

Declaration of Condominium Ownership
recorded as Instrument No. 2008-6016,
Official Records, Jackson County, Oregon

Bylaws of UPTOWN CONDOMINIUMS Association
recorded as Instrument No. 2008-6017,
Official Records, Jackson County, Oregon

UPTOWN CONDOMINIUMS

LOCATED IN:
a portion of Lots 21, 22 and 23 in
Block "O", RAILROAD ADDITION, to the Town of Ashland,
in the N.W. 1/4 of Section 9, T. 39.S, R. 1E., W.M.,
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR:
33 LLC
33 Third Street
P.O. Box 1018
Ashland, Or. 97520

RECORDING

Filed for record this the 20th day of February, 2008
at 2:23 o'clock P.M. and recorded in Volume 34
of Plats at Page 7 of the Records of Jackson County,
Oregon.

Christine D. Walker
County Clerk

Scorp S. Morgan
Deputy

Examined and Approved this 21st day of December, 2007.

Jan Holman
City Surveyor

Examined and approved as required by O.R.S. 100.110 as of FEBRUARY 20, 2008

William Johnson
Assessor, Department of Assessment

All taxes, fees, assessments as required by O.R.S. 100.110 have been paid as of February 20, 2008

Carol A. Swenson
Deputy
Tax Collector

SURVEYOR'S CERTIFICATE:

I, Darrell L. Huck, a duly Registered Professional Land Surveyor of the State of Oregon, do hereby certify that the tract of land shown hereon was correctly surveyed by me or under my direction and that said tract was marked with proper monuments as provided by law 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 have been completed and the following is an accurate description of the outer boundary lines:

Commencing at the Southeast corner of Lot Twenty-three (23) of Block "O" of Railroad Addition to the City of Ashland, Jackson County, Oregon, according to the official plat thereof, now of record; thence along the northerly right-of-way line of Main Street, South 51°43'42" East 0.72 feet to the westerly right-of-way line of Third Street as established by City Ordinance No. 476 and recorded in Volume 236, Page 366 of the official records of Jackson County, Oregon; thence along said right-of-way line, North 15°49'56" East 10.54 feet to the POINT OF BEGINNING; thence continue along said right-of-way line, North 15°49'56" East 104.67 feet; thence leaving said westerly line, North 73°42'33" West 0.67 feet to the centerline of a concrete wall, also being the Southeast corner of that tract of land described as Tract B of Instrument No. 92-22851, official records, Jackson County, Oregon; thence along the southerly line of said Tract B and continue along the southerly line of that land described as Tract A of the aforesaid Instrument No. 92-22851, North 73°42'33" West 75.29 feet to a point on the easterly line of that tract of land described in Instrument No. 91-00647, official records of Jackson County, Oregon, said point being located at the centerline of a party wall, which wall is common to the building located on Lots 20 and 21 of the aforesaid Block "O"; thence along said party wall, South 16°02'47" West 38.37 feet to an angle point; thence South 73°57'13" East 2.90 feet to an angle point; thence continue along said party wall and it's southerly prolongation, South 16°02'47" West 42.85 feet; thence South 56°01'00" East 77.20 feet to the point of beginning.

* * * DECLARATION * * *

KNOW ALL MEN BY THESE PRESENTS that 33 LLC, an Oregon Limited Liability Company, is the owner in fee simple of the lands hereon described and does hereby make and establish and declare that this plat is a correct representation of the land laid out as UPTOWN CONDOMINIUMS. We do hereby make and create an "Air Space Easement" over and across Units 203 and 204 for the benefit of Unit 101 as shown on the plat. This plat is subject to the conditions of "Condominium Declaration" to be recorded simultaneously 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. The property and improvements described and depicted on the plat are subject to the provisions of O.R.S. 100.005 TO 100.625.

Ed Bemis
Ed Bemis, Managing Member
33 L.L.C., an
Oregon Limited Liability Company

Darrell L. Huck
Surveyor

STATE OF OREGON }
COUNTY OF JACKSON } ss.

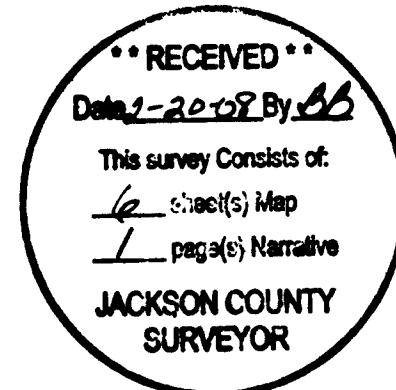
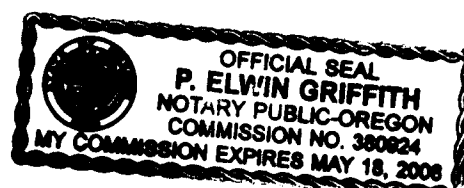
The foregoing instrument was acknowledged before me this 7 day of December, 2007, by Ed Bemis, Managing Member of 33 L.L.C., an Oregon Limited Liability Company, who executed the within instrument on behalf of 33 L.L.C.

