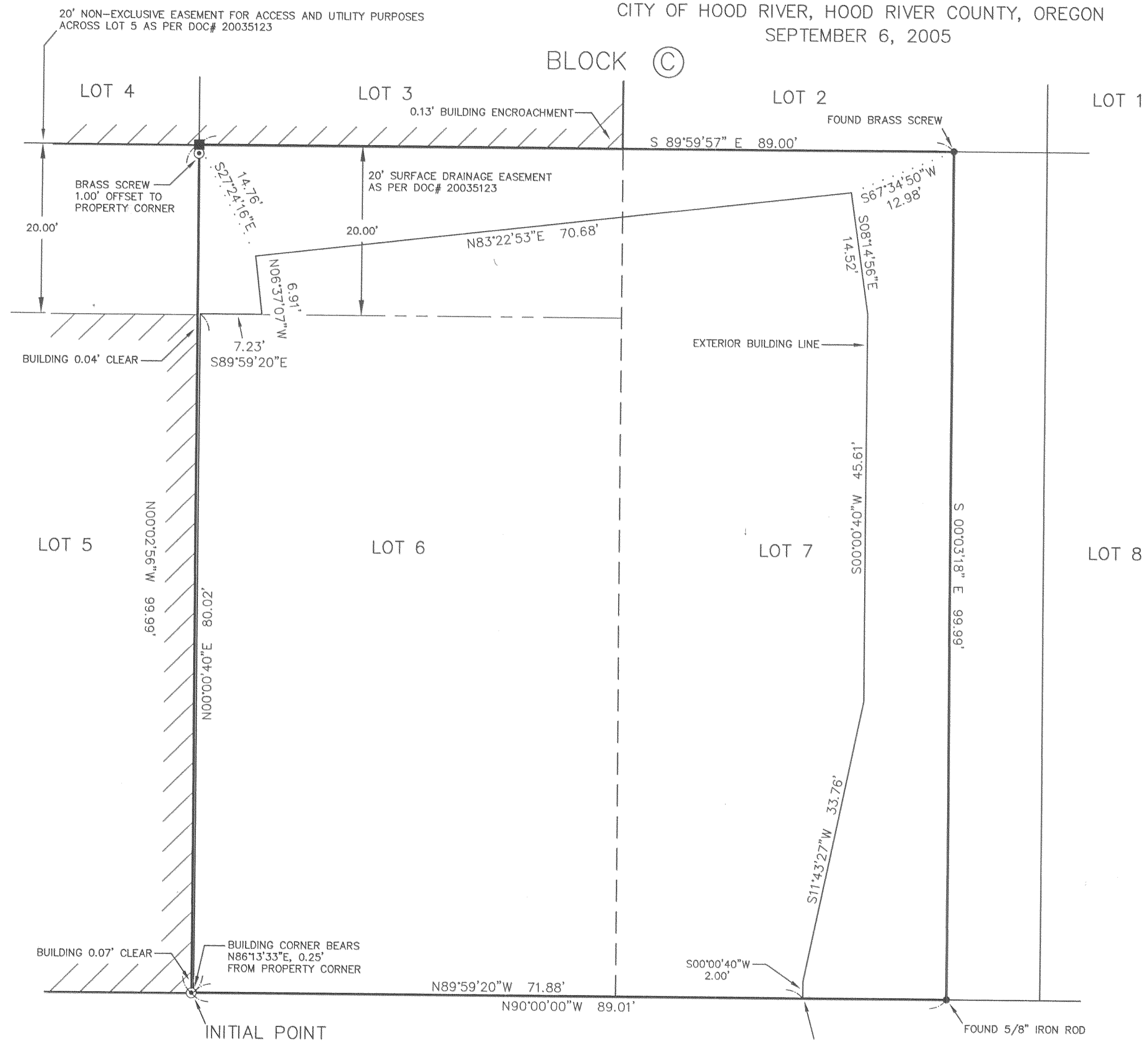


310 OAK STREET CONDOMINIUM

LOT 6 AND THE WEST 39.00 FEET OF LOT 7, BLOCK C
FIRST WEST ADDITION TO HOOD RIVER
SITUATED IN THE SW 1/4 OF SECTION 25, T3N, R10E, W.M.
CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON
SEPTEMBER 6, 2005



SCALE 1" = 10 FEET
BASIS OF BEARING: 2005 039
TAX LOT 11701, 3N 10 25CD



LEGEND:

- SET BRASS SCREW AND WASHER STAMPED "LS 2393"
REPLACES FOUND BRASS SCREW AS PER CS 2002 046
DESTROYED BY CONSTRUCTION
- FOUND MONUMENT AS NOTED AS PER CS 2005 039
- CALCULATED POSITION

SHEET INDEX:

SHEET 1	PLAT BOUNDARY BUILDING LOCATION NARRATIVE
SHEET 2	BASEMENT FLOOR PLAN
SHEET 3	FIRST FLOOR PLAN
SHEET 4	SECOND FLOOR PLAN
SHEET 5	THIRD FLOOR PLAN
SHEET 6	FOURTH FLOOR PLAN
SHEET 7	BUILDING SECTION PLAN
SHEET 8	SURVEYOR'S CERTIFICATE DECLARATION AND ACKNOWLEDGEMENT CERTIFICATE OF COMPLETION APPROVALS

SUBJECT TO AND BENEFITTING FROM EASEMENT AGREEMENT
AS DESCRIBED IN DOC# 20035956

EACH UNIT SHALL HAVE AN EASEMENT THROUGH EACH OTHER UNIT AND THROUGH
THE COMMON ELEMENTS FOR UTILITY, WIRING, HEAT PLUMBING AND OTHER
SERVICE ELEMENTS, AND FOR REASONABLE ACCESS REQUIRED TO EFFECTUATE AND
CONTINUE PROPER OPERATION OF THE CONDOMINIUM AS PER THE PROVISIONS OF
O.R.S. 100.520.

EACH UNIT AND ALL COMMON ELEMENTS SHALL HAVE AN EASEMENT OVER ALL
ADJOINING UNITS AND COMMON ELEMENTS FOR THE PURPOSE OF ACCOMMODATING
ANY PRESENT OR FUTURE ENCROACHMENT AS A RESULT OF ENGINEERING ERRORS,
CONSTRUCTION, RECONSTRUCTION, REPAIRS, SETTLEMENT, SHIFTING, OR MOVEMENT
OF ANY PORTION OF THE PROPERTY, OR ANY SIMILAR CAUSE, AND ANY
ENCROACHMENT DUE TO BUILDING OVERHANG OR PROJECTION. THERE SHALL BE
VALID EASEMENTS FOR THE MAINTENANCE OF THE ENCROACHING UNITS AND
COMMON ELEMENTS SO LONG AS THE ENCROACHMENTS EXIST AS PER THE
PROVISIONS OF O.R.S. 100.520.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO CREATE A CONDOMINIUM OF
LOT 6 AND THE WEST 39.00 FEET OF LOT 7, BLOCK C,
FIRST WEST ADDITION TO HOOD RIVER. THE BOUNDARY WAS HELD
AS ESTABLISHED IN CS 2005 039. MONUMENTS DESTROYED DURING
CONSTRUCTION WERE REPLACED AS SHOWN.

