

DESIMONE/COUCH CONDOMINIUM OFFICES

Located in:

Lot 10, Block 52 of
the City of Medford in
the Southwest 1/4 of Section 30,
Township 37 South, Range 1 West, W.M.,
Jackson County, Oregon

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that Frank L. DeSimone, Patricia L. DeSimone, David H. Couch and Heather A. Couch are the owners in fee simple of the land hereon described, and establish and declare the annexed map to be a true and correct map of the land owned and laid out by the declarants as DESIMONE/COUCH CONDOMINIUM OFFICES, said land being more specifically described in the Surveyor's Certificate, hereunto annexed, and we hereby commit said land to the operation of the condominium law as set forth in Chapter 100 of the Revised Oregon Statute.

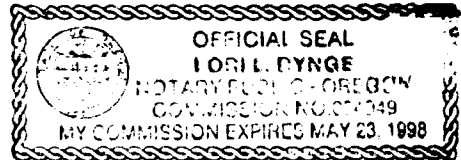
[Signature]
Frank L. DeSimone
[Signature]
David H. Couch

[Signature]
Patricia L. DeSimone
[Signature]
Heather A. Couch

STATE OF OREGON)
County of Jackson) ss

Personally appeared the above named Frank DeSimone, and acknowledged the foregoing instrument to be his voluntary act and deed.
Before me:

On this 3rd day of Sept, 1996.

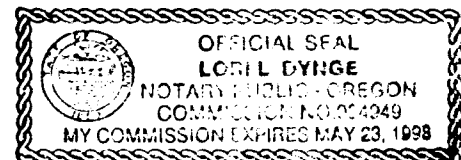


[Signature]
Notary

STATE OF OREGON)
County of Jackson) ss

Personally appeared the above named Patricia L. DeSimone, and acknowledged the foregoing instrument to be her voluntary act and deed.
Before me:

On this 3rd day of Sept, 1996.



[Signature]
Notary

STATE OF OREGON)
County of Jackson) ss

Personally appeared the above named David H. Couch, and acknowledged the foregoing instrument to be his voluntary act and deed.
Before me:

On this 3rd day of Sept, 1996.

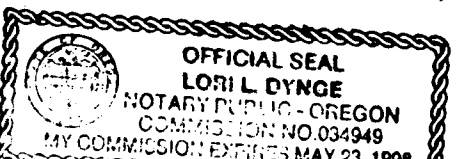


[Signature]
Notary

STATE OF OREGON)
County of Jackson) ss

Personally appeared the above named Heather A. Couch, and acknowledged the foregoing instrument to be her voluntary act and deed.
Before me:

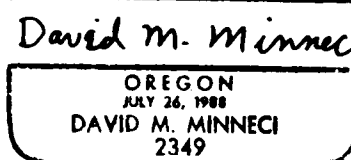
On this 3rd day of Sept, 1996.



[Signature]
Notary

37S 1W 30CB 4600

I certify this plat to be an exact photocopy of the original.
David M. Minnici
SURVEYOR



Expires 12/31/96

STATE OF OREGON)
County of Jackson) ss

*** SURVEYOR'S CERTIFICATE ***

I, David M. Minnici, a duly Registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law the tract of land hereon shown and the plat is a correct representation of the same, and the following is an accurate description of the boundary lines:

Lot 10, Block 52 of the City of Medford, Jackson County, Oregon, according to the Official Plat thereof, now of record.

David M. Minnici
SURVEYOR

*** APPROVALS ***

Medford City Planning:

I certify that, pursuant to authority granted in Ordinance No. 5785, this plat is hereby approved this 1st day of OCTOBER, 1996.

[Signature]
Planning Director

Examined and approved this 1st day of October, 1996.

[Signature]
Engineer

[Signature]
City Surveyor

Examined and approved as required by O.R.S. 92.100 as of 10-9, 1996.

[Signature]
Assessor, Department of Assessment

Examined and approved as required by O.R.S. 92.095 as of 10-9, 1996.

[Signature]
Tax Collector

Declaration of Condominium ownership and of Covenants, Conditions and Restrictions, see Document No. 96-38558 of the Official Records of Jackson County, Oregon.

For order of the County Court approving this plat see Volume _____, page _____ of County Commissioners Journal of Proceedings.

Filed for record this 18 day of November, 1996 at 12:45 O'Clock P.M.
and recorded in Volume 21 of Plats at page 47 of Records of Jackson County, Oregon.