Signed this 7 day of December, 2007

Before me:

P. Elwin Griffith
NOTARY

MY COMMISSION EXPIRES 5-18-2008



PLAT PAGE INDEX

SHEET 2	BOUNDARY AND UNIT SITE LAYOUT
SHEET 3	DETAIL PLOT UNIT 101 (Basement)
SHEET 4	DETAIL PLOT UNITS 201 through 204
SHEET 5	DETAIL PLOT UNITS 301 through 308
SHEET 6	CONDOMINIUM ELEVATION VIEW

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DRIVE, SUITE 201
MEDFORD, OREGON 97504
(541)779-4641

BY: DARRELL L. HUCK
SCALE: 1 inch = 20'

PLS No. 2023
APRIL 4, 2007

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrell L. Huck
OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2923

Expires 8/30/2009

I certify this plat to be an
exact copy of the original
Darrell L. Huck
SURVEYOR

SHEET 1 OF 6

(06171_condo_s1.DWG)

SURVEY NO. 19944

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

*Vol. 34 Pg. 7
Book 19 Pg. 14
15L/69*

PREPARED FOR: 33 LLC
P.O. Box 1018
Ashland, Oregon 97520

LOCATION: In a portion of Lots 21, 22 and 23 in Block "O", Railroad Addition to the Town of Ashland, in the Northwest one-quarter of Section 9, Township 39 South, Range 1 East, Willamette Meridian, City of Ashland, Jackson County, Oregon

PURPOSE: To survey Uptown Condominiums, a conversion condominium located on property described in Instrument No. 2006-046926

PROCEDURE: Block "O" of the Railroad Addition and portions thereof, have been previously surveyed per filed surveys No. 4706, 8535 and 15389. Survey control established by Instrument No. 15389 was utilized for this survey.

The building being converted to a condominium is located in the southerly portion of Lots 21, 22 and 23 of Block "O". The northerly and westerly boundaries are established by party wall agreements; the easterly boundary was established by street vacation per City Ordinance No. 15389 recorded in Vol. 236, Page 366 of deed records, Jackson County, Oregon.

Survey control traverse was run around the southerly portion of Block "O", tying existing monuments. The computed location of the Lots 21, 22 and 23 were found to be in close agreement to plat record. The existing building was located and the controlling party walls were measured as shown. There is an area of land located along the Main Street right-of-way that is dedicated as a sidewalk for pedestrian access purposes by the City of Ashland. This area is dedicated to the City by a separate dedication document.

REFERENCE: N.O.A.A. true bearing at the North-South centerline of Section 9, as reverenced on File Survey No. 4706.

April 4, 2007

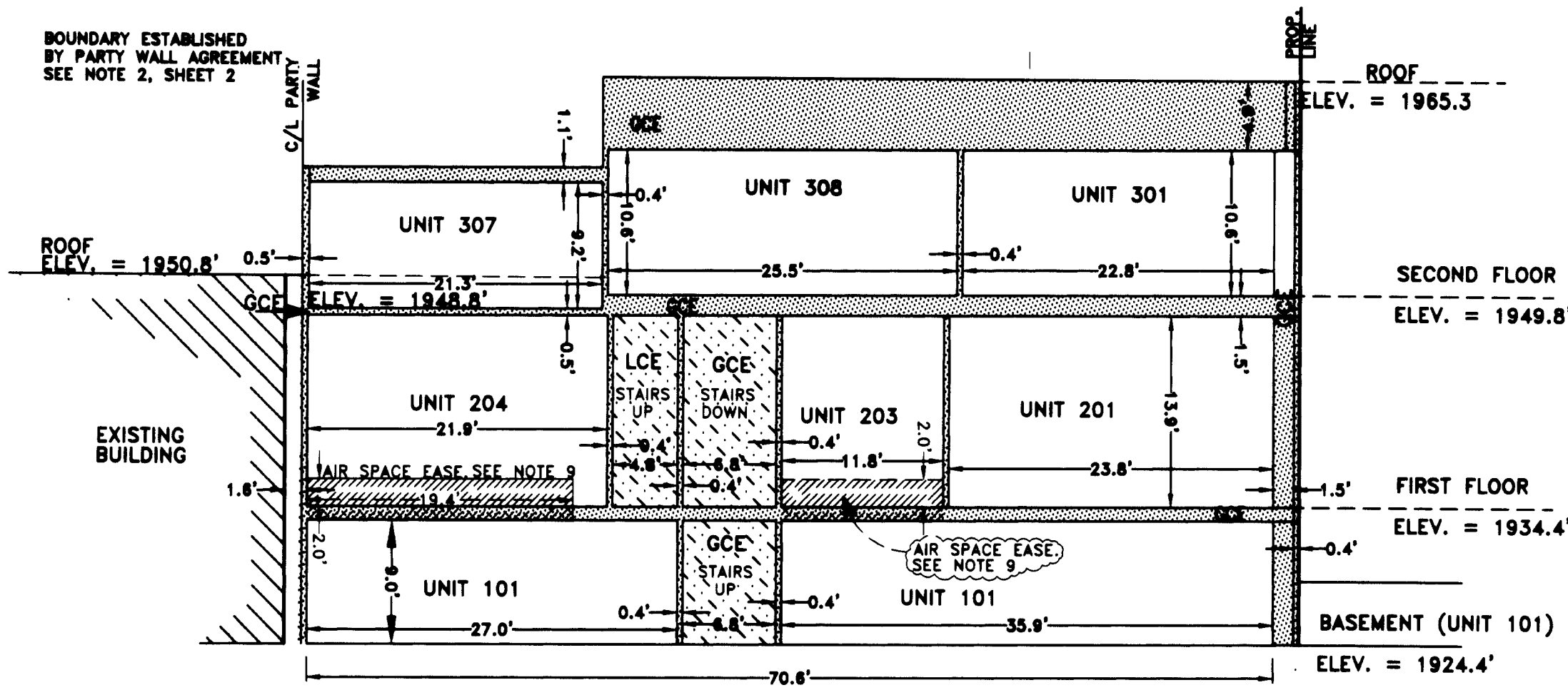
RECEIVED **
0-08 By *bb*
Survey Consists of:
Sheet(s) Map
Page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Darrell L. Huck
OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023

