

PARCEL LOCATION

LOT 1, PLUS THE EAST THREE-FIFTHS OF LOT 2, BLOCK 7, AMENDED PLAT OF IDLEWILD ADDITION, IN THE CITY OF HOOD RIVER, OREGON.

BIG RIVER CONDOMINIUM

COMMON ELEMENTS

THE GENERAL COMMON ELEMENTS SHALL CONSIST OF ALL PARTS OF THE CONDOMINIUM OTHER THAN THE UNITS AND THE LIMITED COMMON ELEMENTS AND INCLUDE, WITHOUT LIMITATION, THE FOLLOWING:

- (a) ALL FLOOR SLABS; WALKWAYS; FOUNDATIONS; EXTERIOR WINDOWS; CRAWL SPACES; ROOF; COLUMNS; BEAMS; GIRDERS; SUPPORTS; AND BEARING WALLS;
- (b) PIPES, DUCTS, HEATING EQUIPMENT, CHUTES, CONDUITS, WIRES, AND OTHER UTILITY INSTALLATIONS, IN EACH CASE TO THEIR RESPECTIVE OUTLETS;
- (c) LANDSCAPING AND EXTERIOR WALKWAYS;
- (d) THE AIR SPACE CONTAINING THE ELEMENTS DESCRIBED IN (a) AND (b) ABOVE;
- (e) ALL OTHER ELEMENTS OF THE CONDOMINIUM NECESSARY OR CONVENIENT TO ITS EXISTENCE, MAINTENANCE, OR SAFETY, OR NORMALLY IN COMMON USE, EXCEPT AS MAY BE EXPRESSLY DESIGNATED HEREIN AS A PART OF A UNIT OR A LIMITED COMMON ELEMENT.

REFERENCE & DATUM

CS FILE # 99105, December, 1999. County Surveyor microfilm records

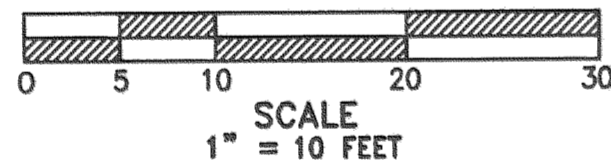
Basis of bearings assumed for North edge of Lincoln Street. Elevation datum from City Monument #DD, located at 13th & Industrial Streets, the NE corner of William Jenkins DLC #38, having an elevation of 181.356 feet.

