

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT ARCHERD AND DRESNER, L.L.C., AN OREGON LIMITED LIABILITY COMPANY IS THE OWNER OF THE LANDS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND DOES HEREBY DECLARE THAT THE PROPERTY AND IMPROVEMENTS CALLED HEREIN, GRIZZLY PEAK CONDOMINIUM ARE TRUE AND CORRECT, AND DO HEREBY COMMIT SAID PROPERTY TO THE OPERATION AND PROVISIONS OF THE OREGON CONDOMINIUM ACT. THE PROPERTY AND IMPROVEMENTS DESCRIBED AND DEPICTED ON THE PLAT ARE SUBJECT TO THE PROVISIONS OF OREGON REVISED STATUTES 100.005 TO 100.625. WE HEREBY DEDICATE TO THE CITY OF ASHLAND FOR PUBLIC USE, 10.00 FOOT WIDE AND 15.00 FOOT WIDE PUBLIC UTILITY EASEMENTS, AS SHOWN HEREON.

[Signature]

EVAN ARCHERD, MANAGING MEMBER

ARCHERD & DRESNER, LLC, AN OREGON LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT

STATE OF OREGON)
JACKSON COUNTY)SS

PERSONALLY APPEARED THE ABOVE NAMED EVAN ARCHERD, AS MANAGING MEMBER ON AUTHORITY OF ARCHERD & DRESNER, LLC, ON THIS 1 DAY OF December, 2006 AND ACKNOWLEDGED THE FORGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE *Laurie A. Miller*
NOTARY PUBLIC - OREGON *Laurie A. Miller*
COMMISSION NO. 363080
MY COMMISSION EXPIRES Jan. 20, 2007

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: TO SURVEY AND PLAT "GRIZZLY PEAK CONDOMINIUM", LYING SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 9 AND THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRA ROBOTIC TOTAL STATION WITH RANGING PRISMS, I SURVEY THE MONUMENTS AS SHOWN HEREON. THE DEED DESCRIPTION OF THE SUBJECT TRACT RECORDED WITHIN INSTRUMENT NO. 2006-028937 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, APPEARS TO HAVE BEEN DERIVED FROM THE MINOR LAND PARTITION RECORDED IN VOLUME 8, PAGE 17 OF THE PARTITION PLAT RECORDS AND FILED AS SURVEY NO. 11087 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. THE DEED MAKES CALLS TO MONUMENTS AT THE NORTHEAST AND SOUTHEAST CORNERS OF LOT 29 OF ASHLAND HOMESTEAD ASSOCIATION, AND ALSO MAKES CALLS FOR THE NORTH, EAST AND SOUTH LINES BEING ALONG OR PARALLEL WITH LINES OF SAID LOT 29. MONUMENTS RECOVERED FROM SAID PARTITION SURVEY WERE FOUND IN GOOD CONDITION BUT WERE NOT FOUND TO BE IN VERY GOOD CONFORMANCE THIS SURVEY'S CALCULATED LOCATION FOR SAID LOT 29. THE DEED MAKES CALLS TO MONUMENTS AT ALL CORNERS OF THE SUBJECT TRACT, AS WELL AS TO LINES OF SAID LOT 29. I DECIDE TO HOLD THE CALLED FOR MONUMENTS FOR POSITION AROUND THE EXTERIOR BOUNDARY OF THE SUBJECT TRACT FOR THIS SURVEY, EXCEPT AT THE NORTHEAST AND SOUTHEAST CORNERS WHERE I HOLD THE EAST LINE OF LOT 29 AS CALCULATED BY PROPORTIONAL METHODS WITHIN THE BLOCK. THIS RESOLUTION REFLECTS THE MOST HARMONIOUS FIT WITH EXISTING LINES OF POSSESSION BETWEEN THE ADJOINING TRACTS. IF THE MONUMENTS WERE DISREGARDED AND THE CALCULATED EAST-WEST LINES OF LOT 29 WERE HELD, THE RESULT WOULD HAVE CREATED A MUCH GREATER DISPARITY WITH THE EXISTING LINES OF POSSESSION, POSSIBLY CALLING UNWRITTEN RIGHTS INTO QUESTION. FOR THE RIGHT OF WAY OF MOUNTAIN AVENUE BETWEEN EAST MAIN STREET AND IOWA STREET, I HELD THE MONUMENTED CENTERLINE INTERSECTION OF MOUNTAIN AVENUE AND EAST MAIN STREET FOR POSITION TO CONTROL THE NORTH END OF THE BLOCK. THE SOUTH END WAS DETERMINED BY UTILIZING THE RECORD DISTANCE OF 828.84 FEET SOUTHEASTERLY ALONG THE CENTERLINE OF SISKIYOU BOULEVARD FROM A SQUARE IRON BAR NEAR THE SOUTH LINE OF DONATION LAND CLAIM NO. 39, TO ESTABLISH THE CENTERLINE INTERSECTION WITH MOUNTAIN AVENUE AS DENOTED BY AN EXTENSIVE SURVEY PERFORMED BY EVERETT SWAIN IN THE PERFORMANCE OF SURVEY NO. 5939. THIS RESOLUTION FITS VERY TIGHTLY WITH THE SURVEY RECORD ANGLE BETWEEN MOUNTAIN AVENUE AND THE SOUTH LINE OF CLAIM NO. 39 AS SHOWN ON MR. SWAIN'S SURVEY. LOT 29 OF THE ASHLAND HOMESTEAD ASSOCIATION TRACTS WAS CALCULATED BY UTILIZING A PROPORTIONAL METHOD OF MEASUREMENT AGAINST THE ORIGINAL PLAT RECORD. AT THE INITIAL POINT, A 5/8" IRON PIN SET BY SURVEY NO. 11087 WAS RECOVERED AND REPLACED IN THE FOUND POSITION WITH A 30" IRON PIN AND ALUMINUM CAP.

