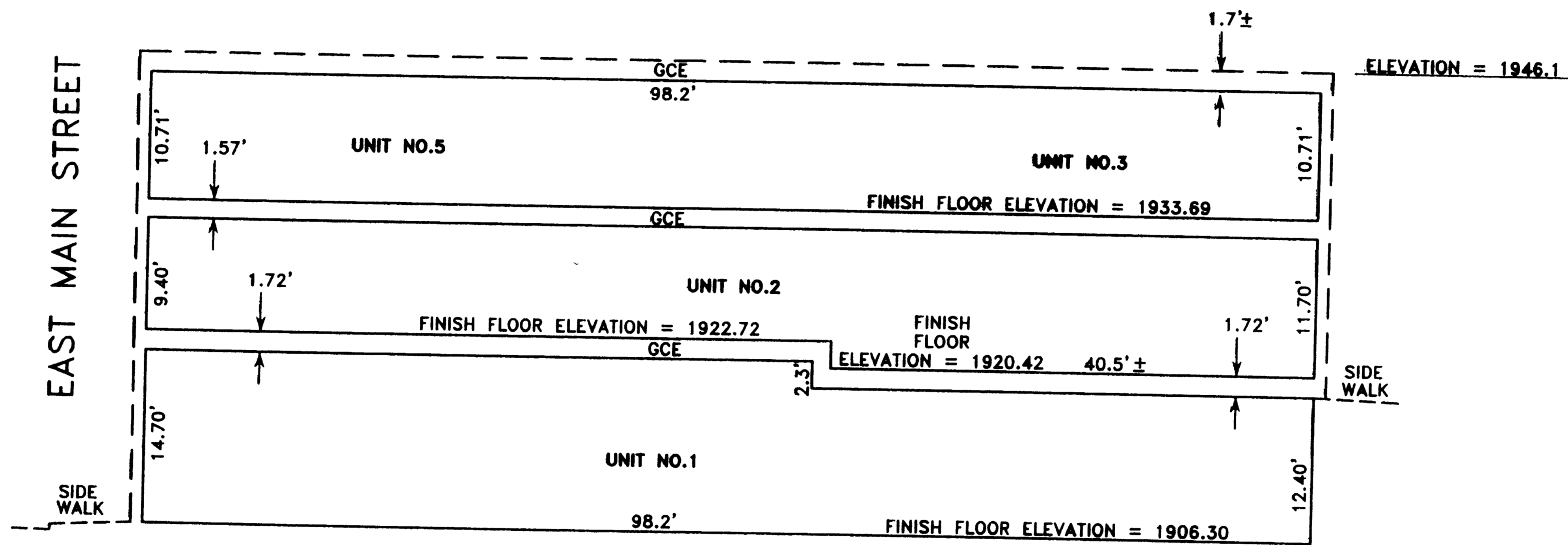


MAIN STREET ASHLAND CONDOMINIUMS

LOCATED IN:
BLOCK 2 OF THE 1879 MAP OF ASHLAND, IN
THE N.W. 1/4 OF SECTION 9, T.39S., R.1E., W.M.
CITY OF ASHLAND, JACKSON COUNTY, OREGON.



SIDE VIEW
(NORTH WESTERLY SIDE OF BUILDING)

GCE = GENERAL COMMON ELEMENT

NOTE:

ELEVATIONS ESTABLISHED FROM CITY OF ASHLAND
BENCHMARK NO.105, 3" BRASS DISC IN TOP OF
CURB AT THE S.E. CORNER OF SOUTH PIONEER
STREET AND EAST MAIN STREET. ELEVATION =
1913.665

SCALE: 1" = 10'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Douglas C. Mahan

OREGON
JULY 18, 1980
DOUGLAS C. MAHAN
No. 1913

EXPIRES 12/31/00

I certify this plot to be an
exact photocopy of the original
Douglas C. Mahan
SURVEYOR

126
20

SURVEY NO. _____

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

SURVEY FOR: FRANK SANDLER and ED BEMIS
P.O. Box 306
Ashland, Oregon 97520

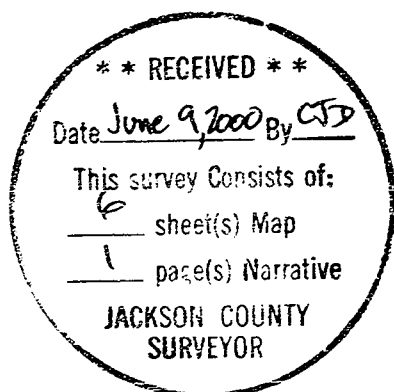
LOCATION: Block 2 of the 1879 Map of Ashland in the N.W. 1/4 of Section 9, T. 39S.,
R. 1E., W.M., City of Ashland, Jackson County, Oregon.

PURPOSE: To survey, monument and prepare final plat for Condominium Conversion
for "MAIN STREET ASHLAND CONDOMINIUMS" per clients request.

PROCEDURE: Utilizing information and found monumentation per filed Surveys No.
4232, 5802, 8803, 12235 and 12502 as shown on sheet 2 of the
accompanying maps, for control I establish reference monuments to the
record deed corners also as indicated on sheet 2. Documents No. 88-
25894, No. 78-15679, No. 79-11014 and Volume 87, Page 414 and
Volume 56, Page 150 of the Deed Record of Jackson County, Oregon
were used in determining Deed lines as shown. An electronic total station
was used for all measurements outside of building.

**BASIS OF
BEARING:** N.O.A.A. TRUE BEARING N-S CENTERLINE SECTION 4 AS
REFERENCED OF FILED SURVEY NO. 5802.

DATE: November 30, 1999



REGISTERED
**PROFESSIONAL
LAND SURVEYOR**

Douglas C. McMahan

OREGON
JULY 18, 1980
DOUGLAS C. McMAHAN
No. 1913

Douglas C. McMahan
L.S. 1913 - Oregon
Expires 12/31/00
Hoffbuhr & Associates, Inc.
1062 East Jackson Street
Medford, Oregon 97504

APPROVAL:

Bill [Signature] 6/9/2000
ASHLAND PLANNING DEPARTMENT DATE
PA. NO. 96-063 CONDOMINIUM

MAIN STREET ASHLAND
CONDOMINIUMS

LOCATED IN:

BLOCK 2 OF THE 1879 MAP OF ASHLAND, IN
THE N.W. 1/4 OF SECTION 9, T.39S., R.1E., W.M.
CITY OF ASHLAND, JACKSON COUNTY, OREGON.

RECORDING

Filed for record this the 09 day of June, 2000
at 3:41 o'clock P.M. and recorded as Exhibition Plat No.
in Plat at the Records of Jackson County, Oregon.

Index Volume 26, Page 20
Kathleen S. Beckel County Clerk
[Signature] Deputy

Examined and Approved this 9th day of June, 2000.