NARRATIVE

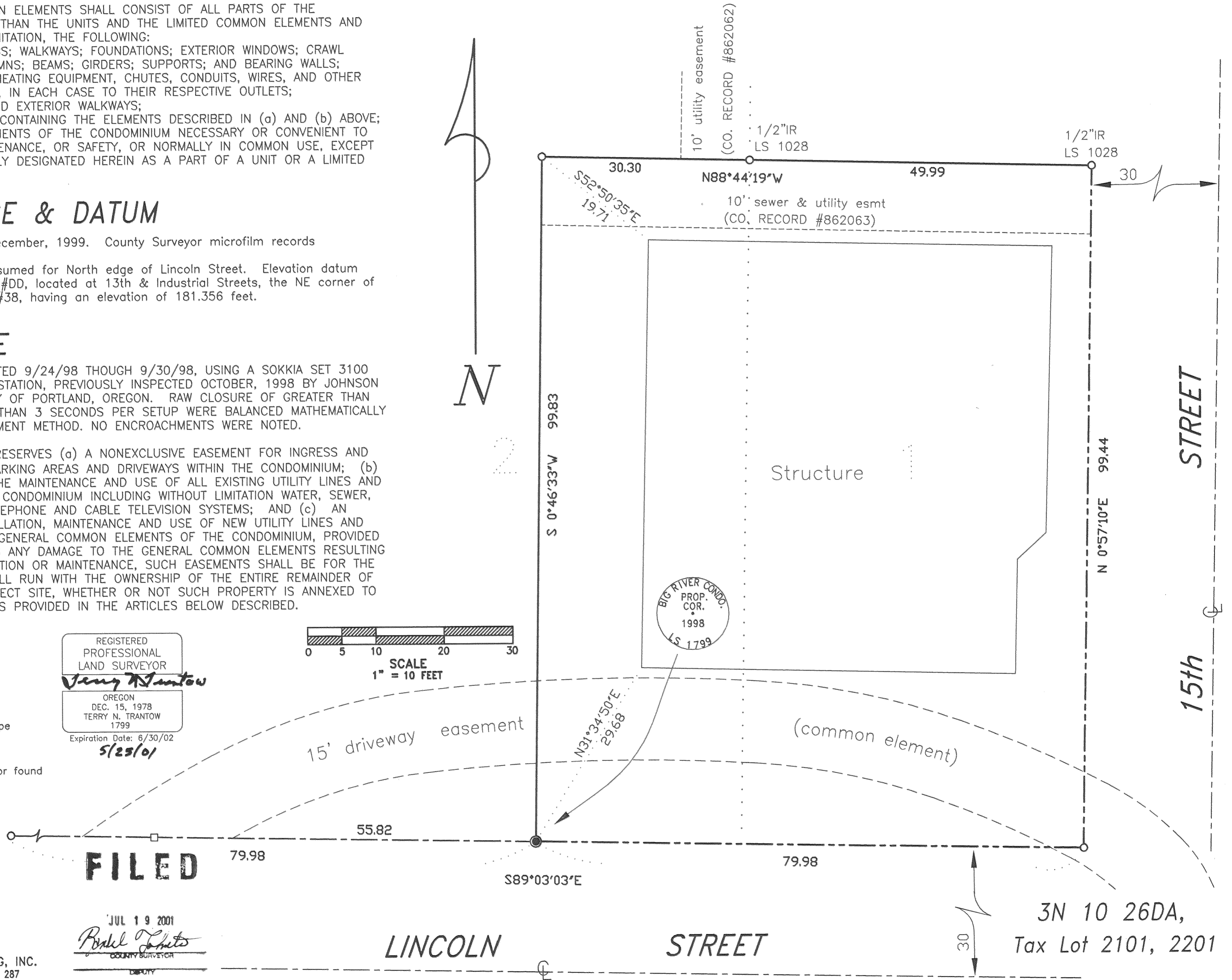
FIELD WORK CONDUCTED 9/24/98 THOUGH 9/30/98, USING A SOKKIA SET 3100 FIVE-SECOND TOTAL STATION, PREVIOUSLY INSPECTED OCTOBER, 1998 BY JOHNSON INSTRUMENT COMPANY OF PORTLAND, OREGON. RAW CLOSURE OF GREATER THAN 1:10,000 WITH LESS THAN 3 SECONDS PER SETUP WERE BALANCED MATHEMATICALLY BY COMPASS ADJUSTMENT METHOD. NO ENCROACHMENTS WERE NOTED.

DECLARANT HEREBY RESERVES (a) A NONEXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER ALL PARKING AREAS AND DRIVEWAYS WITHIN THE CONDOMINIUM; (b) AN EASEMENT FOR THE MAINTENANCE AND USE OF ALL EXISTING UTILITY LINES AND SYSTEMS WITHIN THE CONDOMINIUM INCLUDING WITHOUT LIMITATION WATER, SEWER, GAS, ELECTRICAL, TELEPHONE AND CABLE TELEVISION SYSTEMS; AND (c) AN EASEMENT FOR INSTALLATION, MAINTENANCE AND USE OF NEW UTILITY LINES AND SYSTEMS UPON THE GENERAL COMMON ELEMENTS OF THE CONDOMINIUM, PROVIDED DECLARANT RESTORES ANY DAMAGE TO THE GENERAL COMMON ELEMENTS RESULTING FROM SUCH INSTALLATION OR MAINTENANCE, SUCH EASEMENTS SHALL BE FOR THE BENEFIT OF AND SHALL RUN WITH THE OWNERSHIP OF THE ENTIRE REMAINDER OF THE PROPOSED PROJECT SITE, WHETHER OR NOT SUCH PROPERTY IS ANNEXED TO THE CONDOMINIUM, AS PROVIDED IN THE ARTICLES BELOW DESCRIBED.