[Signature]
County Clerk

[Signature]
Deputy

11/22

SURVEY NO. 15176

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

Survey for: David H, Couch and Frank L. DeSimone
P.O. Box 1704
Medford, Oregon 97501

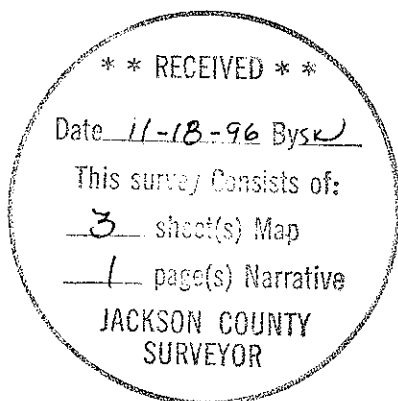
Location: Lot 10, Block 52 of the Town of Medford in the Southwest One-Quarter (1/4) of Section 30, Township 37 South, Range 1 West, Willamette Meridian, City of Medford, Jackson County, Oregon

Purpose: To survey, monument and record a condominium plat for the DESIMONE/COUCH CONDOMINIUM OFFICES as per clients request

Procedure: Utilizing centerline monumentation verified by City Engineering Field Book No. 256, I established the Block corners and proportioned the lots accordingly

Basis of Bearing: Centerline of Ninth Street per Survey No. 5793

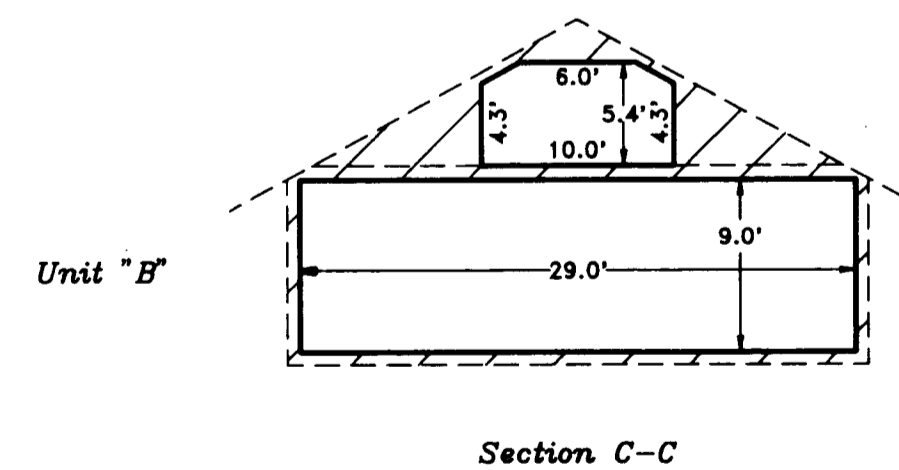
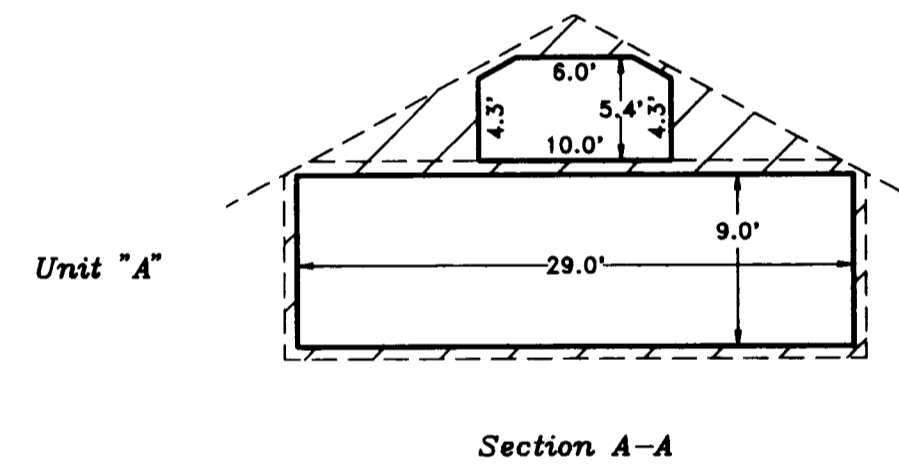
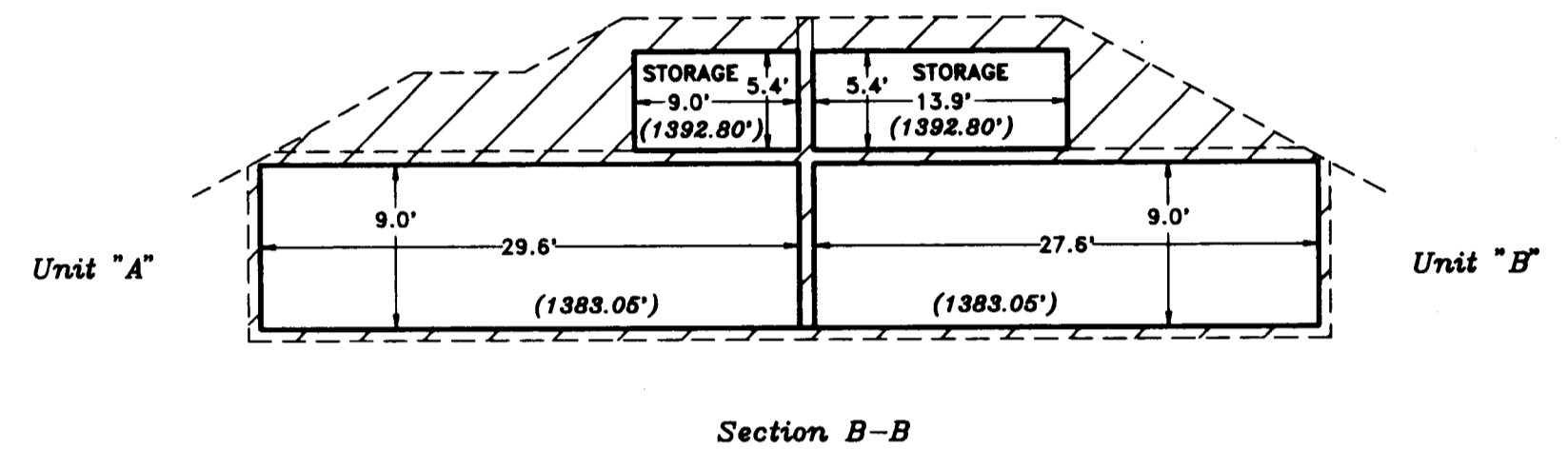
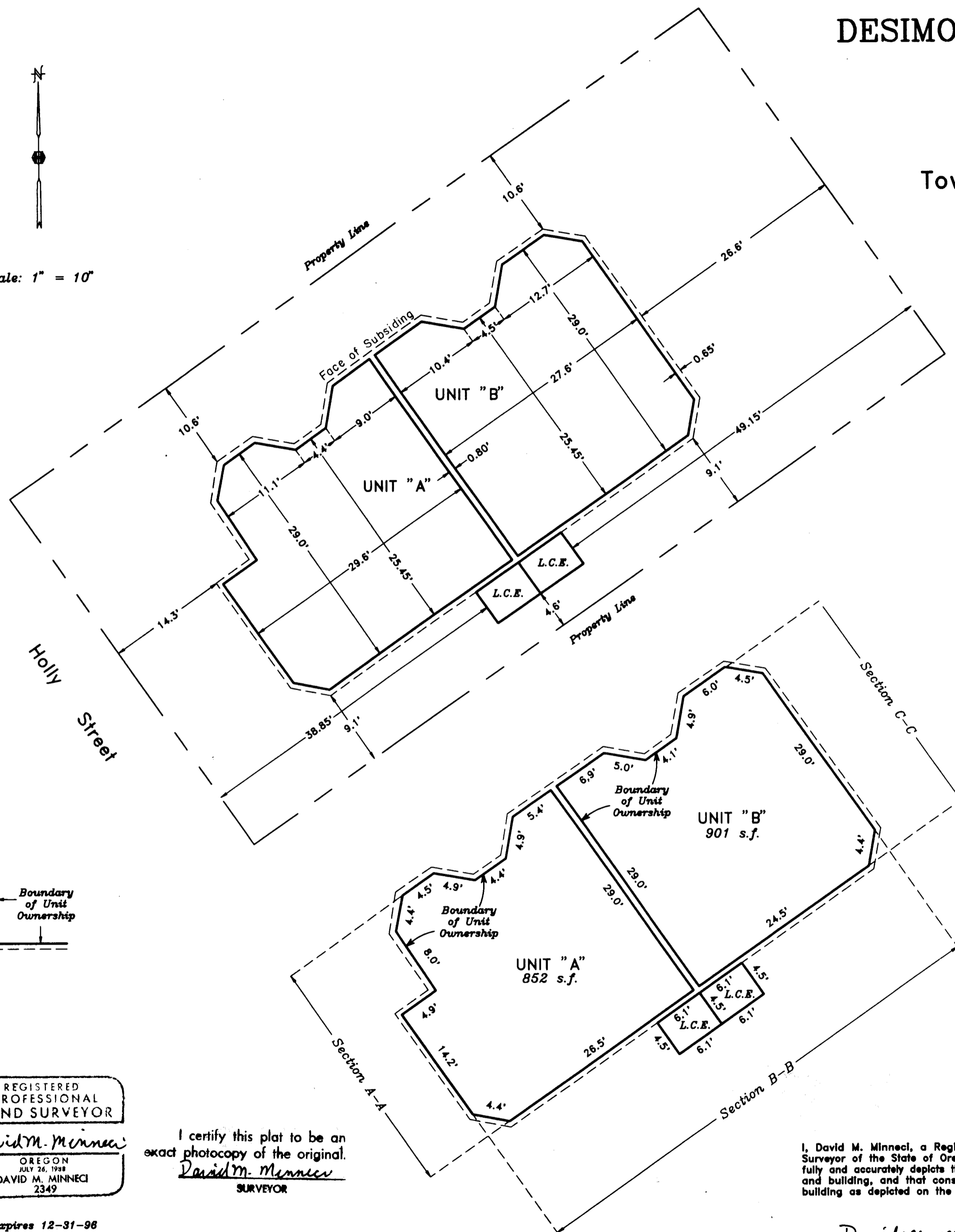
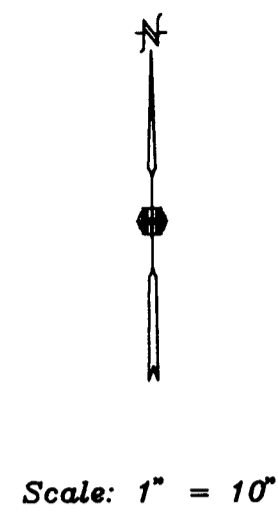
Date: June 6, 1996



