

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, THAT, 145 MAIN STREET LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LANDS HEREBY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND DO HEREBY DECLARE THAT THE PROPERTY BOUNDARIES AND IMPROVEMENTS CALLED HEREIN, THE LITHIA WAY 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.

Robert J. Kendrick

ROBERT J. KENDRICK, MANAGER

145 MAIN STREET LLC, AN OREGON LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT

STATE OF OREGON)
JACKSON COUNTY)SS

PERSONALLY APPEARED THE ABOVE NAMED ROBERT J. KENDRICK, AS MANAGING MEMBER ON AUTHORITY OF 145 MAIN STREET LLC, ON THIS 8 DAY OF October, 2007 AND ACKNOWLEDGED THE FORGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE *Laurie A. Miller*

NOTARY PUBLIC - OREGON *Laurie A. Miller*

COMMISSION NO. 412791

MY COMMISSION EXPIRES Jan. 20, 2011

SURVEYORS 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 THE LITHIA WAY 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 2nd DAY OF October, 2007.

Shawn Kampmann
SHAWN KAMPMANN, PLS 2883

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES ARE EITHER NOT APPLICABLE, BLANKET IN NATURE, OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE ARE NOT SHOWN GRAPHICALLY ON THIS PLAT.

△ PARTY WALL AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREIN, DATED OCTOBER 1, 1904 AND RECORDED MARCH 5, 1914, WITHIN VOLUME 104, PAGE 109 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON, INCLUDING FIRST ADDENDUM TO AGREEMENT RECORDED AUGUST 13, 1953 IN VOLUME 384, PAGE 83 AND SECOND ADDENDUM TO AGREEMENT RECORDED APRIL 19, 1965 IN VOLUME 585, PAGE 358.

△ PARTY WALL AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREIN, DATED OCTOBER 17, 1904 AND RECORDED APRIL 9, 1965, WITHIN VOLUME 258, PAGE 169 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.

** RECEIVED **
Date 10-19-07 By *SS*
This survey consists of
5 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

THE LITHIA WAY CONDOMINIUM

LOCATED IN

PARCEL 2, PARTITION PLAT NO. P-50-2006

LYING SITUATE WITHIN

NORTHWEST QUARTER OF SECTION 9,
TOWNSHIP 39 SOUTH, RANGE 1 EAST,
WILLAMETTE MERIDIAN, CITY OF ASHLAND,
JACKSON COUNTY, OREGON

FOR

145 MAIN STREET LLC

24 CROCKER STREET
ASHLAND, OREGON 97520

SHEET INDEX

- SHEET 1 SIGNATURE SHEET
- SHEET 2 PLAT BOUNDARY
- SHEET 3 PLAN VIEW (1st & 2nd FLOOR)
- SHEET 4 PLAN VIEW (3rd FLOOR & ROOF)
- SHEET 5 ELEVATION VIEW

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 HEREBY SHOWN, THIS SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

PARCEL NO. TWO (2) OF PARTITION PLAT NO. P-50-2006, RECORDED JUNE 1, 2006 IN VOLUME 17, PAGE 50 OF THE RECORD OF PARTITION PLATS IN JACKSON COUNTY, OREGON, AND FILED AS SURVEY NO. 19206 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

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

PURPOSE: TO CREATE A CONDOMINIUM PLAT OF "THE LITHIA WAY CONDOMINIUM" ON PARCEL 2 OF PARTITION PLAT NO. P-50-2006 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRA 1103 ROBOTIC TOTAL STATION WITH RANGING PRISMS, I SURVEY THE LAND AS SHOWN HEREBY. THE SUBJECT PROPERTY BOUNDARY WAS PREVIOUSLY SURVEYED AND MONUMENTED BY THIS OFFICE IN THE PERFORMANCE OF PARTITION PLAT NO. P-50-2006, AND FILED AS SURVEY NO. 19206 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. MONUMENTS THAT WERE DESTROYED DURING CONSTRUCTION OF THIS CONDOMINIUM BUILDING WERE REPLACED WITH THE MONUMENTS SHOWN HEREBY.

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

Shawn Kampmann
SURVEYOR

APPROVALS

EXAMINED AND APPROVED THIS 10 DAY OF October, 2007.

Jan Holm
ASHLAND CITY SURVEYOR

EXAMINED AND APPROVED THIS AS REQUIRED BY O.R.S. 100.110 AS OF OCTOBER 19, 2007.

William Johnson, 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 10-19, 2007.

John M. Deputy
TAX COLLECTOR

RECORDING

FILED FOR RECORD THIS 19 DAY OF OCTOBER, 2007 AT 1:37 O'CLOCK PM AND RECORDED IN VOLUME 33, PAGE 68, OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Kathleen S. Beckett *Karin Alonzo*
COUNTY CLERK DEPUTY

THE DECLARATION OF CONDOMINIUM OWNERSHIP, COVENANTS, CONDITIONS AND RESTRICTIONS HAVE BEEN RECORDED IN INSTRUMENT NO. 2007- 48410 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

THE BYLAWS OF THE LITHIA WAY CONDOMINIUM HAVE BEEN RECORDED IN INSTRUMENT NO. 2007- 48410 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2009

SURVEYED BY:

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

DATE: APRIL 12, 2007
PROJECT NO. 179-04

THE LITHIA WAY CONDOMINIUM

LOCATED IN

PARCEL 2, PARTITION PLAT NO. P-50-2006

LYING SITUATE WITHIN

NORTHWEST QUARTER OF SECTION 9,
TOWNSHIP 39 SOUTH, RANGE 1 EAST,
WILLAMETTE MERIDIAN, CITY OF ASHLAND,
JACKSON COUNTY, OREGON

FOR

145 MAIN STREET LLC

24 CROCKER STREET
ASHLAND, OREGON 97520

Vol. 33 Pg. 68
Book 18 Pg. 94
154/48

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ELEVATION VIEW

SURVEY NOTES

- 1) ALL ANGLES ARE 90° UNLESS NOTED OTHERWISE.
- 2) UNIT & LCE VERTICAL BOUNDARIES ARE 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 ENGINEERED TRUSSES FOR SECOND FLOOR UPPER LIMITS
- 3) THE BASIS OF VERTICAL CONTROL FOR THIS SURVEY IS A CITY OF ASHLAND BENCHMARK LOCATED AT THE CENTERLINE INTERSECTION OF PIONEER STREET AND ASH ("A") STREET, WHICH IS THE TOP OF A 1" IRON PIPE IN A MONUMENT WELL CASE. BENCHMARK ELEVATION IS 1867.26 FEET BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, ADJUSTED IN 1956 (NGVD 29/56).