REGISTERED PROFESSIONAL LAND SURVEYOR
Terry N. Trantow
 OREGON
 DEC. 15, 1978
 TERRY N. TRANTOW
 1799
 Expiration Date: 6/30/02
 5/25/01



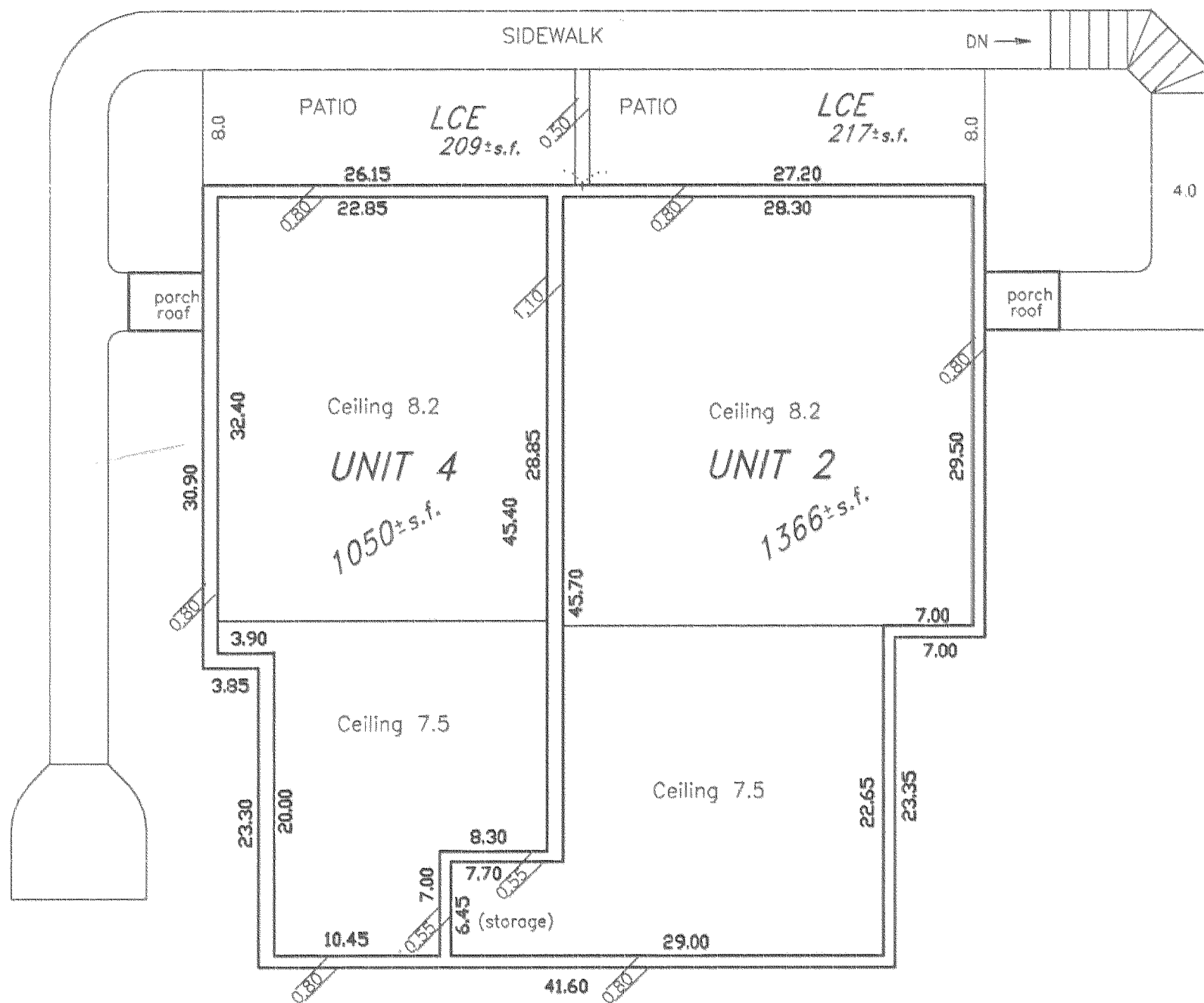
- LEGEND**
- Set 1 1/4"x30" iron pipe w/2 1/2" brass cap
 - Corner of record
 - Calculated, not set or found



