

SHERMAN CENTER CONDOMINIUM - STAGE 2

PARCEL LOCATION

LOTS 17 & 18 AND FRACTIONAL LOTS 22 & 23, IN BLOCK 23, HOOD RIVER PROPER, IN THE CITY OF HOOD RIVER, IN THE COUNTY OF HOOD RIVER AND THE STATE OF OREGON; TOGETHER WITH THAT PORTION OF VACATED SERPENTINE ROAD WHICH INURED THERETO BY REASON OF VACATION ORDINANCE #1495 RECORDED AUGUST 12, 1981, RECORDERS FEE NO. 811483, MICROFILM RECORDS. ALL IN NW 1/4 SEC. 36, T. 3N., R. 10E., WM.

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, DRIVEWAYS, FENCES AND GROUNDS;
- (b) THE FOUNDATIONS, COLUMNS, GIRDERS, BEAMS, SUPPORTS, BEARING WALLS, PERIMETER WALLS, MAIN WALLS, ROOFS AND EXTERIOR FIRE ESCAPES 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 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

THE FOLLOWING CONSTITUTE LIMITED COMMON ELEMENTS, THE USE OF WHICH SHALL BE RESTRICTED TO THE UNIT(S) TO WHICH THEY PERTAIN:

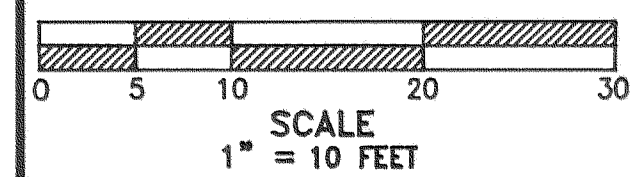
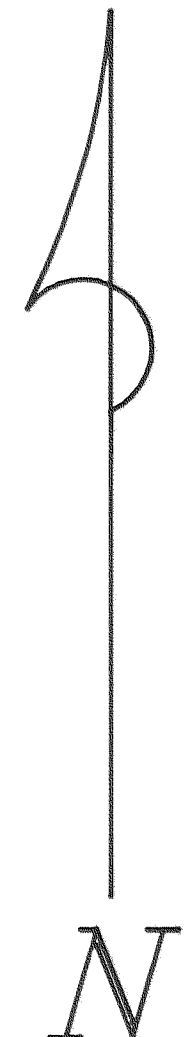
- (a) EACH UNIT IS ASSIGNED TWO (2) PARKING SPACES BEARING THE SAME NUMBER AS THE NUMBER OF THE UNIT. ALL UNASSIGNED PARKING SPACES ARE DESIGNATED GUEST PARKING SPACES. ALL GUEST PARKING SPACES SHALL BE USED ONLY BY THE OWNERS OR TENANTS OF THE OFFICE UNITS (AND THEIR CLIENTS OR CUSTOMERS) FROM 8 A.M. TO 5 P.M. ON MONDAYS THROUGH FRIDAYS, EXCEPT LEGAL HOLIDAYS, AND SHALL BE USED ONLY BY THE OWNERS OR TENANTS OF THE RESIDENTIAL UNITS (AND THEIR GUESTS) AT ALL OTHER TIMES. A UNIT OWNER MAY LEASE ANY PARKING SPACE ASSIGNED TO HIS UNIT TO ANY OTHER UNIT OWNER.
- (b) UNIT 3 IS ASSIGNED THE INTERIOR STAIRWAY LEADING TO THE UNIT AND IS ASSIGNED THE DECK AND THE PATIO APPURTENANT TO THE UNIT. UNIT 4 IS ASSIGNED THE INTERIOR STAIRWAY LEADING TO THE UNIT AND IS ASSIGNED THE DECK AND THE PATIO APPURTENANT TO THE UNIT.
- (c) THE ENTRY SIGN AT THE ENTRANCE TO THE CONDOMINIUM IS ASSIGNED TO ALL OFFICE UNITS.

