

Declaration of Condominium Ownership
recorded as Instrument No. 2008-043527.
Official Records, Jackson County, Oregon

Bylaws of NORTH ASHLAND PROFESSIONAL CONDOMINIUM Association
recorded as Instrument No. 2008-043528.
Official Records, Jackson County, Oregon

NORTH ASHLAND PROFESSIONAL CONDOMINIUM

LOCATED IN:
The S.W. 1/4 of Section 32, T.38S., R.1E., W.M.
Jackson County, Oregon

FOR:
DUANE SMITH
2165 W. JACKSON ROAD
ASHLAND, OREGON 97520

RECORDING

Filed for record this the 5th day of December, 2008
at 10:36 o'clock A.M. and recorded in Volume 34
of Plats at Page 60 of the Records of Jackson County,
Oregon.

Christine D. Walker
County Clerk

Carmen S. Helmer
Deputy

Examined and Approved this 3rd day of December, 2008.

[Signature]
Jackson County Surveyor

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:

PARCEL 2 OF PARTITION PLAT RECORDED OCTOBER 22, 2001 AS PARTITION PLAT NO. P-57-2001 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON, AND FILED AS SURVEY NO. 17105 IN THE OFFICE OF THE COUNTY SURVEYOR.

Darrell L. Huck
Surveyor

Examined and approved as required by O.R.S. 100.110 as of December 5, 2008

[Signature] Deputy
Assessor, Department of Assessment

All taxes, fees, assessments as required by O.R.S. 100.110 have been paid as of Dec. 5, 2008

[Signature] Deputy
Tax Collector

* * * DECLARATION * * *

KNOW ALL MEN BY THESE PRESENTS that Duane F. Smith, trustee of the DUANE F. SMITH TRUST of June 2, 2005, 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 NORTH ASHLAND PROFESSIONAL CONDOMINIUM.

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.

DUANE F. SMITH TRUST of June 2, 2005

BY: [Signature]
Duane F. Smith, Trustee

PLAT PAGE INDEX

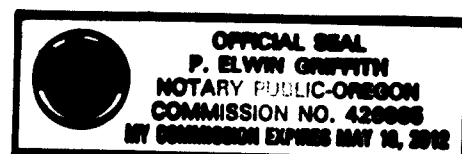
SHEET 2	BOUNDARY AND UNIT SITE LAYOUT
SHEET 3	DETAIL PLOT OF EASEMENTS OF RECORD
SHEET 4	DETAIL PLOT UNITS 1 THROUGH 4
SHEET 5	DETAIL PLOT UNIT 5

STATE OF OREGON }
COUNTY OF JACKSON } ss.

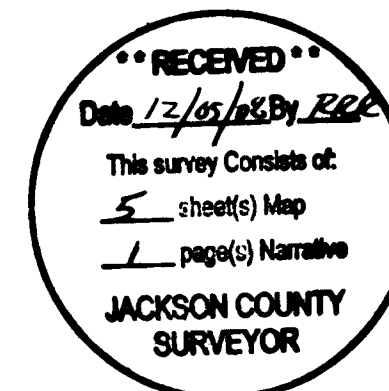
The foregoing instrument was acknowledged before me this 3 day of December, 2008, by Duane F. Smith, Trustee of the DUANE F. SMITH TRUST of June 2, 2005, who executed the within instrument on behalf DUANE F. SMITH TRUST of June 2, 2005.

Signed this 3 day of December, 2008

Before me:
[Signature]
NOTARY



MY COMMISSION EXPIRES May 10, 2012



HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DRIVE, SUITE 201
MEDFORD, OREGON 97504
(541)779-4841

BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1 Inch = 20' September 4, 2008

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 5
(08096-S1.DWG)

NORTH ASHLAND PROFESSIONAL CONDOMINIUM

Located in:
The S.W. 1/4 of Section 32, T.38S., R.1E., W.M.
Jackson County, Oregon