THE LITHIA WAY CONDOMINIUM

LOCATED IN
PARCEL 2 OF PARTITION PLAT NO. P-50-2006

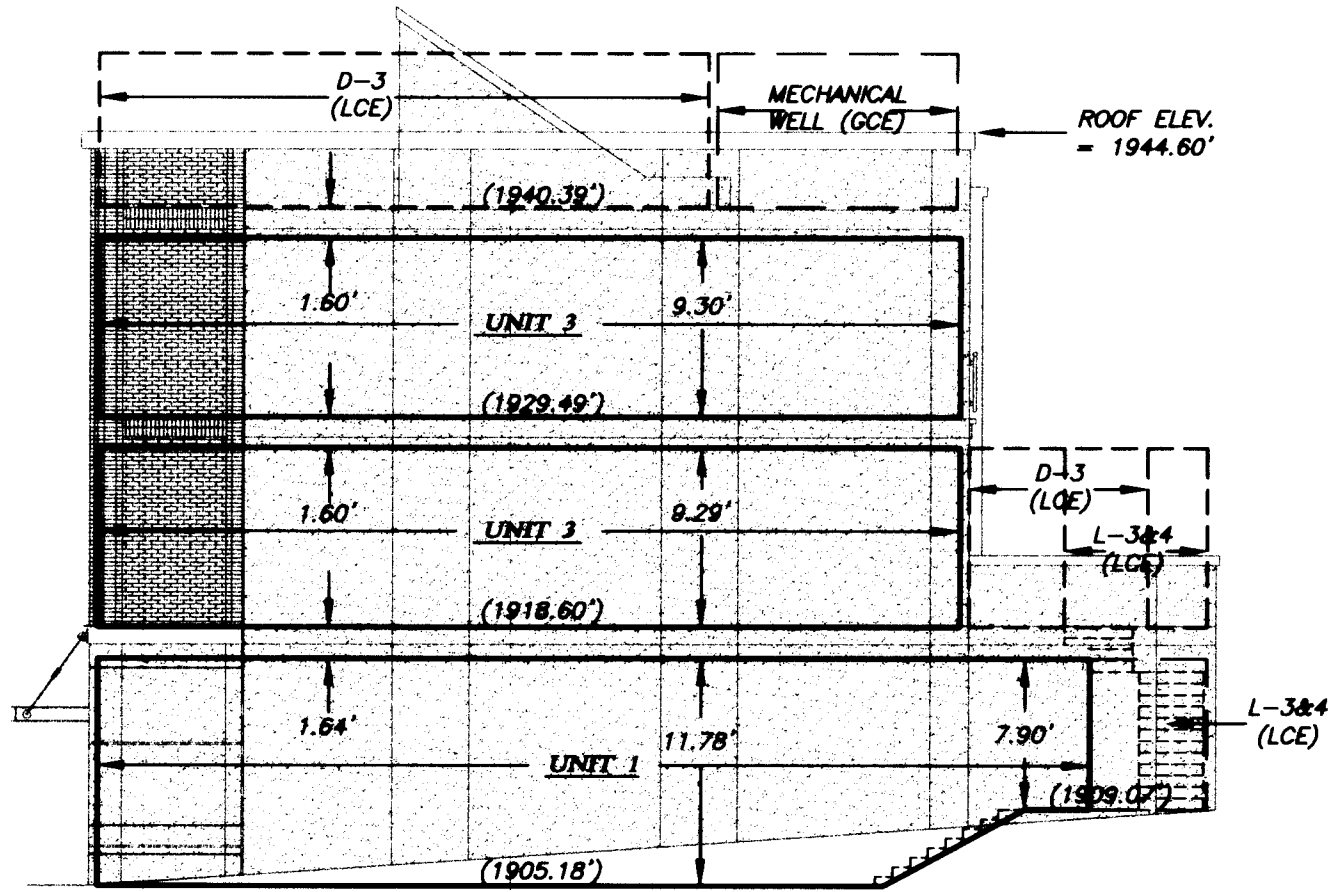
LYING SITUATE WITHIN
NORTHWEST QUARTER OF SECTION 9,
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JACKSON COUNTY, OREGON

