

SCOTT COMMERCIAL BUILDING, A CONDOMINIUM

PARCEL LOCATION

THE SOUTH HALF OF LOTS 7 & 8, BLOCK D, FIRST ADDITION WEST TO THE TOWN OF HOOD RIVER, IN THE CITY OF HOOD RIVER, COUNTY OF HOOD RIVER AND STATE OF OREGON, SITUATED WITHIN 3N 10 25DC AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK D (FROM WHICH A BRASS CAP STAMPED AS THE P.O.B. FOR THIS PARCEL BEARS N 00°29'03" W, 8.02 FEET), THENCE WEST ALONG THE SOUTH LINE OF LOT 8 AND LOT 7 OF SAID BLOCK D, 100.59 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE N 00°16'48" W, 50.79 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID LOT 7; THENCE S 89°59'10" E, 100.68 FEET ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID LOTS 7 & 8 TO THE NORTHEAST CORNER THEREOF; THENCE S 00°10'52" E, 50.77 FEET TO THE POINT OF BEGINNING.

STRUCTURAL ELEMENTS IDENTIFIED OR NECESSARY FOR VERTICAL OR LATERAL STABILITY OF THE STRUCTURE SHALL NOT BE ALTERED WITHOUT THE ANALYSIS AND APPROVAL OF A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF OREGON AND BY PERMIT FROM THE GOVERNING JURISDICTION. ANY MODIFICATIONS TO THE BUILDING ARE SUBJECT TO THE BUILDING CODE REQUIREMENTS.

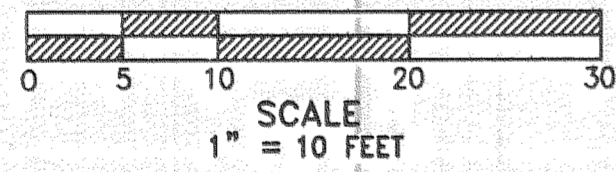
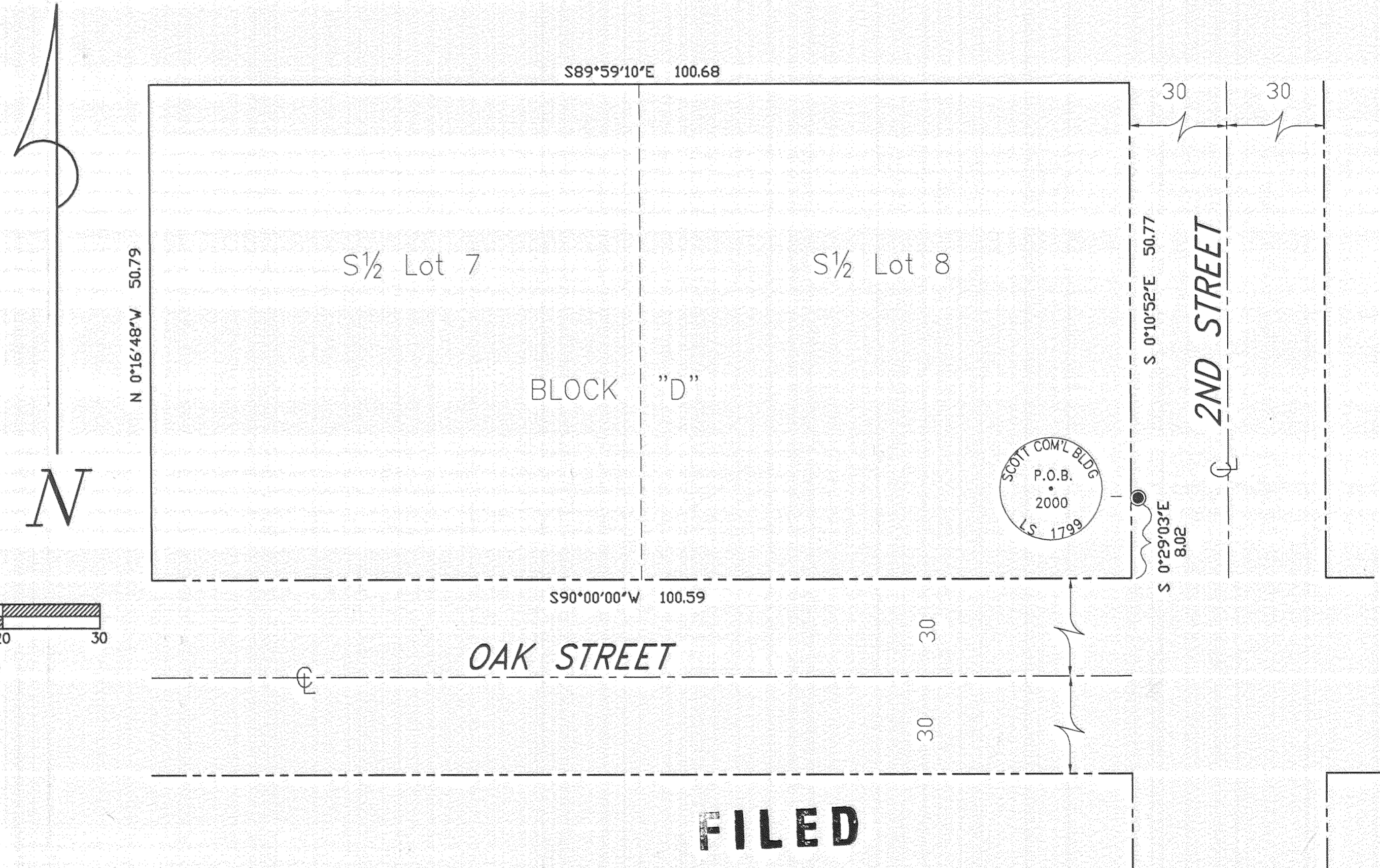
REFERENCE & DATUM