James H. [Signature]
City Surveyor

Examined and approved as required by O.R.S. 100.110 as of June 9, 2000.

[Signature]
Assessor, Department of Assessment

All taxes, fees, assessments as required by O.R.S. 100.110 have been paid as of June 9, 2000.

[Signature]
Tax Collector

Declaration of Condominium Ownership and of Covenants,
Conditions and Restrictions recorded as Instrument
No. 00-26752 Official Records, Jackson County, Oregon

DECLARATION

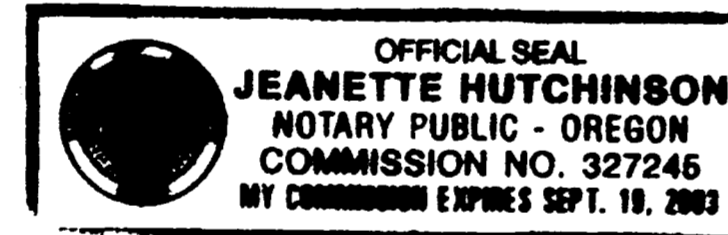
KNOW ALL MEN BY THESE PRESENT, that we Allan Frank Sandler, Trustee of the Allan Frank Sandler Revocable Trust dated February 6, 1996 and Ed Bemis, are the owners in fee simple of the lands hereon described and we do hereby make, establish and declare that this plat is a correct representation of the land as laid out, as MAIN STREET ASHLAND CONDOMINIUMS. This plat is subject to the conditions of "CONDOMINIUM DECLARATION", to be recorded as a separate document herewith, we do hereby commit said land to the operation of the condominium law as set forth in chapter 100 of the Oregon revised statutes, and the property and improvements described and depicted on this plat are subject to the provisions of Oregon Revised Statutes 100.005 to 100.625.

STATE OF OREGON)
COUNTY OF JACKSON) ss.

Personally appeared the above named Ed Bemis; the owner of the real property, and acknowledged the foregoing instrument to be his voluntary act and deed.

Signed this 9th day of June, 2000

Before me: *Jeanette Hutchinson*
NOTARY

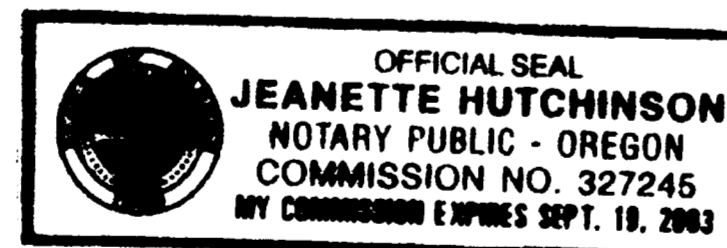


STATE OF OREGON)
COUNTY OF JACKSON) ss.

The foregoing instrument was acknowledged before me this 9th day of June, 2000 by Allan Frank Sandler, known to me as the person who executed the within instrument as Trustee, on behalf of Allan Frank Sandler Revocable Trust, freely and voluntarily.

Before me: *Allan Frank Sandler*
Allan Frank Sandler, Trustee
Allan Frank Sandler Revocable Trust

Before me: *Jeanette Hutchinson*
NOTARY



SURVEYOR'S CERTIFICATE:

I DOUGLAS McMAHAN, a duly Registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments as provided by law, the tract of land hereon shown and the plat is a correct representation of the same and this plat fully and accurately depicts the boundaries of the units and buildings. The construction of the units and buildings as depicted on this plat has been completed, and the following is an accurate description of the outer boundary lines:

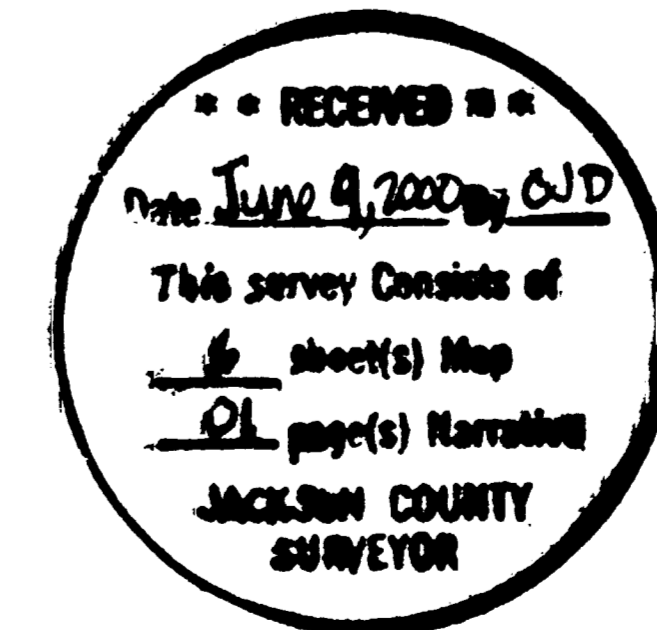
Commencing at the Southwest corner of Donation Land Claim No. 42 in Township 39 South, Range 1 East, Willamette Meridian, in the City of Ashland, Jackson County, Oregon; thence North 00° 13' 10" East 436.80 feet to a point on the centerline of East Main Street, said point being marked with a nail in a 4 inch pipe filled with concrete; thence North 55° 15' 45" West along said centerline, 906.02 feet to an angle point in said centerline; thence continue along said centerline, North 68° 24' 45" West 23.20 feet to the point of intersection of said centerline with the centerline of Oak Street; thence South 03° 34' 25" East 45.38 feet (Deed Record South 03° 23' East 45.50 feet) to a point on the Southerly right-of-way line of East Main Street, said point being the point of intersection of said right-of-way line and the centerline of the East brick wall of the Camp's Building; thence South 56° 18' 43" East (Record South 56° 19' East) along said right-of-way line, 30.55 feet to a point for the Northeasterly corner of tract described in Document No. 88-25894 of the Deed Records of Jackson County, Oregon, said point being the INITIAL POINT OF BEGINNING, said point bears South 32° 00' 07" East 1.00 foot from a brass disc reference monument set flush in sidewalk; thence continue South 56° 18' 43" East (Record South 56° 19' East) along said right-of-way line, 41.22 feet to a point which bears North 56° 18' 43" West 86.00 feet from the point of intersection of said right-of-way line with the Westerly right-of-way line of South Pioneer Street (formerly First Avenue), said point also being the Northwesterly corner of tract as described in Volume 87, Page 414 of the Jackson County Deed Records; thence South 35° 01' 50" West (Record South 35° 02' West) along the Westerly line of said tract, 100.00 feet to a point on the Northerly side line of alley as described in Volume 56, Page 150 of said Deed Records; thence North 56° 18' 43" West (Record North 56° 19' West) along said Northerly line, 35.94 feet to the Southeasterly corner of tract described in Document No. 88-25894, said Deed Records; thence North 32° 00' 07" East (Record North 31° 35' East) along the Southeasterly line of said tract, 100.02 feet to the initial Point of Beginning.