Darrell L. Huck
L.S. 2023 - Oregon
Expires 06/30/09
Hoffbuhr & Associates, Inc.
880 Golfview Drive., Suite 201
Medford, OR. 97504

UPTOWN CONDOMINIUMS

LOCATED IN:
A portion of Lots 21, 22, and 23 in
Block "O", RAILROAD ADDITION to the Town of Ashland,
in the N.W. 1/4 of Section 9, T.39S., R.1E., W.M.
Jackson County, Oregon

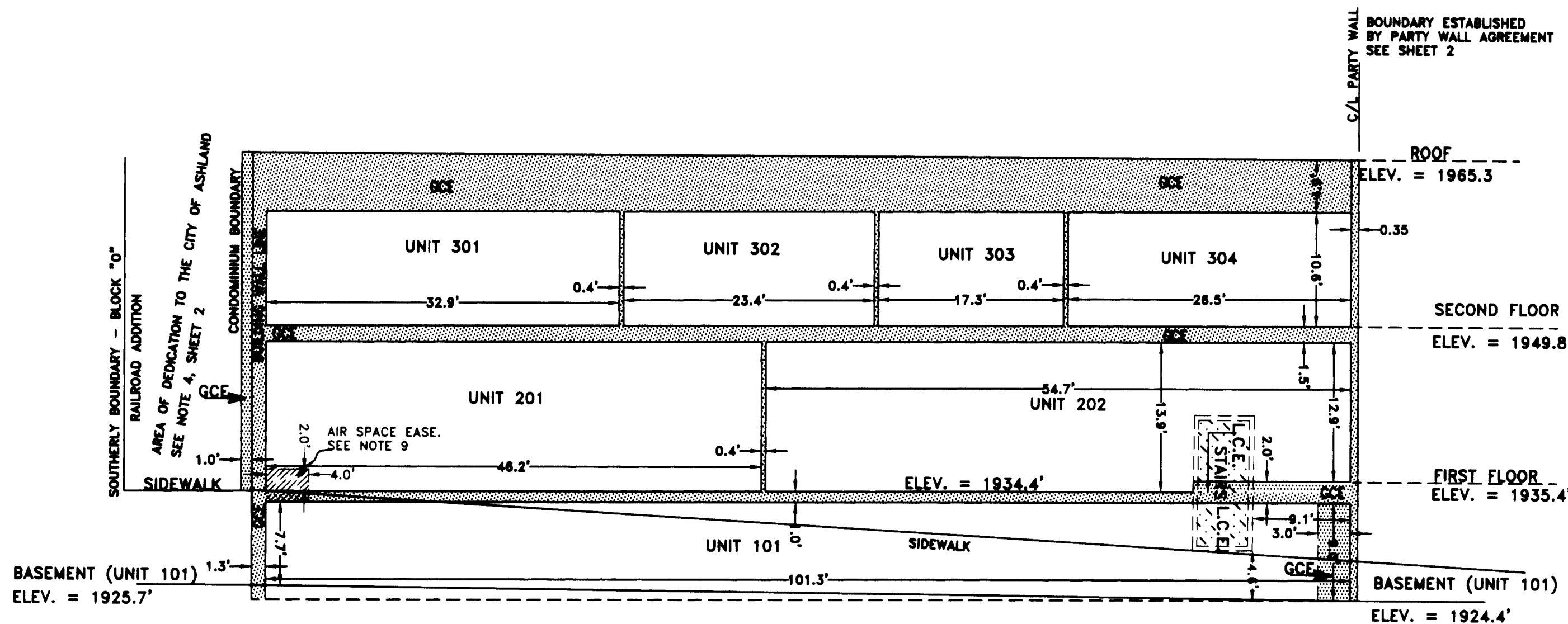


SOUTHERLY SIDE VIEW

NOTES:

1. N - S BEARINGS = N15°37'09"E OR AS SHOWN
2. E - W BEARINGS = N74°22'51"W OR AS SHOWN
3. THE OUTER WALLS ARE CONCRETE CONSTRUCTION AND THE STAIRWELLS AND INTERIOR WALLS ARE WOOD FRAMED AND COVERED WITH SHEETROCK DIMENSIONS ARE FROM FACE OF CONCRETE OUTER WALLS TO FACE OF STUDS IN STAIRWELLS AND INTERIOR WALLS
4. UNIT 101 - CEILING DIMENSIONS ARE FROM FACE OF CONCRETE FLOOR TO FACE OF CEILING JOIST.
5. UNITS 201 THROUGH 308 - CEILING DIMENSIONS ARE FROM TOP OF SUBFLOOR TO FACE OF CEILING JOIST.
6. ENTIRE SITE IS G.C.E. EXCEPT FOR L.C.E. AND UNIT OWNERSHIP.
7. G.C.E. = GENERAL COMMON ELEMENT
8. L.C.E. = LIMITED COMMON ELEMENT
9. AIR SPACE EASEMENT = EASEMENT TO BENEFIT UNIT 101 - TO PRESERVE AND PROTECT ACCESS TO FRONT WINDOWS FOR NATURAL LIGHT PURPOSES