BASIS OF BEARINGS ASSUMED AS DUE WEST FOR THE NORTH LINE OF OAK STREET. ELEVATION DATUM FROM CITY MONUMENT # N105 LOCATED NEAR THE SOUTHWEST CORNER OF 3RD & OAK STREETS NEAR THE FRONT ENTRANCE OF CITY ADMINISTRATION OFFICE, ELEVATION 160.151 FEET.

PLAT OF FIRST ADDITION WEST TO THE TOWN OF HOOD RIVER LOCATED IN DEPARTMENT OF RECORDS & ASSESSMENTS, CABINET "A", NUMBER 240.

NARRATIVE

FIELD WORK CONDUCTED JUNE 20 - JULY 17, 2000, USING A SOKKIA SET 3100 FIVE-SECOND TOTAL STATION LAST INSPECTED JANUARY, 2000 BY JOHNSON INSTRUMENT COMPANY OF PORTLAND, OREGON. BUILDING CORNERS WERE TIED FROM EACH END OF A COMMON BASELINE WITH GROUND AND ROOFTOP ELEVATIONS



LEGEND

● Set 2 1/2" brass cap

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Terry N. Trantow
OREGON
DEC. 15, 1978
TERRY N. TRANTOW
1799
Expiration Date: 6/30/02
8-15-2000

TRANTOW SURVEYING, INC.
412 W. Jefferson-POB 287
Blingen, WA 98605-0287
Ph 509/493-3111 Fx 509/493-4309
Member of Land Surveyor's Assoc. of Washington
#1815

