

COMMON ELEMENTS

THE GENERAL COMMON ELEMENTS CONSIST OF THE FOLLOWING, TO THE EXTENT THEY EXIST ON THE PROPERTY, AND EXCEPT AS PORTIONS THEREOF ARE EXPRESSLY DESIGNATED IN THIS DECLARATION AS PART OF A UNIT OR LIMITED COMMON ELEMENT:

- (a) THE LAND, PATHWAYS, FENCES, GROUNDS, PARKING SPACES, AND LAUNDRY ROOMS AND FACILITIES;
- (b) THE FOUNDATIONS, COLUMNS, GIRDERS, BEAMS, SUPPORTS, BEARING WALLS, PERIMETER WALLS, ROOFS, AND EXTERIOR PORCHES, CORRIDORS, LOBBIES, STAIRS, FIRE ESCAPES, ENTRANCES AND EXITS OF THE BUILDING(S);
- (c) INSTALLATIONS OF CENTRAL SERVICES, SUCH AS POWER, LIGHT, GAS, HOT AND COLD WATER, HEATING, REFRIGERATION, AIR CONDITIONING, WASTE DISPOSAL AND INCINERATORS, UP TO THE OUTLETS WITHIN ANY UNITS;
- (d) THE TANKS, PUMPS, MOTORS, FANS, COMPRESSORS, DUCTS, AND IN GENERAL, ALL APPARATUS AND INSTALLATIONS EXISTING FOR THE COMMON USE; AND
- (e) ALL OTHER ELEMENTS OF ANY BUILDING NECESSARY OR CONVENIENT TO ITS EXISTENCE, MAINTENANCE AND SAFETY, OR NORMALLY IN COMMON USE.

LIMITED COMMON ELEMENTS

- (a) EACH UNIT IS ASSIGNED ONE EXTERIOR STORAGE AREA AND ONE PARKING SPACE BEARING THE SAME NUMBER AS THE NUMBER OF THE UNIT;
- (b) EACH UNIT IS ASSIGNED THE PORCH WHICH ADJOINS THE UNIT AS SHOWN ON THE PLAT; AND
- (c) UNITS 25 THROUGH 28 ARE JOINTLY ASSIGNED THE STAIRWAYS LEADING TO THE SECOND STORY OF BUILDING 4 AND THE SECOND STORY PORCH CONNECTING THE ENTRANCES TO THOSE UNITS.

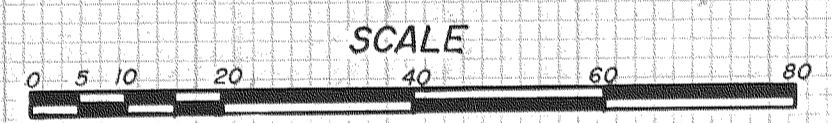
SHEET 2 = APPROVALS
SHEET 3 = BUILDING DIMENSIONS AND ELEVATIONS

EQUIPMENT : TOPCON "GUPPY" GTS 10D WITH 5 SECOND HORIZONTAL ACCURACY.
LAST INSPECTED: FEBRUARY, 1990
BY JOHNSON INSTRUMENT CO.

BASIS OF BEARING:
CITY DATUM

REFERENCES:
PRIOR TERRA BLOCK 3 BOUNDARY SURVEY OF 1988
AND PHASES 1 AND 2 CONDOMINIUM PLATS OF 1989/1990.

NARRATIVE:
FOUND NO MAJOR DISCREPANCIES AND LOCATED ALL MONUMENTS OF RECORD.



FILED
JUN 11, 1990
Richard J. Arnold
COUNTY SURVEYOR
DEPUTY

**PHASE 3
THE LODGE
AT HOOD RIVER,
A CONDOMINIUM**

BEING ALL A PART OF
BLOCK 3, WAUCOMA ADDITION TO THE
CITY OF HOOD RIVER,
COUNTY OF HOOD RIVER,
STATE OF OREGON.

