

Declaration of Condominium Ownership  
recorded as Instrument No. 2008-21990  
Official Records, Jackson County, Oregon

Bylaws of PARK STREET CONDOMINIUMS Association  
recorded as Instrument No. 2008-21991  
Official Records, Jackson County, Oregon

# PARK STREET CONDOMINIUMS

LOCATED IN:  
in the N.E. 1/4 of Section 15, T. 39.S, R. 1E., W.M.,  
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR:  
Park Street Apartments, LLC  
185 Mistletoe Road  
Ashland, Or. 97520

## RECORDING

Filed for record this the 12<sup>th</sup> day of JUNE, 2008  
at 10:09 o'clock A M. and recorded in Volume 34  
of Plats at Page 27 of the Records of Jackson County,  
Oregon.

CHRISTINE WALKER  
County Clerk

KAREN ALONZO  
Deputy

Examined and Approved this 3rd day of June, 2008

Jan Holman  
City Surveyor

Examined and approved as required by O.R.S. 100.110 as of June 12, 2008

Janet W. ...  
Assessor, Department of Assessment

All taxes, fees, assessments as required by O.R.S. 100.110 have been paid as of June 12, 2008

Carol Juvenon  
Deputy  
Tax Collector

### \* \* \* DECLARATION \* \* \*

KNOW ALL MEN BY THESE PRESENTS that Park Street Apartments, 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 PARK STREET CONDOMINIUMS. We hereby make and create an Emergency Vehicle Access Easement, over and across the General Common Elements as shown on the attached plat. Public and Private emergency vehicles shall have right of ingress and egress over and across said easement at all times. 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.

PARK STREET APARTMENTS, LLC  
Oregon Limited Liability Company

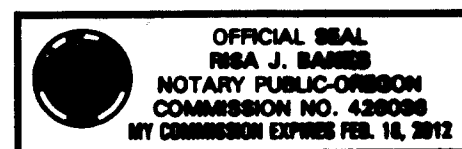
BY: Robert W. Mayers  
Robert W. Mayers, Operating Manager

STATE OF OREGON }  
COUNTY OF JACKSON } ss.

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of May, 2008, by Robert W. Mayers, Operating Manager of Park Street Apartments L.L.C., an Oregon Limited Liability Company, who executed the within instrument on behalf of Park Street Apartments, LLC.

Signed this 29<sup>th</sup> day of May, 2008  
Before me:

Risa Banks  
NOTARY



MY COMMISSION EXPIRES Feb. 18, 2012

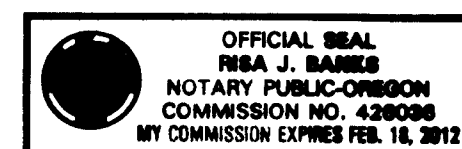
BY: Stephen K. Lawrence  
Stephen K. Lawrence, Operating Manager

STATE OF OREGON }  
COUNTY OF JACKSON } ss.

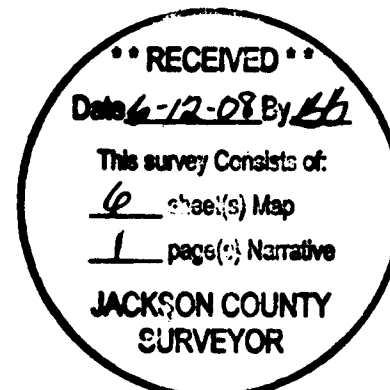
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Signed this 29<sup>th</sup> day of May, 2008  
Before me:

Risa Banks  
NOTARY



MY COMMISSION EXPIRES Feb. 18, 2012



### 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:

Tract I, Tract II and Tract III of land described within Instrument No. 01-07233 of the Official Records of Jackson County, Oregon, being more particularly described as follows:

Commencing at a point on the northerly right-of-way line of Skiskiyou Boulevard, in the City of Ashland, Oregon, which point bears South 00°06'06" West 21.00 feet from the Southeast corner of Donation Land Claim No. 45 in Township 39 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon; thence along the east line of said Claim and its southerly extension, North 00°06'06" East 135.00 feet; thence leaving said east line, EAST 130.00 feet to the Southwest corner of that tract of land described as Tract I of Instrument No. 01-07233 of the Official Records of Jackson County, Oregon for the INITIAL POINT OF BEGINNING; thence North 00°06'06" East (Record NORTH) 106.00 feet; thence EAST 135.00 feet; thence North 00°06'06" East (Record NORTH) 202.00 feet; thence EAST 17.85 feet; thence North 00°06'06" East (Record NORTH) 77.00 feet; thence EAST 263.15 feet to the westerly right-of-way line of Park Street; thence along said westerly line, South 00°06'06" West (Record SOUTH) 25.00 feet; thence leaving said westerly line, WEST 150.00 feet; thence South 00°06'06" West (Record SOUTH) 360.00 feet; thence WEST 266.00 feet to the initial point of beginning.

Darrell L. Huck  
Surveyor

### PLAT PAGE INDEX

SHEET 2	BOUNDARY AND UNIT SITE LAYOUT
SHEET 3	DETAIL PLOT UNITS 1 THROUGH 16
SHEET 4	DETAIL PLOT UNITS 17 through 22
SHEET 5	DETAIL PLOT UNITS 23 through 26
SHEET 6	DETAIL PLOT UNITS 27 through 30

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 = 20' September 4, 2007

REGISTERED PROFESSIONAL LAND SURVEYOR

Darrell L. Huck

OREGON  
FEBRUARY 4, 1983  
DARRELL L. HUCK  
2023

Expires 8/30/2009

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

SHEET 1 OF 6  
(07112\_sh\_1.DWG)

SURVEY NO. 20052

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

PURPOSE: To survey and monument the PARK STREET CONDOMINIUMS, a conversion condominium

PROCEDURE: The property being converted to condominium use is described in Instrument No. 01-07233 of the official records of Jackson County, Oregon. The boundary was previously surveyed and monumented by Surveyor Everett Swain in 1980 per filed survey No. 8543.

Utilizing a Leica 1010 theodolite and electronic distance measuring equipment, a control traverse was run tying found monuments as shown. Monuments from the Swain survey were found to be in good position and were held as controlling for this survey. The northeast corner of the property falls on the west side of a board fence. The adjoining neighbor would not allow us to access their back yard to search for the corner monument, so I set a 1.00 foot witness pin on the north boundary. Other corners that have been destroyed were replaced as shown.