FOR
145 MAIN STREET LLC

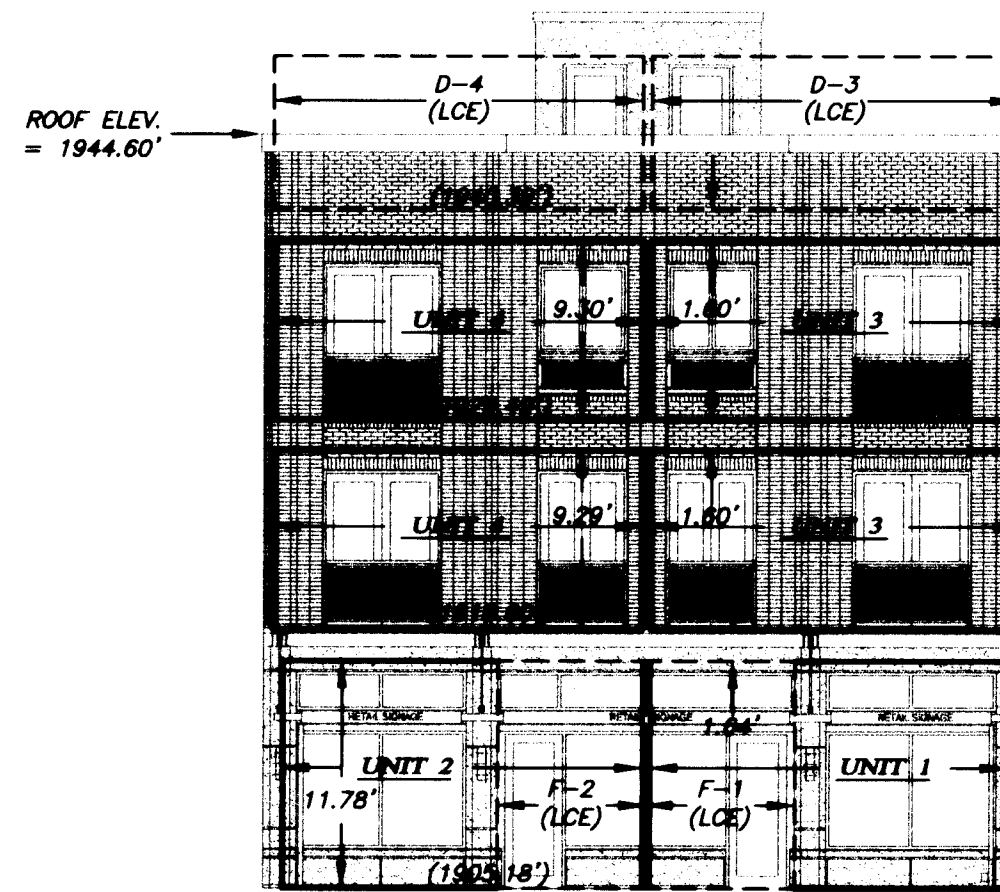
24 CROCKER STREET
ASHLAND, OREGON 97520

LEGEND

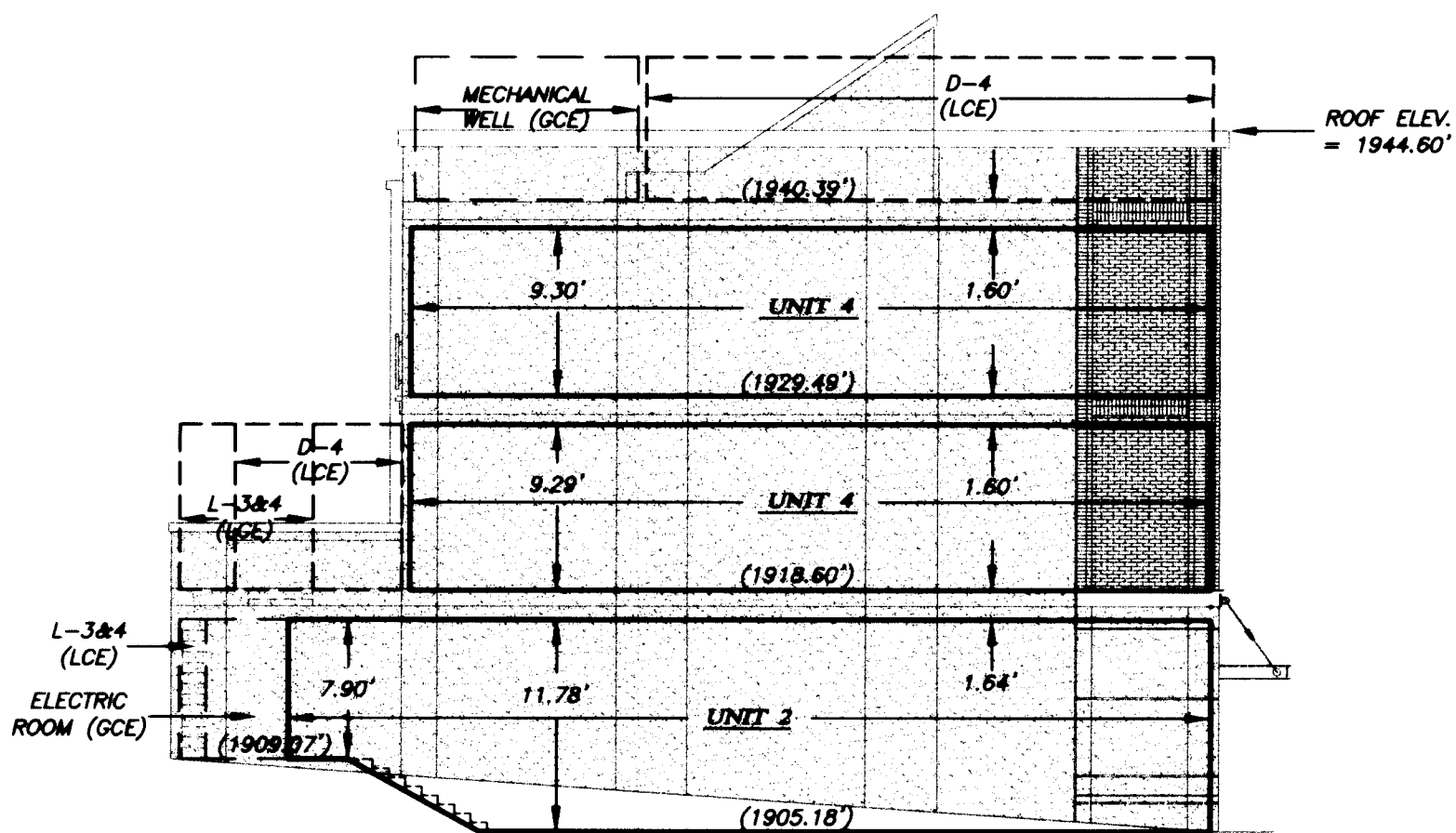
- UNIT BOUNDARY
- - - - GENERAL COMMON ELEMENT
- - - - LIMITED COMMON ELEMENT
- GCE GENERAL COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- SQ. FT. SQUARE FEET
- D-# DECK AREA LCE ASSOCIATED WITH UNIT
- E-# ELEVATOR AREA LCE ASSOCIATED WITH UNIT
- F-# STORE FRONT AREA LCE ASSOCIATED WITH UNIT
- L-# LOBBY & STAIR AREA LCE ASSOCIATED WITH UNIT (1905.18')