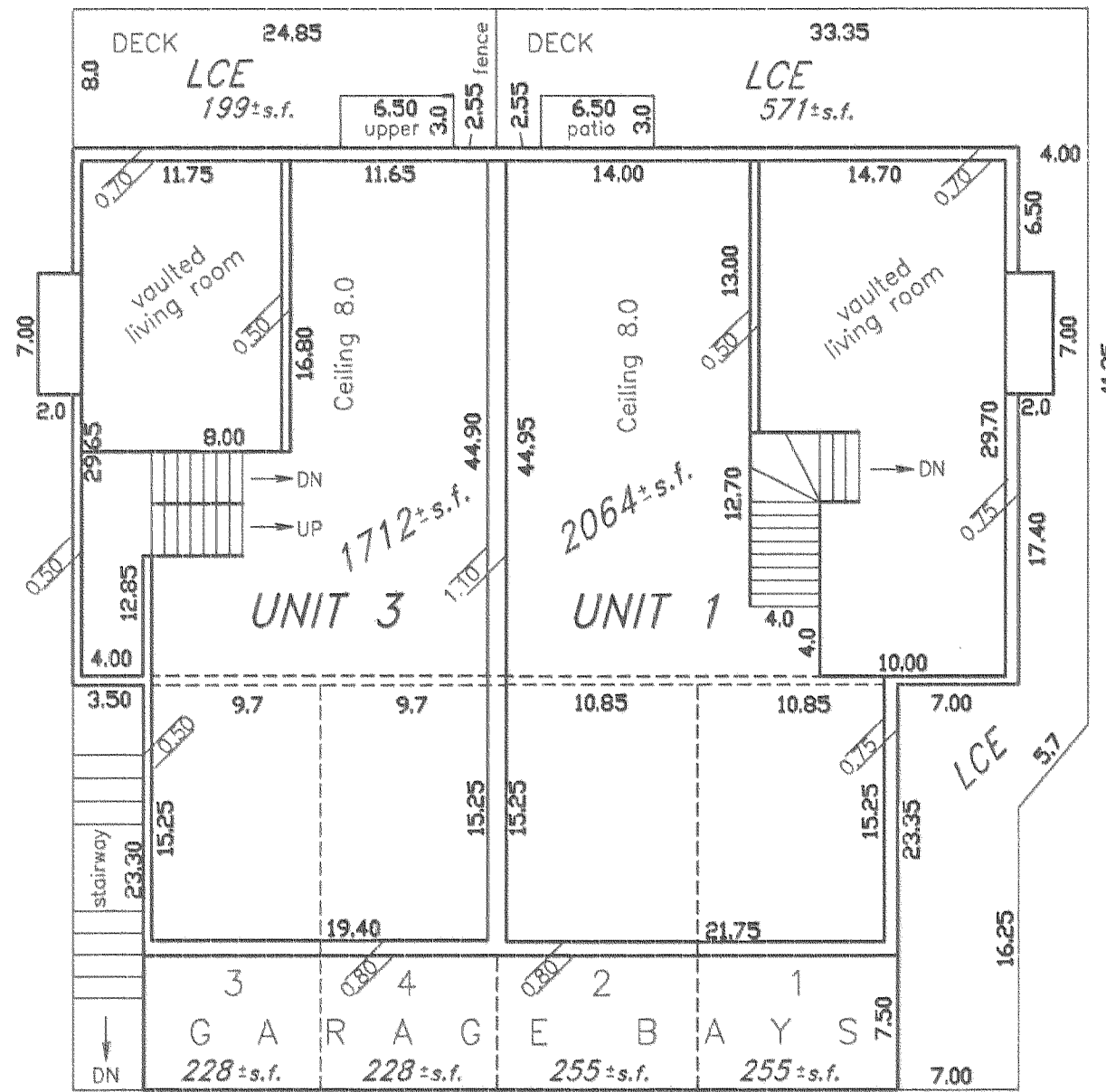
TRANTOW SURVEYING, INC.
 412 W. Jefferson-POB 287
 Bingen, WA 98605-0287
 Ph 509/493-3111 Fx 509/493-4309
 Member of Land Surveyor's Assoc. of Washington
 #1413A