Douglas C. McMah
Surveyor

I certify this plat to be an exact photocopy of the original.
Douglas C. McMah
SURVEYOR



REGISTERED PROFESSIONAL LAND SURVEYOR
Douglas C. McMah
OREGON
JULY 18, 1980
DOUGLAS C. McMAHAN
No. 1913
EXPIRES 12/31/00



For order of the County Commissioners approving this plat see Volume N/A, Page N/A of County Commissioners Journal of Proceedings.

MAIN STREET ASHLAND CONDOMINIUMS

LOCATED IN:
BLOCK 2 OF THE 1979 MAP OF ASHLAND, IN
THE N.W. 1/4 OF SECTION 9, T.39S., R.1E., W.M.
CITY OF ASHLAND, JACKSON COUNTY, OREGON.

HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON STREET MEDFORD, OREGON 97504
(541)779-4641
BY: DOUGLAS C. McMAHAN PLS No. 1913
SCALE: 1 inch = 20 feet DATE: November 30, 1999
BASIS OF BEARING: N.O.A.A. TRUE BEARING N-S C/L
SECTION 4 AS REFERENCED OF FILED SURVEY NO. 5882

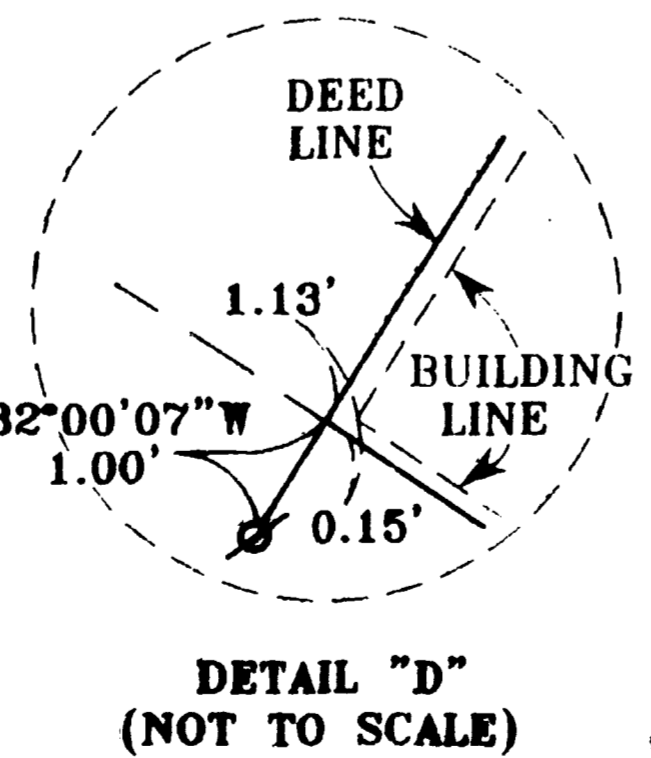
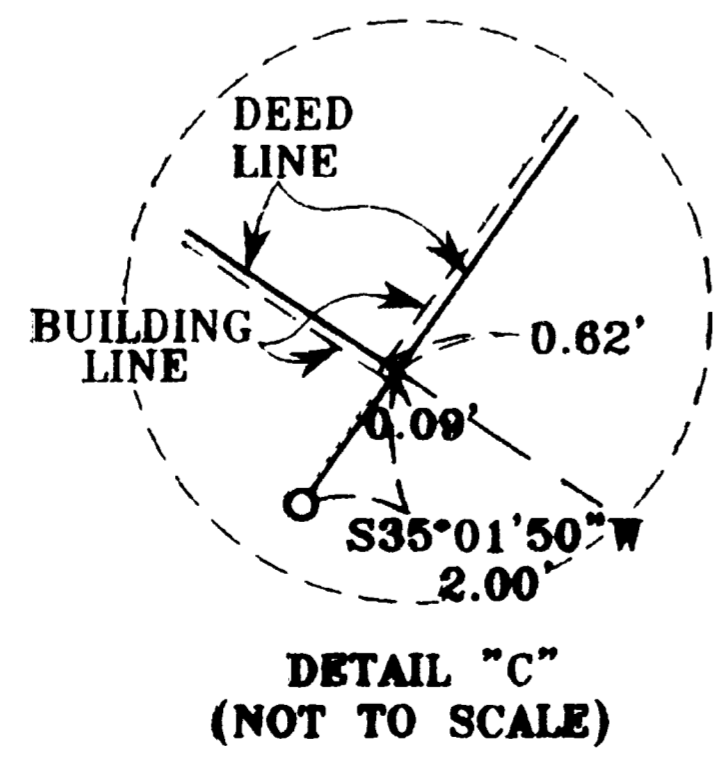
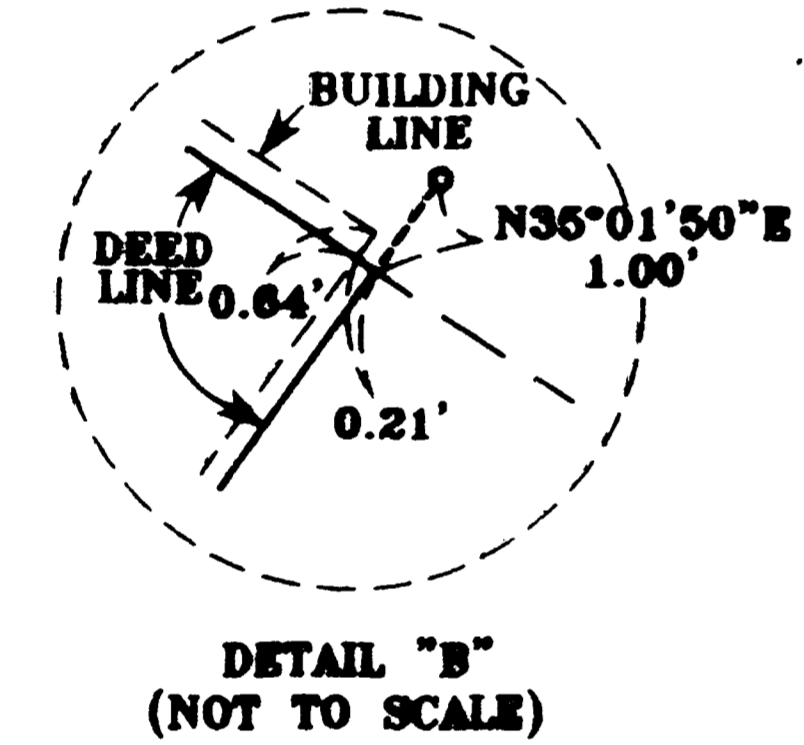
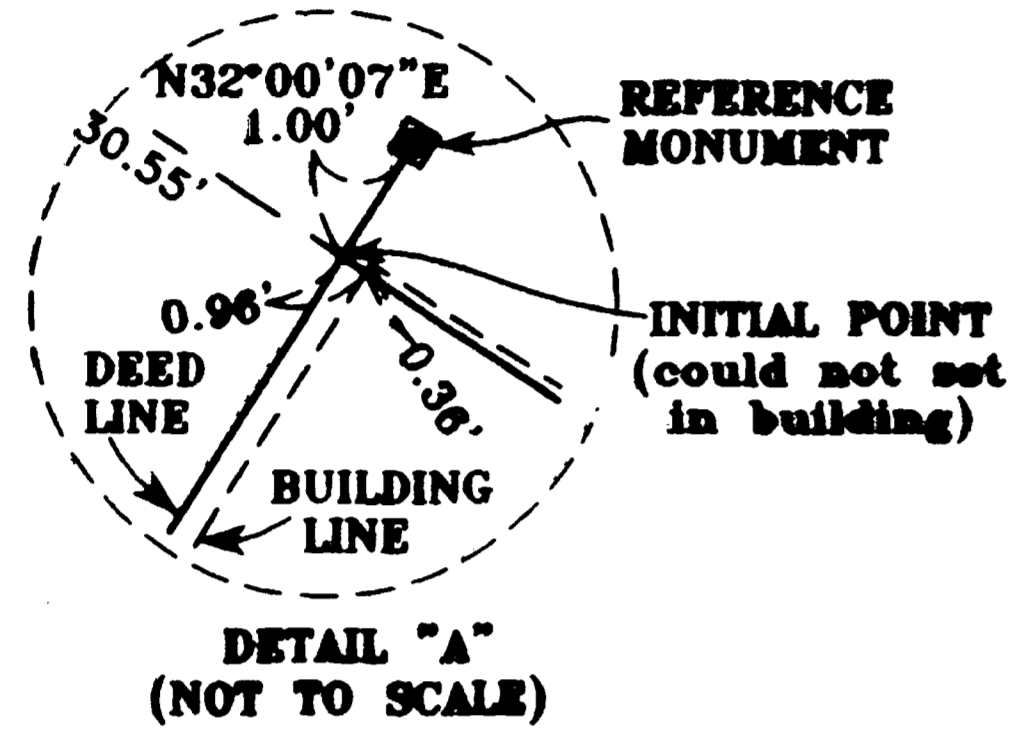
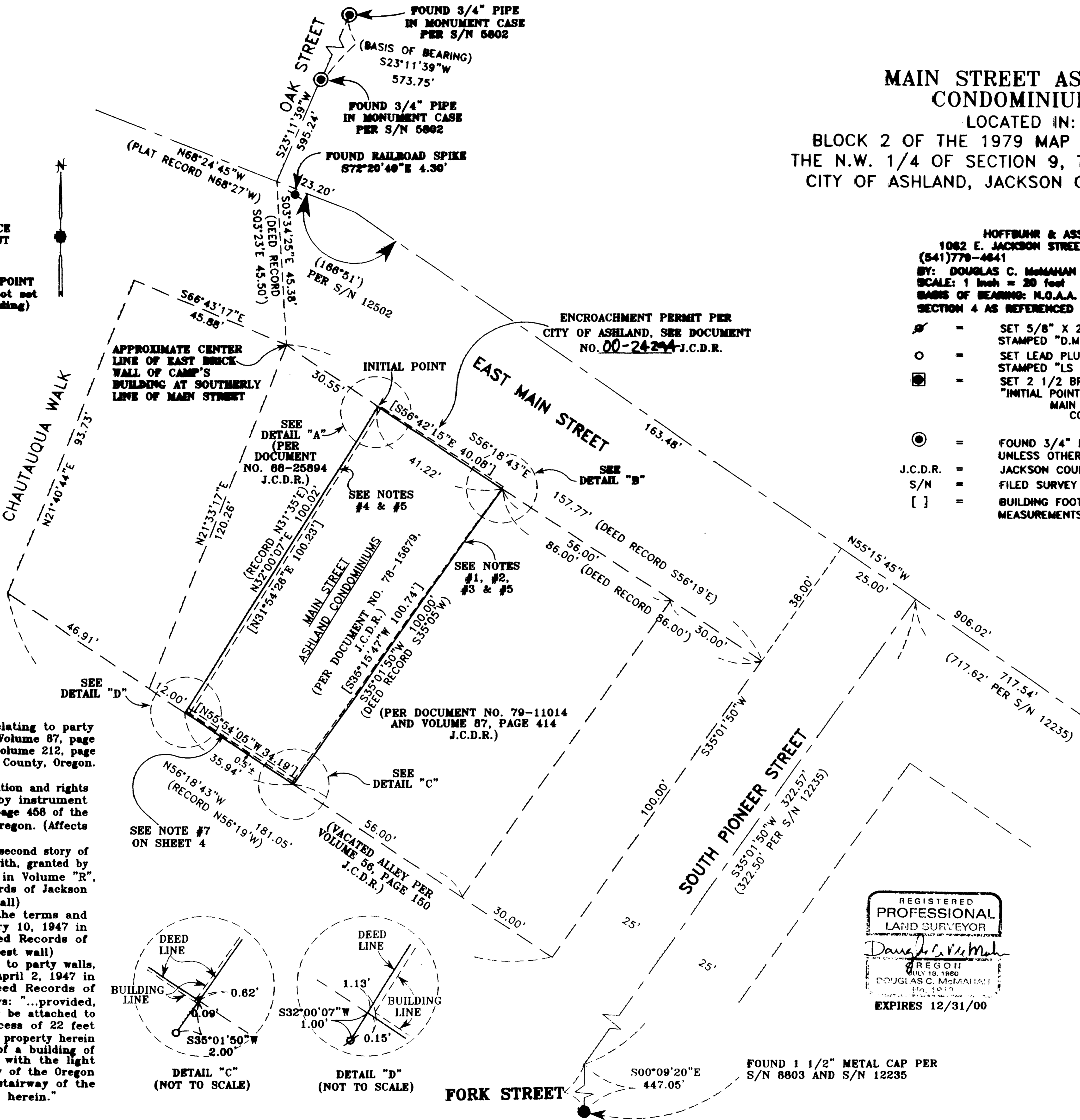
- ⊗ = SET 5/8" X 24" REBAR WITH CAP STAMPED "D.McMAHAN LS 1913"
- = SET LEAD PLUG AND TACK WITH WASHER STAMPED "LS 1913"
- ⊠ = SET 2 1/2 BRASS DISC FLUSH STAMPED "INITIAL POINT REFERENCE MONUMENT FOR MAIN STREET ASHLAND CONDOMINIUMS LS 1913"
- ⊙ = FOUND 3/4" PIPE IN MONUMENT CASE, UNLESS OTHERWISE INDICATED.
- J.C.D.R. = JACKSON COUNTY DEED RECORDS
- S/N = FILED SURVEY NUMBER
- [] = BUILDING FOOTPRINT AS CALCULATED PER MEASUREMENTS TO BUILDING CORNERS.