Assessor's Map No. 391E10CB, Tax Lot 4100

GRIZZLY PEAK CONDOMINIUM

LOCATED IN

LOT 29, ASHLAND HOMESTEAD ASSOCIATION IN THE SOUTHEAST QUARTER OF SECTION 9 AND THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR

ARCHERD & DRESNER, L.L.C.

550 EAST MAIN STREET
ASHLAND, OREGON 97520

SHEET INDEX

SHEET 1 SIGNATURE SHEET
SHEET 2 PLAT BOUNDARY
SHEET 3 PLAN VIEW - ELEVATIONS

SURVEYOR'S CERTIFICATE

I, SHAWN KAMPMANN, DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN 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, THIS SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

THAT TRACT OF LAND DESCRIBED AS PARCEL 2 OF THAT MINOR LAND PARTITION RECORDED IN VOLUME 8, PAGE 17 OF THE PARTITION PLAT RECORDS OF JACKSON COUNTY, OREGON, AND FILED AS SURVEY NO. 11087 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:

COMMENCING AT A BRASS CAP MONUMENT AT THE SOUTHEAST CORNER OF DONATION LAND CLAIM NO. 39 IN TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE NORTH 89°50'26" WEST, ALONG THE SOUTH LINE OF SAID CLAIM NO. 39, A DISTANCE OF 1768.83 FEET (DEED RECORD NORTH 89°50'31" WEST 1768.87 FEET) TO THE CENTERLINE INTERSECTION OF MOUNTAIN AVENUE AND IOWA STREET; THENCE NORTH 00°12'17" EAST, ALONG THE CENTERLINE OF MOUNTAIN AVENUE, A DISTANCE OF 682.89 FEET (DEED RECORD NORTH 00°12'18" EAST 681.14 FEET); THENCE SOUTH 89°58'01" EAST, LEAVING SAID CENTERLINE, A DISTANCE OF 30.00 FEET (DEED RECORD NORTH 89°49'17" EAST, 30.0 FEET) TO THE NORTHWEST CORNER OF LOT TWENTY-NINE (29) OF ASHLAND HOMESTEAD ASSOCIATION; THENCE SOUTH 00°12'17" WEST, ALONG THE EAST LINE OF MOUNTAIN AVENUE, A DISTANCE OF 29.72 FEET (DEED RECORD SOUTH 00°12'18" WEST 29.72 FEET); THENCE CONTINUING SOUTH 00°12'17" WEST ALONG SAID EAST LINE, A DISTANCE OF 51.71 FEET (DEED RECORD SOUTH 00°12'18" WEST, 50.0 FEET) TO A 5/8" IRON PIN AT THE INITIAL POINT OF BEGINNING; THENCE NORTH 89°48'22" EAST, LEAVING SAID EAST LINE OF MOUNTAIN AVENUE, A DISTANCE OF 227.48 FEET TO THE EAST LINE OF SAID LOT 29 (DEED RECORD NORTH 89°49'17" EAST, 227.28 FEET), FROM WHICH A 5/8" INCH IRON PIN BEARS SOUTH 89°48'22" WEST, 1.30 FEET; THENCE SOUTH 00°08'00" WEST, ALONG SAID EAST LINE OF LOT 29, A DISTANCE OF 91.24 FEET (DEED RECORD SOUTH 00°09'08" WEST, 91.28 FEET), TO THE SOUTH LINE OF SAID LOT 29, AS MONUMENTED BY SURVEY NO. 11087 ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, FROM WHICH A 5/8" INCH IRON PIN FROM SAID SURVEY BEARS SOUTH 89°55'28" WEST, 1.30 FEET; THENCE SOUTH 89°55'28" WEST, 121.26 FEET (DEED RECORD SOUTH 89°54'22" WEST, 120.0 FEET), TO A 5/8" IRON PIN ON SAID MONUMENTED SOUTH LINE OF LOT 29; THENCE NORTH 00°32'11" EAST, LEAVING SAID SOUTH LINE, A DISTANCE OF 66.20 FEET TO A 5/8" IRON PIN (DEED RECORD NORTH 00°12'18" EAST, 66.10 FEET); THENCE SOUTH 89°42'02" WEST, 106.73 FEET TO A 5/8" IRON PIN ON THE EASTERLY LINE OF MOUNTAIN AVENUE (DEED RECORD SOUTH 89°49'17" WEST, 107.37 FEET); THENCE NORTH 00°12'17" EAST, ALONG SAID EAST LINE, A DISTANCE OF 25.00 FEET (DEED RECORD NORTH 00°12'18" EAST, 25.0 FEET) TO THE INITIAL POINT OF BEGINNING.