NOTE: ELEVATIONS WERE MEASURED FROM CITY OF ASHLAND BENCH MARK # BM 104, A BRASS DISC IN TOP OF CURB AT THE NORTHWEST INTERSECTION OF LITHIA WAY AND 3RD STREET.
ELEVATION = 1920.98'

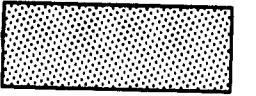



EASTERLY SIDE VIEW

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DRIVE, SUITE 201
MEDFORD, OREGON 97504
(541)779-4641

BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1 inch = 10' APRIL 4, 2007

BASIS OF BEARING:
N.O.A.A. True Bearing at the North-South centerline
of Section 4, as referenced on Filed Survey No. 14698.

GCE = General Common Element 
LCE = Limited Common Element 

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrell L. Huck
OREGON
FEBRUARY 4, 2008
DARRELL L. HUCK
2003

I certify this plat to be an
exact copy of the original
Darrell L. Huck
SURVEYOR

RECEIVED
Date 2-20-08 By *DLH*
This survey consists of:
6 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

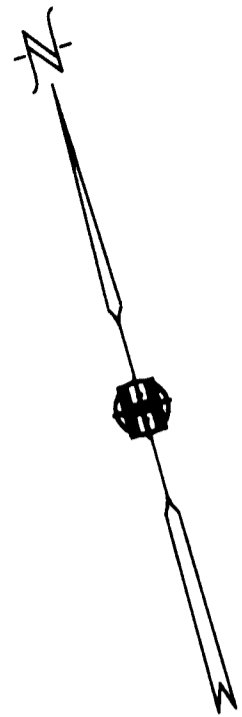
Expires 6/30/2008

39 1E 09BD TL 2600

SHEET 6 OF 6
(06171_s6_wb.DWG)

UPTOWN CONDOMINIUMS

LOCATED IN:
A portion of Lots 21, 22, and 23 in
Block "O", RAILROAD ADDITION to the Town of Ashland,
in the N.W. 1/4 of Section 9, T.39S., R.1E., W.M.
Jackson County, Oregon