I certify this plat to be an exact photocopy of the original
Douglas C. McMah
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Douglas C. McMah
OREGON
JULY 18, 1980
DOUGLAS C. McMAHAN
PLS. 1913
EXPIRES 12/31/00

CALCULATED POSITION OF THE S.W. CORNER OF D.L.C. NO. 42 PER S/N 12235

12/86

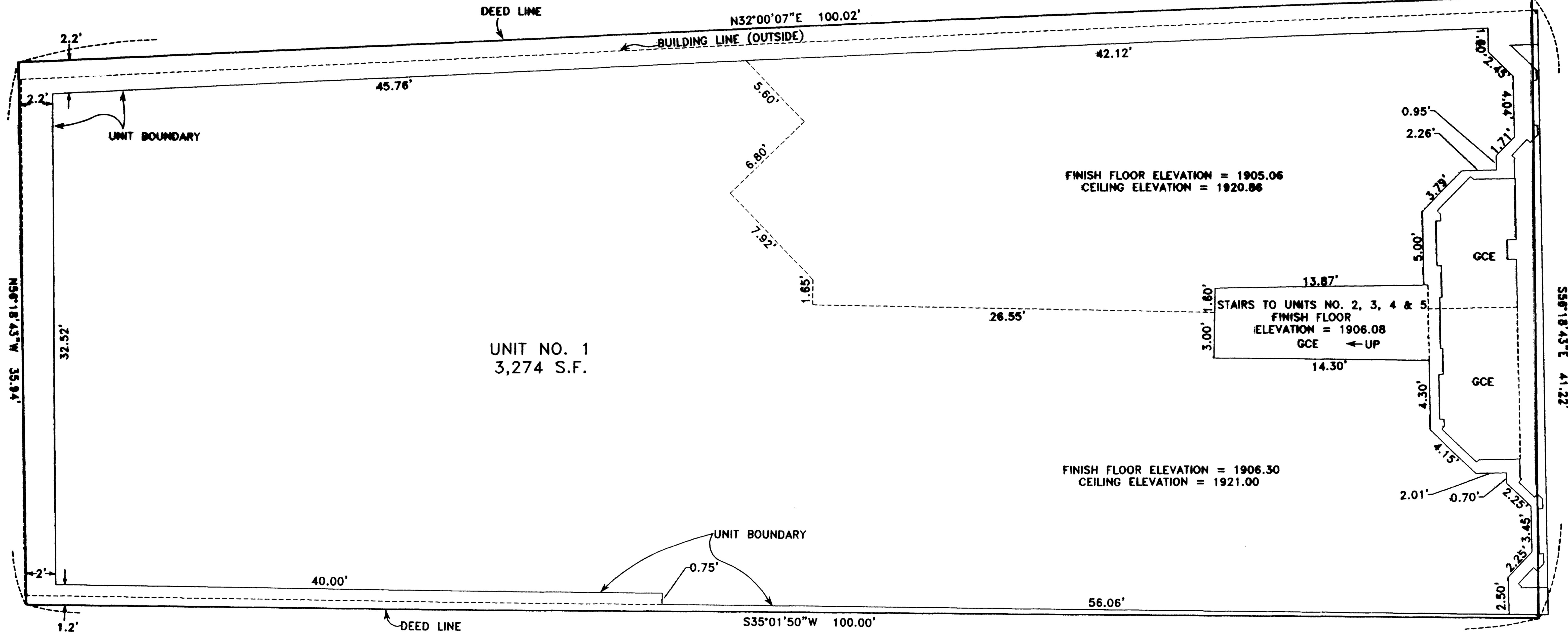


NOTES:

- Conditions, rights and privileges relating to party wall contained in deed recorded in Volume 87, page 414 and in instrument recorded in Volume 212, page 484 of the Deed Records of Jackson County, Oregon. (Affects easterly wall)
- Agreement regarding light and ventilation and rights in connection therewith, granted by instrument record May 29, 1911 in Volume 88, page 458 of the Deed Records of Jackson County, Oregon. (Affects easterly wall)
- Agreement regarding two windows in second story of wall, and rights in connection therewith, granted by instrument recorded May 19, 1937 in Volume "R", page 119 of the Miscellaneous Records of Jackson County, Oregon. (affects easterly wall)
- Party Wall Agreement, subject to the terms and provisions thereof, recorded January 10, 1947 in Volume 276, page 268 of the Deed Records of Jackson County, Oregon. (Affects west wall)
- Conditions and restrictions relating to party walls, set forth in instrument recorded April 2, 1947 in Volume 280, page 317 of the Deed Records of Jackson County, Oregon as follows: "...provided, however, that no building shall ever be attached to said party wall at a height in excess of 22 feet above the street level, nor shall the property herein ever be used for the construction of a building of such height that it will interfere with the light and ventilation of the second story of the Oregon Hotel building. No rights in the stairway of the Oregon Hotel building are included herein."

MAIN STREET ASHLAND CONDOMINIUMS

LOCATED IN:
BLOCK 2 OF THE 1879 MAP OF ASHLAND, IN
THE N.W. 1/4 OF SECTION 9, T.39S., R.1E., W.M.
CITY OF ASHLAND, JACKSON COUNTY, OREGON.



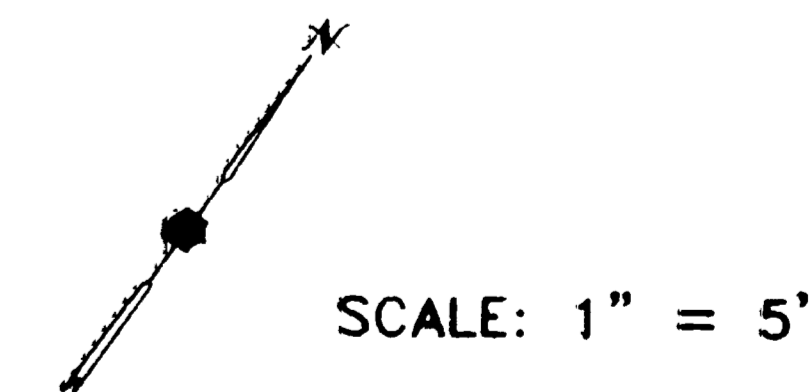
FLOOR PLAN - UNIT NO. 1
(FIRST FLOOR OF BUILDING)

I certify this plot to be an exact photocopy of the original.
Douglas C. McMahon
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Douglas C. McMahon
OREGON
JULY 18, 1980
DOUGLAS C. McMAHON
No. 1913
EXPIRES 12/31/00