OAK STREET
(60 FEET WIDE)

FILED

OCT 18 2005
Kevin Dowd
COUNTY CLERK

REGISTERED
PROFESSIONAL
LAND SURVEYOR

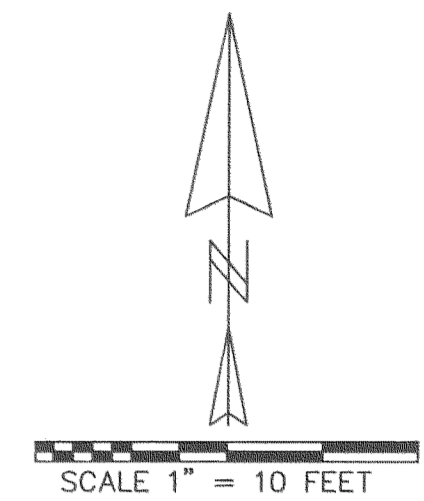
Kevin Dowd
OREGON
JULY 26, 1989
KEVIN DOWD
2393
RENEW DATE: 12-31-05

WYEAST SURVEYS
KEVIN DOWD
4399 WOODWORTH DRIVE
MT HOOD, OREGON 97041
(541) 352-6065

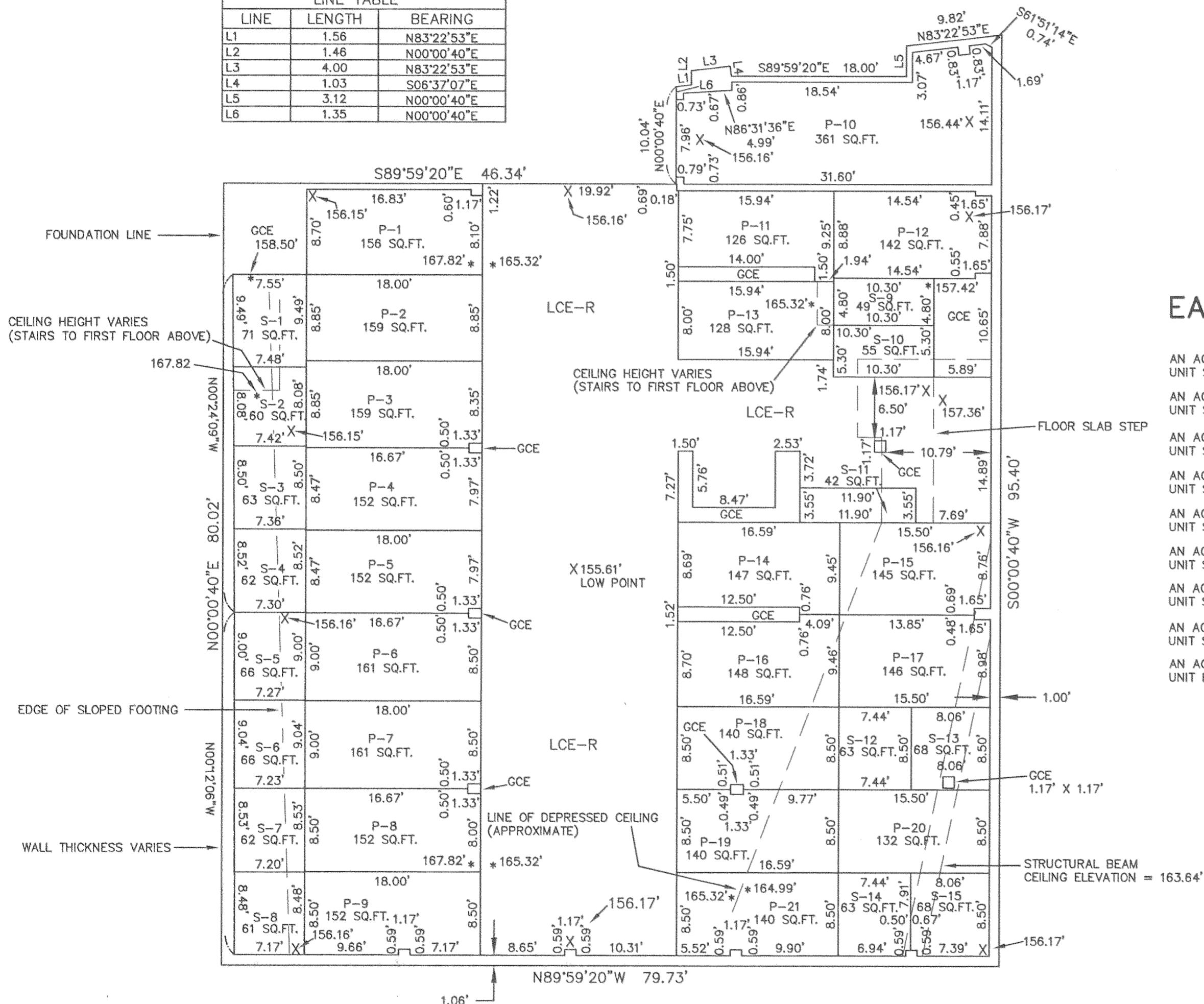
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310 OAK STREET CONDOMINIUM

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 CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON
 SEPTEMBER 6, 2005



LINE TABLE		
LINE	LENGTH	BEARING
L1	1.56	N83°22'53"E
L2	1.46	N00°00'40"E
L3	4.00	N83°22'53"E
L4	1.03	S06°37'07"E
L5	3.12	N00°00'40"E
L6	1.35	N00°00'40"E



BASEMENT FLOOR PLAN

LEGEND:

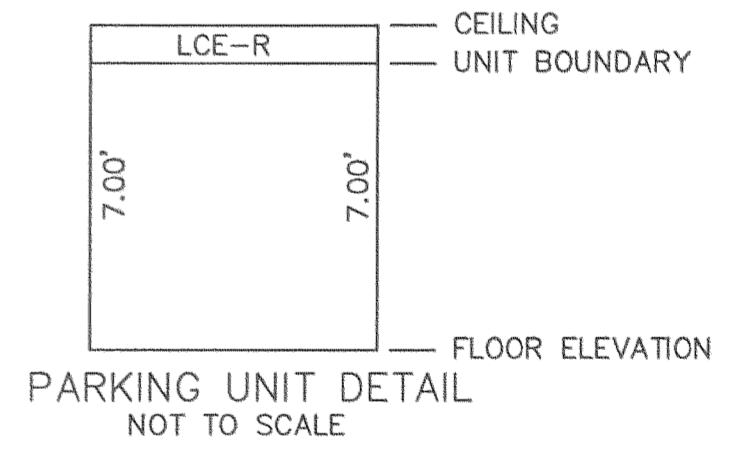
- P-xx PARKING UNIT
- S-xx STORAGE UNIT
- GCE GENERAL COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- LCE-R LIMITED COMMON ELEMENT PERTAINING TO ALL RESIDENTIAL UNITS
- SQ. FT. SQUARE FEET
- X FLOOR ELEVATION
- * CEILING ELEVATION

NOTES:

ALL WALLS ARE PARALLEL WITH OR PERPENDICULAR TO THE EXTERIOR FOUNDATION LINES, UNLESS OTHERWISE NOTED.