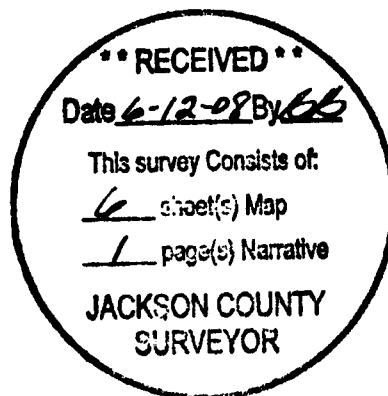
BASIS OF BEARINGS: N.O.A.A. true meridian at the North-South centerline of Section 15. The reference bearing for this survey is the East line of Donation Land Claim No. 45 as shown on filed Survey No. 8543.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Darrell L. Huck*

OREGON  
FEBRUARY 4, 1983  
DARRELL L. HUCK  
2023

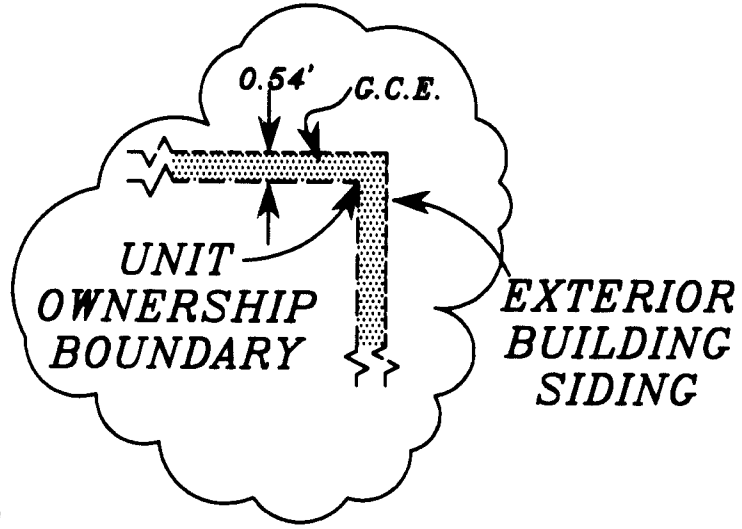
Darrell L. Huck  
L.S. 2023 – Oregon  
Renews 06/30/09  
Hoffbuhr & Associates, Inc.



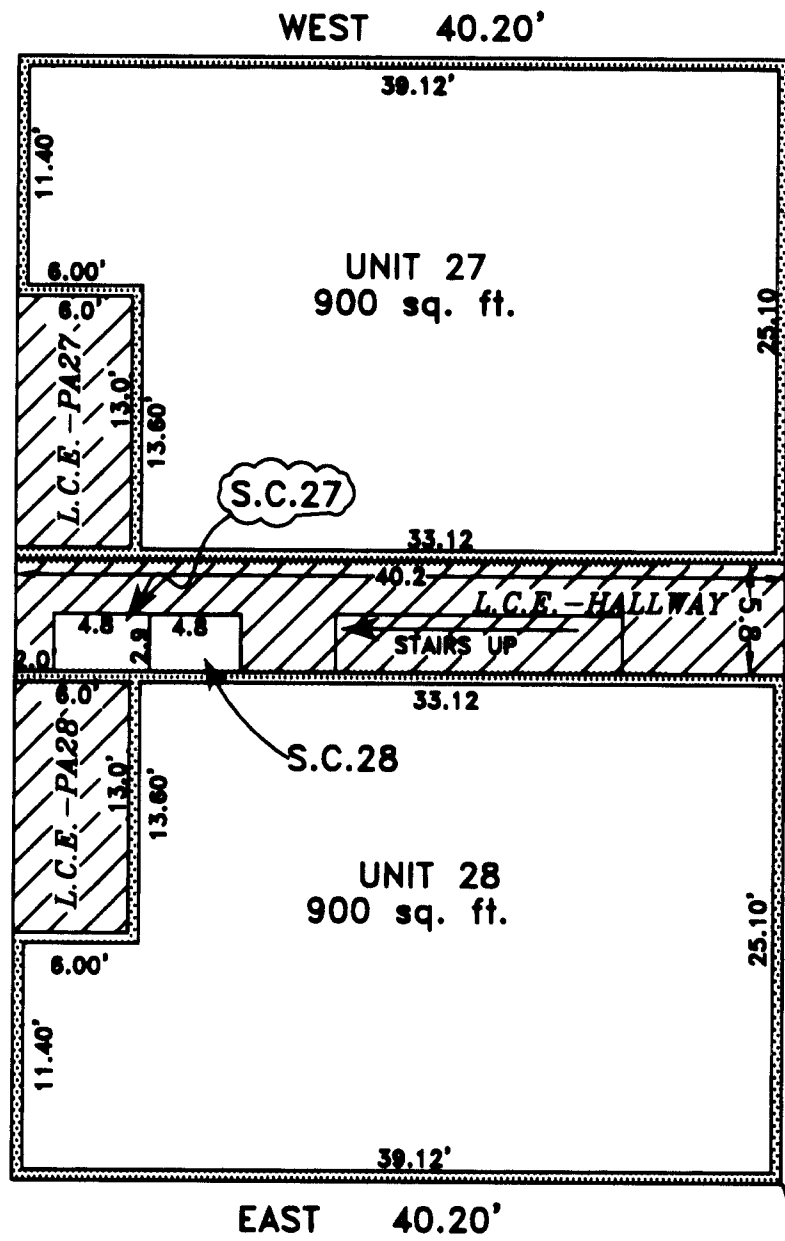
# PARK STREET CONDOMINIUMS

Located in:  
The N.E. 1/4 of Section 15, T.39S., R.1E., W.M.  
City of Ashland, Jackson County, Oregon

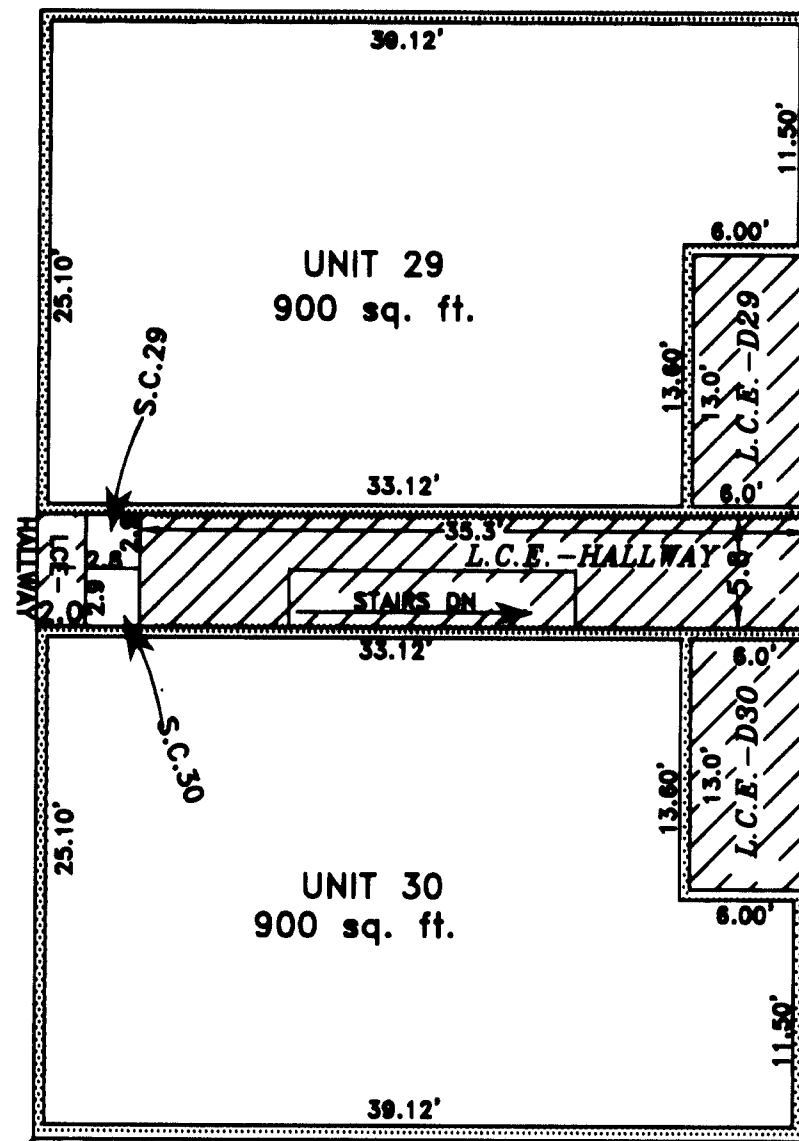
DETAIL "A"