REFERENCE & DATUM

CS #89062, July, 1989. County Surveyor microfilm records
CS #94047, Oct., 1994. County Surveyor microfilm records
Basis of bearings assumed for south edge of Sherman Street.
Elevation datum from City Monument #21-x1, located at 7th & Sherman Street. Elevation 294.550 feet.

NARRATIVE

NEW STRUCTURE TIES AND RELATED WORK CONDUCTED 5/13/97 THROUGH 7/24/97, USING A SOKKIA 5" TOTAL STATION, LAST CALIBRATED 2/25/1997.



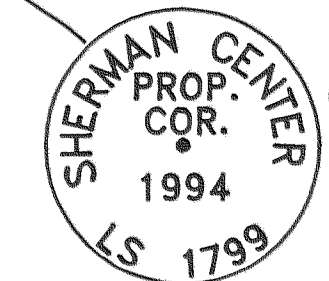
LEGEND

- o Found corner of record
- () Call of record

REGISTERED PROFESSIONAL LAND SURVEYOR
Terry N. Trantow
 OREGON
 DEC. 15, 1978
 TERRY N. TRANTOW
 EXPIRES 1799 6-30-99
 16 SEPT. 1997

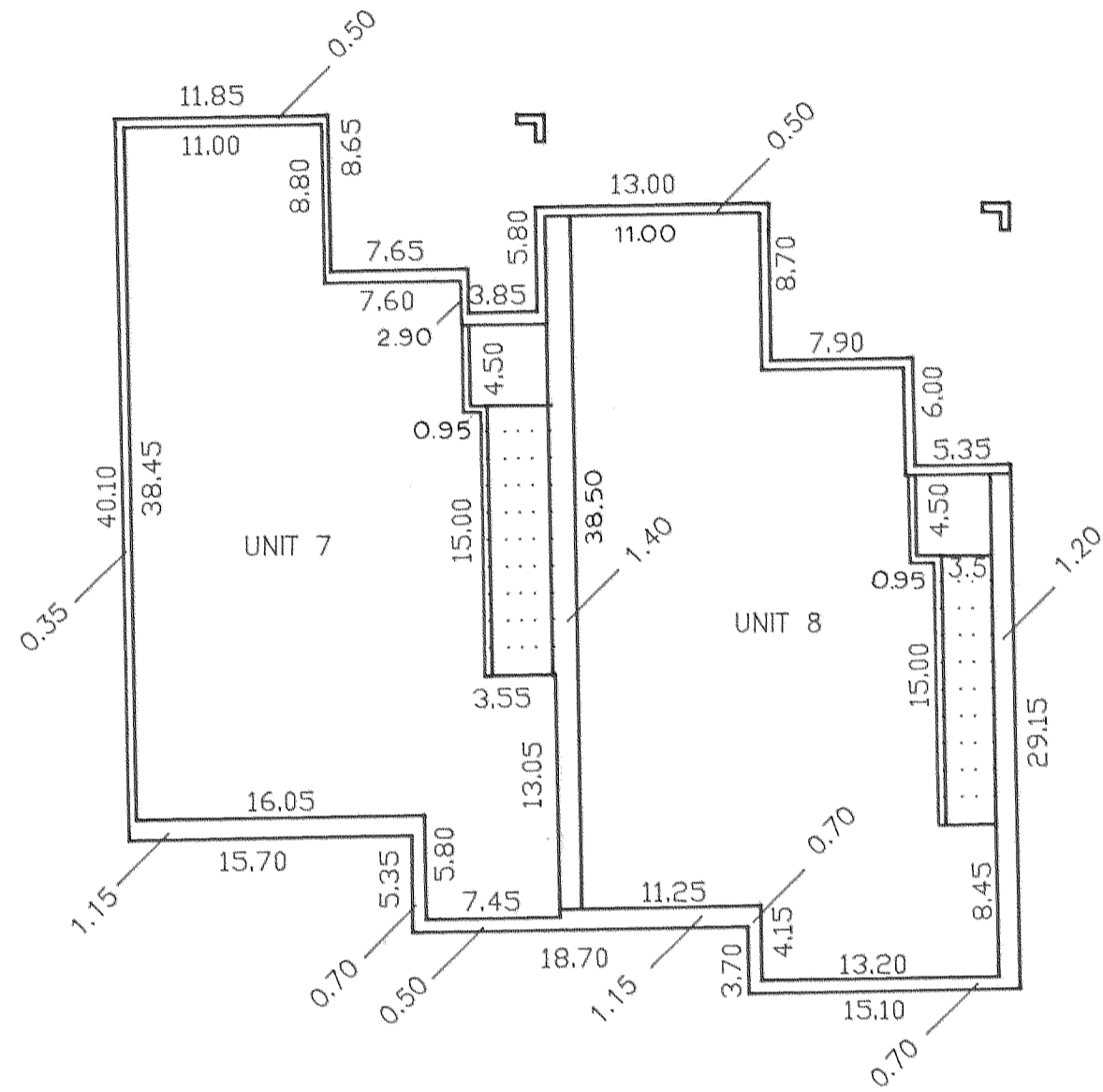
FILED
 FEB 26, 1998
Ridley
 COUNTY SURVEYOR