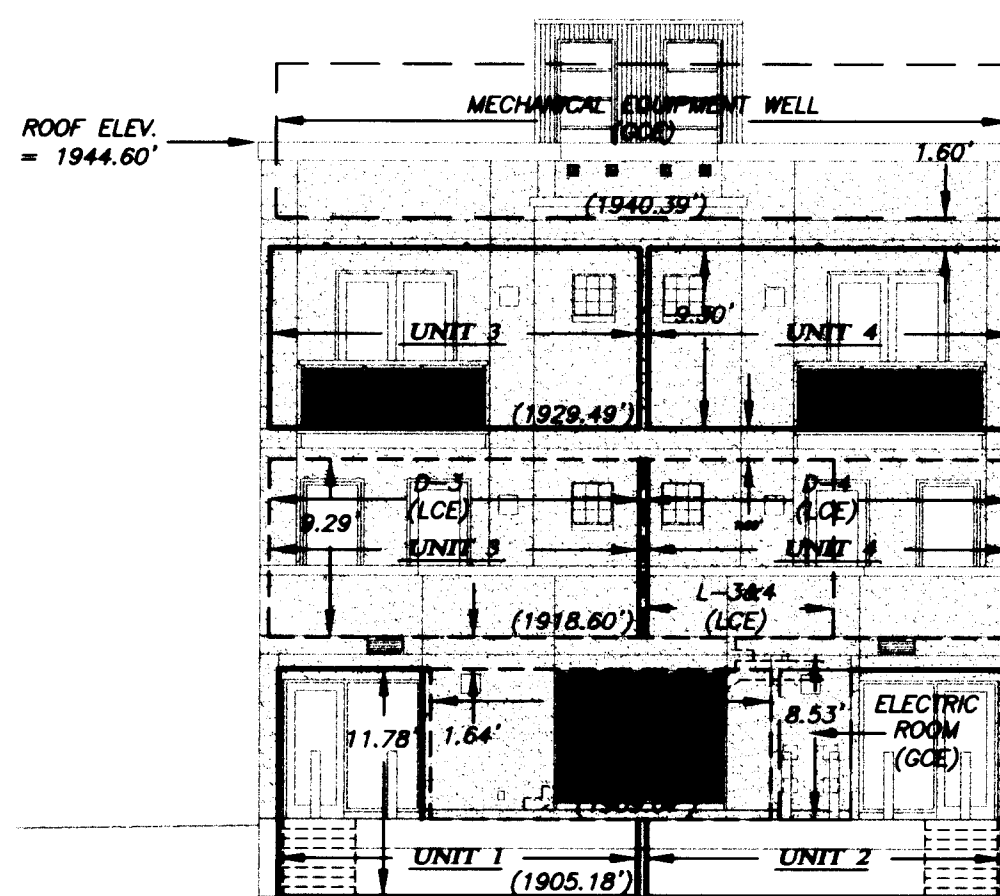
NORTHERLY ELEVATION



LITHIA WAY ELEVATION



SOUTHERLY ELEVATION



ALLEY ELEVATION

**** RECEIVED ****
Date 10-19-07 By SD
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SURVEYOR

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Shawn Kampmann
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1990
SHAWN KAMPMANN
2863 LS

RENEWAL DATE: 6/30/2009

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

DATE: APRIL 12, 2007
PROJECT NO. 179-04

** RECEIVED **
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 SURVEYOR

PLAN VIEW

THE LITHIA WAY CONDOMINIUM
 LOCATED IN
PARCEL 2 OF PARTITION PLAT NO. P-50-2006

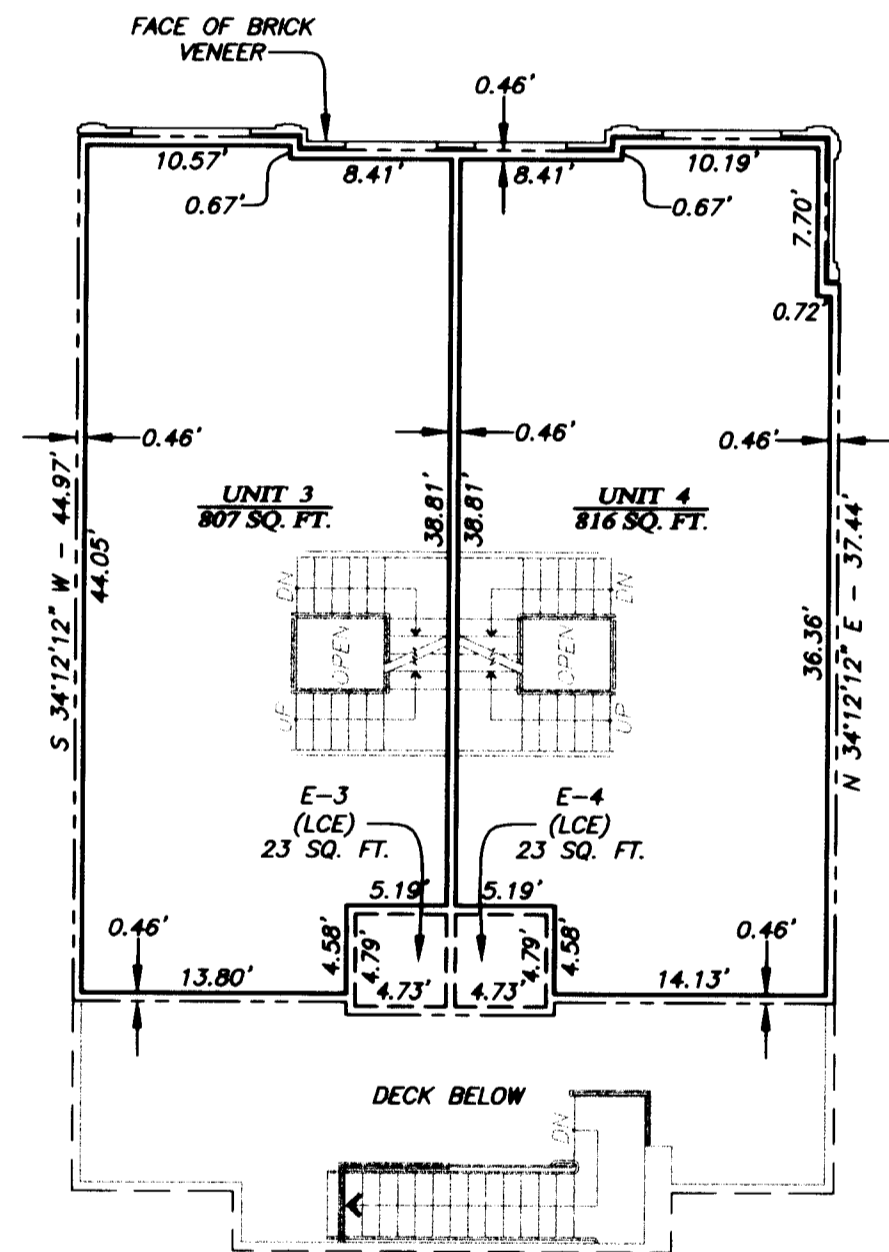
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 JACKSON COUNTY, OREGON