David M. Minneci
L.S. 2349 - Oregon
Expires 12/31/96
1062 E. Jackson Street
Medford, Oregon 97504

DESIMONE/COUCH CONDOMINIUM OFFICES

Located in:
 Lot 10, Block 52 of
 the City of Medford in
 the Southwest 1/4 of Section 30,
 Township 37 South, Range 1 West, W.M.,
 Jackson County, Oregon



NOTE:

- 1.) L.C.E. = Limited Common Element
- 2.) Entire site is General Common Element except for the L.C.E. and Unit Ownership Boundaries.
- 3.) Side measurements are to face of sheetrock.
- 4.) Ceiling measurements are from floor sheeting to face of sheetrock.
- 5.) Floor elevations are at top of floor sheeting. Storage elevations are at top of sheetrock.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
David M. Minnecci
 OREGON
 JULY 26, 1988
 DAVID M. MINNECCI
 2349

Expires 12-31-98

I certify this plat to be an exact photocopy of the original.
David M. Minnecci
 SURVEYOR

Vertical Control

Elevations are shown in parenthesis and are based on City of Medford Bench Mark C-90. Elevation = 1377.932'. Brass disc in top of curb over curb inlet on West side of Grape Street at Northwest corner of Grape Street and 10th Street.

I, David M. Minnecci, a Registered Professional Land Surveyor of the State of Oregon, certify that this Plat fully and accurately depicts the boundaries of the Units and building, and that construction of the Units and building as depicted on the Plat has been completed.