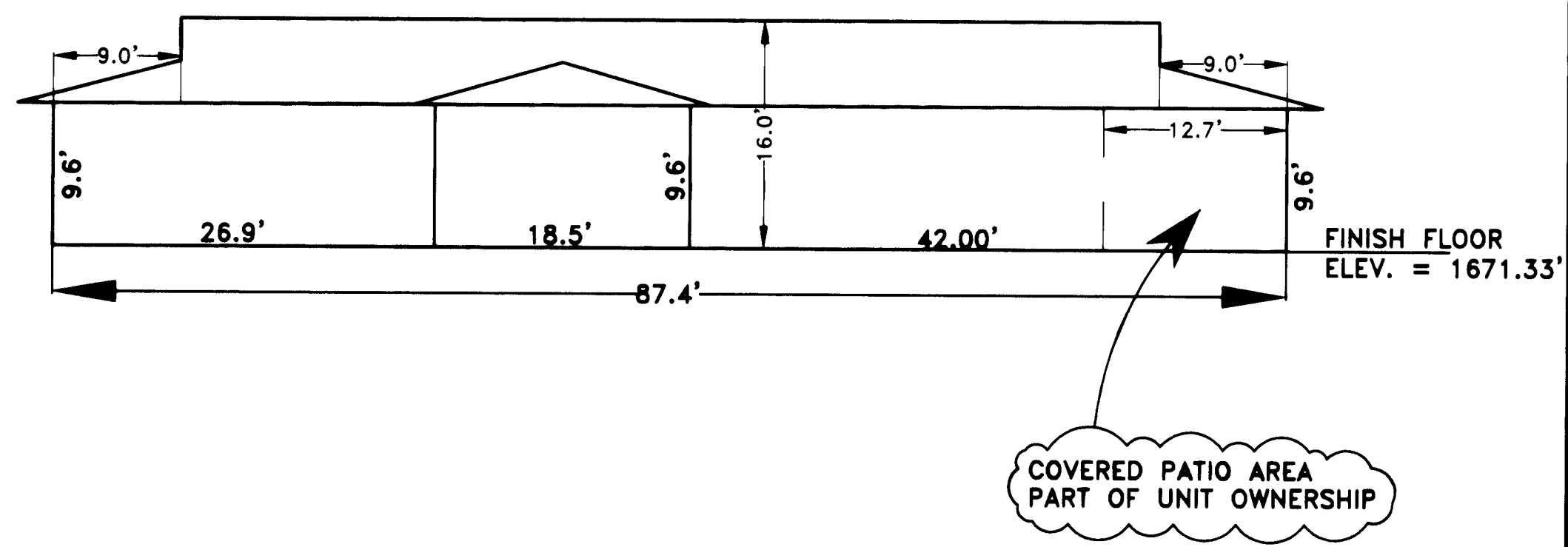
HOFFBUHR & ASSOCIATES, INC.
880 GOLFVIEW DRIVE., STE. 201 MEDFORD, OREGON
(541)779-4841
BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1 inch = 10 feet JULY 10, 2008

- NOTES:
1. N - S BEARINGS = $809^{\circ}51'00''$ W
 2. E - W BEARINGS = $N80^{\circ}03'00''$ W
 3. UNIT DIMENSIONS ARE TO EXTERIOR FACE OF SIDING
 4. VERTICAL DIMENSIONS ARE FROM FINISHED FLOOR ELEVATION TO EXTERIOR FACE OF ROOF
 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
 8. BP-LCE "B" = BICYCLE PARKING AREA
 9. HVAC-LCE "B" = HEATING & AIR CONDITIONING UNITS RESERVED FOR UNITS 5