FILED

JAN 16 2001
Terry N. Trantow
COUNTY SURVEYOR
DEPUTY

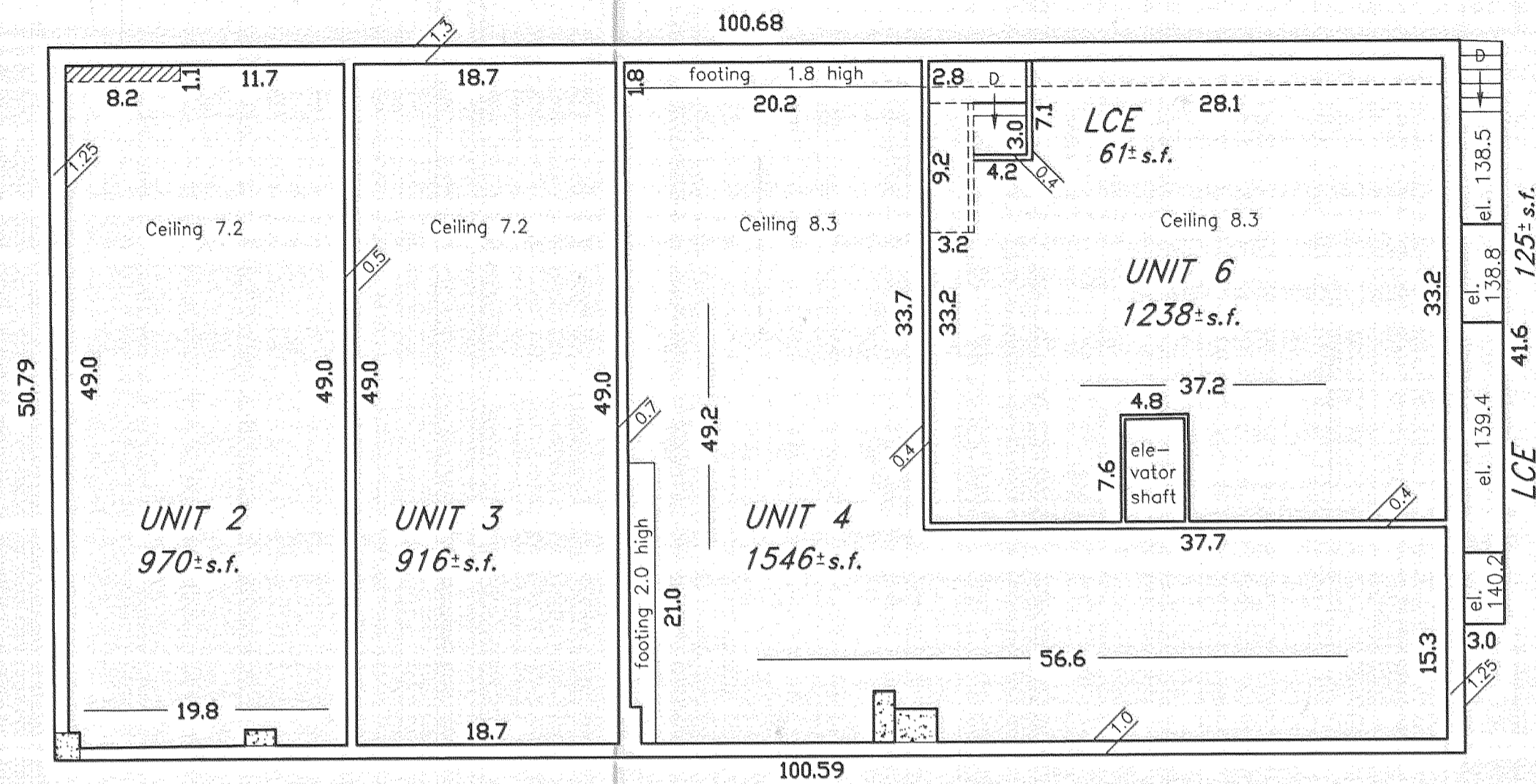
JAN 09 2001
Certified to be a true and correct copy of the ORIGINAL
Dept. of Records & Assessment
Lee K. Shute Deputy