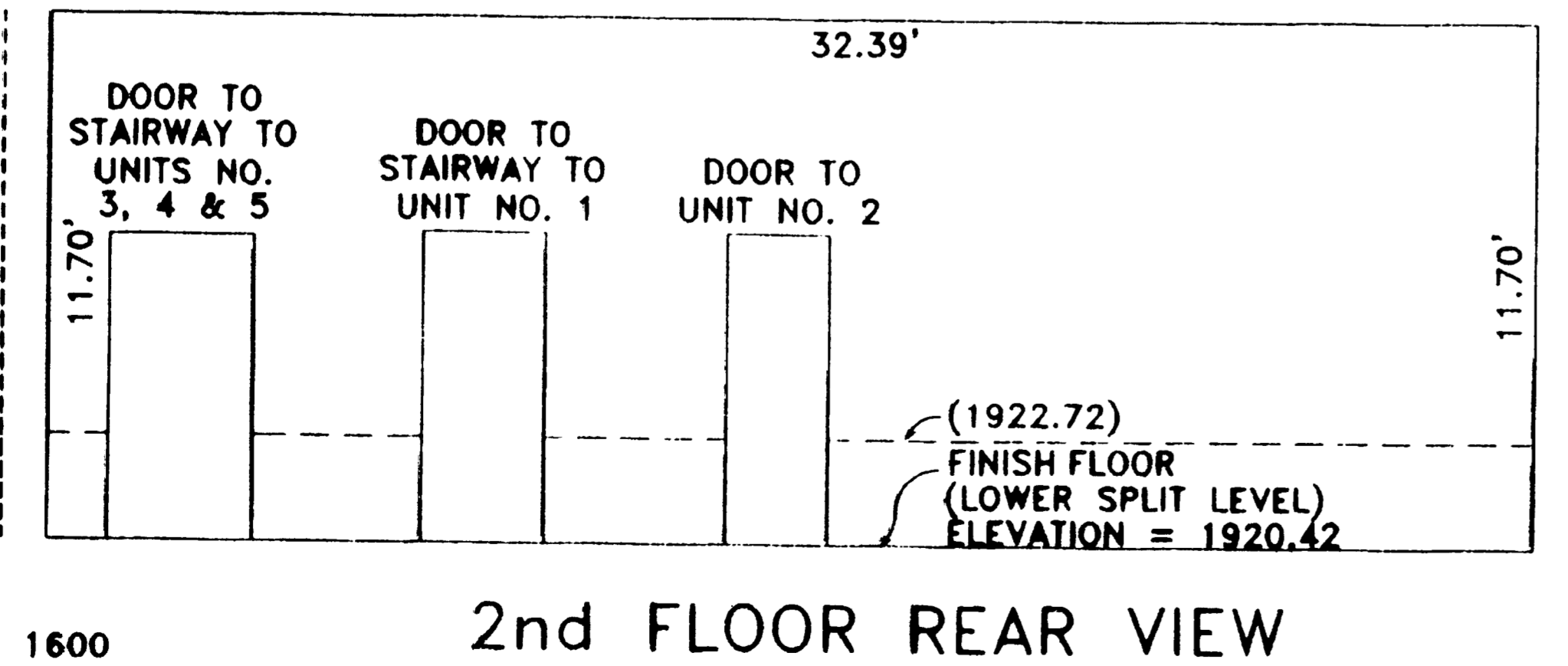
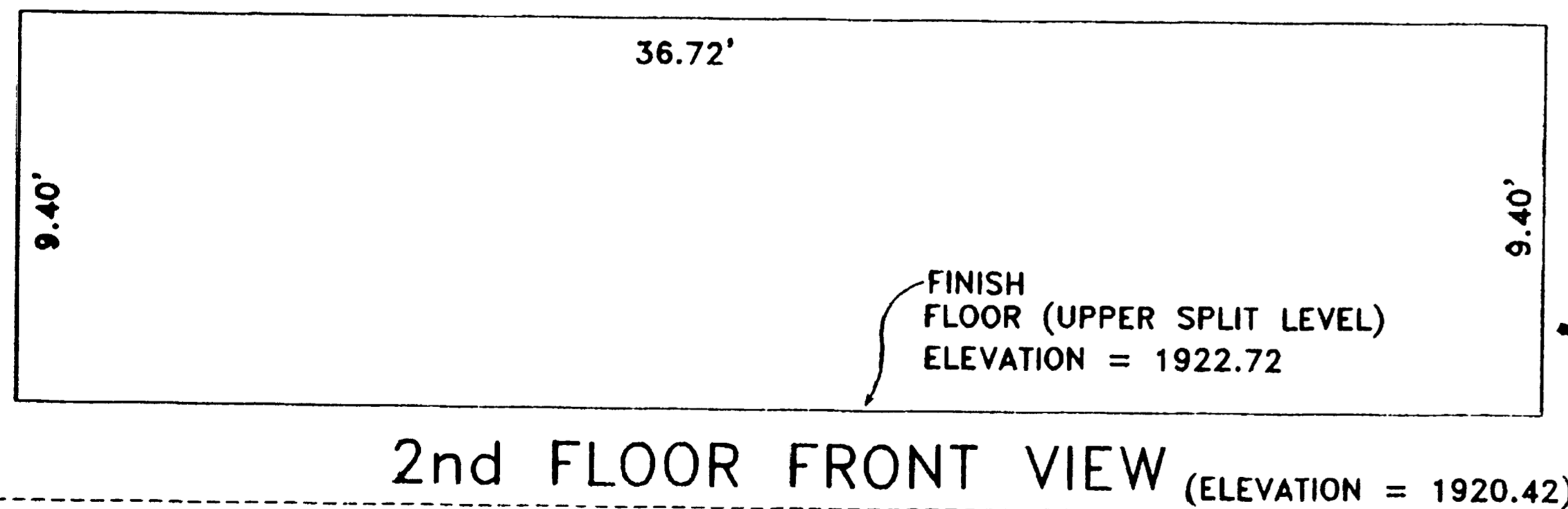
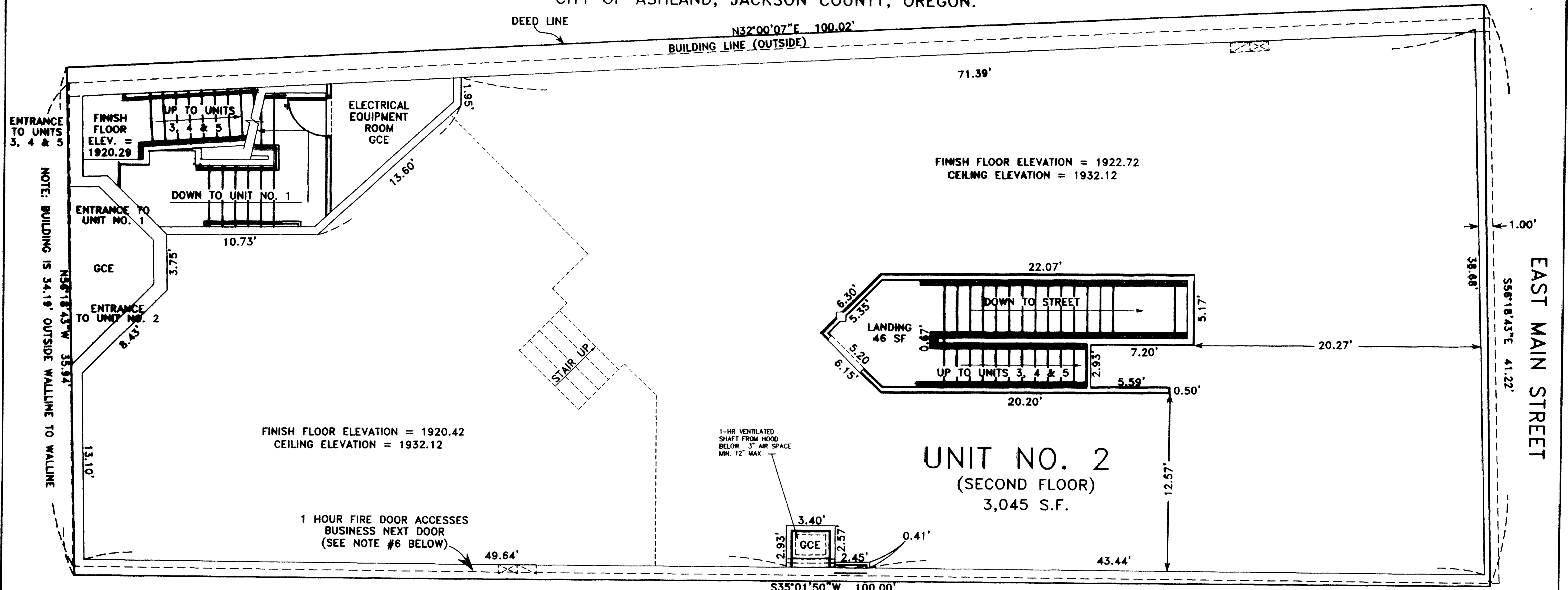
GCE = GENERAL COMMON ELEMENT
S.F. = SQUARE FEET