FOR
145 MAIN STREET LLC

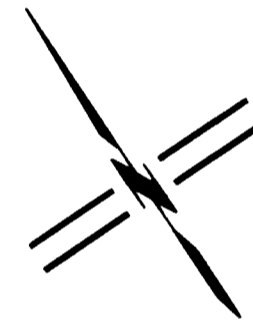
24 CROCKER STREET
 ASHLAND, OREGON 97520

LEGEND

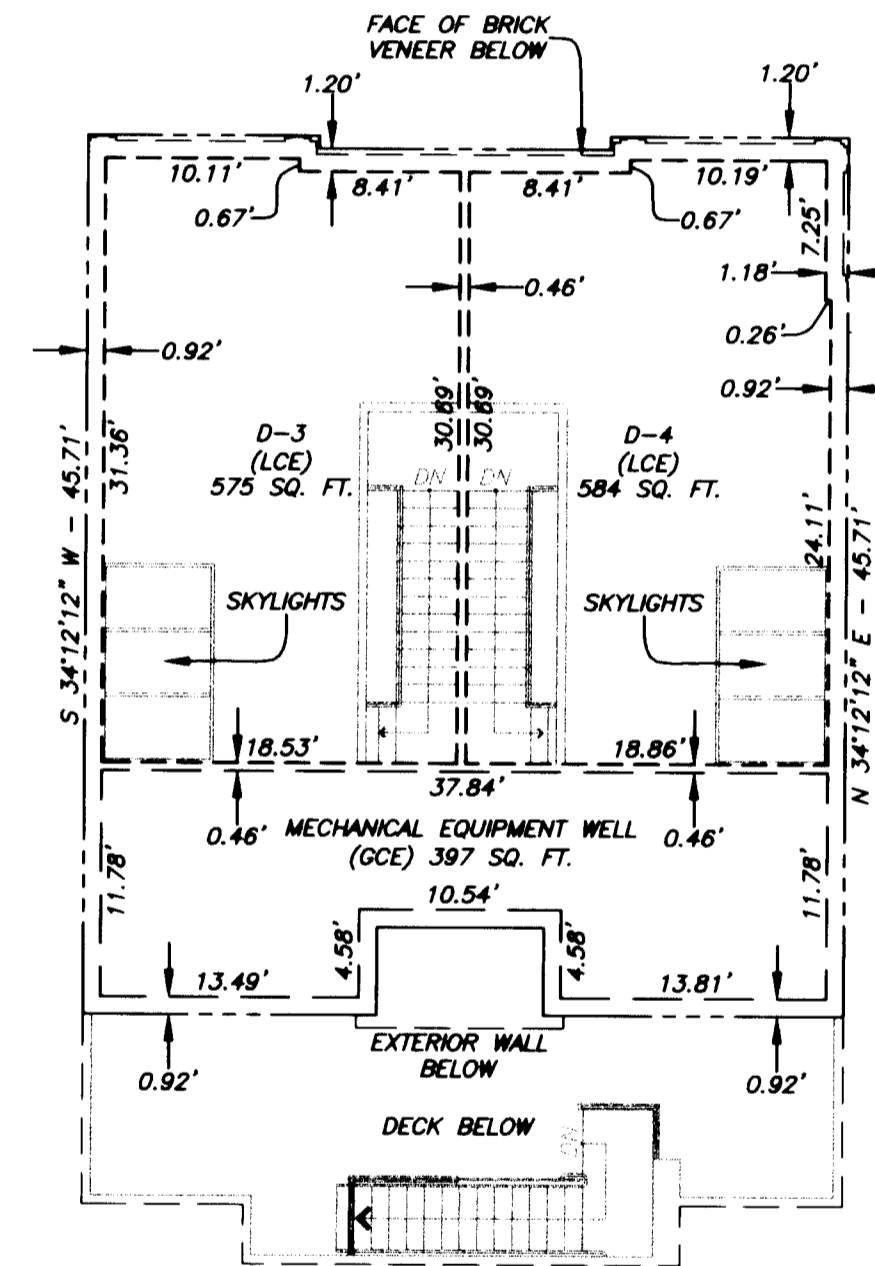
- UNIT BOUNDARY
- EXTERIOR BUILDING WALL
- EXTERIOR PAINTED GALVANIZED SHEET METAL COPING
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- GCE GENERAL COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- SQ. FT. SQUARE FEET
- D-# DECK AREA LCE ASSOCIATED WITH UNIT
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THIRD FLOOR