Sheet 1 of 4 Sheets
3N10 25DC 2000
2001 007

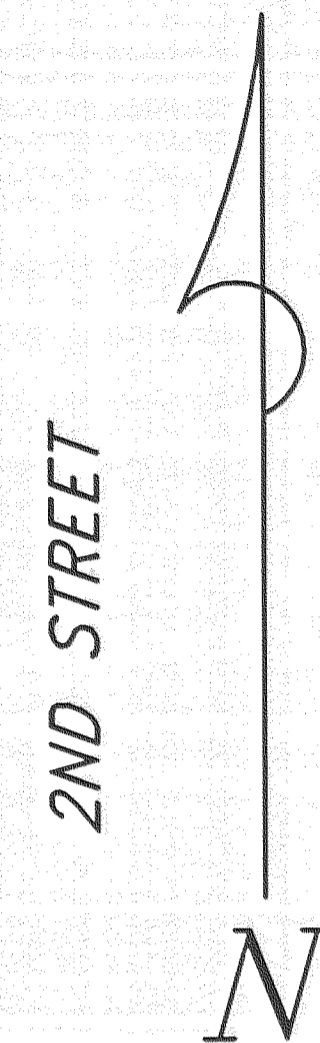
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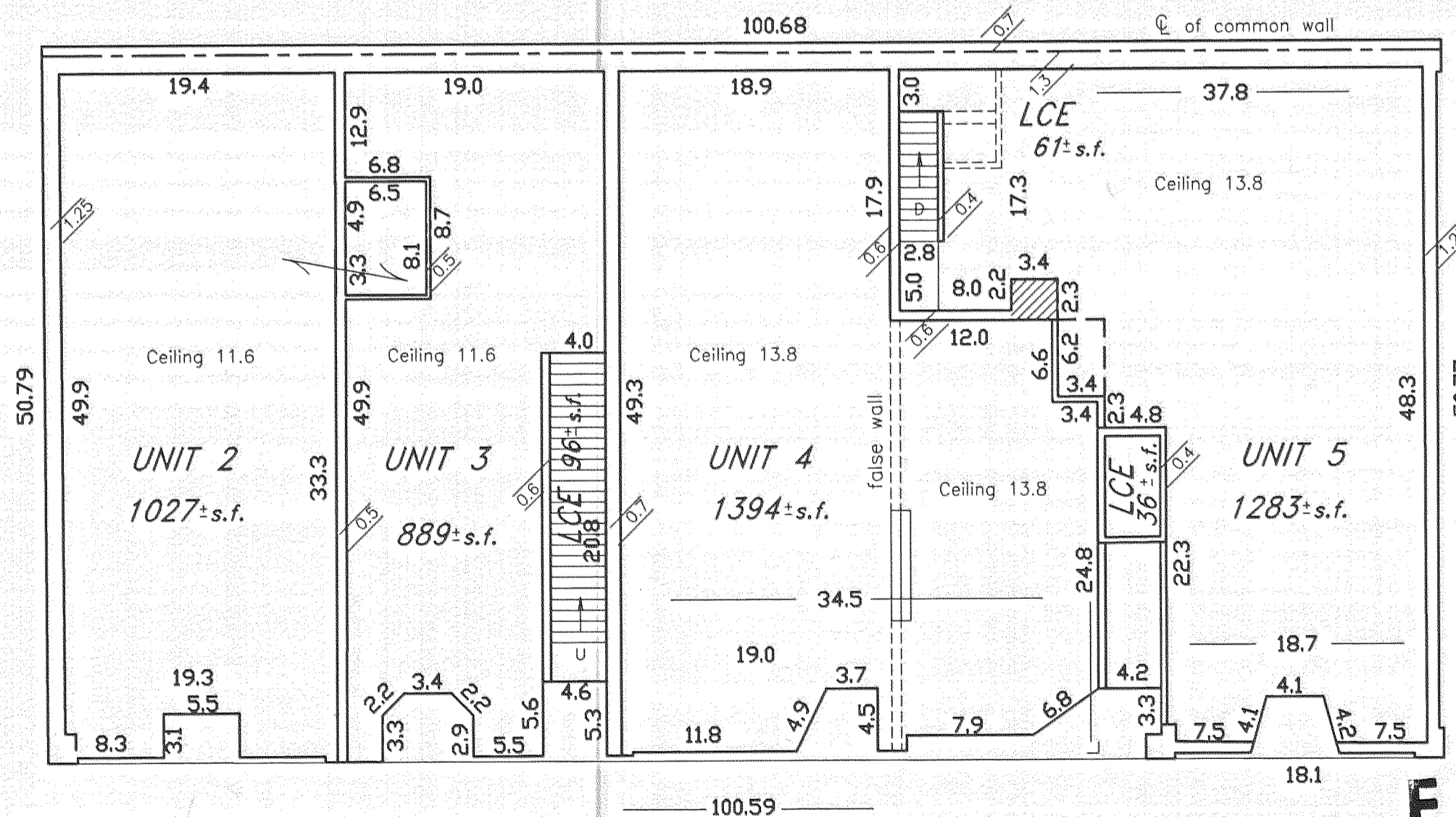


OAK STREET BASEMENT PLAN



- LEGEND**
- Concrete footing
 - Void space

0 5 10 20 30
SCALE
1" = 10 FEET



FIRST FLOOR PLAN

LIMITED COMMON ELEMENTS (LCE)

THE LIMITED COMMON ELEMENTS CONSIST OF THE FOLLOWING ITEMS. EACH UNIT WILL HAVE EXCLUSIVE USE OF THE LIMITED COMMON ELEMENTS RESERVED TO THAT UNIT. THE LIMITED COMMON ELEMENTS APPERTAIN TO THE UNITS TO WHICH THEY ARE RESERVED.

THE ELEVATOR AND THE STAIRWAY FROM THE STREET TO THE SECOND FLOOR ARE RESERVED TO UNIT 1. THE INTERIOR STAIRWAY CONNECTING THE UNIT 5 AND UNIT 6 IS RESERVED TO THOSE TWO UNITS JOINTLY AND EQUALLY. THE EXTERIOR STAIRWAY ON THE EAST SIDE OF THE BUILDING IS RESERVED TO UNIT 6.