NOTE:
ELEVATIONS ESTABLISHED FROM CITY OF ASHLAND
BENCHMARK NO.105, 3" BRASS DISC IN TOP OF
CURB AT THE S.E. CORNER OF SOUTH PIONEER
STREET AND EAST MAIN STREET. ELEVATION =
1913.665



MAIN STREET ASHLAND CONDOMINIUMS

LOCATED IN:
BLOCK 2 OF THE 1879 MAP OF ASHLAND, IN
THE N.W. 1/4 OF SECTION 9, T.39S., R.1E., W.M.
CITY OF ASHLAND, JACKSON COUNTY, OREGON.

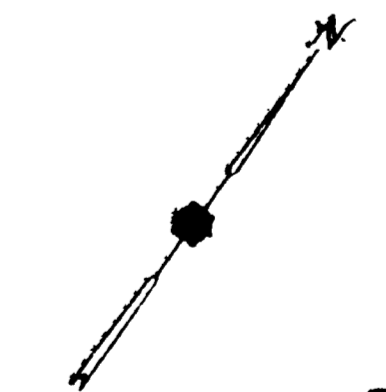


FLOOR PLAN - UNIT NO. 2
(SECOND FLOOR OF BUILDING)

GCE = GENERAL COMMON ELEMENT

- NOTES:**
ELEVATIONS ESTABLISHED FROM CITY OF ASHLAND BENCHMARK NO. 105, 3" BRASS DISC IN TOP OF CURB AT THE S.E. CORNER OF SOUTH PIONEER STREET AND EAST MAIN STREET, ELEVATION = 1913.665
- A perpetual easement, for access, subject to the terms and provisions thereof, granted in instrument recorded June 12, 1997 as No. 97-21881 of the Official Records of Jackson County, Oregon.
 - A perpetual easement, 1.0 feet in width, for utility purposes, subject to the terms and provisions thereof, granted in instrument recorded January 31, 1997 as No. 97-03532 of the Official Records of Jackson County, Oregon. (See location on sheet 2, near Southwesterly boundary.)

I certify this plat to be an exact photocopy of the original
Douglas C. McMah
SURVEYOR