TRANTOW SURVEYING, INC.
 412 W. Jefferson-POB 287
 Bingen, WA 98605-0287
 Ph 509/493-3111 Fx 509/493-4309
 Member, Land Surveyor's Ass'n of Washington

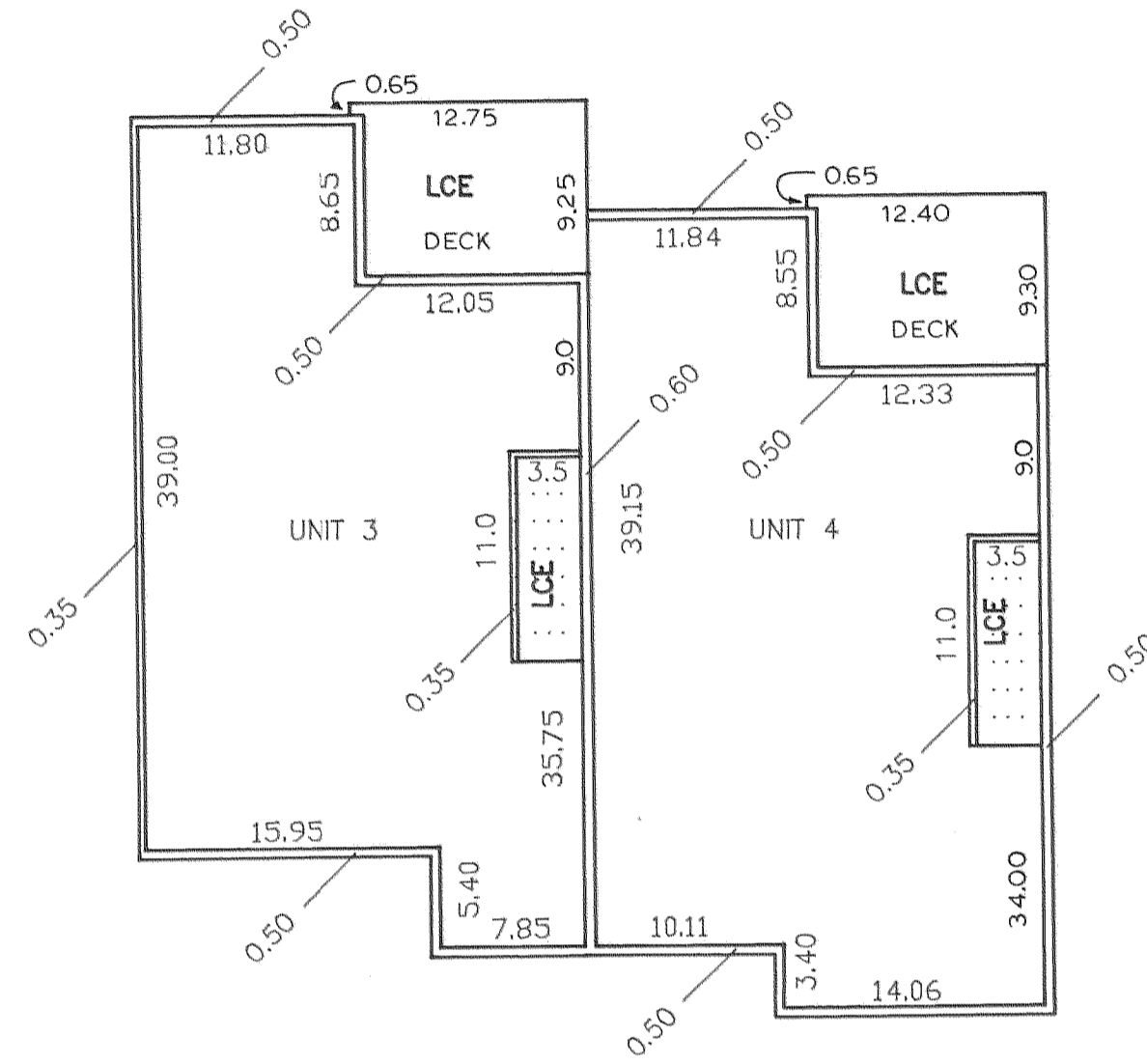


SHERMAN CENTER CONDOMINIUM - STAGE 2

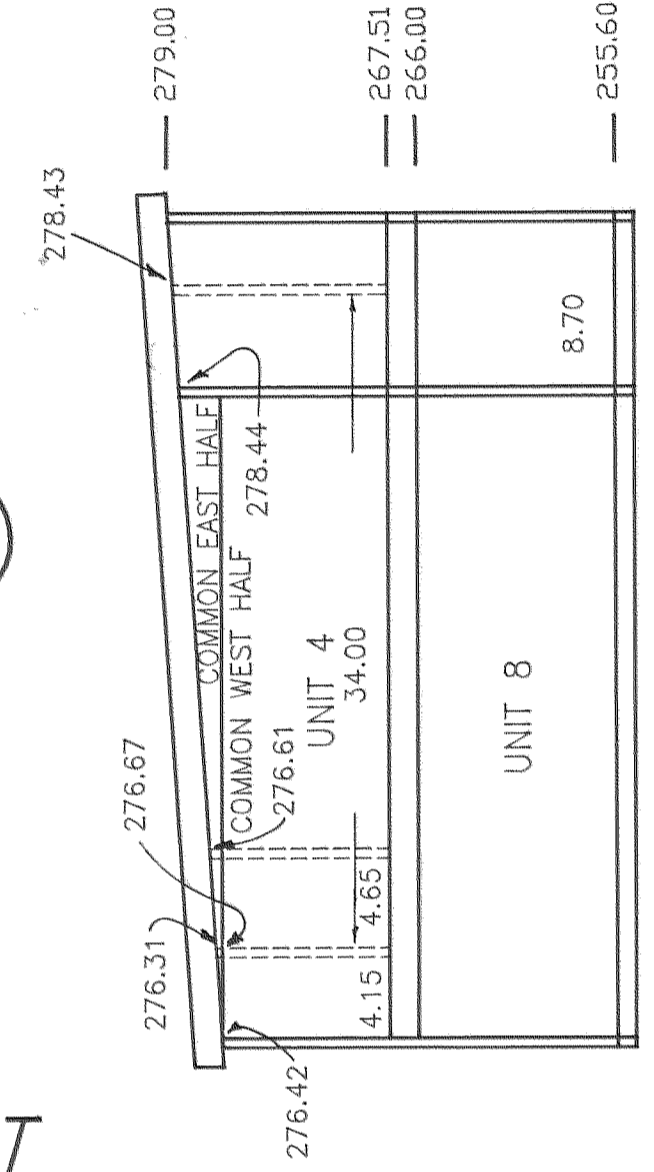
LCE = LIMITED COMMON ELEMENT



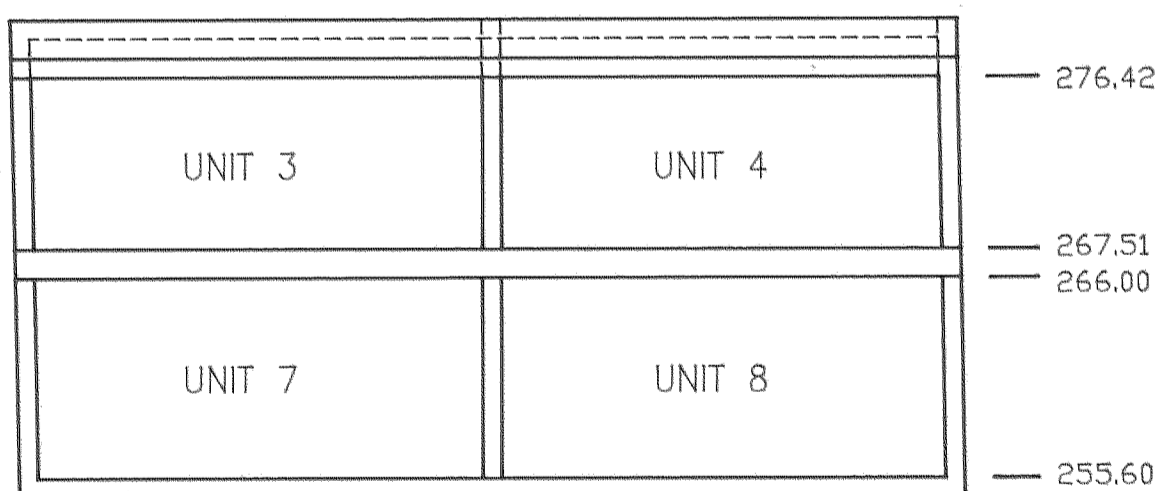
PLAN - GROUND FLOOR



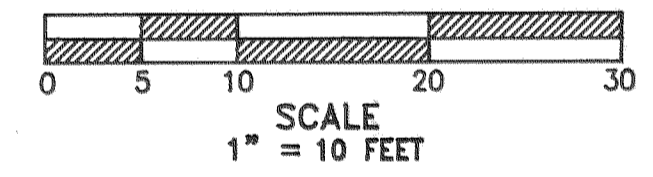
PLAN - SECOND FLOOR



EAST ELEVATION
(ATYPICAL)



SOUTH ELEVATION



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Terry N. Trantow
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15 SEPT. 1997

FILED
FEB 26, 1998
Rick G. Hill
COUNTY CLERK

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DECLARATION

KNOW ALL MEN BY THESE PRESENTS: THAT SHERMAN CENTER, 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 SHERMAN CENTER CONDOMINIUM, STAGE 2, 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 SUBJECT TO THE PROVISIONS OF O.R.S. 100.005 TO 100.990.

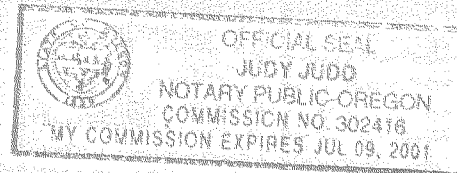
SHERMAN CENTER, INC.

Glen D. Haack
Glen D. Haack, President

STATE OF OREGON)
COUNTY OF HOOD RIVER) ss:

BE IT REMEMBERED THAT ON THIS 9 DAY OF JANUARY, ~~1997~~ 1998, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED GLEN D. HAACK, WHO BEING FIRST DULY SWORN UNDER OATH, DID SAY THAT HE IS PRESIDENT 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 SAID CORPORATION.