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.

Shawn Kampmann
SURVEYOR

** RECEIVED **
Date 12-9-06 By *AB*
This survey consists of
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

APPROVALS

EXAMINED AND APPROVED THIS 4th DAY OF Dec., 2006.

Jan Holson
ASHLAND CITY SURVEYOR

EXAMINED AND APPROVED THIS AS REQUIRED BY O.R.S. 100.110 AS OF Dec. 08, 2006.

S. Busolt, deputy
ASSESSOR, DEPT. OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 100.110 HAVE BEEN PAID AS OF Dec. 8, 2006.

Janice Clark, Deputy
TAX COLLECTOR

RECORDING:

FILED FOR RECORD THIS 8th DAY OF DECEMBER, 2006 AT 1:46 O'CLOCK PM AND RECORDED IN VOLUME 32, PAGE 101, OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

KATHLEEN S BECKETT COUNTY CLERK
KAREN ALONZO DEPUTY

THE DECLARATION OF CONDOMINIUM OWNERSHIP, COVENANTS, CONDITIONS AND RESTRICTIONS HAVE BEEN RECORDED IN INSTRUMENT NO. 2006-061659 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

THE BYLAWS OF GRIZZLY PEAK CONDOMINIUM HAVE BEEN RECORDED IN INSTRUMENT NO. 2006-061658 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

SURVEYOR'S CERTIFICATE OF COMPLETION

IN ACCORDANCE WITH O.R.S. 100.115(2D), I, SHAWN KAMPMANN, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE PLAT OF GRIZZLY PEAK CONDOMINIUM, FULLY AND ACCURATELY DEPICTS THE BOUNDARIES OF THE UNITS AND THE BUILDINGS AND THAT CONSTRUCTION OF THE UNITS AND BUILDINGS, AS DEPICTED ON SUCH PLAT, HAS BEEN COMPLETED.

DATED THIS 8th DAY OF December, 2006.

Shawn Kampmann
SHAWN KAMPMANN, PLS 2883

REGISTERED PROFESSIONAL LAND SURVEYOR

Shawn Kampmann

OREGON JULY 14, 1990 SHAWN KAMPMANN 2883 LS

RENEWAL DATE: 6/30/2007

SURVEYED BY:

POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: AUGUST 16, 2006
PROJECT NO. 356-06

GRIZZLY PEAK CONDOMINIUM

LYING SITUATE IN

LOT 29, ASHLAND HOMESTEAD ASSOCIATION IN THE SOUTHEAST QUARTER OF SECTION 9 AND THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF ASHLAND, JACKSON COUNTY, OREGON