EASEMENTS:

- AN ACCESS EASEMENT ACROSS UNIT P-2 FOR THE BENEFIT OF UNIT S-1 IS CREATED BY THIS PLAT.
- AN ACCESS EASEMENT ACROSS UNIT P-3 FOR THE BENEFIT OF UNIT S-2 IS CREATED BY THIS PLAT.
- AN ACCESS EASEMENT ACROSS UNIT P-4 FOR THE BENEFIT OF UNIT S-3 IS CREATED BY THIS PLAT.
- AN ACCESS EASEMENT ACROSS UNIT P-5 FOR THE BENEFIT OF UNIT S-4 IS CREATED BY THIS PLAT.
- AN ACCESS EASEMENT ACROSS UNIT P-6 FOR THE BENEFIT OF UNIT S-5 IS CREATED BY THIS PLAT.
- AN ACCESS EASEMENT ACROSS UNIT P-7 FOR THE BENEFIT OF UNIT S-6 IS CREATED BY THIS PLAT.
- AN ACCESS EASEMENT ACROSS UNIT P-8 FOR THE BENEFIT OF UNIT S-7 IS CREATED BY THIS PLAT.
- AN ACCESS EASEMENT ACROSS UNIT P-9 FOR THE BENEFIT OF UNIT S-8 IS CREATED BY THIS PLAT.
- AN ACCESS EASEMENT ACROSS UNIT P-11 FOR THE BENEFIT OF UNIT S-14 IS CREATED BY THIS PLAT.
- AN ACCESS EASEMENT ACROSS UNIT P-13 FOR THE BENEFIT OF UNIT S-9 IS CREATED BY THIS PLAT.
- AN ACCESS EASEMENT ACROSS UNIT P-14 FOR THE BENEFIT OF UNIT P-15 AND UNIT S-11 IS CREATED BY THIS PLAT.
- AN ACCESS EASEMENT ACROSS UNIT P-15 FOR THE BENEFIT OF UNIT S-11 IS CREATED BY THIS PLAT.
- AN ACCESS EASEMENT ACROSS UNIT P-16 FOR THE BENEFIT OF UNIT P-17 AND UNIT S-13 IS CREATED BY THIS PLAT.
- AN ACCESS EASEMENT ACROSS UNIT P-17 FOR THE BENEFIT OF UNIT S-13 IS CREATED BY THIS PLAT.
- AN ACCESS EASEMENT ACROSS UNIT P-18 FOR THE BENEFIT OF UNIT S-12 IS CREATED BY THIS PLAT.
- AN ACCESS EASEMENT ACROSS UNIT P-19 FOR THE BENEFIT OF UNIT P-20 AND UNIT S-15 IS CREATED BY THIS PLAT.
- AN ACCESS EASEMENT ACROSS UNIT P-20 FOR THE BENEFIT OF UNIT S-15 IS CREATED BY THIS PLAT.
- AN ACCESS EASEMENT ACROSS UNIT P-21 FOR THE BENEFIT OF UNIT S-14 IS CREATED BY THIS PLAT.



FILED

OCT 18 2005
Randy Talbot
 COUNTY CLERK

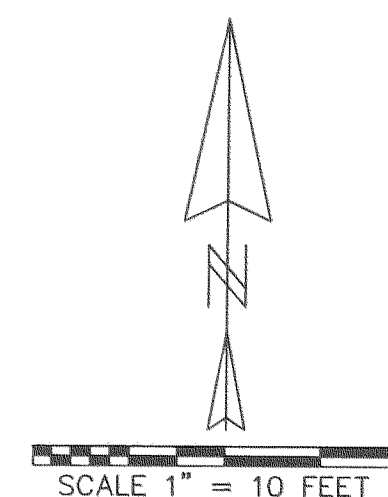
REGISTERED PROFESSIONAL LAND SURVEYOR
Kevin Dowd
 OREGON
 JULY 26, 1989
 KEVIN DOWD
 2393
 RENEW DATE: 12-31-05