TRANLOW SURVEYING, INC.
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Sheet 2 of 4 Sheets

2001 004

SCOTT COMMERCIAL BUILDING, A CONDOMINIUM

DECLARATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE OWNERS OF SCOTT COMMERCIAL BUILDING, A CONDOMINIUM, DO HEREBY MAKE, ESTABLISH AND DECLARE THIS PLAT TO BE A TRUE AND CORRECT MAP OF THE LAND OWNED AND LAID OUT BY US AS SCOTT COMMERCIAL BUILDING, A CONDOMINIUM, SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERETO AFFIXED AND WE DO HEREBY COMMIT SAID PROPERTY AND IMPROVEMENTS DESCRIBED AND DEPICTED ON THE PLAT SUBJECT TO THE PROVISIONS OF O.R.S. 100.005 TO 100.625.

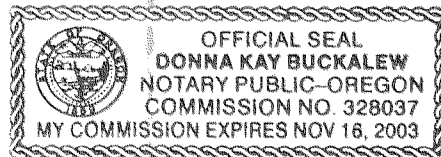
Glen D. Haack
GLEN D. HAACK
Kimberly A. Haack
KIMBERLY A. HAACK

Josh Sceva
JOSH SCEVA

STATE OF OREGON }
COUNTY OF HOOD RIVER } ss:

BE IT REMEMBERED THAT ON THIS 23 DAY OF Oct, 2000, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED GLEN D. HAACK, KIMBERLY A. HAACK AND JOSH SCEVA, WHO BEING FIRST DULY SWORN UNDER OATH, DID SAY THAT THEY ARE THE INDIVIDUALS NAMED AND DESCRIBED IN THE FOREGOING INSTRUMENT AND THAT THEIR SIGNATURES AND SEALS AFFIXED TO SAID INSTRUMENT IS THEIR FREE ACT AND DEED.

Donna Kay Buckalew
NOTARY PUBLIC FOR THE STATE OF OREGON
MY COMMISSION EXPIRES Nov. 16, 2003

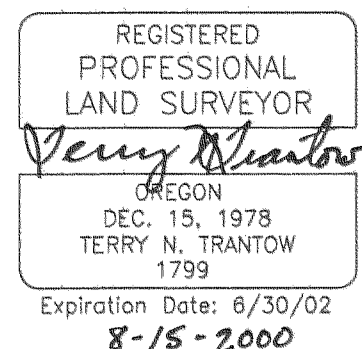


SURVEYOR'S CERTIFICATE & AFFIDAVIT

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 CONSTRUCTION OF THE UNITS AND BUILDING AS DEPICTED ON THE PLAT HAS BEEN COMPLETED. FURTHER, THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH A PROPER MONUMENT THE LAND REPRESENTED ON THE PLAT OF "SCOTT COMMERCIAL BUILDING, A CONDOMINIUM" AND THAT THE INITIAL POINT OF THE SURVEY IS A 2 1/2" BRASS CAP CEMENTED FLUSH ONTO THE TOP OF A CONCRETE CURB AS A REFERENCE TO THE SOUTHEAST CORNER OF BLOCK D, FIRST ADDITION WEST TO THE TOWN OF HOOD RIVER, IN THE CITY OF HOOD RIVER, COUNTY OF HOOD RIVER AND STATE OF OREGON, SITUATED WITHIN 3N 10 25DC AND DESCRIBED AS FOLLOWS:

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APPROVALS

THE PLAT OF SCOTT COMMERCIAL BUILDING, A CONDOMINIUM WAS EXAMINED AND APPROVED BY ME THIS 11th DAY OF Dec., 2000.
David H. Deich
HOOD RIVER CITY ENGINEER

THE PLAT OF SCOTT COMMERCIAL BUILDING, A CONDOMINIUM WAS EXAMINED AND APPROVED BY ME THIS 21st DAY OF NOVEMBER, 2000.
Cindy Walbridge
HOOD RIVER CITY PLANNER

THE PLAT OF SCOTT COMMERCIAL BUILDING, A CONDOMINIUM WAS EXAMINED AND APPROVED BY ME THIS 26th DAY OF October, 2000.
Donald D. Deich
HOOD RIVER COUNTY SURVEYOR

THE PLAT OF SCOTT COMMERCIAL BUILDING, A CONDOMINIUM WAS EXAMINED AND APPROVED BY ME THIS 8th DAY OF December, 2000.
Paul Cummings Mayor
Anda K. Smith 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 PLAT OF "SCOTT COMMERCIAL BUILDING, A CONDOMINIUM", 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 D. Roemer, Sr.
HOOD RIVER COUNTY DIRECTOR OF BUDGET,
FINANCE AND TAX COLLECTOR

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

FILED FOR RECORD THIS 9th DAY OF JAN, 2000.

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

FILED

JAN 16 2001

COUNTY SURVEYOR

DEPUTY

JAN 09 2001

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by Jack Shinn, Deputy