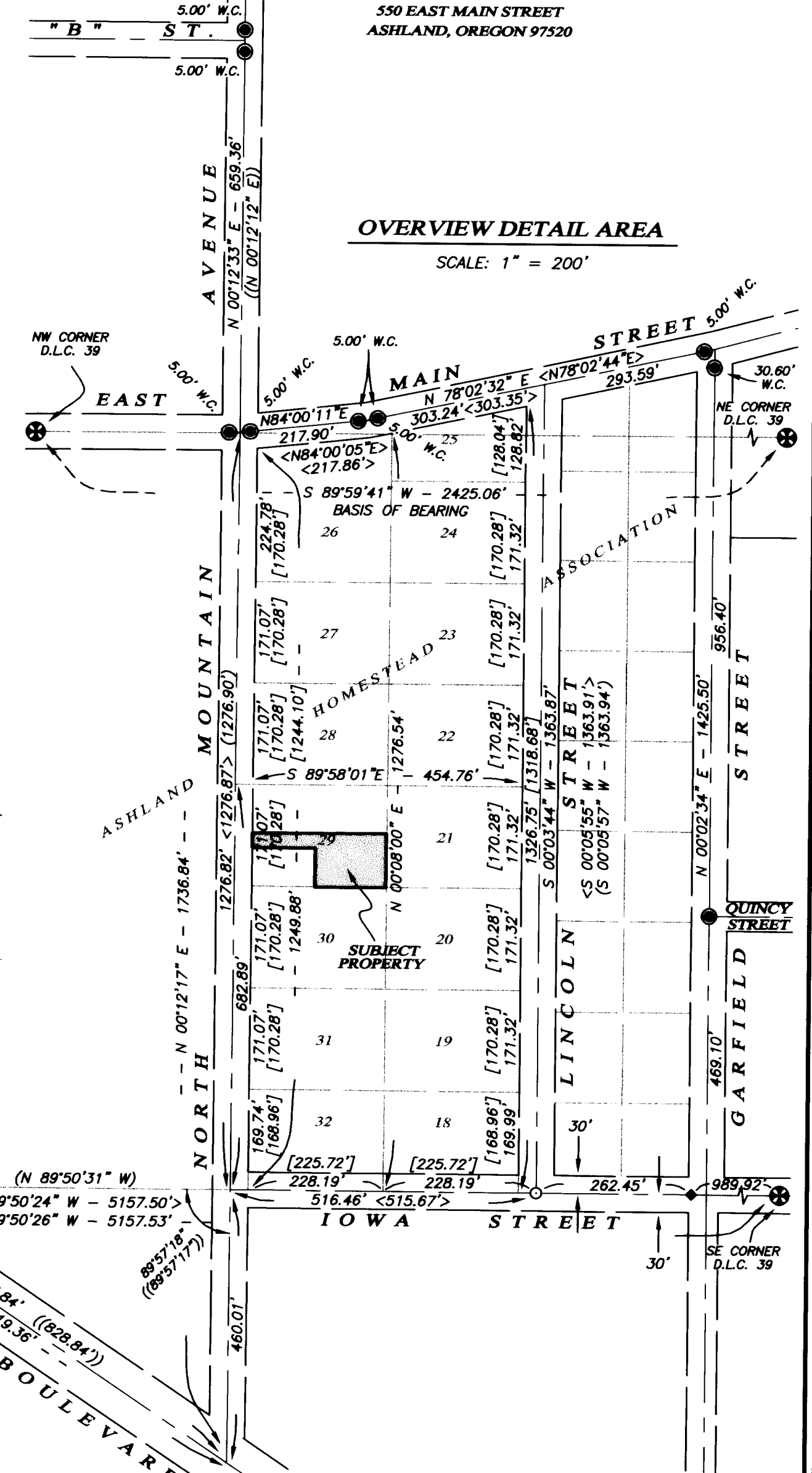
FOR

ARCHERD & DRESNER, L.L.C.

550 EAST MAIN STREET
ASHLAND, OREGON 97520

OVERVIEW DETAIL AREA

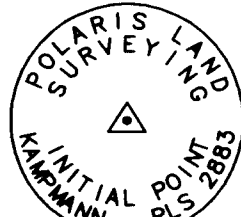
SCALE: 1" = 200'