WYEAST SURVEYS
 KEVIN DOWD
 4399 WOODWORTH DRIVE
 MT HOOD, OREGON 97041
 (541) 352-6065

CS 2005 086_2

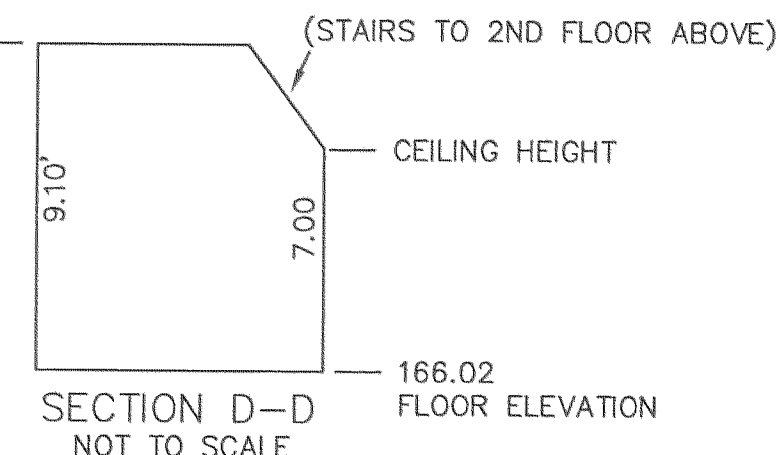
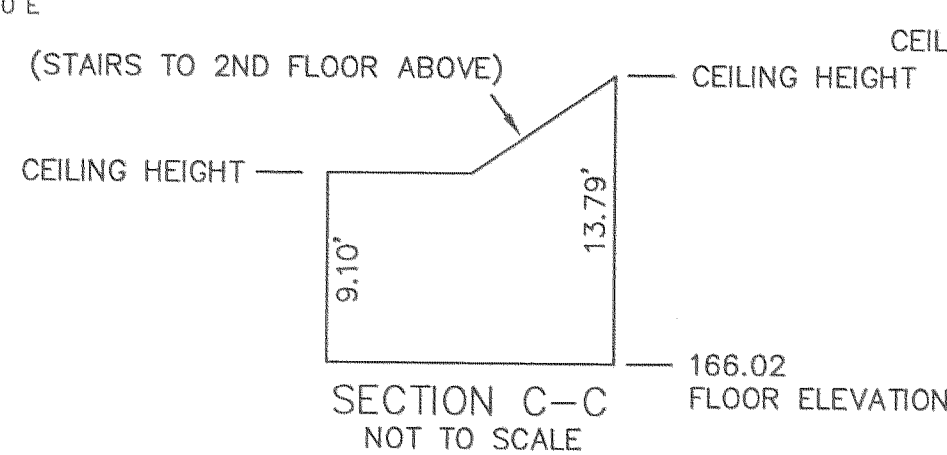
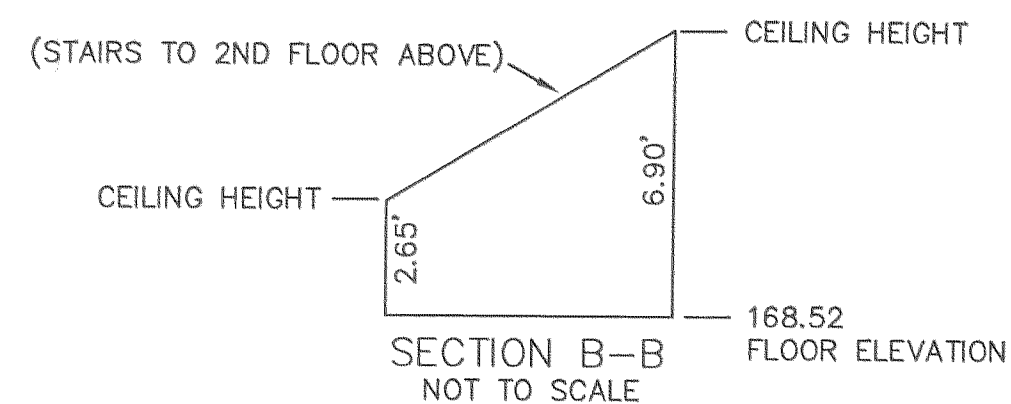
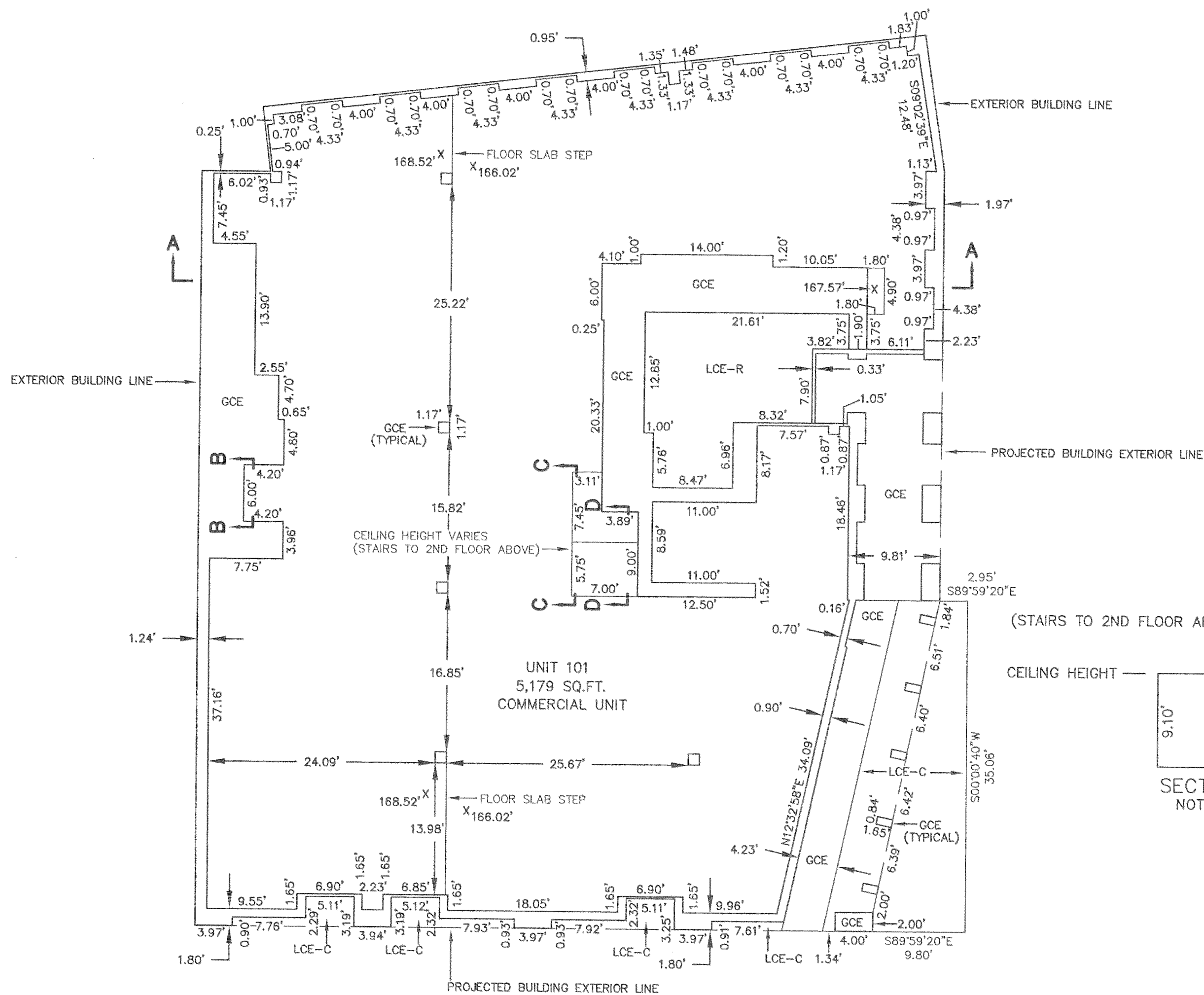
310 OAK STREET CONDOMINIUM

LOT 6 AND THE WEST 39.00 FEET OF LOT 7, BLOCK C
 FIRST WEST ADDITION TO HOOD RIVER
 SITUATED IN THE SW 1/4 OF SECTION 25, T3N, R10E, W.M.
 CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON
 SEPTEMBER 6, 2005



- GCE GENERAL COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- LCE-R LIMITED COMMON ELEMENT PERTAINING TO ALL RESIDENTIAL UNITS
- LCE-C LIMITED COMMON ELEMENT PERTAINING TO THE COMMERCIAL UNIT
- SQ. FT. SQUARE FEET
- X FLOOR ELEVATION

ALL WALLS ARE PARALLEL WITH OR PERPENDICULAR TO THE EXTERIOR BUILDING LINES, UNLESS OTHERWISE NOTED.
 HORIZONTAL INTERIOR DIMENSIONS ARE TO FACE OF STUD OR COLUMN.