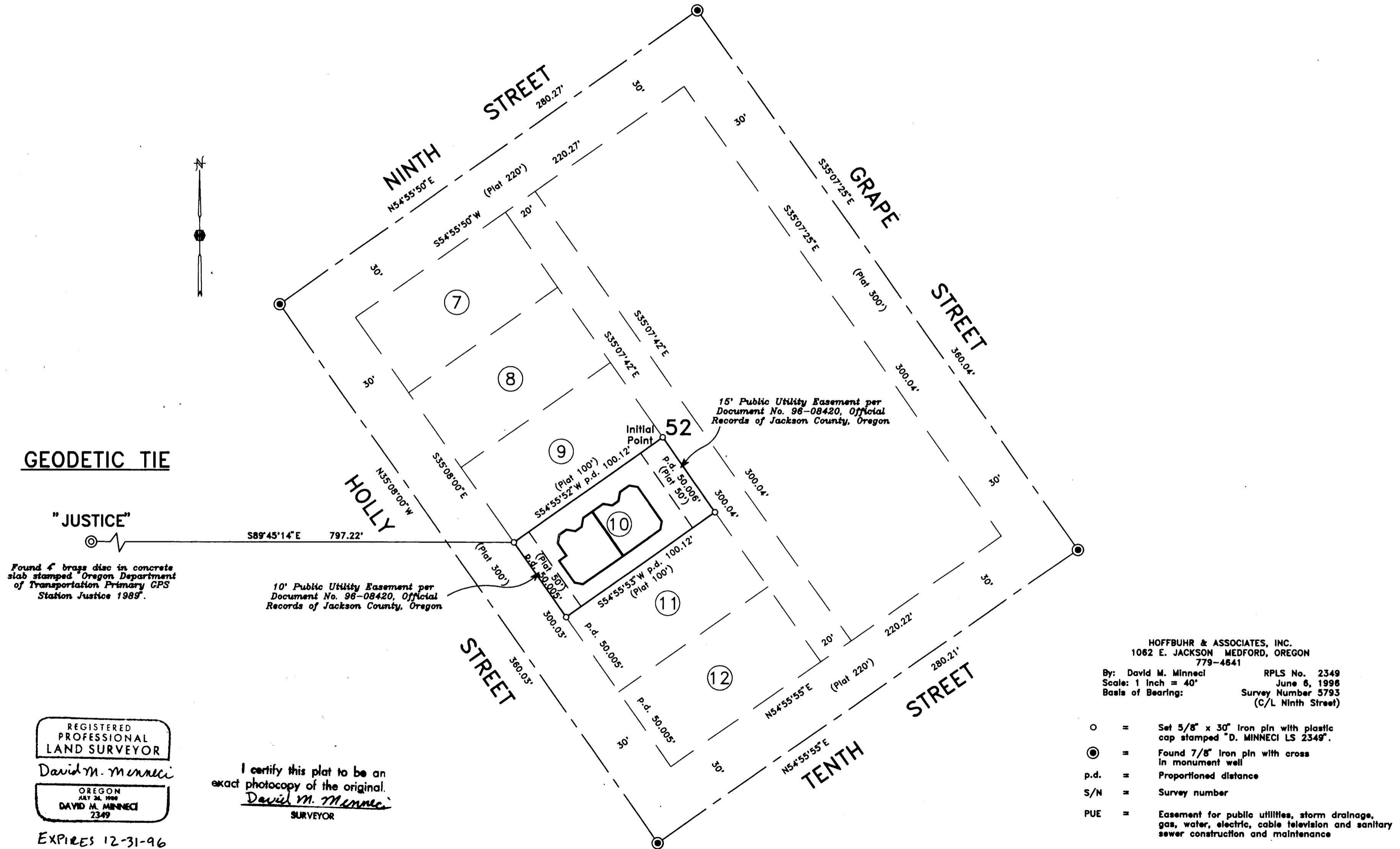
David M. Minnecci
 Surveyor

11/2/22

DESIMONE/COUCH CONDOMINIUM OFFICES

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the Southwest 1/4 of Section 30,
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Jackson County, Oregon



GEODETIC TIE

"JUSTICE"

Found 4" brass disc in concrete slab stamped Oregon Department of Transportation Primary GPS Station Justice 1989'.

10' Public Utility Easement per Document No. 96-08420, Official Records of Jackson County, Oregon.

15' Public Utility Easement per Document No. 96-08420, Official Records of Jackson County, Oregon.

REGISTERED PROFESSIONAL LAND SURVEYOR

David M. Minnecci

OREGON JULY 24, 1990 DAVID M. MINNECCI 2349

EXPIRES 12-31-96

I certify this plat to be an exact photocopy of the original.
David M. Minnecci
SURVEYOR

HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON MEDFORD, OREGON
779-4841
By: David M. Minnecci RPLS No. 2349
Scale: 1 inch = 40' June 8, 1996
Basis of Bearing: Survey Number 5793
(C/L Ninth Street)

- = Set 5/8" x 30" Iron pin with plastic cap stamped "D. MINNECCI LS 2349".
- ⊙ = Found 7/8" Iron pin with cross in monument well
- p.d. = Proportioned distance
- S/N = Survey number
- PUE = Easement for public utilities, storm drainage, gas, water, electric, cable television and sanitary sewer construction and maintenance