Judy Judd
NOTARY PUBLIC FOR THE STATE OF OREGON
MY COMMISSION EXPIRES 7/9/01



SURVEYOR'S CERTIFICATE & AFFIDAVIT

I, TERRY N. TRANTOW, REGISTERED BY THE STATE OF OREGON AS A PROFESSIONAL LAND SURVEYOR CERTIFY THAT THIS PLAT FULLY AND ACCURATELY DEPICTS THE BOUNDARIES OF THE UNITS OF THE BUILDING AND THAT THE CONSTRUCTION OF THE UNITS AND BUILDINGS AS DEPICTED ON THE PLAT HAS BEEN COMPLETED; FURTHER, THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ANNEXED MAP OF "SHERMAN CENTER CONDOMINIUM, STAGE 2" AND THAT THE INITIAL POINT OF THE SURVEY IS AN EXISTING 1-1/2" IRON PIPE FIRMLY SET FLUSH WITH THE GROUND WHICH MARKS THE NORTHWEST CORNER OF LOT 18, BLOCK 23 OF HOOD RIVER PROPER, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT HEREIN DESCRIBED, THENCE N 89-50-11 E ALONG THE SOUTHERLY LINE OF SHERMAN STREET, 100.26 FEET TO THE NORTHEAST CORNER OF LOT 17 OF SAID BLOCK 23; THENCE S 00-29-43 E ALONG THE EAST LINE OF SAID LOT 17, 114.71 FEET TO A 5/8" IRON ROD MARKING THE SOUTHEAST CORNER OF LOT 23 OF SAID BLOCK 23; THENCE S 00-10-40 E, 20.01 FEET TO A 5/8" IRON ROD AT THE SOUTHEAST CORNER OF A STRIP OF LAND WHICH INURES THERETO BY REASON OF VACATION ORDINANCE #1495 RECORDED AUGUST 12, 1981, RECORDERS NO. 811483, MICROFILM RECORDS; THENCE ALONG THE SOUTHERLY LINE OF SAID VACATED STRIP N 76-12-37 W, 51.47 FEET; THENCE N 80-02-07 W ALONG SAID STRIP, 50.46 FEET TO A 1-1/4" X 30" GALVANIZED IRON PIPE WITH A 2-1/2" BRASS CAP ATTACHED, SET FLUSH WITH THE GROUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING ON A SOUTHERLY EXTENSION OF THE WEST LINE OF LOTS 22 & 18; THENCE N 00-49-18 W ALONG SAID WEST LINE A DISTANCE OF 113.44 FEET TO THE POINT OF BEGINNING.

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APPROVALS

THE ANNEXED MAP OF SHERMAN CENTER COMDOMINIUM, STAGE 2 WAS EXAMINED AND APPROVED BY ME THIS 20th DAY OF JANUARY, 1998 RFB

Ronald K. Bradley
HOOD RIVER CITY ENGINEER

THE ANNEXED MAP OF SHERMAN CENTER CONDOMINIUM, STAGE 2 WAS EXAMINED AND APPROVED BY ME THIS 15th DAY OF JANUARY, 1998. RFW

Paul H. Wiley
HOOD RIVER CITY PLANNER

THE ANNEXED MAP OF SHERMAN CENTER CONDOMINIUM, STAGE 2 WAS EXAMINED AND APPROVED BY ME THIS 20 DAY OF JANUARY, 1997.

Richard G. Arnold
HOOD RIVER COUNTY SURVEYOR

THE ANNEXED MAP OF SHERMAN CENTER CONDOMINIUM, STAGE 2 WAS EXAMINED AND APPROVED BY ME THIS 21st DAY OF JANUARY, 1998. ORS

Paul A. Cummins Mayor
Annita K. Inman 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 "SHERMAN CENTER CONDOMINIUM, STAGE 2", 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.

Robert P. McGuire, Sr.
HOOD RIVER COUNTY DIRECTOR OF BUDGET,
FINANCE AND TAX COLLECTOR

Sandra E. Berry
HOOD RIVER COUNTY DIRECTOR OF RECORDS
AND ASSESSMENTS

FILED

FEB 26, 1998

Richard G. Arnold
COUNTY SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Terry N. Trantow

OREGON
DEC. 15, 1978
TERRY N. TRANTOW
EXPIRES 1799 6-30-98
15 SEPT. 1997

FILED FOR RECORD THIS 26 DAY OF JANUARY, 1997. 1998

Sandra E. Berry
HOOD RIVER COUNTY DIRECTOR OF RECORDS AND ASSESSMENTS

1/26/98

Certified to be a true and
correct copy of the ORIGINAL
Dept. of Records & Assessment
by J. Judd Deputy