FIRST FLOOR PLAN

FILED

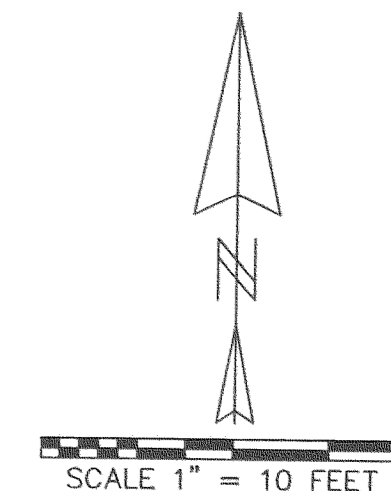
OCT 18 2005
Rendell Folts
 COUNTY CLERK

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Kevin Dowd
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 JULY 26, 1989
 KEVIN DOWD
 2393
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SEPTEMBER 6, 2005

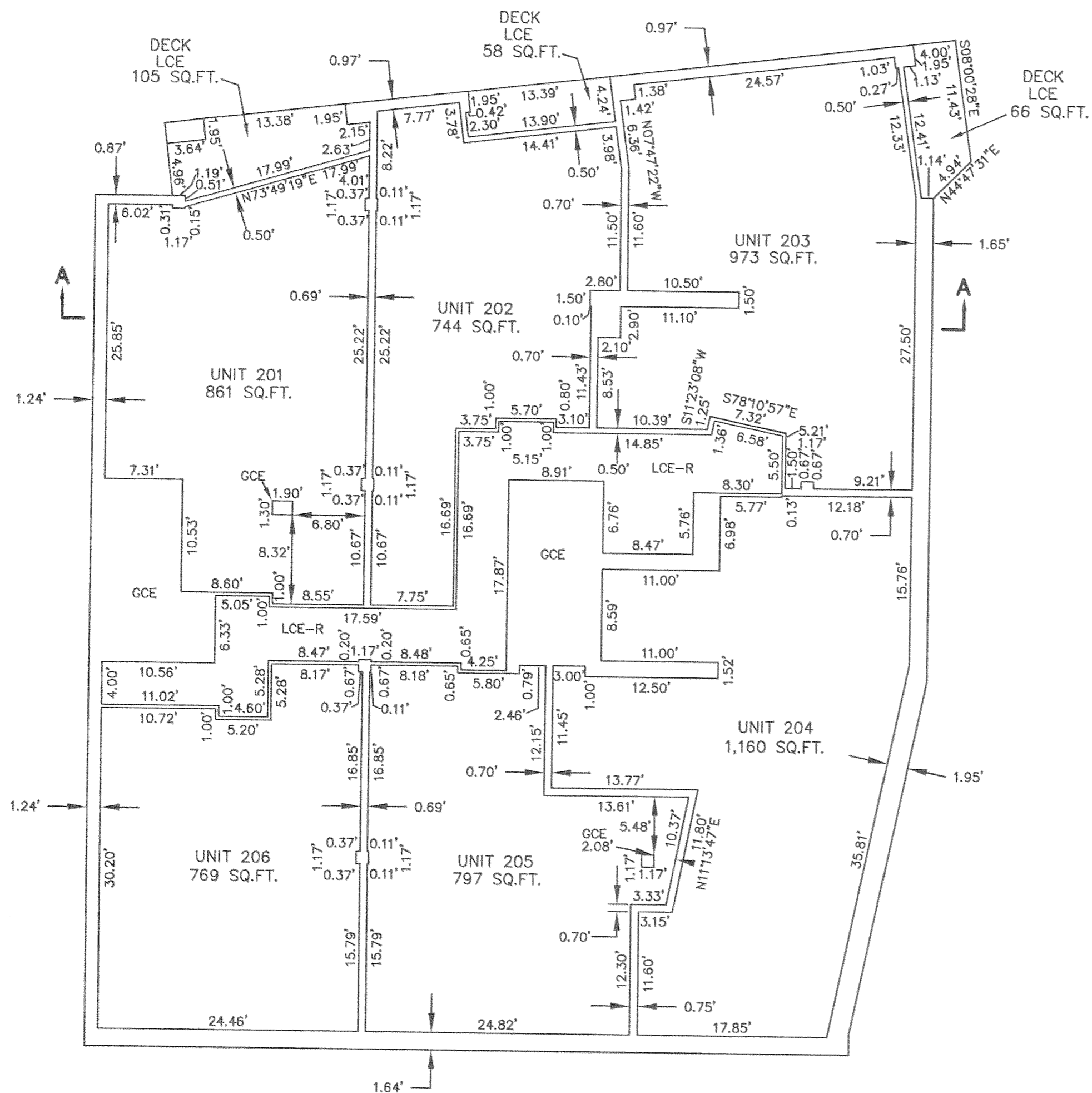


LEGEND:

- GCE GENERAL COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- LCE-R LIMITED COMMON ELEMENT PERTAINING TO ALL RESIDENTIAL UNITS
- SQ. FT. SQUARE FEET

NOTES:

- ALL WALLS ARE PARALLEL WITH OR PERPENDICULAR TO THE EXTERIOR BUILDING LINES, UNLESS OTHERWISE NOTED.
- ALL WALLS ARE 0.30 FEET WIDE, UNLESS OTHERWISE NOTED
- HORIZONTAL INTERIOR DIMENSIONS ARE TO FACE OF STUD OR COLUMN.



SECOND FLOOR PLAN

FILED

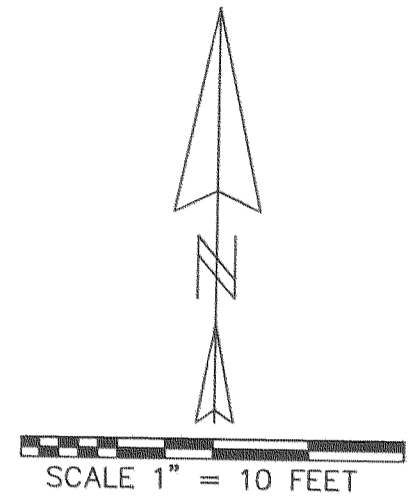
OCT 18 2005
Kevin Dowd
REGISTERED PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Kevin Dowd
OREGON
JULY 26, 1989
KEVIN DOWD
2393
RENEW DATE: 12-31-05