LEVEL 1  
(PLAN VIEW)  
DOWNSTAIRS UNITS



LEVEL 2  
(PLAN VIEW)  
UPSTAIRS UNITS



SEE DETAIL "A"

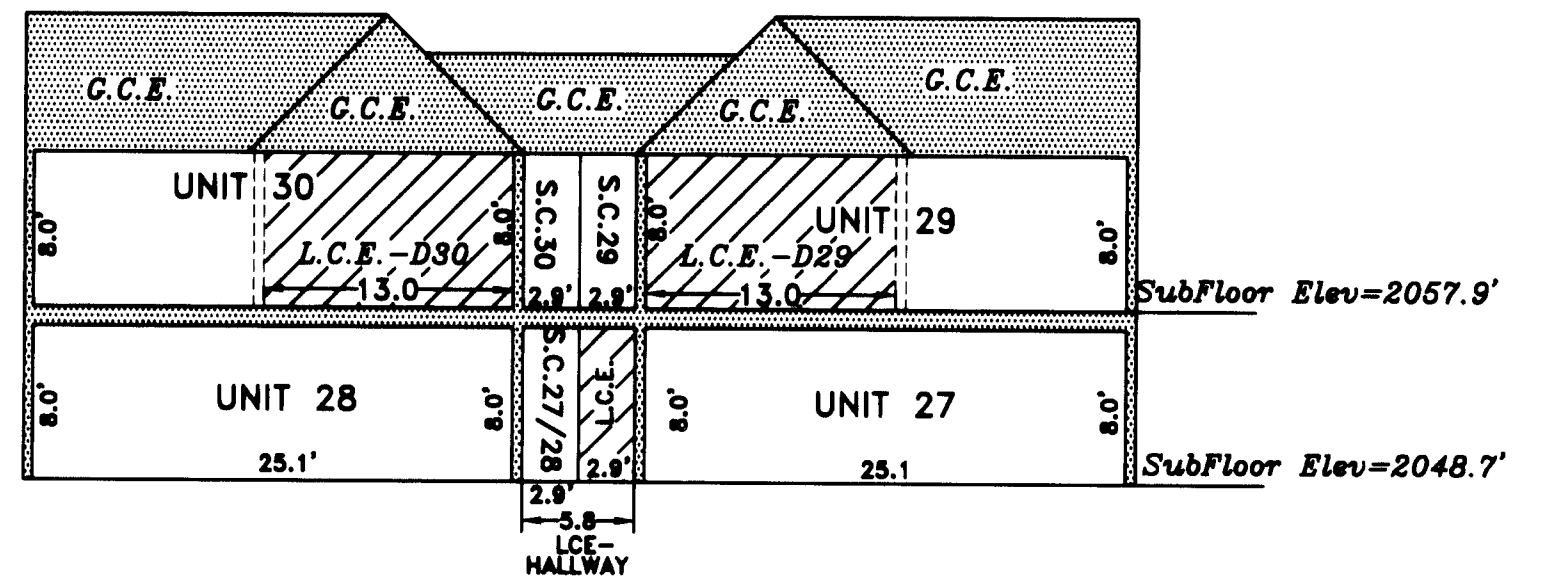
HOFFBUHR & ASSOCIATES, INC.  
880 GOLFVIEW DRIVE., STE. 201 MEDFORD, OREGON  
(541)778-4641  
BY: DARRELL L. HUCK PLS No. 2023  
SCALE: 1 Inch = 10 feet September 4, 2007

NOTES:

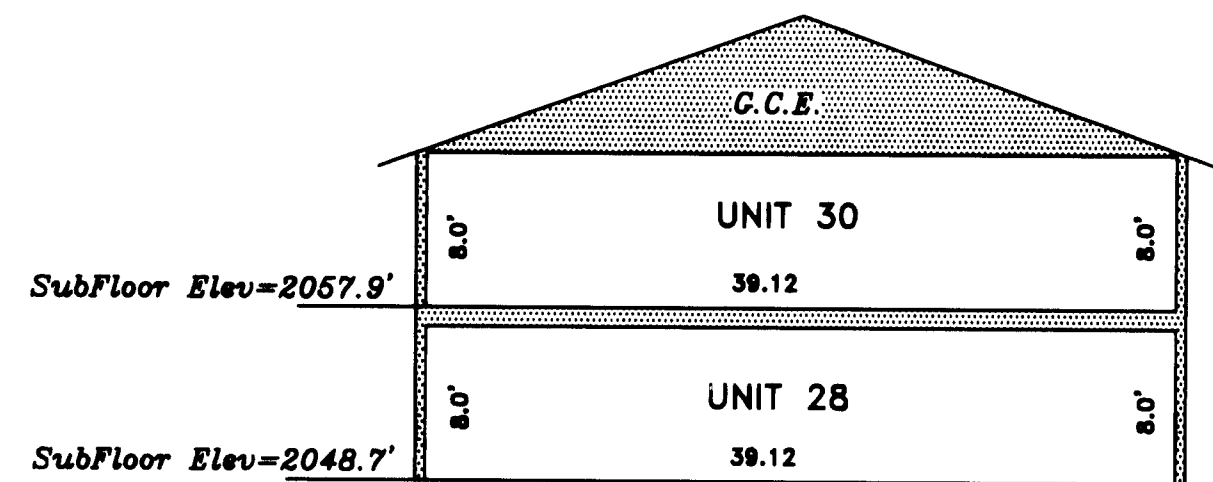
1. N - S BEARINGS = NORTH
  2. E - W BEARINGS = WEST
  3. INSIDE DIMENSIONS ARE TO FACE OF WALL STUD TO FACE OF WALL STUD.
  4. CEILING DIMENSIONS ARE FROM TOP OF SUBFLOOR TO FACE OF CEILING JOIST
  5. ENTIRE SITE IS G.C.E. EXCEPT FOR L.C.E. AND UNIT OWNERSHIP.
  6. EXTERIOR WALLS ARE 0.54' THICK
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  8. L.C.E. = LIMITED COMMON ELEMENT
  9. L.C.E.-D = DECK AREA L.C.E. ASSOCIATED WITH UNIT
  10. L.C.E.-PA = PATIO AREA L.C.E. ASSOCIATED WITH UNIT
  11. S.C. = STORAGE CLOSET
- STORAGE CLOSETS ARE LIMITED COMMON ELEMENTS

ELEVATIONS WERE MEASURED FROM CITY OF ASHLAND BENCH MARK #1, A BRASS DISC LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF CLAY STREET AND SIKIYOU BOULEVARD ELEV. = 2103.17

EAST SIDE VIEW



SOUTH SIDE VIEW



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

RECEIVED  
Date: 12-02-07 By: [Signature]  
This survey consists of:  
6 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY SURVEYOR