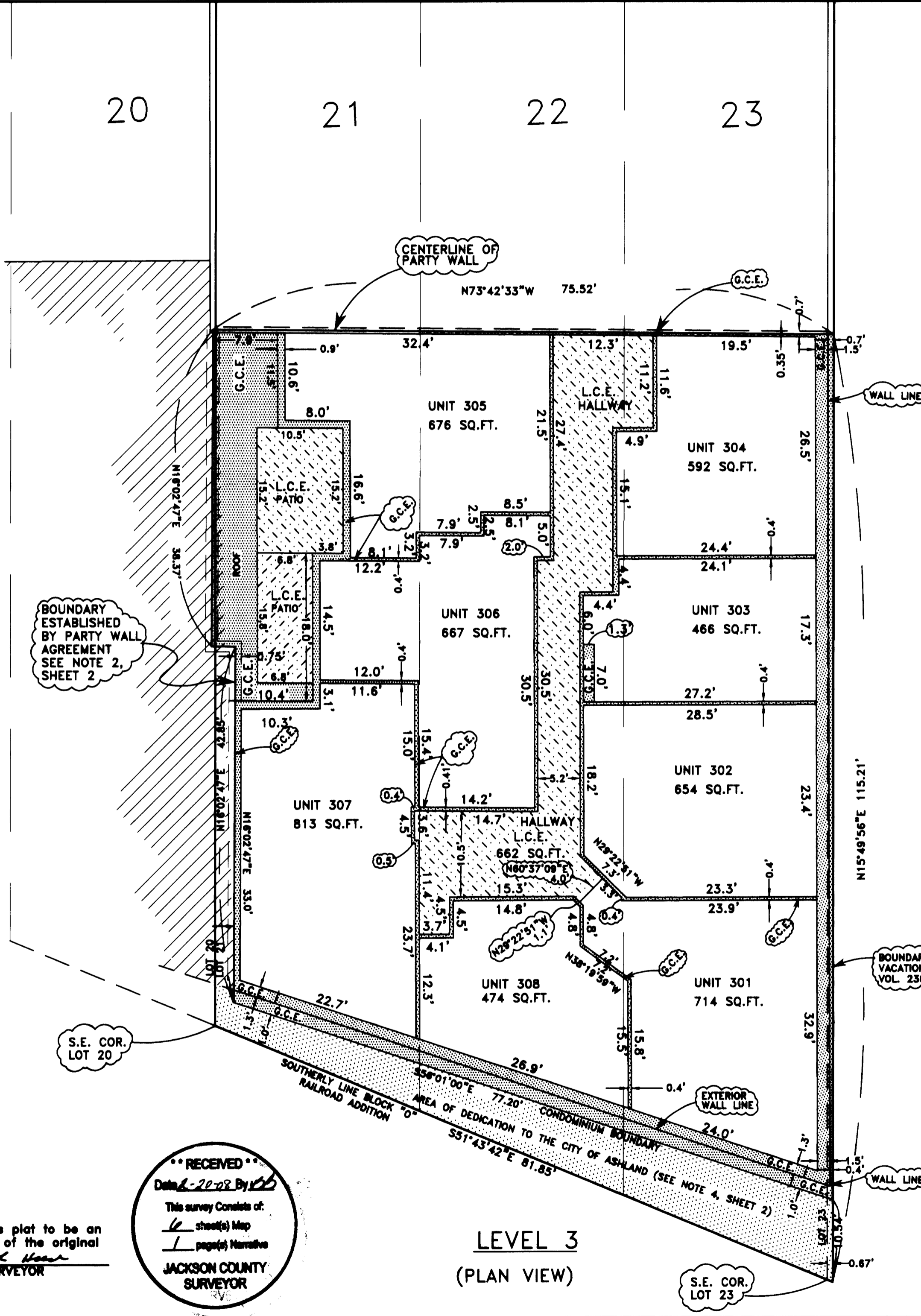


20

21

22

23



NOTES:

1. N - S BEARINGS = N15°37'09"E OR AS SHOWN
2. E - W BEARINGS = N74°22'51"W OR AS SHOWN
3. INSIDE DIMENSIONS ARE TO FACE OF WALL STUD TO FACE OF WALL STUD.
4. CEILING DIMENSIONS ARE FROM TOP OF SUBFLOOR TO FACE OF CEILING JOIST.
5. ENTIRE SITE IS G.C.E. EXCEPT FOR L.C.E. AND UNIT OWNERSHIP.
6. G.C.E. = GENERAL COMMON ELEMENT
7. L.C.E. = LIMITED COMMON ELEMENT

NOTE: ELEVATIONS WERE MEASURED FROM CITY OF ASHLAND BENCH MARK # BM 104 BRASS DISC IN TOP OF CURB AT THE NORTHWEST INTERSECTION OF LITHIA WAY AND 3RD STREET.
ELEVATION = 1920.98

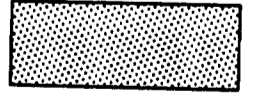
BOUNDARY ESTABLISHED BY PARTY WALL AGREEMENT SEE NOTE 2, SHEET 2


BOUNDARY BY STREET VACATION PER VOL. 236, PG. 366, D.R.

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DRIVE, SUITE 201
MEDFORD, OREGON 97504
(541)779-4641

BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1 inch = 10' APRIL 4, 2007

BASIS OF BEARING:
N.O.A.A. True Bearing at the North-South centerline of Section 9, as referenced on Filed Survey No. 4706