WYEAST SURVEYS
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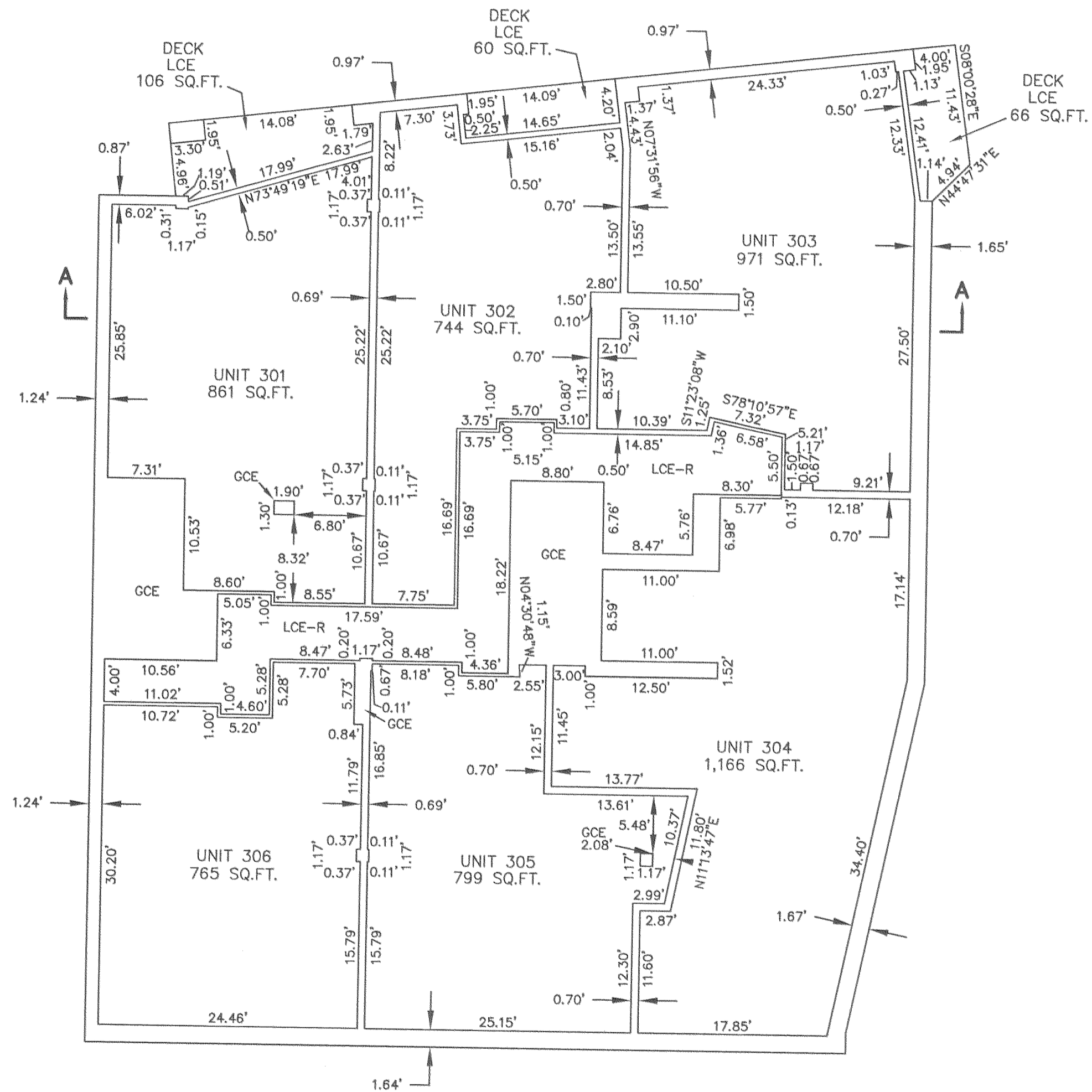


LEGEND:

- GCE GENERAL COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- LCE-R LIMITED COMMON ELEMENT PERTAINING TO ALL RESIDENTIAL UNITS
- SQ. FT. SQUARE FEET

NOTES:

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- HORIZONTAL INTERIOR DIMENSIONS ARE TO FACE OF STUD OR COLUMN.



THIRD FLOOR PLAN

FILED

OCT 18 2005
Kevin Dowd
REGISTERED PROFESSIONAL LAND SURVEYOR

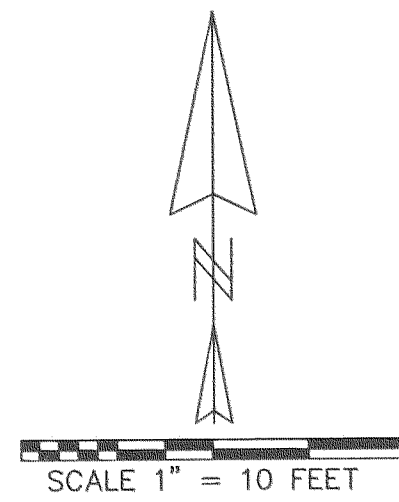
REGISTERED PROFESSIONAL LAND SURVEYOR

Kevin Dowd
OREGON
JULY 26, 1989
KEVIN DOWD
2393
RENEW DATE: 12-31-05

WYEAST SURVEYS
KEVIN DOWD
4399 WOODWORTH DRIVE
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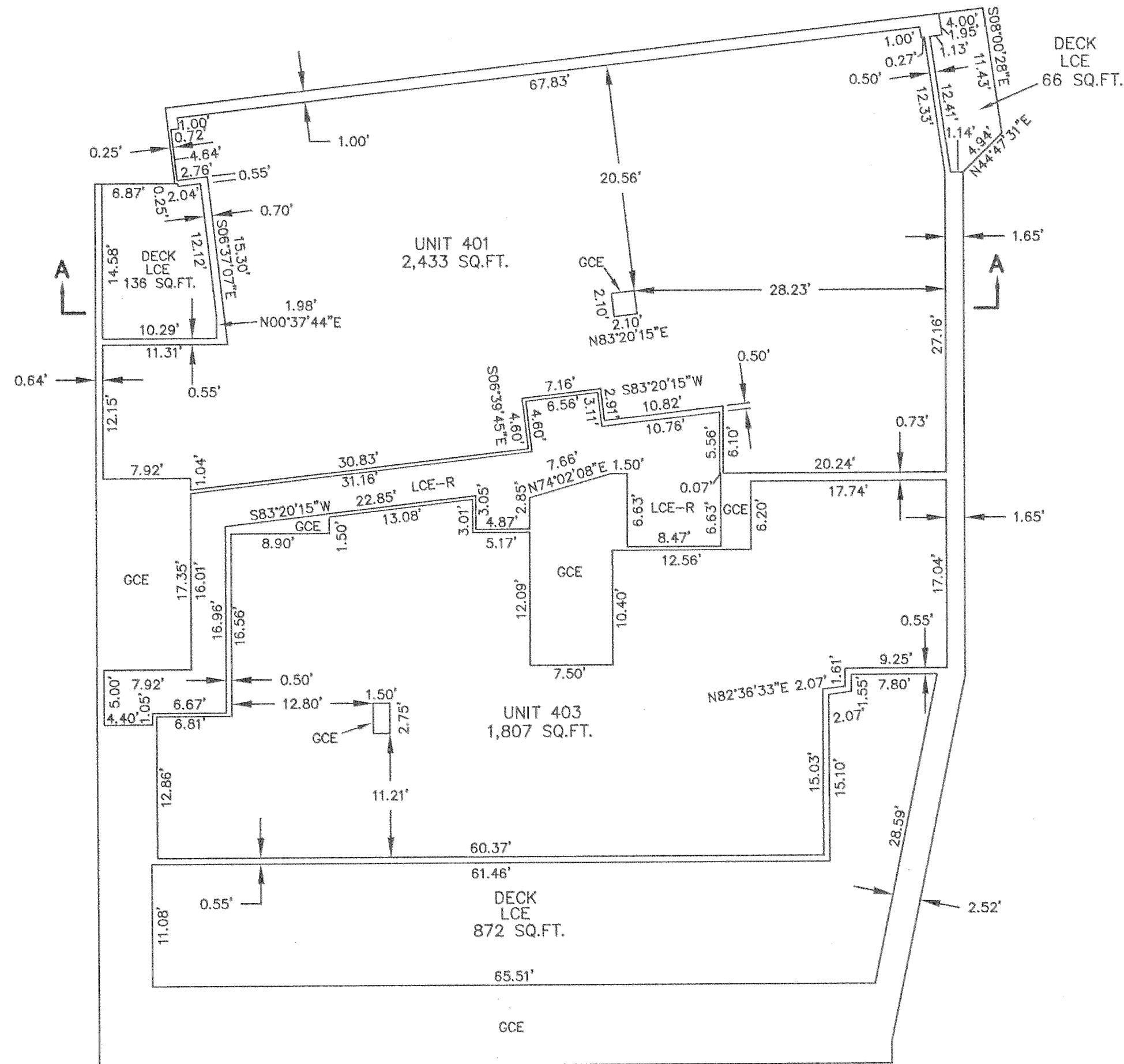