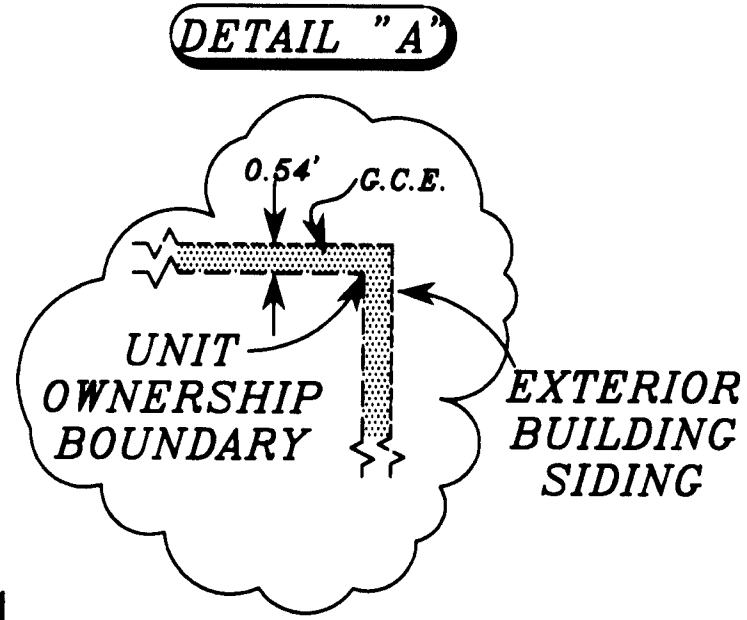
REGISTERED PROFESSIONAL LAND SURVEYOR

Darrell L. Huck  
OREGON  
FEBRUARY 4, 1988  
DARRELL L. HUCK  
2005  
Expires 6/30/2008

J.C. SURVEYING

# PARK STREET CONDOMINIUMS

Located in:  
The N.E. 1/4 of Section 15, T.39S., R.1E., W.M.  
City of Ashland, Jackson County, Oregon

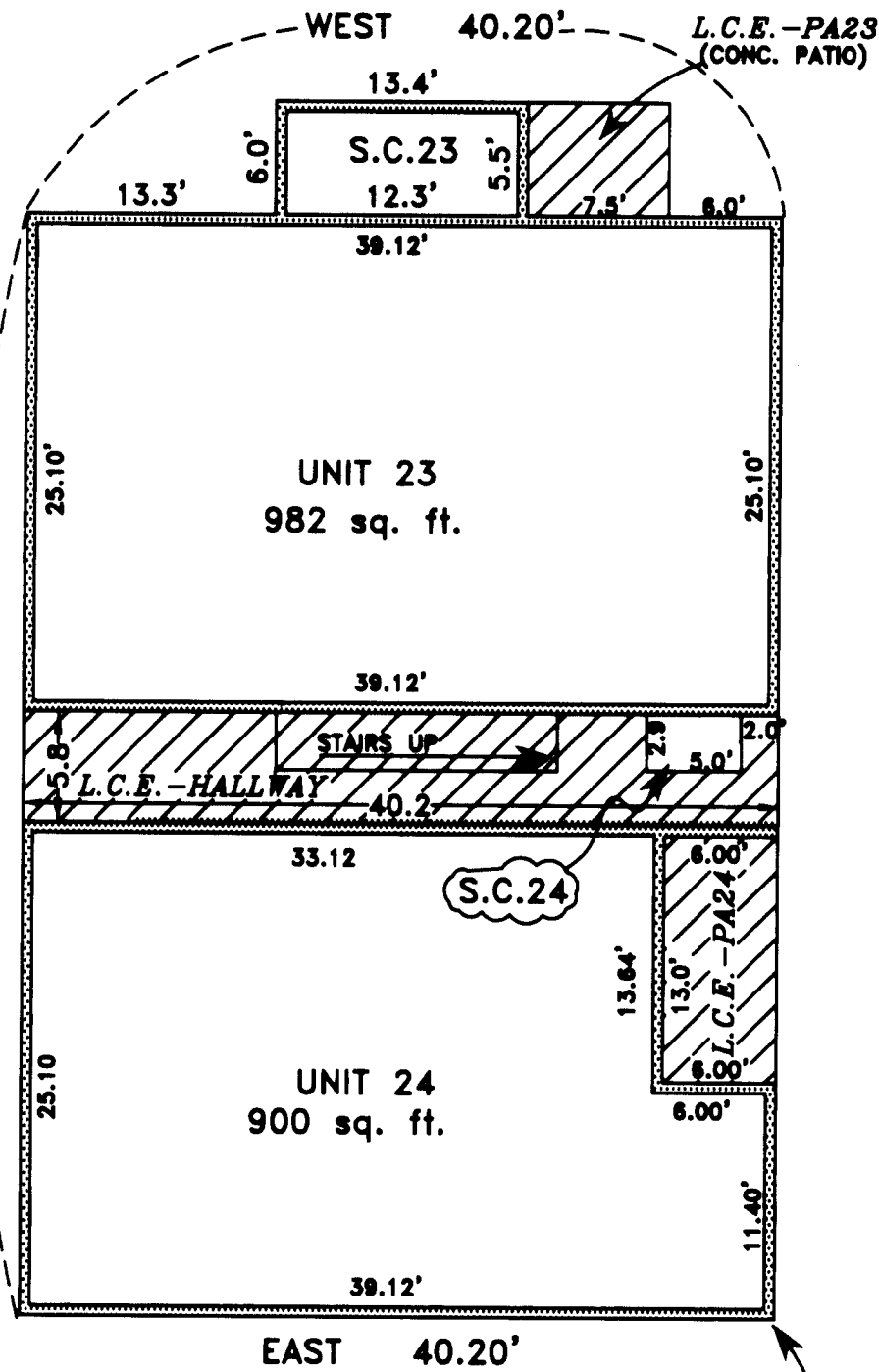


HOFFBUHR & ASSOCIATES, INC.  
880 GOLFVIEW DRIVE., STE. 201 MEDFORD, OREGON  
(541)778-4841  
BY: DARRELL L. HUCK PLS No. 2023  
SCALE: 1 Inch = 10 feet September 4, 2007