SCALE: 1" = 10'



ROOF TOP DECK

SURVEY NOTES

- 1) ALL ANGLES ARE 90° UNLESS NOTED OTHERWISE.
- 2) UNIT HORIZONTAL DIMENSIONS ARE TO FACE OF INTERIOR STUD WALL.
- 3) ALL OF THE LAND AND THE BUILDINGS ARE GCE EXCEPT FOR UNITS AND LCE'S SHOWN HEREBON.
- 4) THE EXTERIOR OF BUILDING SHOWN HEREBON IS MEASURED TO THE OUTSIDE OF THE BUILDING WALL.
- 5) THE DISTANCE BETWEEN THE EXTERIOR OF THE BUILDING AND THE INTERIOR UNIT BOUNDARY VARIES AS SHOWN.

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Shawn Kampmann

SURVEYOR

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Shawn Kampmann

OREGON
 JULY 14, 1998
 SHAWN KAMPMANN
 2883 LS

RENEWAL DATE: 6/30/2009

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

DATE: APRIL 12, 2007
 PROJECT NO. 179-04

ASSESSOR'S MAP NO. 39 1E 09 BA, Tax Lot 11001

POLARIS LAND SURVEYING

FILE: SURVEYS\179-04\LITHIA WAY CONDOMINIUM.DWG SHEET 4 of 5

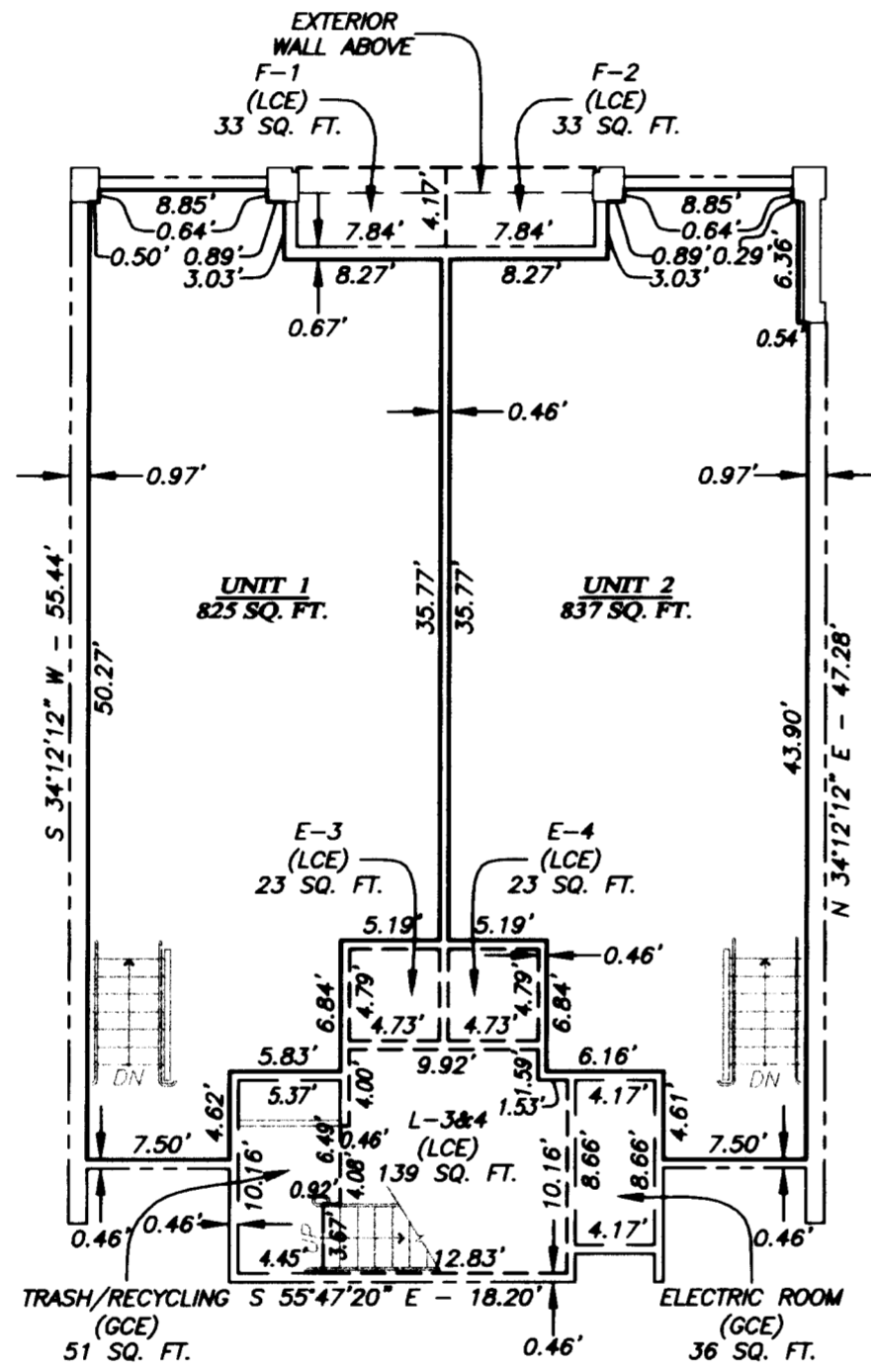
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PLAN VIEW