LEGEND:

- GCE GENERAL COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- LCE-R LIMITED COMMON ELEMENT PERTAINING TO ALL RESIDENTIAL UNITS
- SQ. FT. SQUARE FEET

NOTES:

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- HORIZONTAL INTERIOR DIMENSIONS ARE TO FACE OF STUD OR COLUMN.



FOURTH FLOOR PLAN

FILED

OCT 18 2005
Kevin Dowd
REGISTERED PROFESSIONAL LAND SURVEYOR

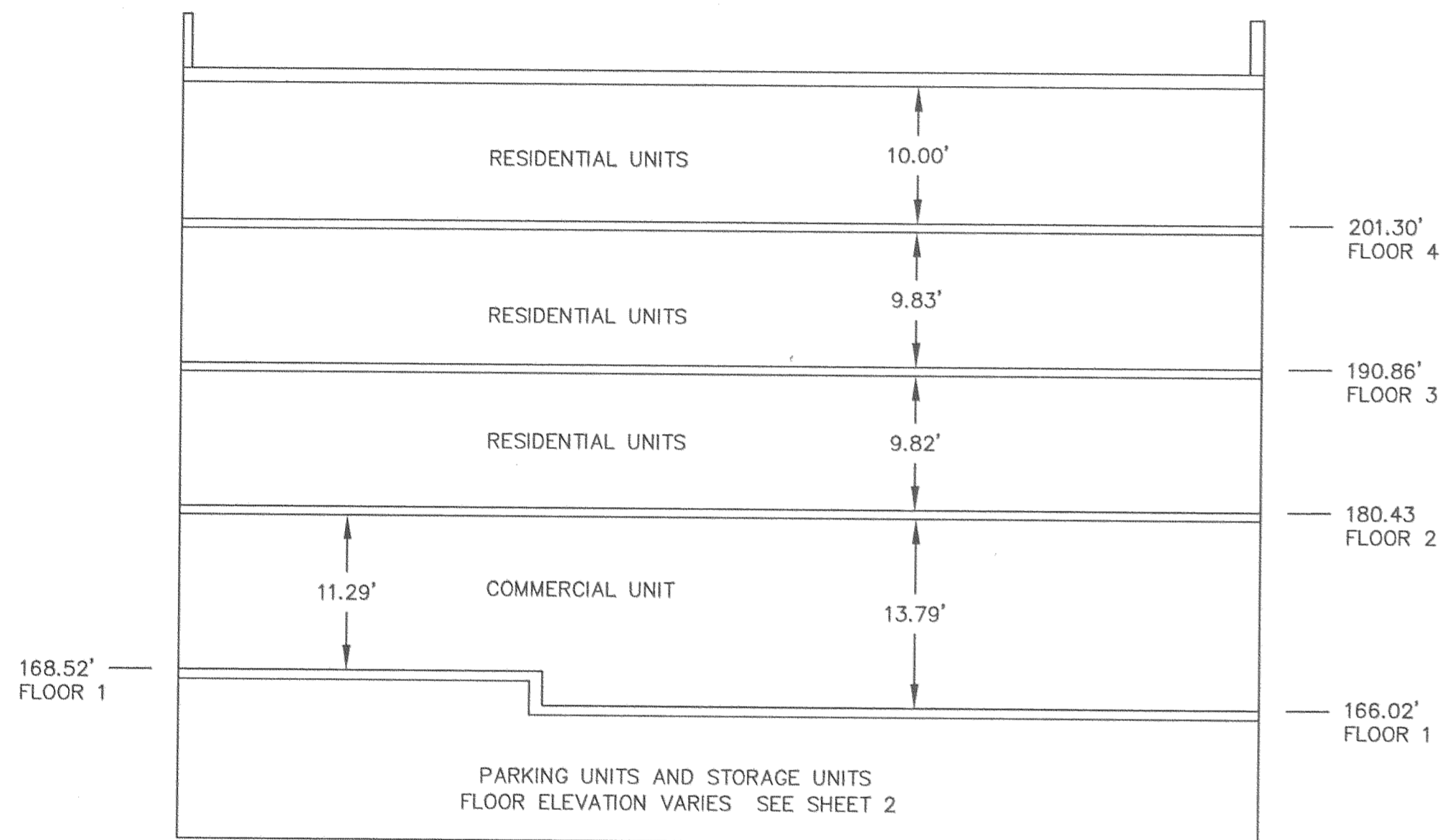
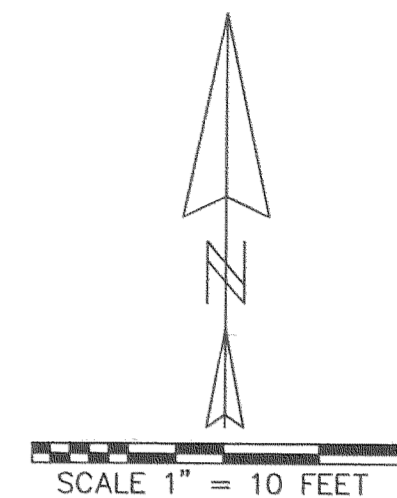
REGISTERED PROFESSIONAL LAND SURVEYOR

Kevin Dowd
OREGON
JULY 26, 1989
KEVIN DOWD
2393
RENEW DATE: 12-31-05

WYEAST SURVEYS
KEVIN DOWD
4399 WOODWORTH DRIVE
MT HOOD, OREGON 97041
(541) 352-6065

310 OAK STREET CONDOMINIUM

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CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON
SEPTEMBER 6, 2005



SECTION A-A

BASIS OF ELEVATION: BRASS DISC AT THE BASE OF A STONE PILLAR
AT THE ENTRANCE TO CITY OFFICES AT THIRD STREET AND OAK STREET.
ELEVATION = 163.51', NGS PID RC 1587

FLOOR ELEVATIONS AND CEILING HEIGHTS FOR FLOORS 1-4
ARE TYPICAL ACROSS THE RESPECTIVE FLOOR.