LEGEND :

- SET 5/8" X 30" IRON ROD WITH CAP
- FOUND MONUMENT OF RECORD
- ⊙ FOUND MONUMENT AS NOTED
- CALCULATED, NOT FOUND OR SET
- PK FOUND PK NAIL IN ASPHALT

TERRA SURVEYING

DATE: APRIL, 1990
SCALE: 1" = 20'
PROJECT: #8849

P.O. BOX 617
HOOD RIVER, OR. 97031

PHONE (503) 386-4531
SHEET 1 of 3

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS: THAT THE LODGE AT HOOD RIVER, INC., AN OREGON CORPORATION DOES HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED MAP TO BE A TRUE, AND CORRECT MAP OF THE LAND OWNED AND LAID OUT BY THEM AS THE LODGE AT HOOD RIVER, PHASE 3, SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERETO AFFIXED AND THEY DO HEREBY COMMIT SAID PROPERTY AND IMPROVEMENTS DESCRIBED AND DEPICTED ON THE PLAT ARE SUBJECT TO THE PROVISIONS OF O.R.S. 100.005 TO 100.990.

THE LODGE AT HOOD RIVER, INC.

Glen D. Haack
GLEN D. HAACK, SECRETARY-TREASURER

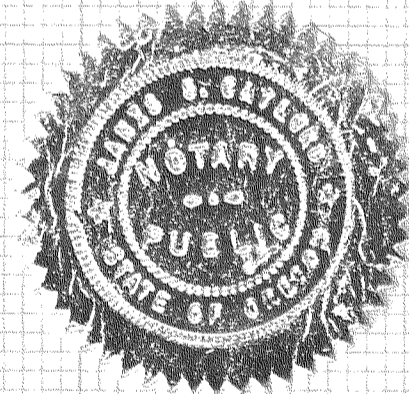
ACKNOWLEDGEMENTS:

STATE OF OREGON)
COUNTY OF HOOD RIVER) S.S.

BE IT REMEMBERED: THAT ON THIS 20th DAY OF April, 1990, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED GLENN D. HAACK, WHO BEING FIRST DULY SWORN, UNDER OATH DID SAY THAT HE IS SECRETARY-TREASURER OF THE CORPORATION NAMED AND DESCRIBED IN THE FOREGOING INSTRUMENT AND THAT HIS SIGNATURE AND OFFICIAL CORPORATE SEAL AFFIXED TO SAID INSTRUMENT BY AUTHORITY OF ITS BOARD OF DIRECTORS ARE THE FREE ACT AND DEED OF THE CORPORATION.

Janis S. Gaylord
NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES 12-12-1993



FILED FOR RECORD
THIS _____ DAY OF _____, 1990

HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

PHASE 3
THE LODGE
AT HOOD RIVER,
A CONDOMINIUM

SURVEYOR'S AFFIDAVIT:

I, ROY O. GAYLORD, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ANNEXED MAP OF "THE LODGE AT HOOD RIVER, PHASE 3" AND THAT FOR THE INITIAL POINT OF THE SURVEY I USED A 1.25" BY 30" GALVANIZED PIPE WITH A 2.5 INCH BRASS CAP ATTACHED, SET IN CONCRETE, 6 INCHES BELOW THE SURFACE OF THE GROUND. SAID INITIAL POINT IS LOCATED NORTH 87° 44' 15" EAST ALONG THE NORTH LINE OF BLOCK 3 A DISTANCE OF 66.87 FEET FROM THE NORTHWEST CORNER OF SAID BLOCK 3, WAUCOMA ADDITION TO THE CITY OF HOOD RIVER; THENCE SOUTH 01° 11' 47" WEST PARALLEL WITH THE WEST LINE OF SAID BLOCK 3 A DISTANCE OF 49.67 FEET; THENCE SOUTH 86° 18' 56" EAST A DISTANCE OF 28.41 FEET; THENCE SOUTH 02° 36' 12" EAST A DISTANCE OF 17.51 FEET; THENCE NORTH 87° 39' 22" EAST A DISTANCE OF 14.34 FEET; THENCE SOUTH 02° 15' 45" EAST A DISTANCE OF 29.80 FEET TO THE NORTH LINE OF "THE LODGE AT HOOD RIVER, PHASE I" AS PLATTED; THENCE NORTH 87° 44' 15" EAST ALONG THE NORTH LINE OF SAID PLAT A DISTANCE OF 158.96 FEET; THENCE NORTH 54° 33' 32" WEST A DISTANCE OF 56.73 FEET; THENCE SOUTH 40° 18' 13" WEST A DISTANCE OF 15.74 FEET; THENCE NORTH 47° 49' 46" WEST A DISTANCE OF 23.14 FEET; THENCE NORTH 02° 15' 45" WEST A DISTANCE OF 60.51 FEET TO THE NORTH LINE OF SAID BLOCK 3; THENCE SOUTH 87° 44' 15" WEST ALONG SAID NORTH LINE A DISTANCE OF 126.61 FEET TO THE POINT OF BEGINNING.

I, ROY O. GAYLORD, A REGISTERED PROFESSIONAL LAND SURVEYOR CERTIFY THAT THE PLAT FULLY AND ACCURATELY DEPICTS THE BOUNDRIES OF THE UNITS OF THE BUILDING AND THAT THE CONSTRUCTION OF THE UNITS AND BUILDINGS AS DEPICTED ON THE PLAT HAS BEEN COMPLETED.

THIS 20 DAY OF APRIL, 1990

Roy O. Gaylord
ROY O. GAYLORD PLS 1815

APPROVALS:

THE ANNEXED MAP OF THE LODGE AT HOOD RIVER, PHASE I WAS EXAMINED AND APPROVED BY ME

THIS 5 DAY OF JUNE, 1990.

Chad Worn
HOOD RIVER CITY ENGINEER
THE ANNEXED MAP OF THE LODGE AT HOOD RIVER, PHASE I WAS EXAMINED AND APPROVED BY ME

THE ANNEXED MAP OF THE LODGE AT HOOD RIVER, PHASE I WAS EXAMINED AND APPROVED BY ME

THIS 4 DAY OF JUNE, 1990.

Richard A. Arnold
HOOD RIVER COUNTY SURVEYOR
THE ANNEXED MAP OF THE LODGE AT HOOD RIVER, PHASE I WAS EXAMINED AND APPROVED BY ME

THIS 5 DAY OF JUNE, 1990.

Linda Maddox
HOOD RIVER CITY PLANNING COMMISSION

THIS 5 DAY OF JUNE, 1990.

Renneth A. Jemmett Mayor
Mark All City Recorder

THE DIRECTOR OF RECORDS AND ASSESSMENTS AND THE DIRECTOR OF BUDGET AND FINANCE AND TAX COLLECTOR, RESPECTIVELY OF HOOD RIVER COUNTY, OREGON HEREBY CERTIFY THAT WE HAVE EXAMINED THE ANNEXED PLAT OF "THE LODGE AT HOOD RIVER," PHASE 3", IN THE CITY OF HOOD RIVER AND THE NAME ADOPTED FOR SAID PLAT IS A PROPER NAME AND NOT INCLUDED IN ANY OTHER SUBDIVISION 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.