JUL 19 2001
Paul J. Lantz
 COUNTY SURVEYOR

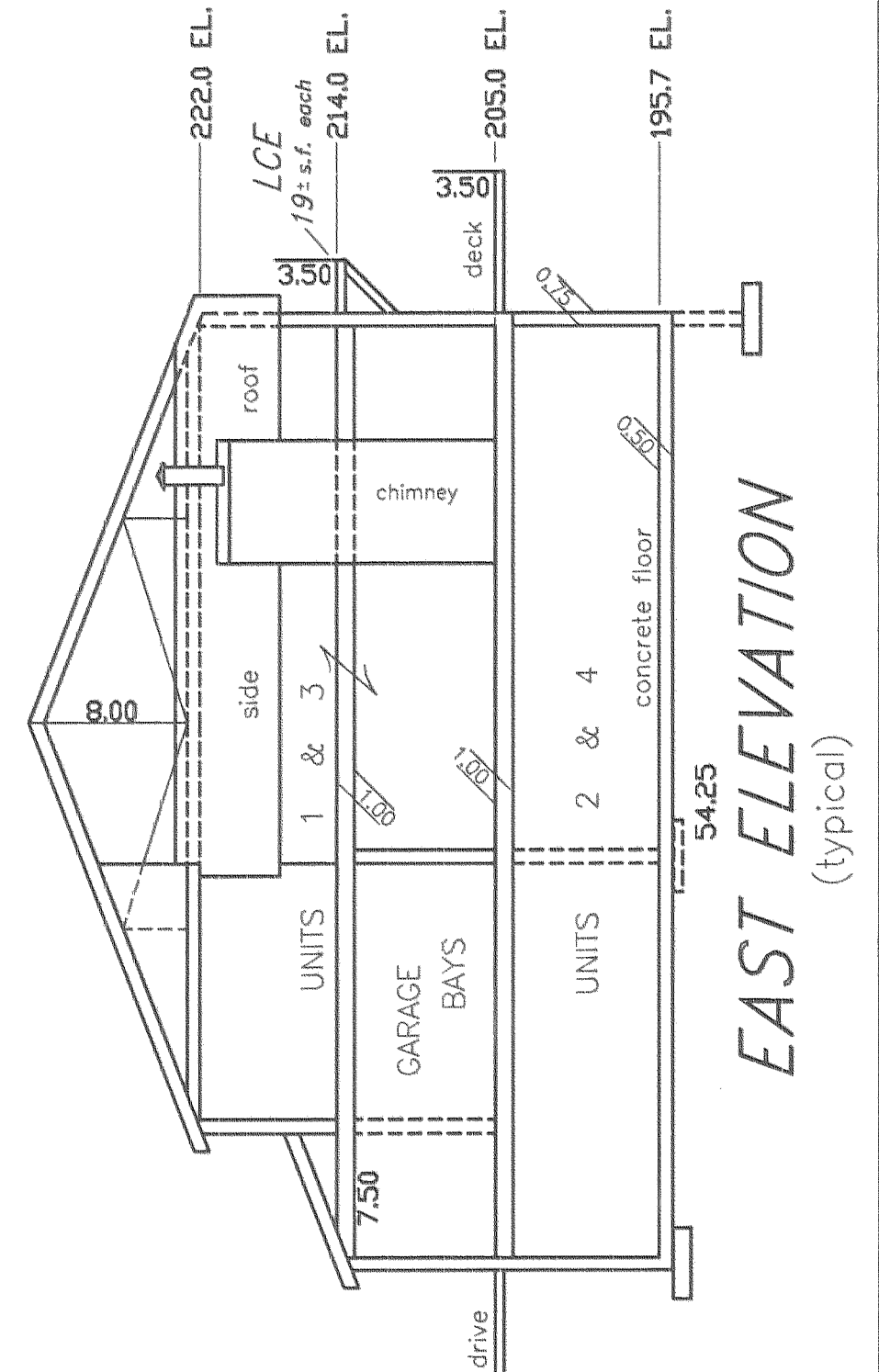
BIG RIVER CONDOMINIUM



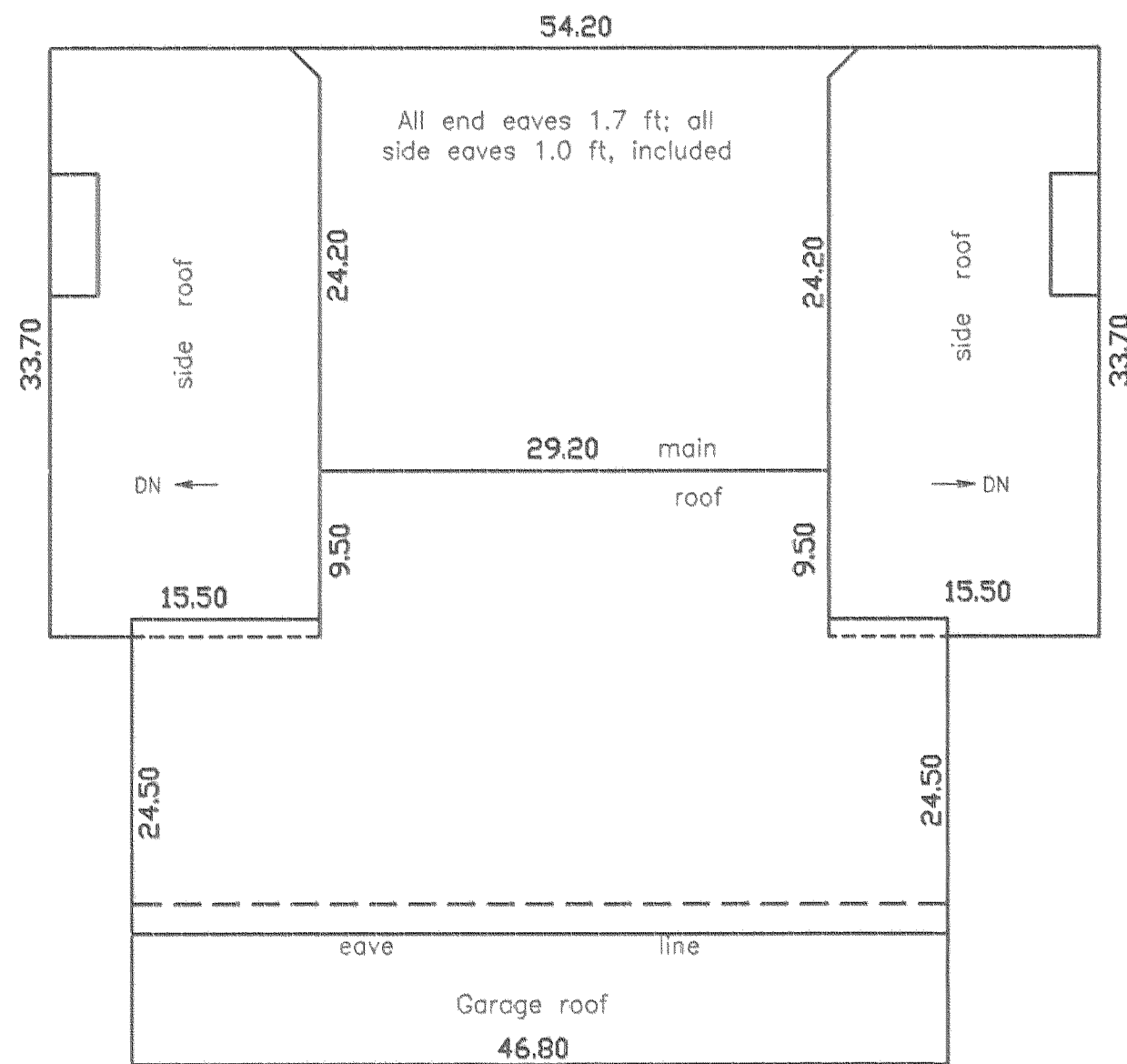
LOWER UNITS



UPPER UNITS



EAST ELEVATION
(typical)



ROOF PLAN

PARCEL LOCATION

LOT 1, PLUS THE EAST THREE-FIFTHS OF LOT 2,