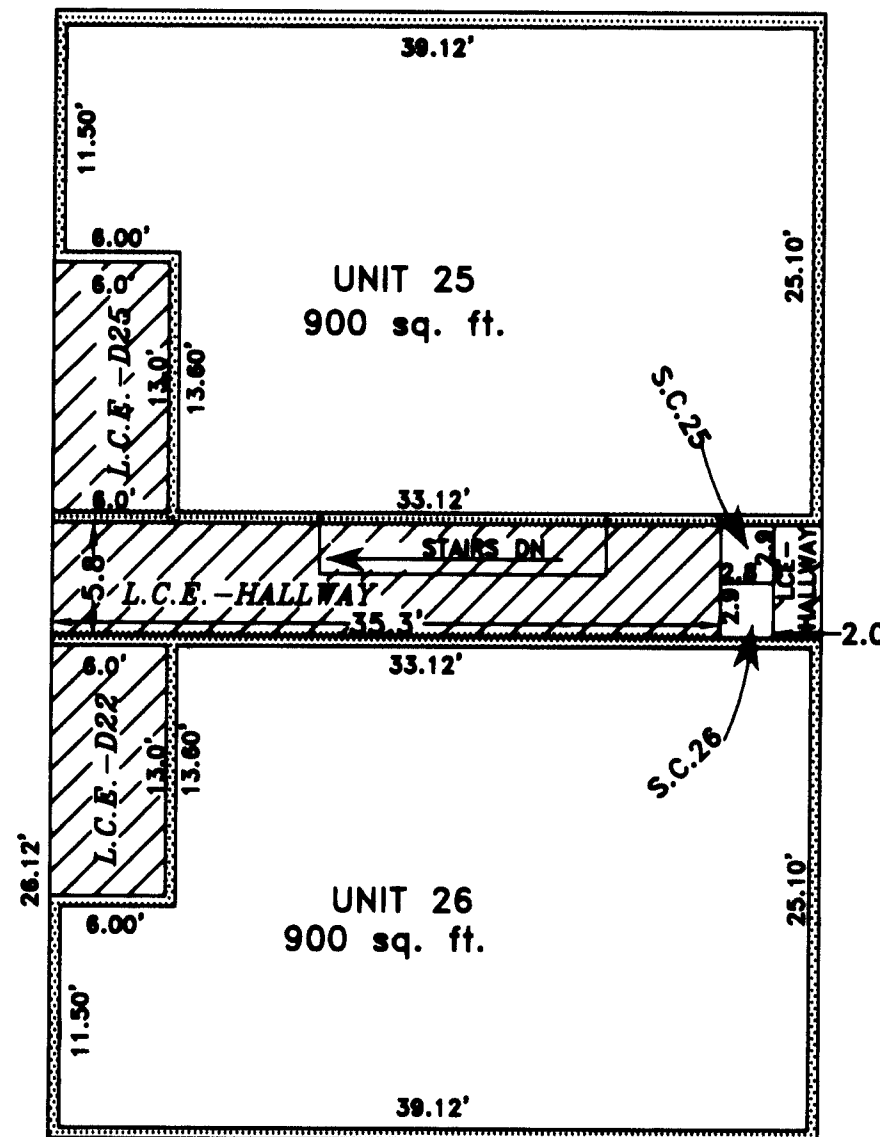
- NOTES:
1. N - S BEARINGS = NORTH
  2. E - W BEARINGS = WEST
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ELEVATIONS WERE MEASURED FROM CITY OF ASHLAND BENCH MARK #1. A BRASS DISC LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF CLAY STREET AND SIXTH AVENUE ELEV. = 2110.317

**LEVEL 1**  
(PLAN VIEW)  
DOWNSTAIRS UNITS

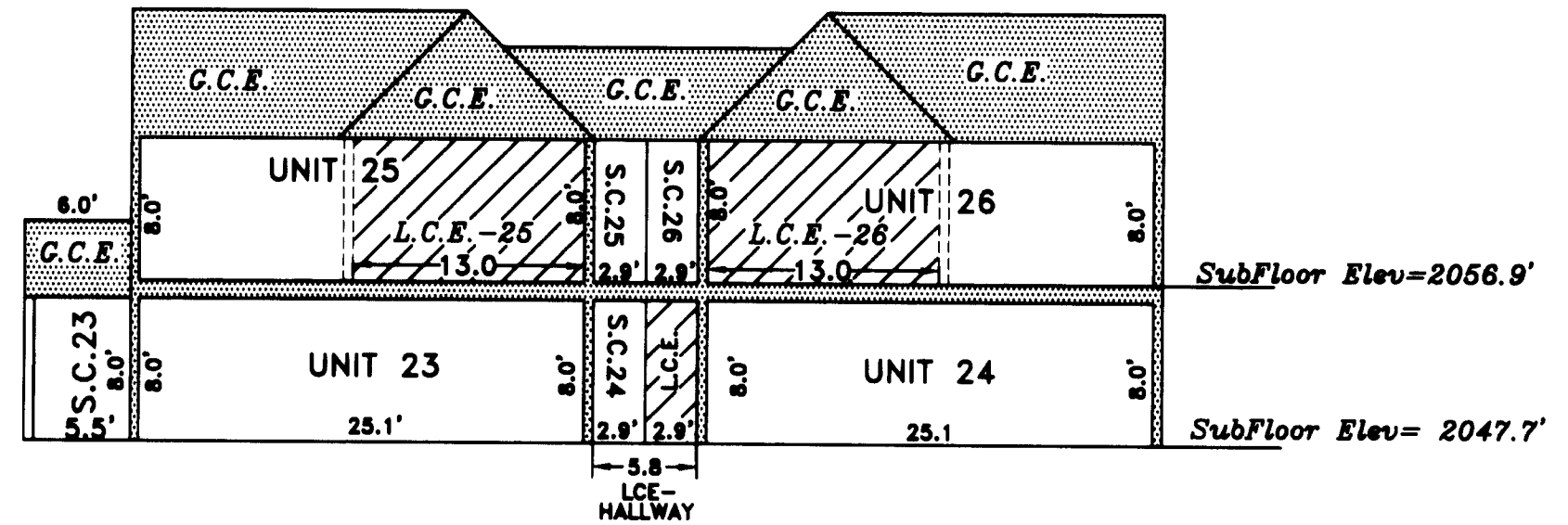


**LEVEL 2**  
(PLAN VIEW)  
UPSTAIRS UNITS

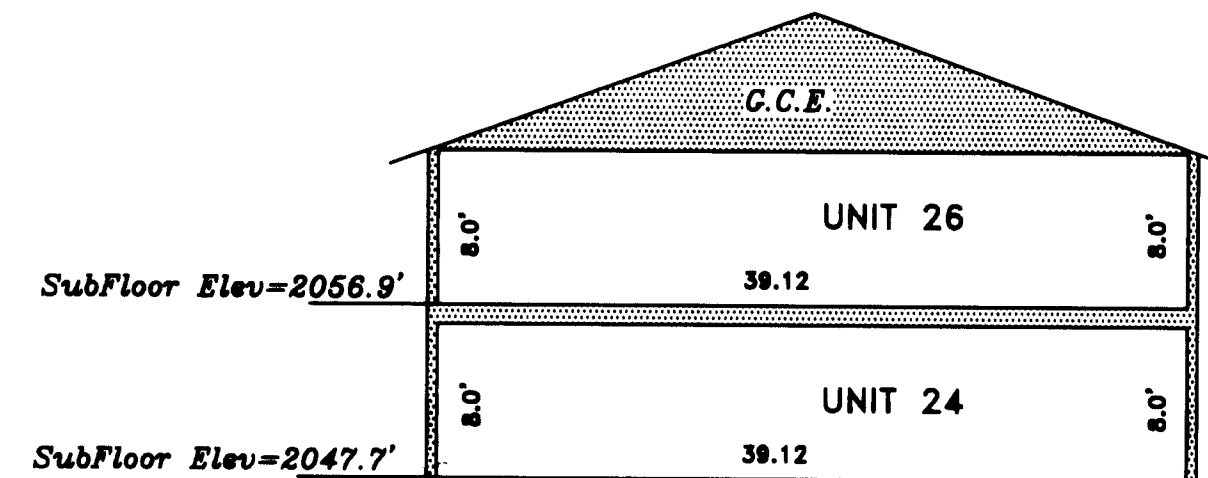


SEE DETAIL "A"

**WEST SIDE VIEW**



**SOUTH SIDE VIEW**



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

RECEIVED  
Date 6-12-08 By [Signature]  
This survey consists of:  
6 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Darrell L. Huck  
OREGON  
FEBRUARY 4, 1988  
DARRELL L. HUCK  
2003  
Expires 6/30/2008