HOOD RIVER COUNTY DIRECTOR OF BUDGET,
FINANCE AND TAX COLLECTOR

HOOD RIVER COUNTY DIRECTOR OF RECORDS
AND ASSESSMENTS

FILED

JUN 11, 1990

Richard A. Arnold
COUNTY SURVEYOR

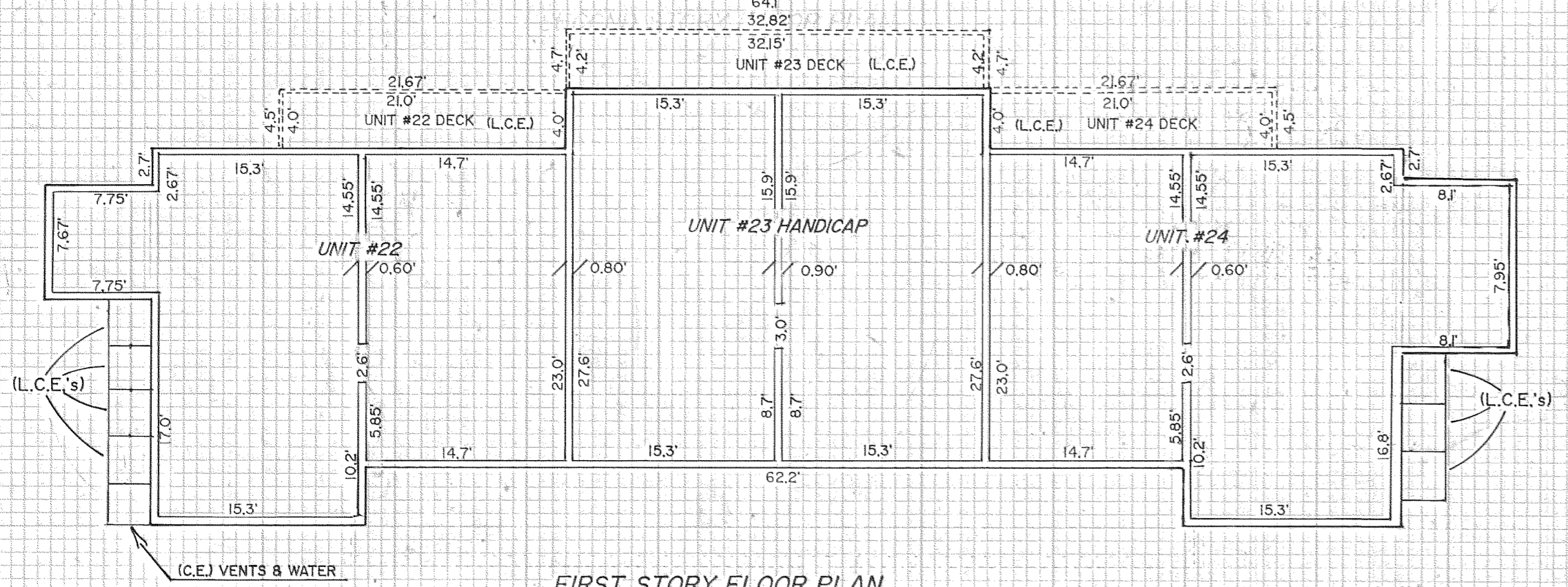
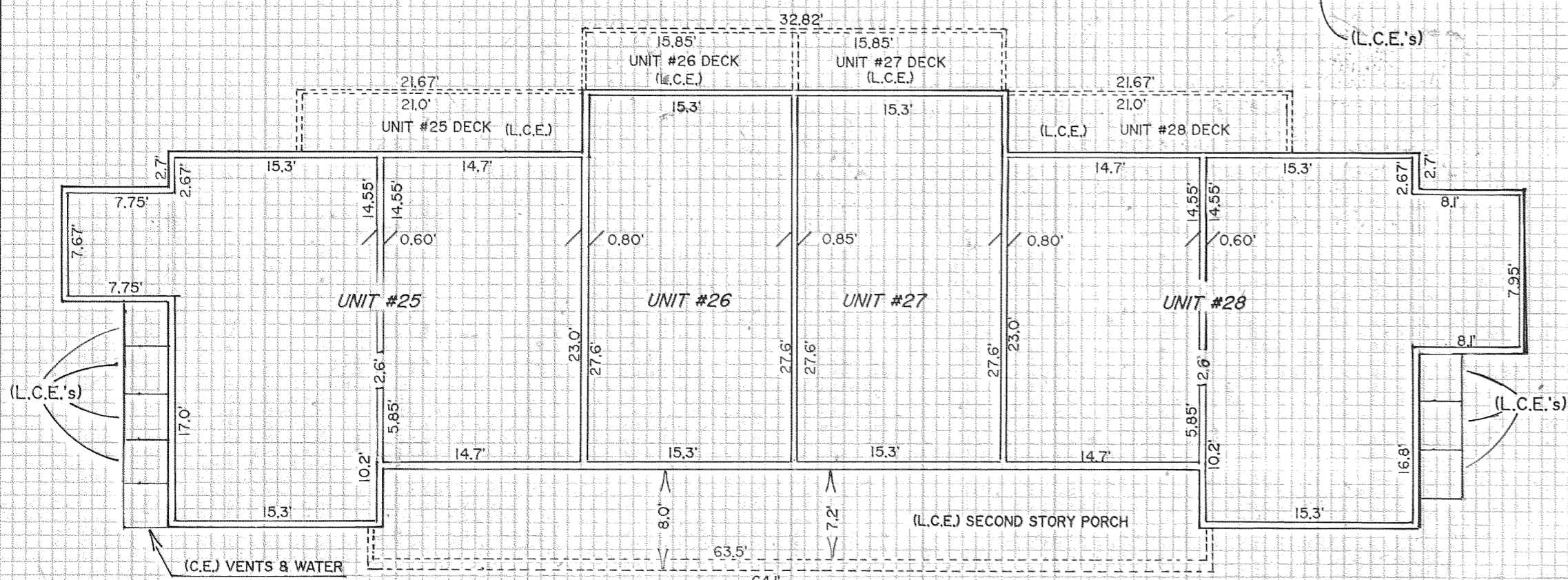
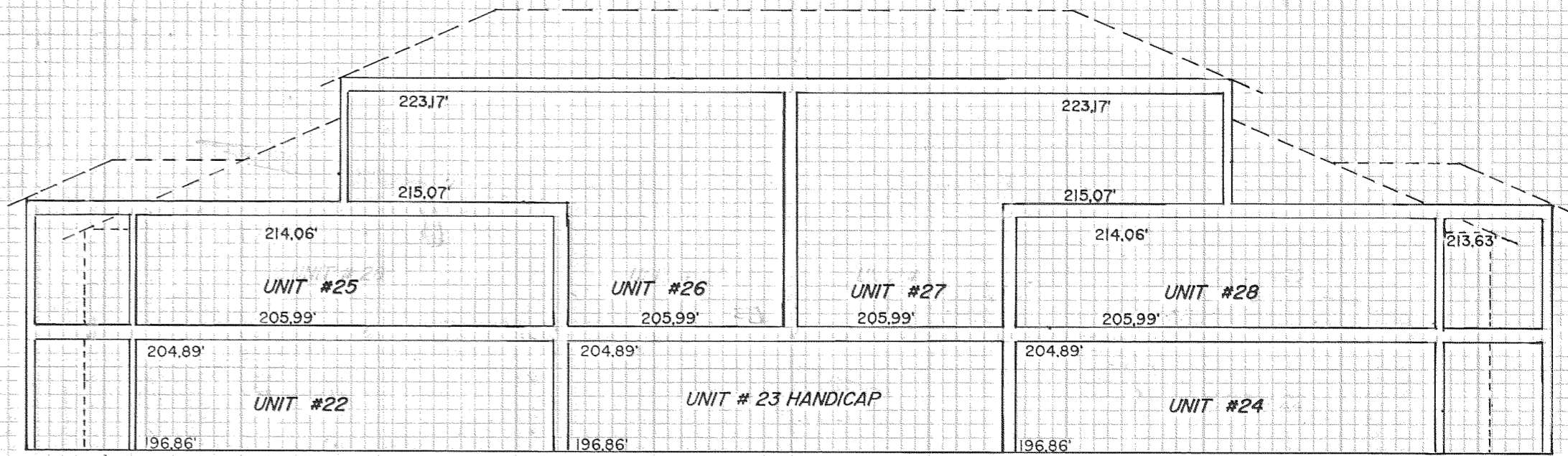