FILED

OCT 18 2005
Kevin Dowd
REGISTERED PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Kevin Dowd
OREGON
JULY 26, 1989
KEVIN DOWD
2393
RENEW DATE: 12-31-05

WYEAST SURVEYS
KEVIN DOWD
4399 WOODWORTH DRIVE
MT HOOD, OREGON 97041
(541) 352-6065

20055316

20055316 (8)

FILED
RECORDS AND ASSESSMENT
HOOD RIVER CO.
OCT 13 1 39 PM '05

310 OAK STREET CONDOMINIUM

LOT 6 AND THE WEST 39.00 FEET OF LOT 7, BLOCK C
FIRST WEST ADDITION TO HOOD RIVER
SITUATED IN THE SW 1/4 OF SECTION 25, T3N, R10E, W.M.
CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON
SEPTEMBER 6, 2005

SURVEYOR'S CERTIFICATE

I, KEVIN DOWD, CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ANNEXED MAP OF 310 OAK STREET CONDOMINIUM, SAID LAND BEING DESCRIBED AS FOLLOWS:

LOT 6 AND THE WEST 39.00 FEET OF LOT 7, BLOCK C, FIRST WEST ADDITION TO HOOD RIVER, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF HOOD RIVER, COUNTY OF HOOD RIVER AND STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING THE SOUTHWEST CORNER OF SAID LOT 6, BEING MARKED WITH A BRASS SCREW AND WASHER MARKED "LS 2393"; THENCE ALONG THE WEST LINE OF SAID LOT 6, NORTH 00°02'56" WEST, A DISTANCE OF 99.99 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE ALONG THE NORTH LINE OF SAID LOT 6 AND 7, SOUTH 89°59'57" EAST, A DISTANCE OF 89.00 FEET; THENCE SOUTH 00°03'18" EAST, A DISTANCE OF 99.99 FEET TO THE SOUTH LINE OF SAID LOT 7. THENCE ALONG THE SOUTH LINE OF SAID LOT 7 AND 6, NORTH 90°00'00" WEST, A DISTANCE OF 89.01 FEET TO THE INITIAL POINT.

APPROVALS

THE ANNEXED MAP OF 310 OAK CONDOMINIUM WAS EXAMINED AND APPROVED BY ME THIS 8th DAY OF SEPTEMBER, 2005.

David W. Beck
CITY OF HOOD RIVER ENGINEER

THE ANNEXED MAP OF 310 OAK CONDOMINIUM WAS EXAMINED AND APPROVED BY ME THIS 9th DAY OF SEPTEMBER, 2005.

Cynthia Walbridge
CITY OF HOOD RIVER PLANNER

THE ANNEXED MAP OF 310 OAK CONDOMINIUM WAS EXAMINED AND APPROVED BY ME THIS 8th DAY OF SEPTEMBER, 2005.

Ronald Talts
HOOD RIVER COUNTY SURVEYOR

THE ANNEXED MAP OF 310 OAK CONDOMINIUM WAS EXAMINED AND APPROVED BY ME THIS 9th DAY OF SEPTEMBER, 2005.

Lucretia Sanchez CITY OF HOOD RIVER MAYOR
Jean M. Hadley CITY OF HOOD RIVER RECORDER

THE DIRECTOR OF RECORDS AND ASSESSMENTS, AND THE DIRECTOR OF BUDGET, FINANCE AND TAX COLLECTOR, RESPECTIVELY, OF HOOD RIVER COUNTY, OREGON, HEREBY CERTIFY THAT WE HAVE EXAMINED THE ANNEXED MAP OF 310 OAK CONDOMINIUM, IN THE CITY OF HOOD RIVER AND THAT THE NAME ADOPTED FOR SAID PLAT IS A PROPER NAME AND NOT INCLUDED IN ANY OTHER CONDOMINIUM IN HOOD RIVER COUNTY, AND FURTHER CERTIFY THAT ALL ASSESSMENTS DUE HEREON HAVE BEEN FULLY PAID AS REQUIRED BY LAW AND WE HEREBY APPROVE SAID PLAT.

Denise Endow
HOOD RIVER COUNTY DIRECTOR OF BUDGET, FINANCE AND TAX COLLECTOR

Kevin Dowd
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

FILED FOR RECORD THIS 13th DAY OF October, 2005.

Kevin Dowd
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT 310 OAK, LLC, AN OREGON LIMITED LIABILITY COMPANY, HEREBY DECLARES THAT THE ANNEXED MAP OF 310 OAK CONDOMINIUM, AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, TO BE A TRUE AND CORRECT MAP AND PLAT THEREOF, AND HEREBY COMMITS SAID LAND TO THE OPERATION AND PROVISIONS OF THE OREGON CONDOMINIUM ACT. THE PROPERTY AND IMPROVEMENTS DEPICTED ON THE PLAT ARE SUBJECT TO THE PROVISIONS OF OREGON REVISED STATUTES 100.005 TO 100.625.

310 OAK, LLC, AN OREGON LIMITED LIABILITY COMPANY

BY: SMART DEVELOPMENT CORPORATION
AN OREGON CORPORATION, MANAGER

BY: Henry Fischer
HENRY FISCHER, PRESIDENT

ACKNOWLEDGEMENT

STATE OF OREGON }
COUNTY OF HOOD RIVER } SS

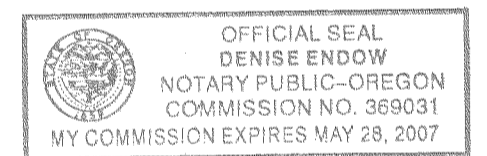
THIS IS TO CERTIFY THAT ON THIS 6th DAY OF September, 2005 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED HENRY FISCHER, WHO DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT, AND THAT SAID INSTRUMENT WAS EXECUTED ON BEHALF OF 310 OAK, LLC, AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY.

Denise Endow
NOTARY SIGNATURE

DENISE ENDOW
NOTARY PUBLIC - OREGON

COMMISSION NO. 369031

MY COMMISSION EXPIRES May 28, 2007



CERTIFICATE OF COMPLETION

I, KEVIN DOWD, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE PLAT OF 310 OAK CONDOMINIUM FULLY AND ACCURATELY DEPICTS THE BOUNDARIES OF THE UNITS AND BUILDING, AND THE IMPROVEMENTS DEPICTED ON THE PLAT WERE COMPLETED AS OF SEPTEMBER 6, 2005.

Kevin Dowd
KEVIN DOWD, LS 2393

FILED

OCT 18 2005
Ronald Talts
CLERK

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Kevin Dowd
OREGON
JULY 26, 1989
KEVIN DOWD
2393
RENEW DATE: 12-31-05

WYEAST SURVEYS
KEVIN DOWD
4399 WOODWORTH DRIVE
MT HOOD, OREGON 97041
(541) 352-6065

SHEET 8 OF 8

CS 2005 086-8