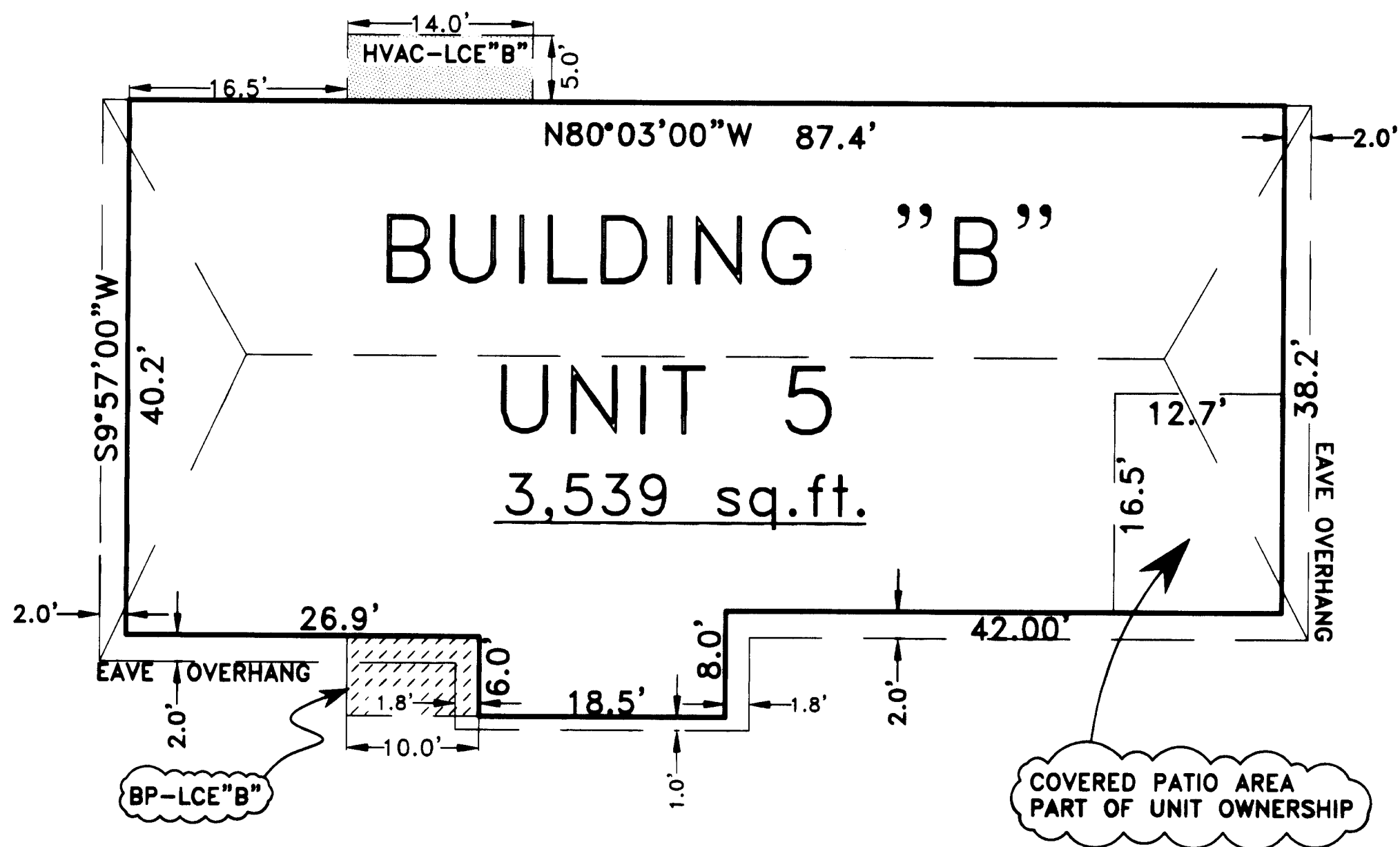
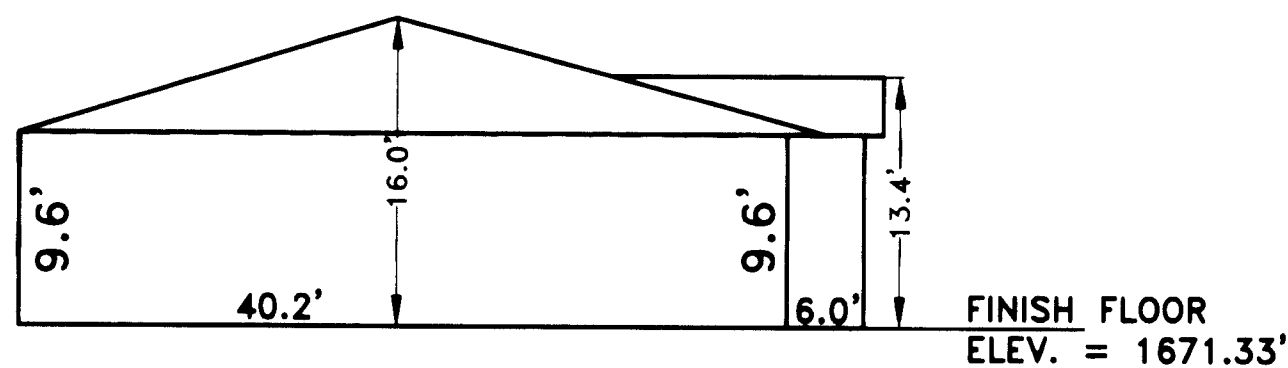
ELEVATIONS WERE MEASURED FROM "FEMA" BENCH MARK 92182. A BRASS DISC LOCATED AT THE INTERSECTION OF HWY 99 AND VALLEY VIEW ROAD AT THE SOUTHEAST CORNER OF BRIDGE 93, OVER BEAR CREEK AS REPORTED ON "FIRM" PANEL 415503 0520C, DTD SEPT. 15, 1993. ELEV. = 1656.89