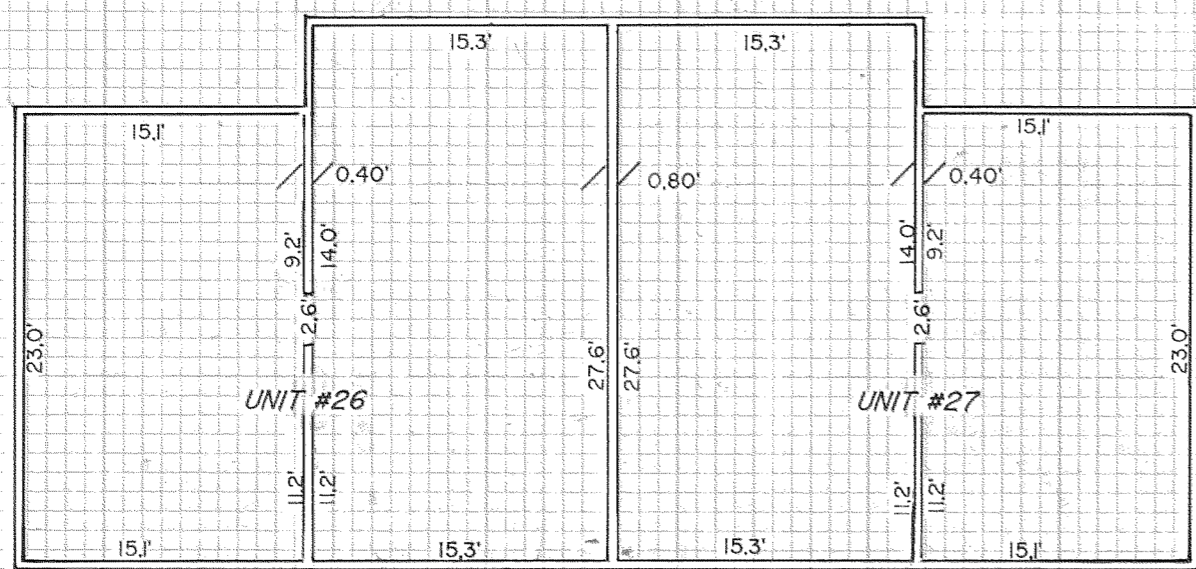
TERRA SURVEYING

DATE: APRIL, 1990
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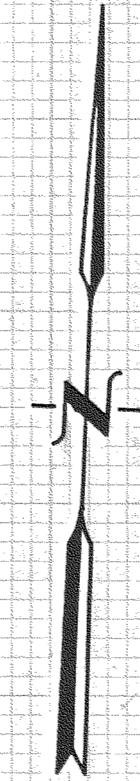
SHEET 2 of 3



FIRST STORY FLOOR PLAN

PHASE 3
THE LODGE
AT HOOD RIVER,
A CONDOMINIUM

BEING ALL A PART OF
BLOCK 3, WAUCOMA ADDITION TO THE
CITY OF HOOD RIVER,
COUNTY OF HOOD RIVER,
STATE OF OREGON.



NOTE:
VERTICAL DATUM BASED ON CITY OF HOOD RIVER
SURVEY OF 1962 BASED ON MEAN SEA LEVEL.

FILED

JUNE 12, 1990
Richard J. Smith
COUNTY CLERK

TERRA SURVEYING

DATE: APRIL, 1990
SCALE: 1" = 10'
PROJECT: #8849

P.O. BOX 617
HOOD RIVER, OR. 97031
PHONE (503) 386-4531

SHEET 3 of 3