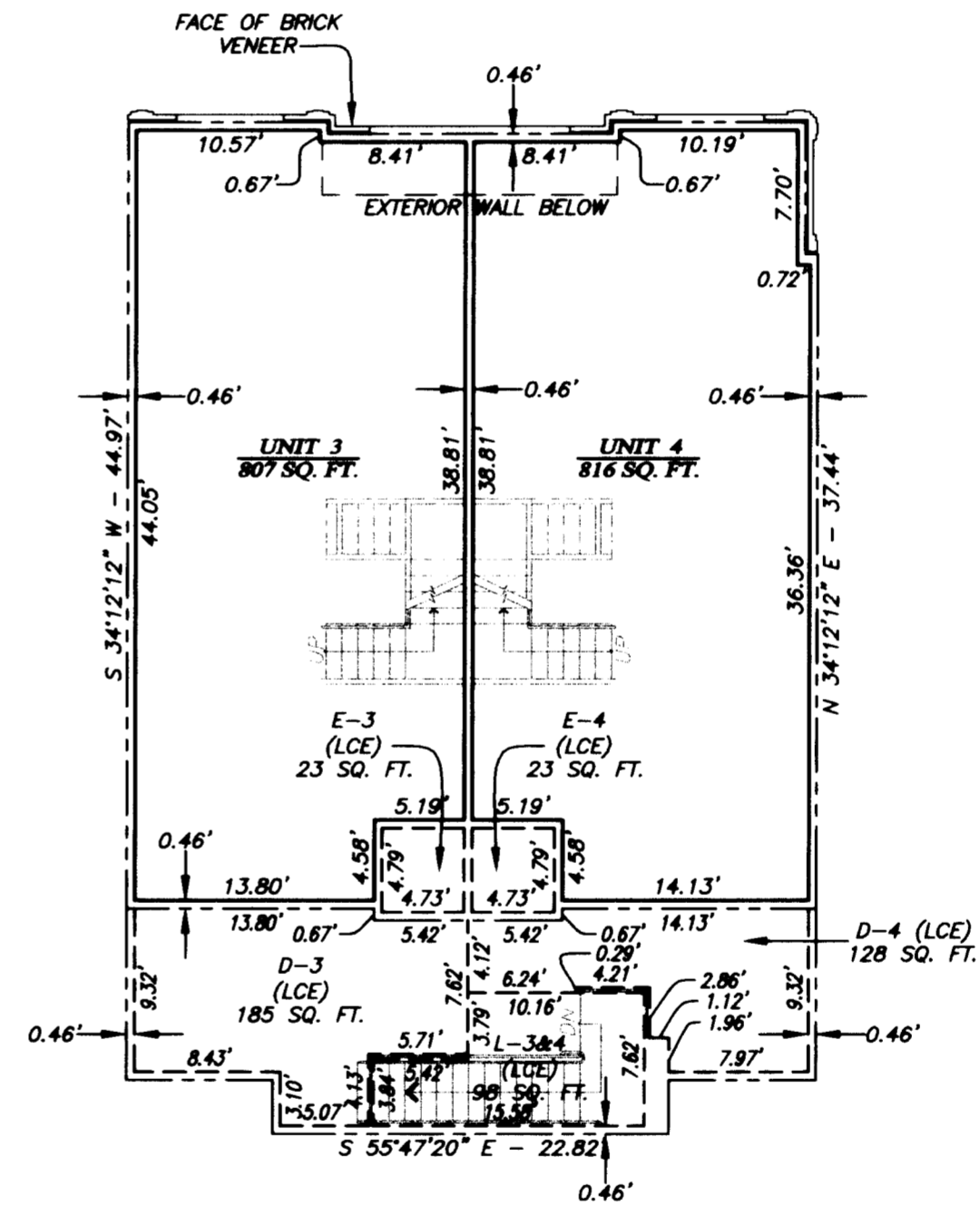
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 FOR
145 MAIN STREET LLC
 24 CROCKER STREET
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LEGEND

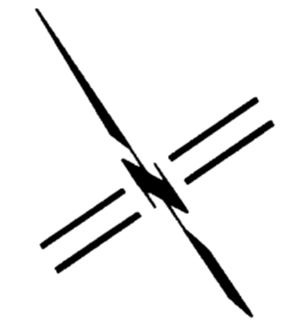
—————	UNIT BOUNDARY
-----	EXTERIOR BUILDING WALL
-----	GENERAL COMMON ELEMENT
-----	LIMITED COMMON ELEMENT
GCE	GENERAL COMMON ELEMENT
LCE	LIMITED COMMON ELEMENT
SQ. FT.	SQUARE FEET
D - #	DECK AREA LCE ASSOCIATED WITH UNIT
E - #	ELEVATOR AREA LCE ASSOCIATED WITH UNIT
F - #	STORE FRONT AREA LCE ASSOCIATED WITH UNIT
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FIRST FLOOR



SECOND FLOOR



SCALE: 1" = 10'

SURVEY NOTES

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Shawn Kampmann
 SURVEYOR

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Shawn Kampmann

OREGON
 JULY 14, 1998
 SHAWN KAMPMANN
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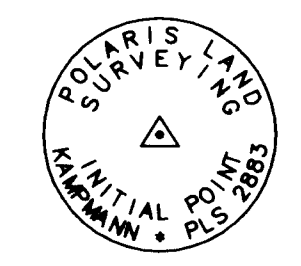
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PLAT BOUNDARY