GCE = General Common Element 

LCE = Limited Common Element 

REGISTERED PROFESSIONAL LAND SURVEYOR

Darrell L. Huck

OREGON FEBRUARY 4, 1988 DARRELL L. HUCK 8823

Expires 06/30/09

39 1E 09BD TL 2600

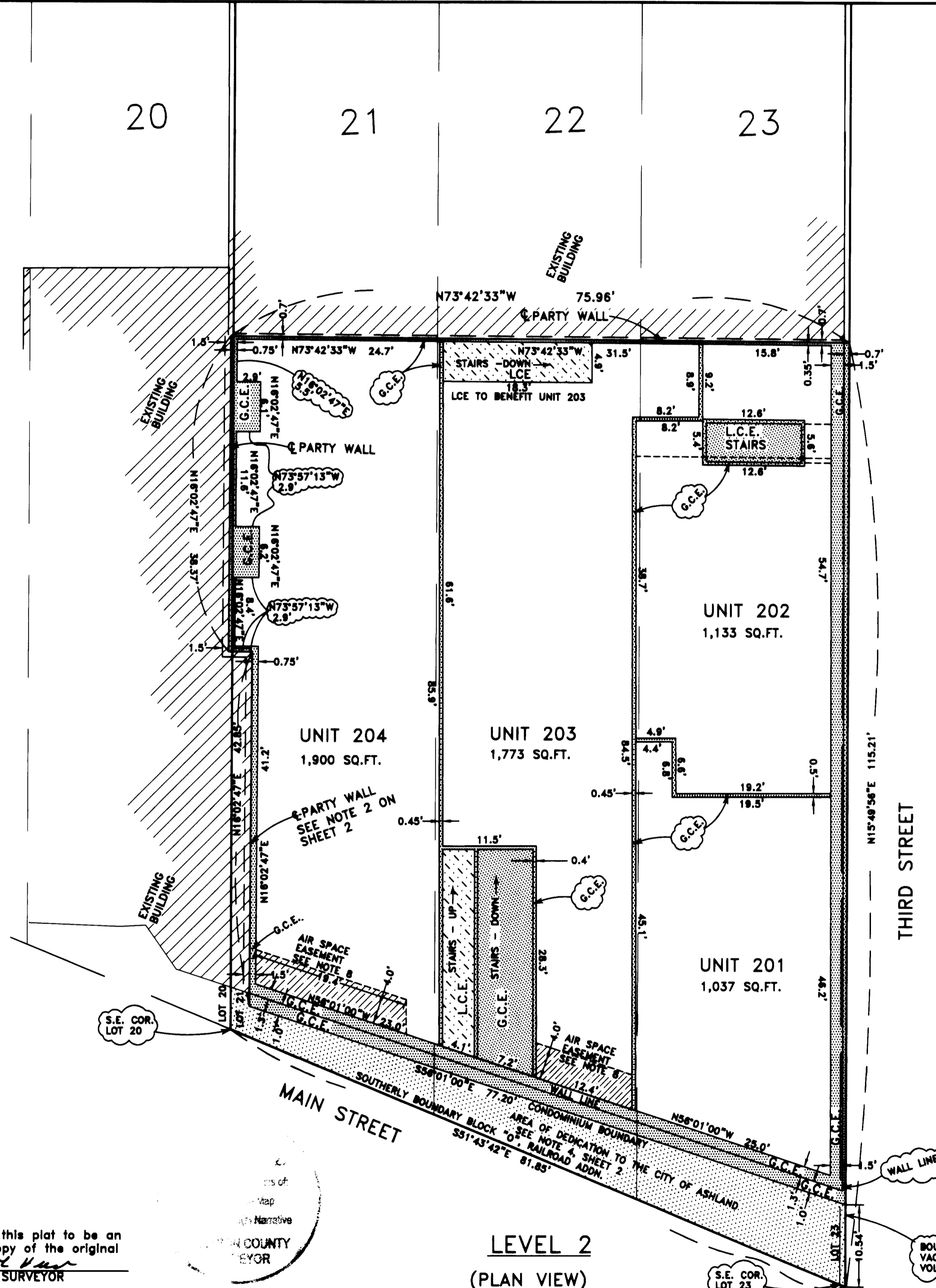
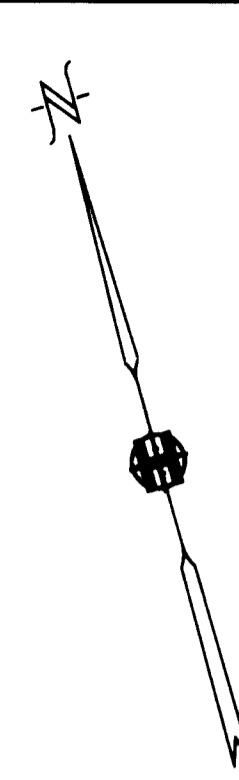
I certify this plat to be an exact copy of the original
Darrell L. Huck
SURVEYOR

RECEIVED
Date: 2-20-08 By: *[Signature]*
This survey consists of:
4 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

LEVEL 3
(PLAN VIEW)

UPTOWN CONDOMINIUMS

LOCATED IN:
 A portion of Lots 21, 22, and 23 in
 Block "O", RAILROAD ADDITION to the Town of Ashland,
 in the N.W. 1/4 of Section 9, T.39S., R.1E., W.M.
 Jackson County, Oregon



- NOTES:**
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NOTE: ELEVATIONS WERE MEASURED FROM CITY OF ASHLAND BENCH MARK # BM 104, A BRASS DISC IN TOP OF CURB AT THE NORTHWEST INTERSECTION OF LITHIA WAY AND 3RD STREET.
 ELEVATION = 1920.98'

**** RECEIVED ****
 Date: 2-20-07 By: *DLH*
 This survey consists of:
 6 sheet(s) Map
 1 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
David L. Huck
 OREGON
 FEBRUARY 4, 1988
 DARRELL L. HUCK
 8823
 Expires 6/30/09

I certify this plat to be an exact copy of the original
David L. Huck
 SURVEYOR

HOFFBUHR & ASSOCIATES, INC.
 880 GOLF VIEW DRIVE, SUITE 201
 MEDFORD, OREGON 97504
 (541)779-4641
 BY: DARRELL L. HUCK PLS No. 2023
 SCALE: 1 inch = 10' APRIL 4, 2007

BASIS OF BEARING:
 N.O.A.A. True Bearing at the North-South centerline of Section 9, as referenced on Filed Survey No. 4706
 D.R. = DEED RECORDS, JACKSON COUNTY, OREGON

GCE = General Common Element
 LCE = Limited Common Element

LEVEL 2
 (PLAN VIEW)