39 1E 15AA TAX LOT 5200

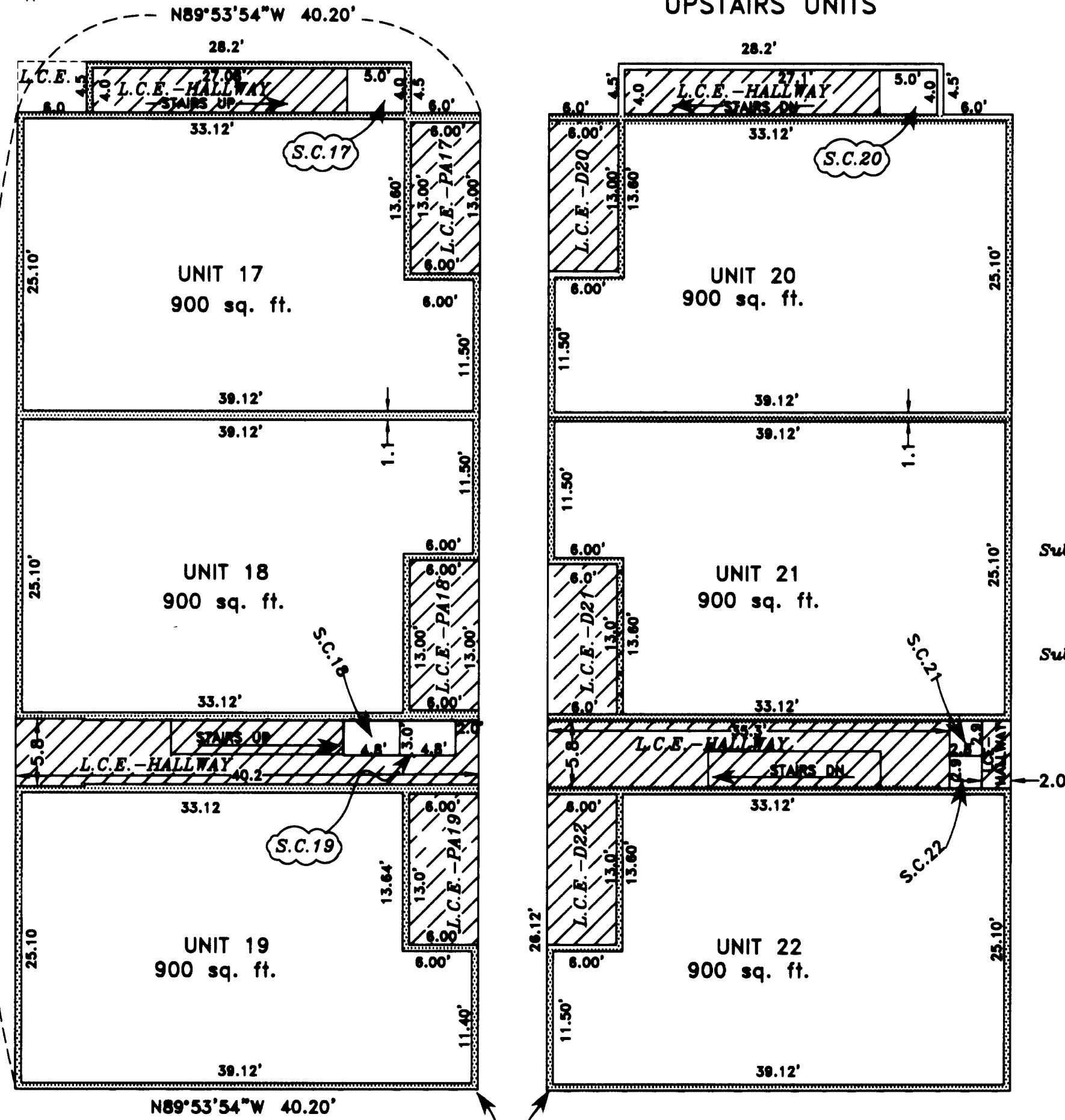
SHEET 5 OF 6  
07112\_sh5.DWG

# PARK STREET CONDOMINIUMS

Located in:  
The N.E. 1/4 of Section 15, T.39S., R.1E., W.M.  
City of Ashland, Jackson County, Oregon

**LEVEL 1  
(PLAN VIEW)  
DOWNSTAIRS UNITS**

**LEVEL 2  
(PLAN VIEW)  
UPSTAIRS UNITS**

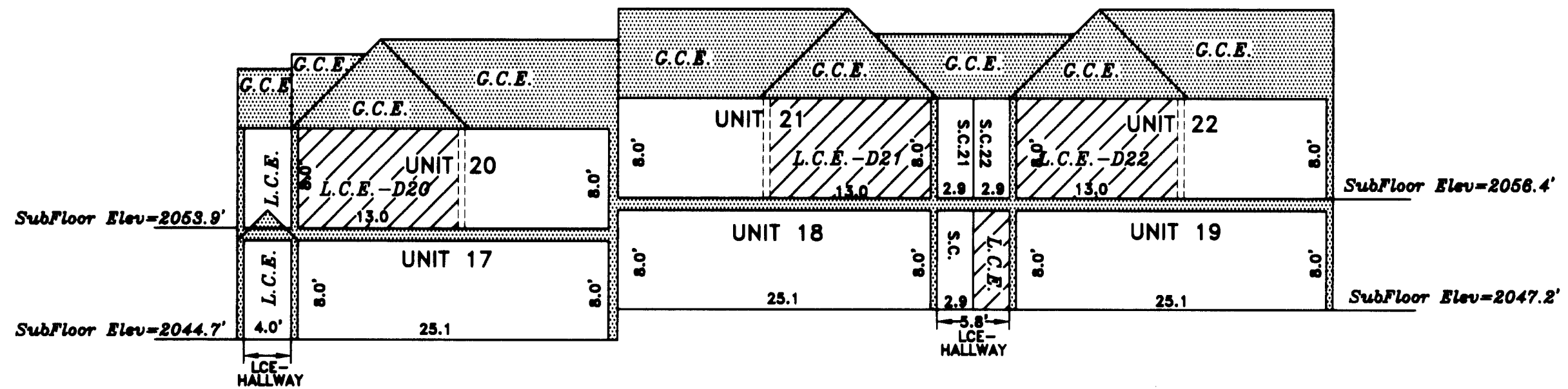


HOFFBUHR & ASSOCIATES, INC.  
880 GOLFVIEW DRIVE., STE. 201 MEDFORD, OREGON  
(541)778-4841  
BY: DARRELL L. HUCK PLS No. 2023  
SCALE: 1 inch = 10 feet SEPTEMBER 4, 2007