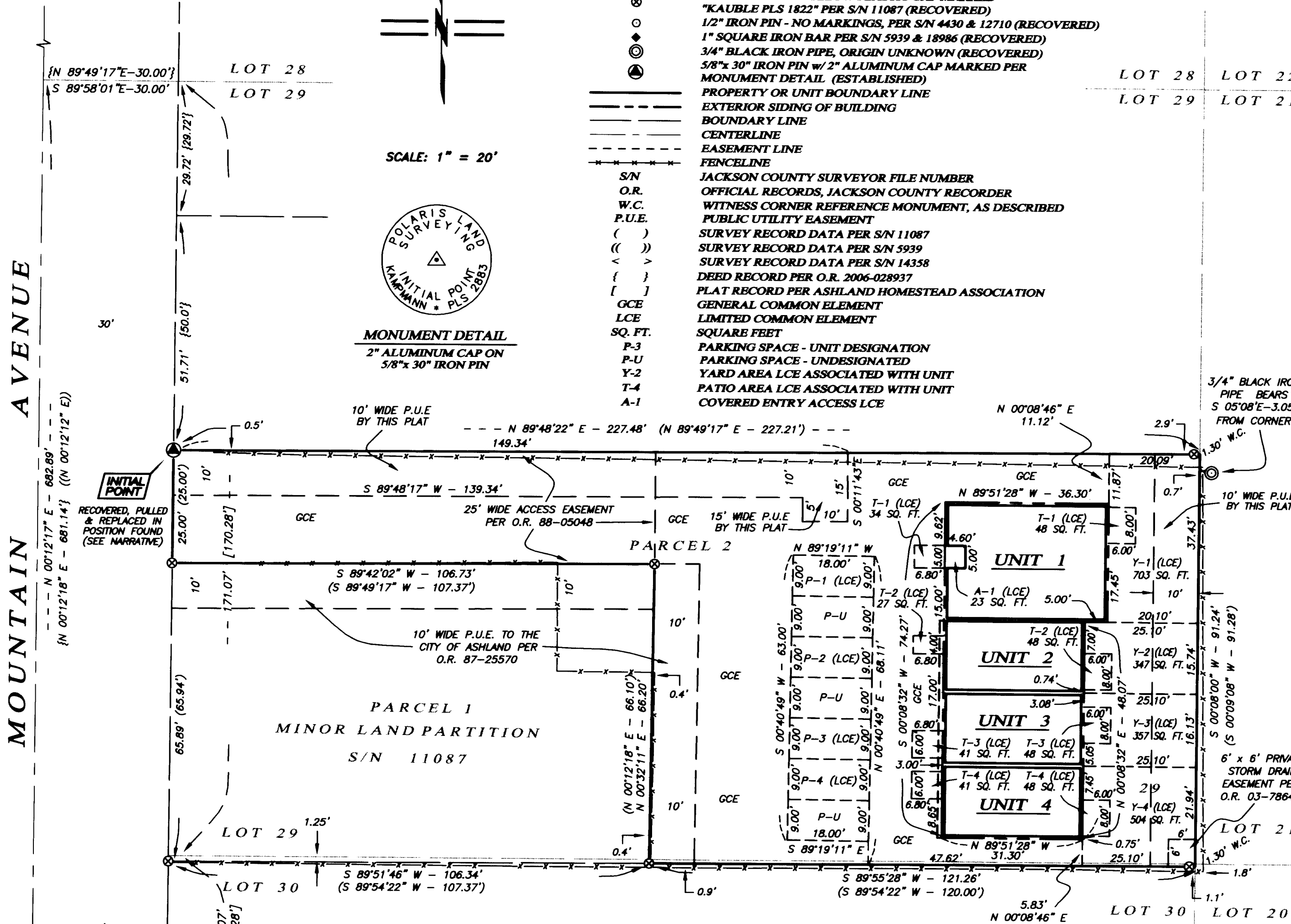
LEGEND

- ⊗ BRASS CAP DONATION LAND CLAIM CORNER IN MONUMENT WELL PER CITY OF ASHLAND ENGINEERING FIELD BOOK REFERENCES & S/N 5939 (RECOVERED)
- ⊙ 3" BRASS CAP IN MONUMENT WELL PER CITY OF ASHLAND ENGINEERING FIELD BOOK REFERENCES (RECOVERED)
- ⊗ 5/8" IRON PIN W/ YELLOW PLASTIC CAP MARKED "KAUBLE PLS 1822" PER S/N 11087 (RECOVERED)
- ⊙ 1/2" IRON PIN - NO MARKINGS, PER S/N 4430 & 12710 (RECOVERED)
- ⊙ 1" SQUARE IRON BAR PER S/N 5939 & 18986 (RECOVERED)
- ⊙ 3/4" BLACK IRON PIPE, ORIGIN UNKNOWN (RECOVERED)
- ⊙ 5/8" x 30" IRON PIN W/ 2" ALUMINUM CAP MARKED PER MONUMENT DETAIL (ESTABLISHED)
- PROPERTY OR UNIT BOUNDARY LINE
- EXTERIOR SIDING OF BUILDING
- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- FENCELINE
- S/N JACKSON COUNTY SURVEYOR FILE NUMBER
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- W.C. WITNESS CORNER REFERENCE MONUMENT, AS DESCRIBED
- P.U.E. PUBLIC UTILITY EASEMENT
- () SURVEY RECORD DATA PER S/N 11087
- () SURVEY RECORD DATA PER S/N 5939
- () SURVEY RECORD DATA PER S/N 14358
- [] DEED RECORD PER O.R. 2006-028937
- [] PLAT RECORD PER ASHLAND HOMESTEAD ASSOCIATION
- GCE GENERAL COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- SQ. FT. SQUARE FEET
- P-3 PARKING SPACE - UNIT DESIGNATION
- P-U PARKING SPACE - UNDESIGNATED
- Y-2 YARD AREA LCE ASSOCIATED WITH UNIT
- T-4 PATIO AREA LCE ASSOCIATED WITH UNIT
- A-1 COVERED ENTRY ACCESS LCE

SCALE: 1" = 20'