BLOCK 7, AMENDED PLAT OF IDLEWILD ADDITION,
IN THE CITY OF HOOD RIVER, OREGON.

LIMITED COMMON ELEMENTS

LIMITED COMMON ELEMENTS (LCE) SHALL CONSIST OF
PATIOS AND/OR DECKS LOCATED ADJACENT TO EACH
OF THE PRIMARY UNITS.

FILED

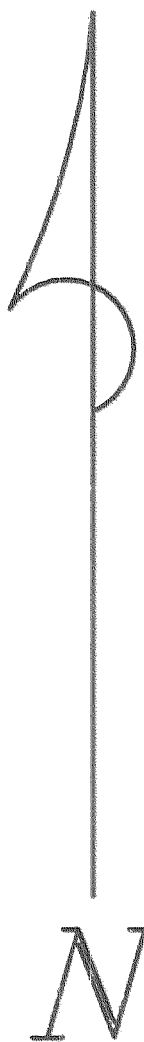
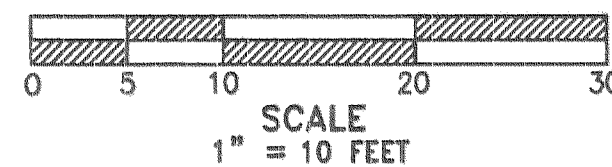
JUL 19 2001