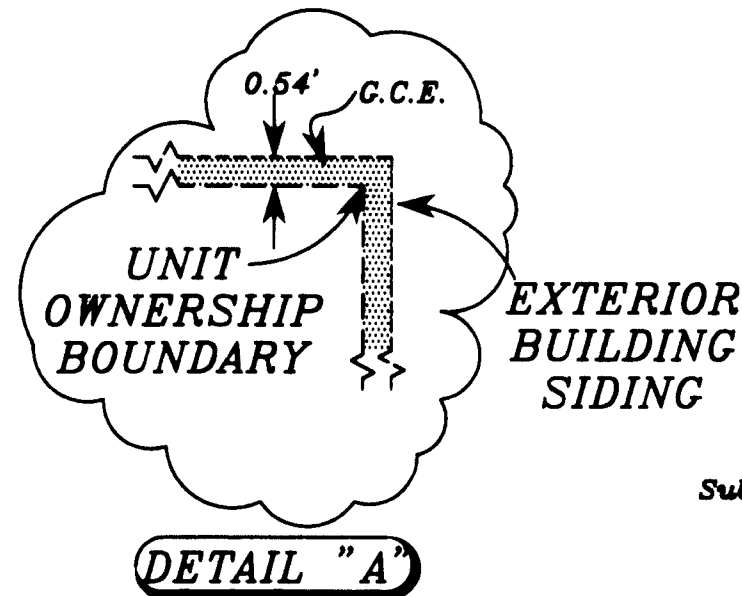
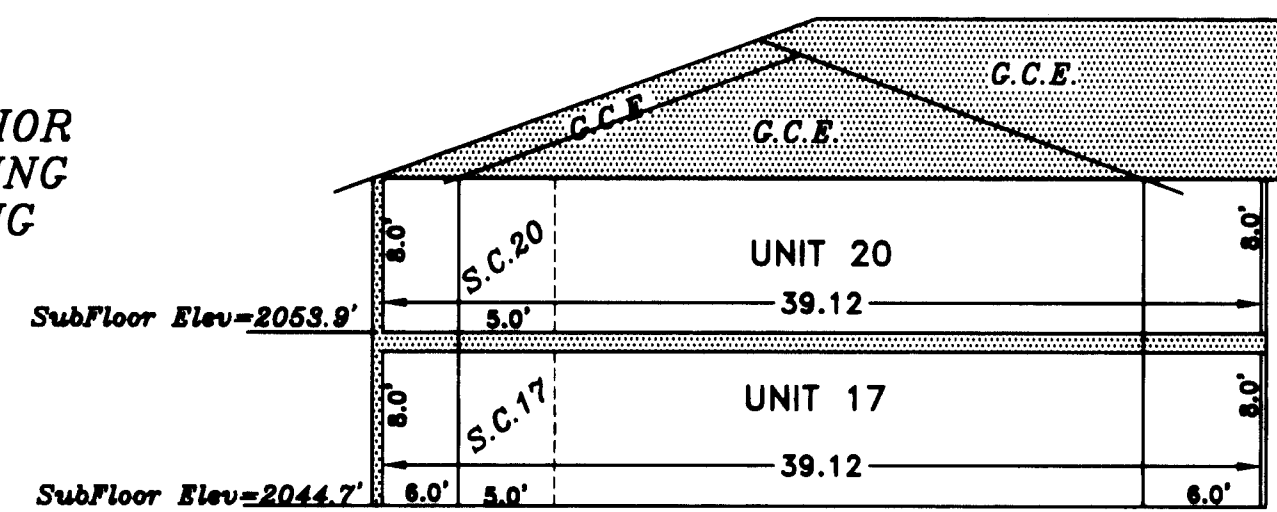
- NOTES:**
1. N - S BEARINGS = N00°06'06"E
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ELEVATIONS WERE MEASURED FROM CITY OF ASHLAND BENCH MARK #1. A BRASS DISC LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF CLAY STREET AND SIKIYOU BOULEVARD ELEV. = 2116.517

**WEST SIDE VIEW**



**NORTH SIDE VIEW**



SEE DETAIL "A"

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

RECEIVED  
Date: 12-28-08  
This survey consists of:  
6 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Darrell L. Huck  
OREGON  
FEBRUARY 4, 1988  
DARRELL L. HUCK  
2003  
Expires 8/30/2009



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Expires 6/30/2008

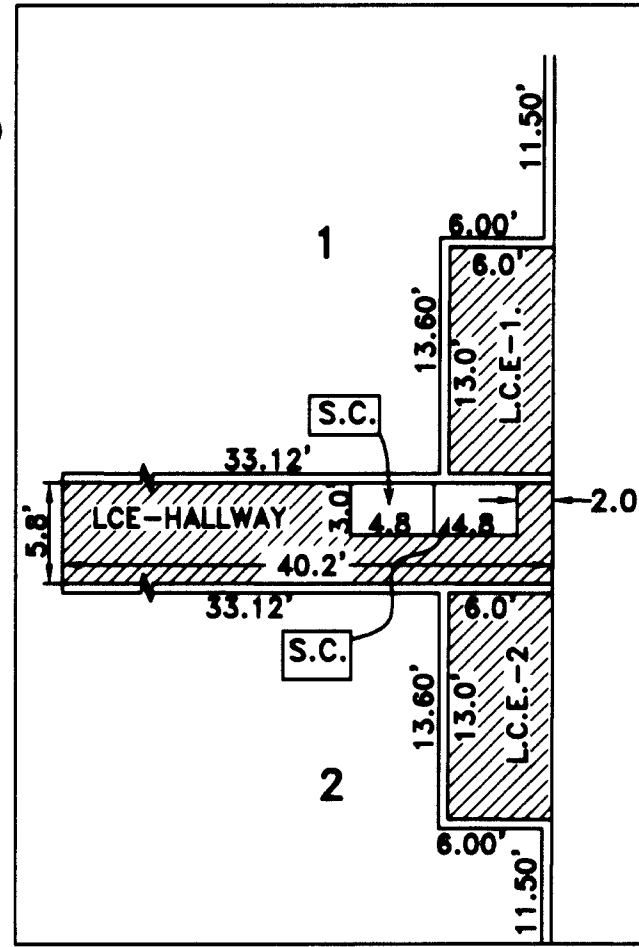
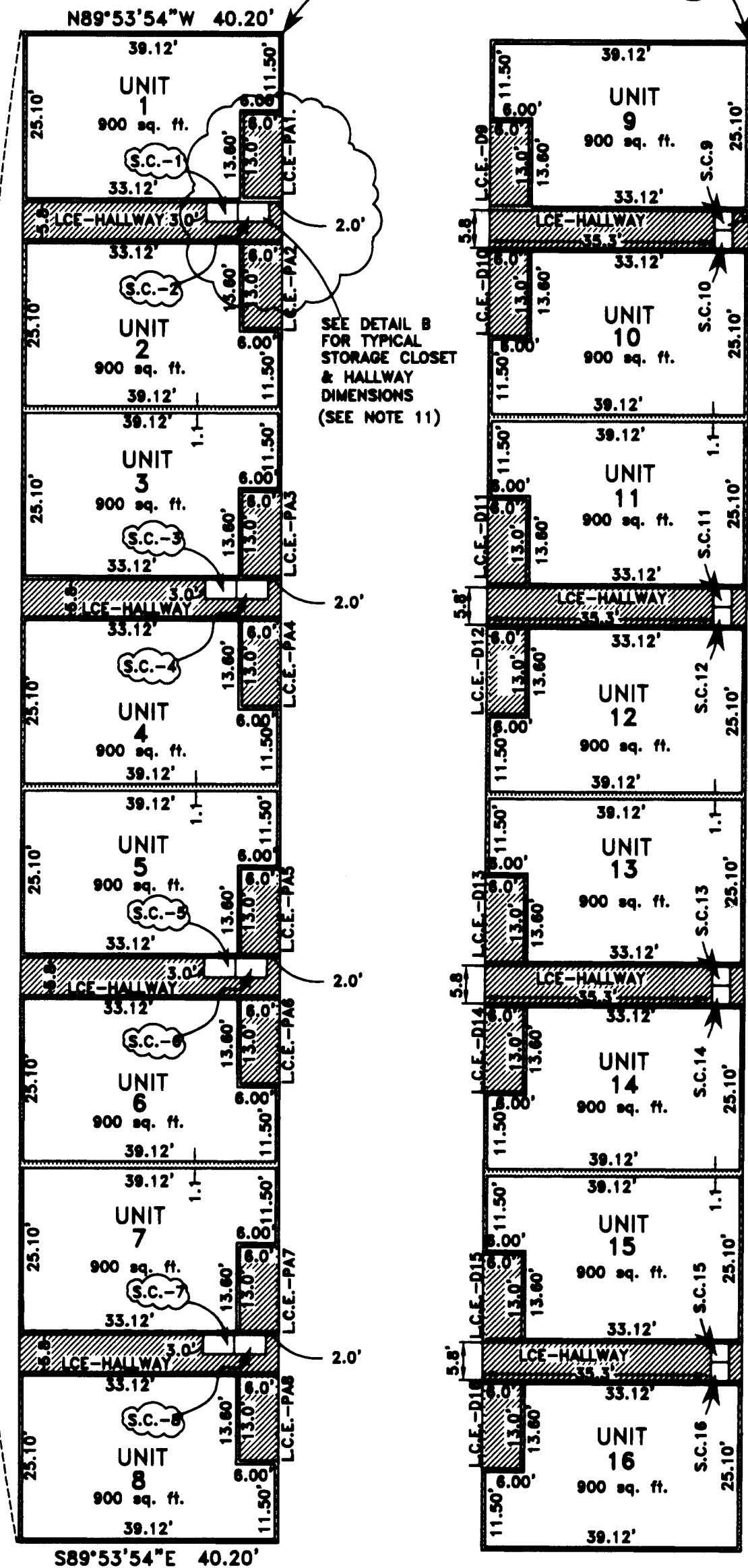
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LEVEL 2  
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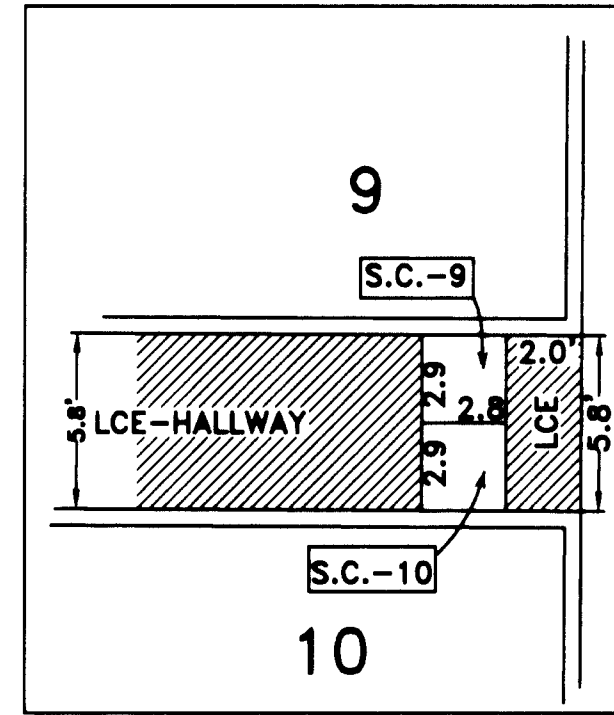
SEE DETAIL "A"