MONUMENT DETAIL
2" ALUMINUM CAP ON
5/8" x 30" IRON PIN



REGISTERED PROFESSIONAL LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1999
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2007

SURVEYED BY:
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Assessor's Map No. 391E10CB, Tax Lot 4100

BASIS OF BEARING
TRUE MERIDIAN AT THE NORTH-SOUTH CENTERLINE OF SECTION 10 AS DERIVED FROM THE N.O.A.A. NET ESTABLISHED IN 1968, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. THE REFERENCE BEARING FOR THIS SURVEY IS THE NORTH LINE OF DONATION LAND CLAIM NO. 39, HAVING A RECORD PLAT BEARING OF NORTH 89°59'41" EAST, AS REFERENCED ON SURVEY NO. 5939, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.

Shawn Kampmann
SURVEYOR

POLARIS LAND SURVEYING

FILE: SURVEYS\356-06\GRIZZLY PEAK CONDOMINIUM.DWG

SHEET 2 OF 3

** RECEIVED **
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SURVEYOR

GRIZZLY PEAK CONDOMINIUM

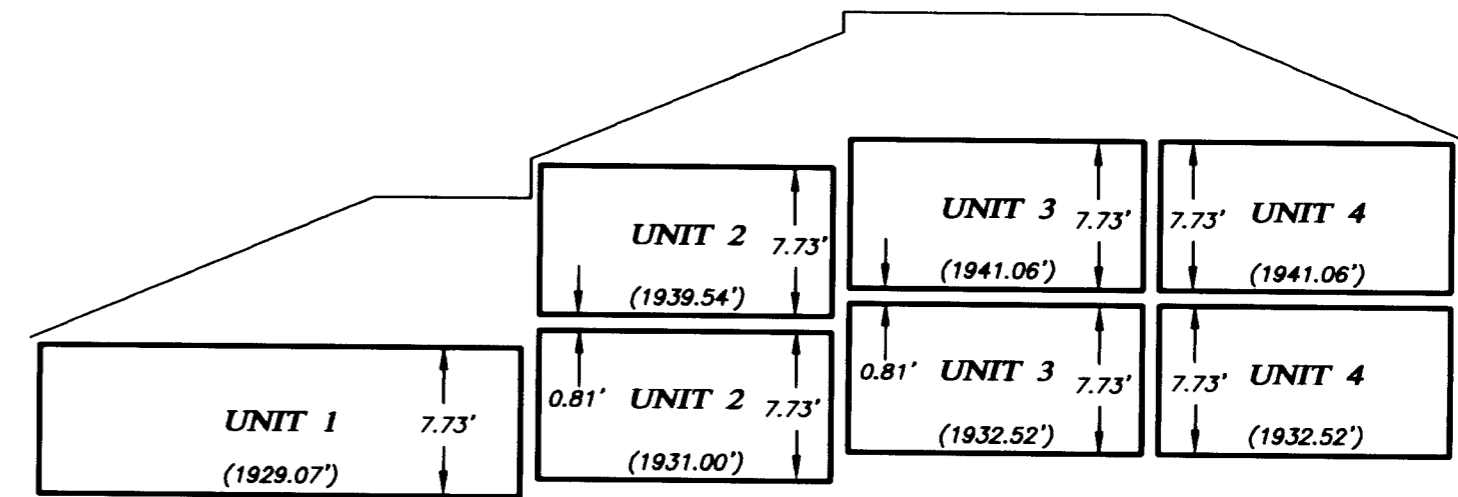
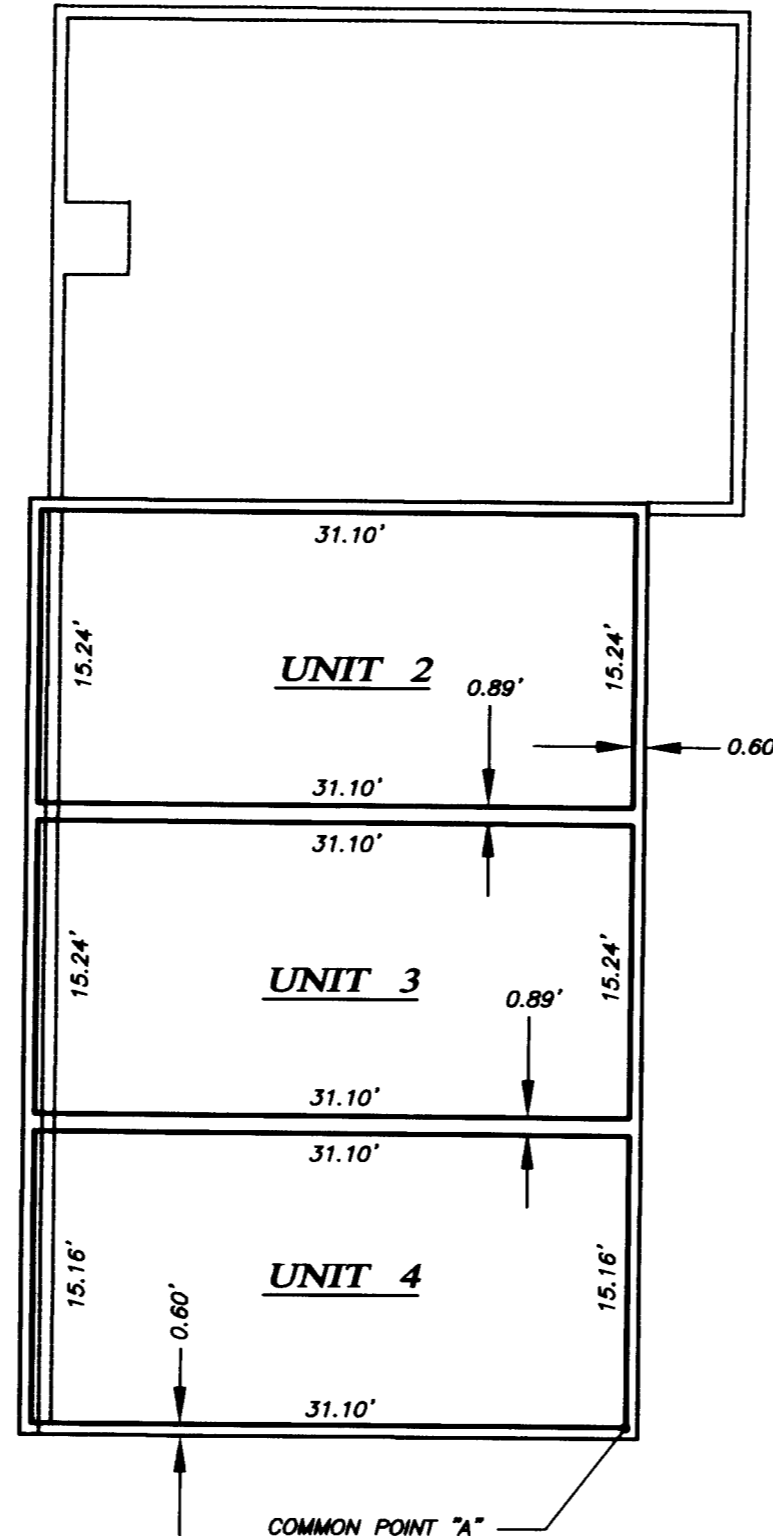
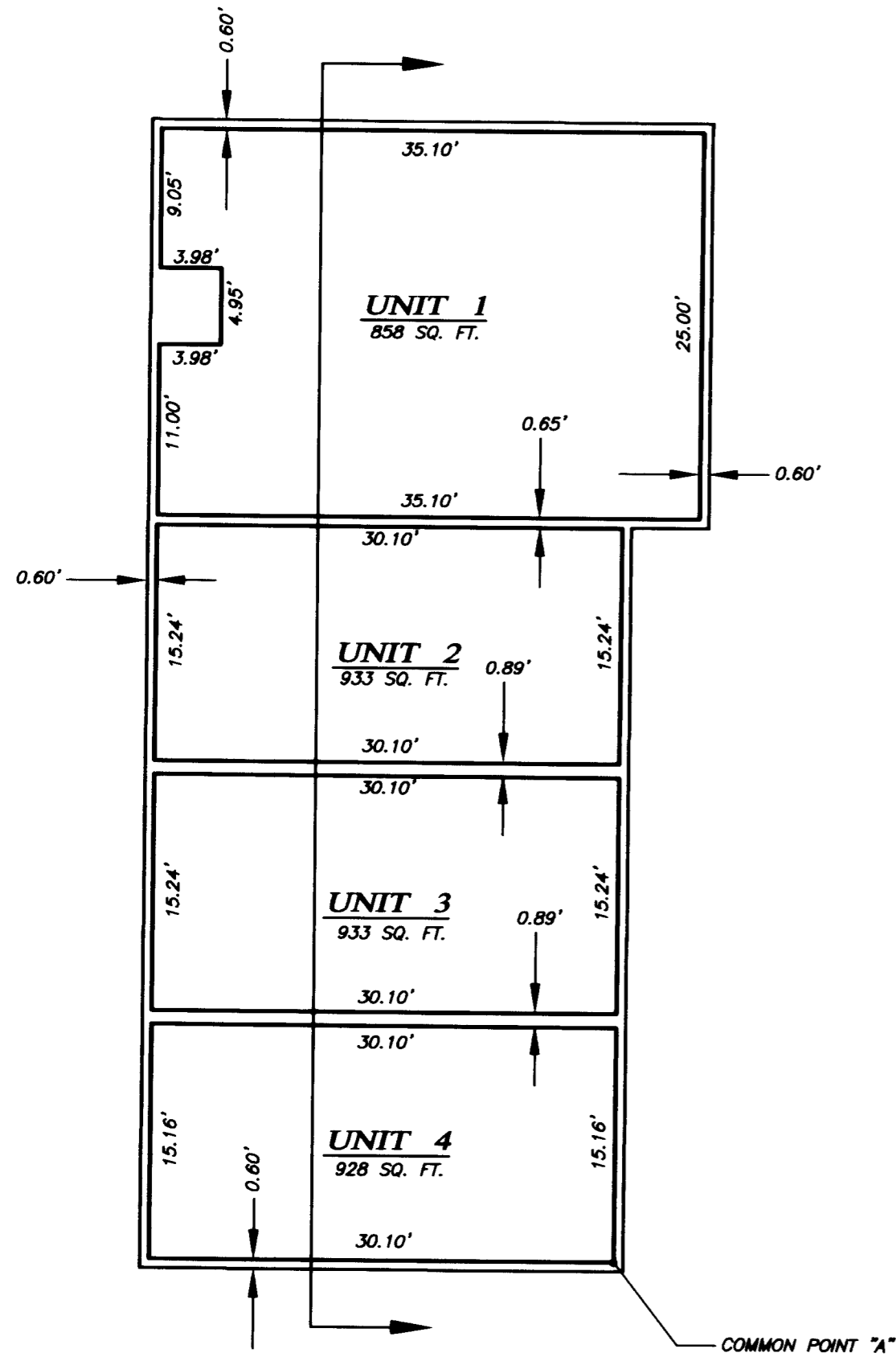
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FOR