SOUTH SIDE VIEW



WEST SIDE VIEW



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
2023

Expires 6/30/2008

NORTH ASHLAND PROFESSIONAL CONDOMINIUM

Located in:
The S.W. 1/4 of Section 32, T.38S., R.1E., W.M.
Jackson County, Oregon

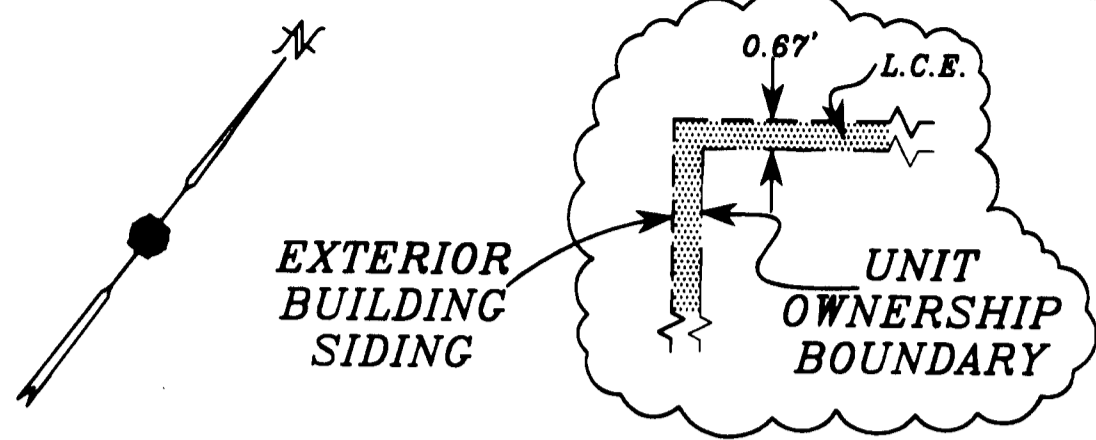
HOFFBUHR & ASSOCIATES, INC.
880 GOLFVIEW DRIVE., STE. 201 MEDFORD, OREGON
(541)779-4841
BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1 Inch = 20 feet SEPTEMBER 4, 2008

NOTES:

1. N - S BEARINGS = N37°26'46"E
2. E - W BEARINGS = N52°33'14"W
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 0.67' THICK
7. G.C.E. = GENERAL COMMON ELEMENT
8. L.C.E. = LIMITED COMMON ELEMENT
9. E-LCE = ELEVATOR AREA
10. EN-LCE = MAIN ENTRY AND LOBBY AREA LCE
11. HVAC-LCE "A" = HEATING & AIR CONDITIONING UNITS RESERVED FOR UNITS 1-4
12. 1ST-LCE = INTERIOR STAIRWAY LEADING FROM MAIN ENTRY TO UPPER LEVEL
13. MR-LCE = MECHANICAL ROOM
14. RR-LCE = RESTROOM LCE LOCATED ON UPPER LEVEL
15. ST-LCE = CONCRETE ENTRY PORCH & STAIRS LEADING TO SIDE ENTRANCE & INTERIOR STAIRWAY