SCALE: 1" = 5'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

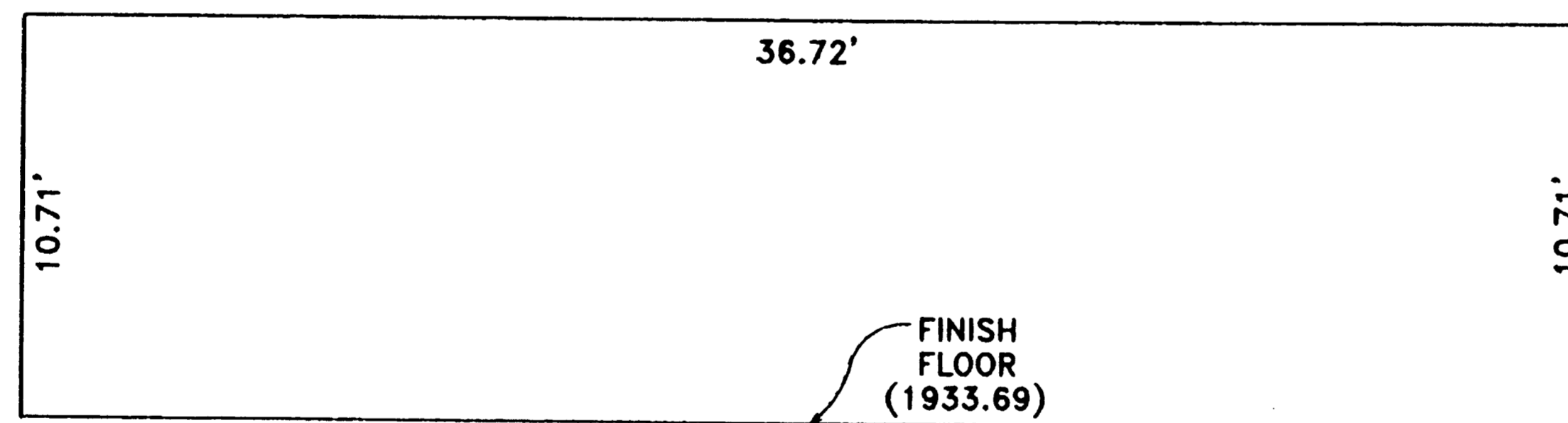
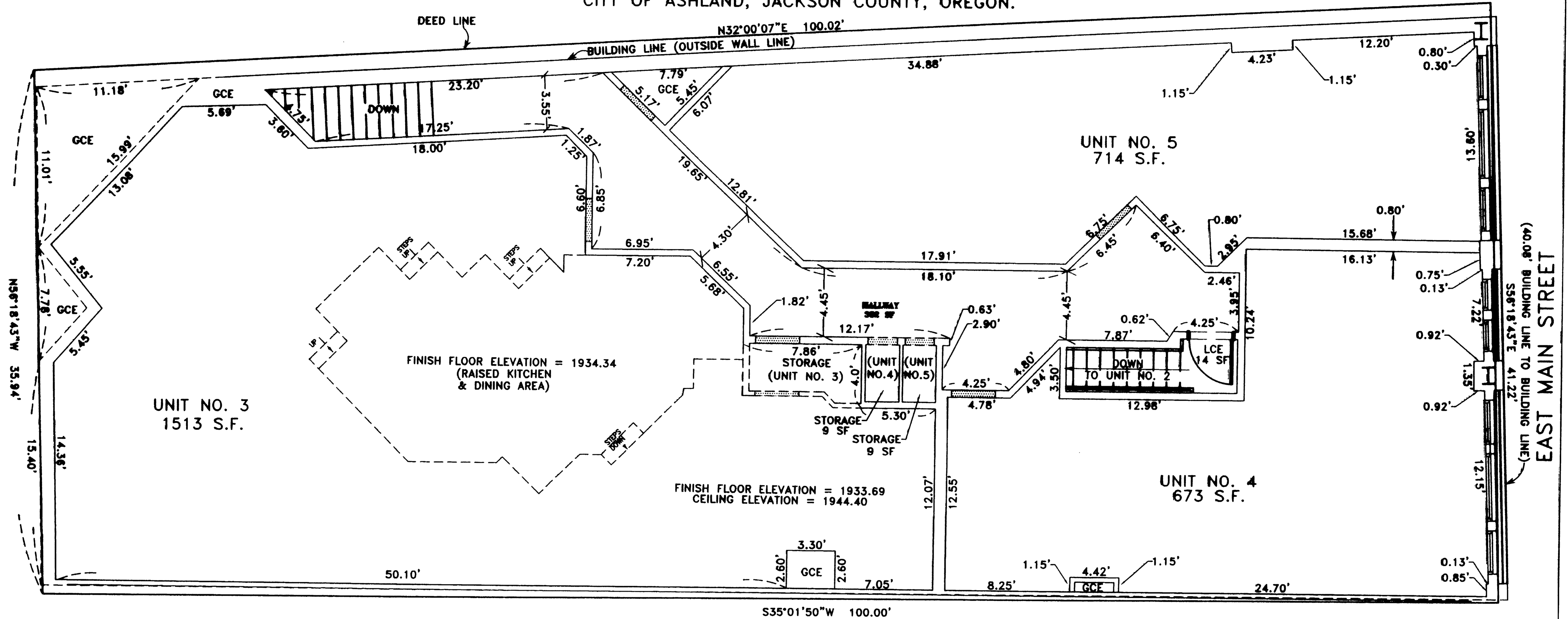
Douglas C. McMah

REGON
JULY 18, 1980
DOUGLAS C. McMAH
No. 1913

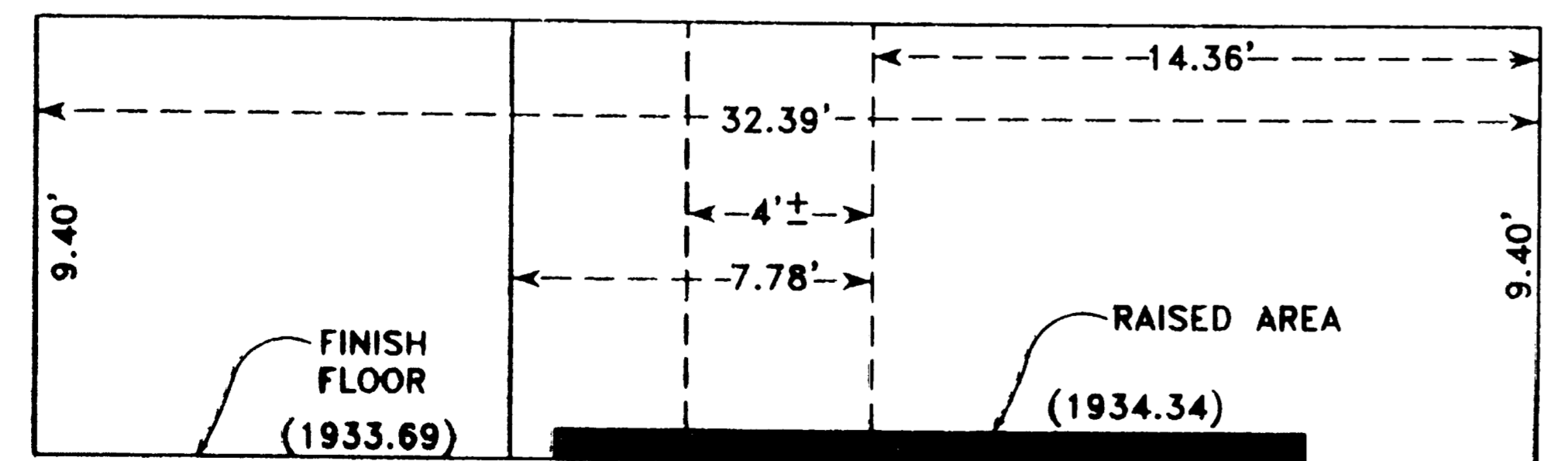
EXPIRES 12/31/00

99249S4.DWG
SHEET 4 OF 6

**MAIN STREET ASHLAND
CONDOMINIUMS**
LOCATED IN:
BLOCK 2 OF THE 1879 MAP OF ASHLAND, IN
THE N.W. 1/4 OF SECTION 9, T.39S., R.1E., W.M.
CITY OF ASHLAND, JACKSON COUNTY, OREGON.



3rd FLOOR FRONT VIEW



3rd FLOOR REAR VIEW

FLOOR PLAN - UNITS NO. 3, 4 & 5
(THIRD FLOOR OF BUILDING)

I certify this plat to be an exact photocopy of the original.
Douglas C. McMahan
SURVEYOR

GCE = GENERAL COMMON ELEMENT
S.F. = SQUARE FEET

NOTE:
ELEVATIONS ESTABLISHED FROM CITY OF ASHLAND BENCHMARK NO.105, 3" BRASS DISC IN TOP OF CURB AT THE S.E. CORNER OF SOUTH PIONEER STREET AND EAST MAIN STREET. ELEVATION = 1913.665

PROFESSIONAL
LAND SURVEYOR

Douglas C. McMahan

REG. O.R.I.
JULY 18, 1980
DOUGLAS C. McMAHAN
No. 1913

EXPIRES 12/31/00

SCALE: 1" = 5'