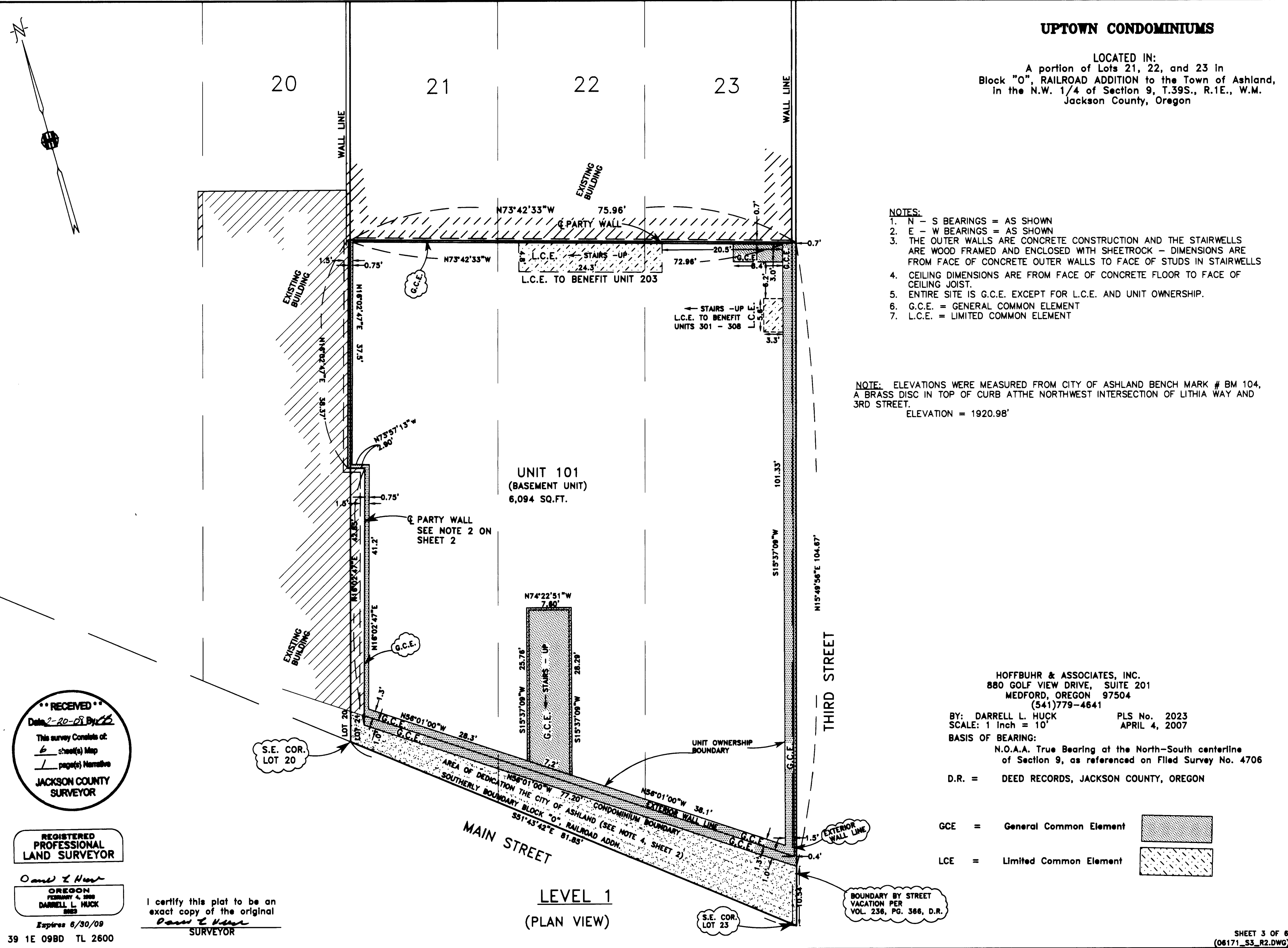
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Jackson County, Oregon

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ELEVATION = 1920.98'



RECEIVED
Date 2-20-08 By [Signature]
This survey consists of:
6 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Darrrell L. Huck
OREGON FEBRUARY 4, 2008
DARRRELL L. HUCK 2882
Expires 6/30/09
39 1E 09BD TL 2600

I certify this plat to be an exact copy of the original
Darrrell L. Huck
SURVEYOR

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DRIVE, SUITE 201
MEDFORD, OREGON 97504
(541)779-4641
BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1 Inch = 10' APRIL 4, 2007
BASIS OF BEARING:
N.O.A.A. True Bearing at the North-South centerline of Section 9, as referenced on Filed Survey No. 4706
D.R. = DEED RECORDS, JACKSON COUNTY, OREGON
GCE = General Common Element
LCE = Limited Common Element

UPTOWN CONDOMINIUMS

A portion of Lots 21, 22, and 23 in Block "O", RAILROAD ADDITION to the Town of Ashland, in the N.W. 1/4 of Section 9, T.39S., R.1E., W.M. Jackson County, Oregon