ARCHERD & DRESNER, L.L.C.

550 EAST MAIN STREET
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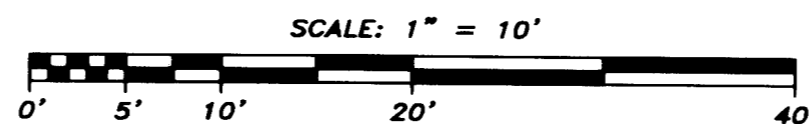
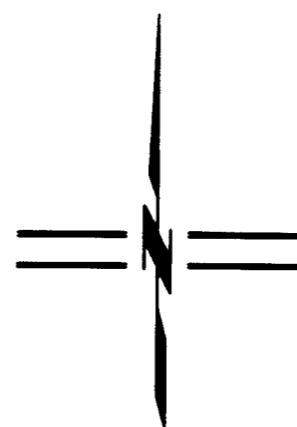
FIRST FLOOR

SECOND FLOOR

ELEVATIONS

NOTES

- 1) ALL BUILDING ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- 2) UNIT BOUNDARY HORIZONTAL DIMENSIONS ARE TO FACE OF INTERIOR STUD WALL.
- 3) ELEVATIONS SHOWN DENOTED AS FOLLOWS:
 (A) TOP OF PLYWOOD SUBFLOOR FOR ALL UNIT LOWER LIMITS
 (B) BOTTOM OF FLOOR JOISTS FOR FIRST FLOOR UPPER LIMITS
 (C) BOTTOM OF ROOF TRUSSES FOR SECOND FLOOR UPPER LIMITS
- 4) ALL OF THE LAND AND THE BUILDINGS ARE GENERAL COMMON ELEMENTS (GCE) EXCEPT FOR UNITS AND LIMITED COMMON ELEMENTS (LCE) SHOWN HEREON.
- 5) THE EXTERIOR OF BUILDING SHOWN HEREON IS MEASURED TO THE EXTERIOR SIDING.
- 6) THE DISTANCE BETWEEN THE EXTERIOR OF THE BUILDING AND THE INTERIOR UNIT BOUNDARY VARIES AS SHOWN.
- 7) THE VERTICAL CONTROL FOR THIS SURVEY IS A CITY OF ASHLAND BRASS DISK BENCHMARK IN THE TOP OF A CONCRETE CURB LOCATED AT THE NORTHWEST CORNER OF MOUNTAIN AVENUE AND EAST MAIN STREET. BENCHMARK ELEVATION = 1903.48 FEET, BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, ADJUSTED IN 1956 (NGVD 1929/56).



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**REGISTERED
 PROFESSIONAL
 LAND SURVEYOR**

Shawn Kampmann
OREGON
 JULY 14, 1998
 SHAWN KAMPMANN
 2883 LS

RENEWAL DATE: 6/30/2007

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