Ronald J. Trantow
COUNTY SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Terry N. Trantow
OREGON
DEC. 15, 1978
TERRY N. TRANTOW
1799

Expiration Date: 6/30/02
6-19-01

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JUL 11 2 03 PM '01

BIG RIVER CONDOMINIUM

DECLARATION

KNOW ALL MEN BY THESE PRESENTS: THAT BRAD ROBERTS, OWNER OF BIG RIVER CONDOMINIUM, DOES HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED MAP TO BE A TRUE AND CORRECT MAP OF THE LAND OWNED AND LAID OUT BY HIM AS BIG RIVER CONDOMINIUM, SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERETO AFFIXED AND HE DOES 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.

BIG RIVER CONDOMINIUM

Brad Roberts
Brad Roberts, Owner

STATE OF OREGON }
COUNTY OF HOOD RIVER } ss:

BE IT REMEMBERED THAT ON THIS 5th DAY OF June, 2001, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED BRAD ROBERTS, WHO BEING FIRST DULY SWORN UNDER OATH, DID SAY THAT HE IS THE INDIVIDUAL NAMED AND DESCRIBED IN THE FOREGOING INSTRUMENT AND THAT HIS SIGNATURE AND SEAL AFFIXED TO SAID INSTRUMENT IS HIS FREE ACT AND DEED.

Lisa Knight
NOTARY PUBLIC FOR THE STATE OF OREGON
MY COMMISSION EXPIRES 01/18/02



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 BUILDING 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 "BIG RIVER CONDOMINIUM" AND THAT THE INITIAL POINT OF THE SURVEY IS AN EXISTING 5/8" x 30" IRON ROD SET FLUSH IN AN ASPHALT DRIVEWAY WHICH MARKS THE SOUTHEAST CORNER OF LOT 1, BLOCK 7, AMENDED PLAT OF IDLEWILD ADDITION TO THE CITY OF HOOD RIVER, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT HEREIN DESCRIBED, THENCE N 00°57'10" E ALONG THE WESTERLY LINE OF 15TH STREET, 99.44 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, WHICH IS AN EXISTING 1/2" IRON ROD; THENCE N 88°44'19" W, ALONG THE NORTH LINE OF SAID LOT 1, EXTENDED, 80.29 FEET TO A POINT ON THE NORTH LINE OF LOT 2 OF SAID BLOCK 7, WHICH IS AN EXISTING 1/2" IRON ROD; THENCE S 00°46'33" W, 99.83 FEET TO A POINT ON THE NORTHERLY LINE OF LINCOLN STREET, WHICH IS 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 WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 1; THENCE S 89°03'03" E ALONG SAID SOUTH LINE, 79.98 FEET TO THE POINT OF BEGINNING.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Terry N. Trantow
OREGON
DEC. 15, 1978
TERRY N. TRANTOW
1799

Expiration Date: 6/30/02

5/25/01

APPROVALS

THE ANNEXED MAP OF BIG RIVER CONDOMINIUM WAS EXAMINED AND APPROVED BY ME THIS 31 DAY OF MAY, 2001.

Mark A. Lago
HOOD RIVER CITY ENGINEER

THE ANNEXED MAP OF BIG RIVER CONDOMINIUM WAS EXAMINED AND APPROVED BY ME THIS 4th DAY OF June, 2001.

Cynthia Walbridge
HOOD RIVER CITY PLANNER

THE ANNEXED MAP OF BIG RIVER CONDOMINIUM WAS EXAMINED AND APPROVED BY ME THIS 29th DAY OF MAY, 2001.

Randal Photo
HOOD RIVER COUNTY SURVEYOR

THE ANNEXED MAP OF BIG RIVER CONDOMINIUM WAS EXAMINED AND APPROVED BY ME THIS 4th DAY OF June, 2001.

Paul A. Cummins Shirley
MAYOR 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 "BIG RIVER 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.

Sandra E. Berry
HOOD RIVER COUNTY DIRECTOR OF BUDGET,
FINANCE AND TAX COLLECTOR

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

FILED

JUL 19 2001
Randal Photo
COUNTY SURVEYOR
DEPUTY

MICROFILM NUMBER 20012955

FILED FOR RECORD THIS 11th DAY OF July, 2001.

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

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JUL 11 2001
Certified to be a true and
correct copy of the ORIGINAL
Dept. of Records & Assessment
by Lisa Knight Deputy