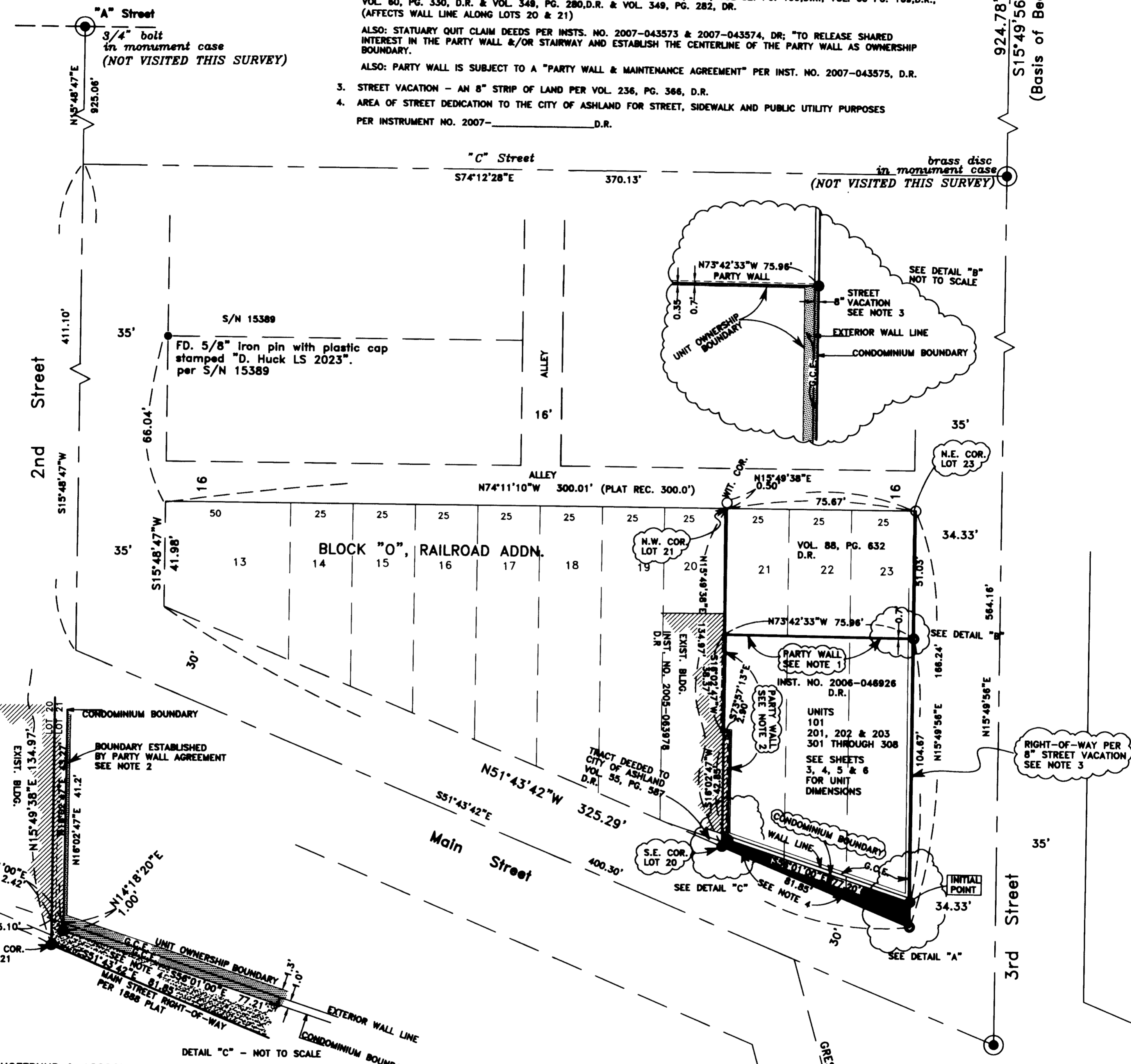
FOR:
33 LLC
33 Third Street
P.O. Box 1018
Ashland, Or. 97520

P.K. nail in 3/4" pipe in monument case (NOT VISITED THIS SURVEY)

RECEIVED
Date 2-20-08 By DLH
This survey consists of:
6 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

NOTES:

- PARTY WALL CONVEYANCE PER VOL. 88, PG. 632, D.R. & VOL. 103, PG. 596, D.R. (AFFECTS LOT 21) & PER VOL. 184, PG. 542, D.R. & VOL. 186, PG. 430, D.R. (AFFECTS LOTS 22 & 23)
 - PARTY WALL CONVEYANCE PER VOL. 50, PG. 307, VOL. 51, PG. 505, D.R., VOL. 52, PG. 199, D.R., VOL. 60, PG. 169, D.R., VOL. 60, PG. 330, D.R. & VOL. 349, PG. 280, D.R. & VOL. 349, PG. 282, D.R. (AFFECTS WALL LINE ALONG LOTS 20 & 21)
- ALSO: STATUARY QUIT CLAIM DEEDS PER INSTS. NO. 2007-043573 & 2007-043574, DR; "TO RELEASE SHARED INTEREST IN THE PARTY WALL &/OR STAIRWAY AND ESTABLISH THE CENTERLINE OF THE PARTY WALL AS OWNERSHIP BOUNDARY.
- ALSO: PARTY WALL IS SUBJECT TO A "PARTY WALL & MAINTENANCE AGREEMENT" PER INST. NO. 2007-043575, D.R.
- STREET VACATION - AN 8" STRIP OF LAND PER VOL. 236, PG. 366, D.R.
 - AREA OF STREET DEDICATION TO THE CITY OF ASHLAND FOR STREET, SIDEWALK AND PUBLIC UTILITY PURPOSES PER INSTRUMENT NO. 2007-_____ D.R.



HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DRIVE, SUITE 201
MEDFORD, OREGON 97504
(541)779-4641

BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1 Inch = 30 feet APRIL 4, 2007
BASIS OF BEARING: N.O.A. TRUE BEARING AT THE NORTH-SOUTH CENTERLINE OF SECTION 9, AS REFERENCED ON FILED SURVEY NO. 4706

- = Set 5/8" X 24" Iron rebar w/ plastic cap stamped "D. HUCK LS 2023"
- = Set Lead plug & tack w/ brass washer stamped "LS 2023" unless noted otherwise
- = Found 5/8" Iron pin as noted
- = Brass cap monument unless noted otherwise

D.R. = Deed Records, Jackson County, Oregon
S/N = SURVEY NUMBER

GCE = General Common Element
LCE = Limited Common Element

I certify this plat to be an exact copy of the original
Darrell L. Huck
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Darrell L. Huck
OREGON FEBRUARY 4, 1988
DARRELL L. HUCK
Expires 6/30/09