SEE DETAIL C  
FOR TYPICAL  
STORAGE CLOSET  
DIMENSIONS  
(SEE NOTE 11)

SEE DETAIL B  
FOR TYPICAL  
STORAGE CLOSET  
& HALLWAY  
DIMENSIONS  
(SEE NOTE 11)



DETAIL "B"  
NOT TO SCALE

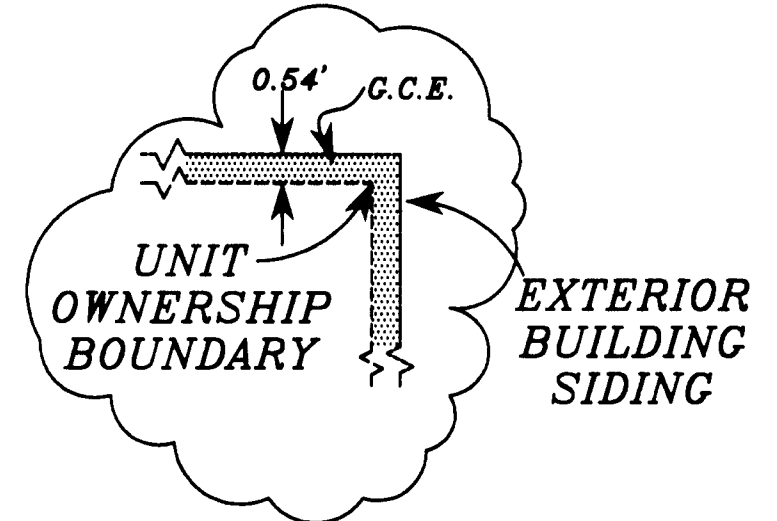


DETAIL "C"  
NOT TO SCALE

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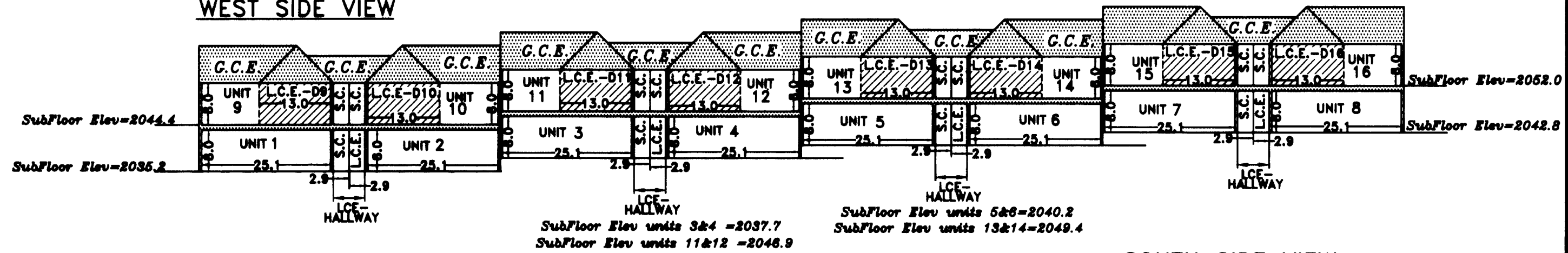
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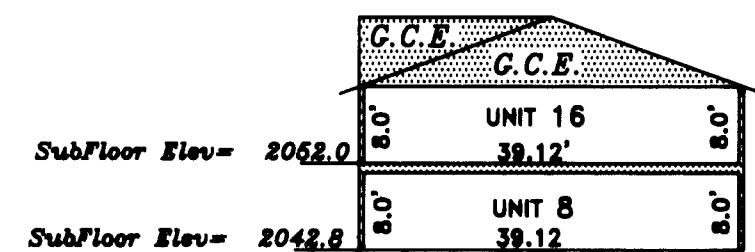


DETAIL "A"  
NOT TO SCALE

WEST SIDE VIEW



SOUTH SIDE VIEW



RECEIVED  
Date 12-08 By \_\_\_\_\_  
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1 page(s) Narrative  
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