TABLE OF CURVES

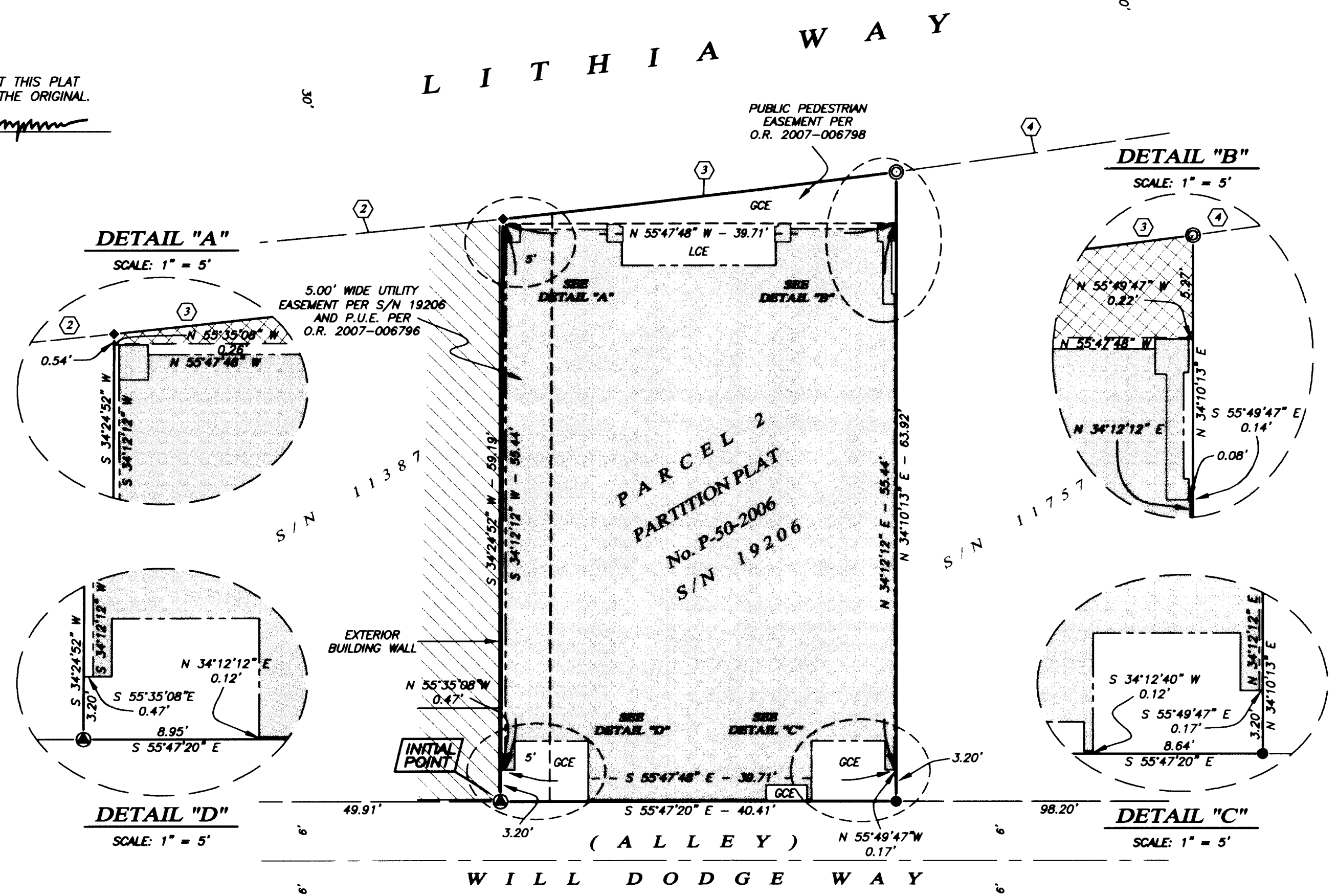
FLAG	Δ	R	A	T	CHORD
①	12°17'16"	1432.40'	307.20'	154.19'	N 59°52'19"W - 306.61'
②	06°31'08"	1462.40'	166.38'	83.28'	N 58°27'46"W - 166.30'
③	01°35'02"	1462.40'	40.43'	20.22'	N 62°30'52"W - 40.43'
④	02°42'34"	1462.40'	69.16'	34.58'	N 64°39'40"W - 69.15'

- LEGEND**
- 5/8" X 30" IRON PIN - w/ 2" ALUMINUM CAP MARKED "INITIAL POINT" "KAMPMANN P.L.S. 2883" PER S/N 19206 (ESTABLISHED)
 - 5/8" IRON PIN - w/ ORANGE PLASTIC CAP MARKED "KAMPMANN P.L.S. 2883" PER S/N 19206 (ESTABLISHED)
 - ⊙ 5/8" IRON PIN w/ 2" ALUMINUM CAP MARKED "PROP. COR." LS-759 1989" PER S/N 11757 (RECOVERED)
 - ◆ 3/8" x 1" CONCRETE (MAG) NAIL AND 1" BRASS WASHER STAMPED "POLARIS LS 2883" (ESTABLISHED)
 - PROPERTY LINE
 - BOUNDARY LINE
 - - - CENTERLINE
 - - - EXTERIOR BUILDING WALL
 - S/N SURVEY NUMBER FILE, JACKSON COUNTY SURVEYOR
 - O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
 - P.U.E. PUBLIC UTILITY EASEMENT

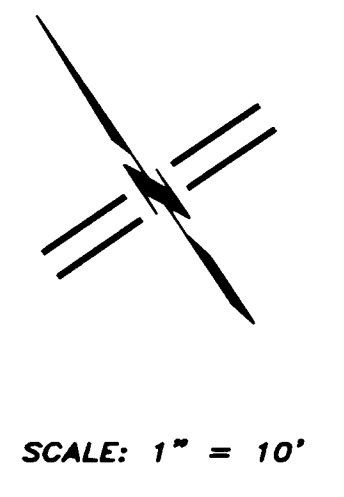


MONUMENT DETAIL
2" ALUMINUM CAP ON
5/8" x 30" IRON PIN

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SURVEYOR



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LAND SURVEYOR
Shawn Kampmann
OREGON
JULY 14, 1988
SHAWN KAMPMANN
2883 LS
RENEWAL DATE: 6/30/2009

BASIS OF BEARING

TRUE MERIDIAN AT N-S CENTERLINE OF SECTION 9 AS DERIVED FROM THE N.O.A.A. NET ESTABLISHED IN 1968 AND ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. THE REFERENCE BEARING FOR THIS SURVEY IS THE EAST LINE OF DONATION LAND CLAIM NO. 40, HAVING A RECORD BEARING OF NORTH 00°13'39" EAST, AS REFERENCED ON SURVEY NO. 19206, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

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