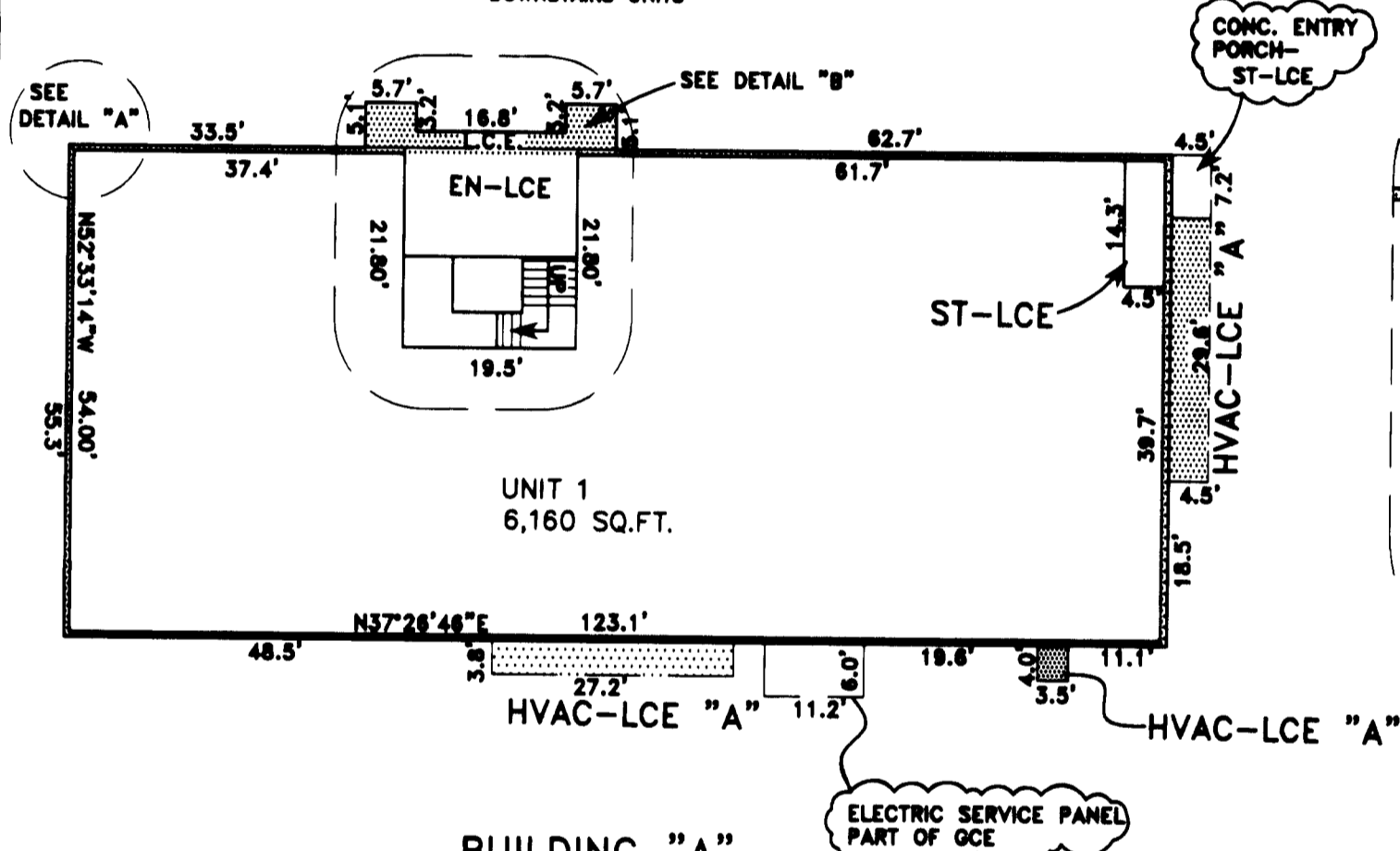
ELEVATIONS WERE MEASURED FROM "FEMA" BENCH MARK 92M102. A BRASS DISC LOCATED AT THE INTERSECTION OF HWY 99 AND VALLEY VIEW ROAD AT THE SOUTHEAST CORNER OF BRIDGE #53, OVER BEAR CREEK AS REPORTED ON "FIRM" PANEL 415509 0520C, DTD SEPT. 15, 1993. ELEV. = 1658.89

DETAIL "A"

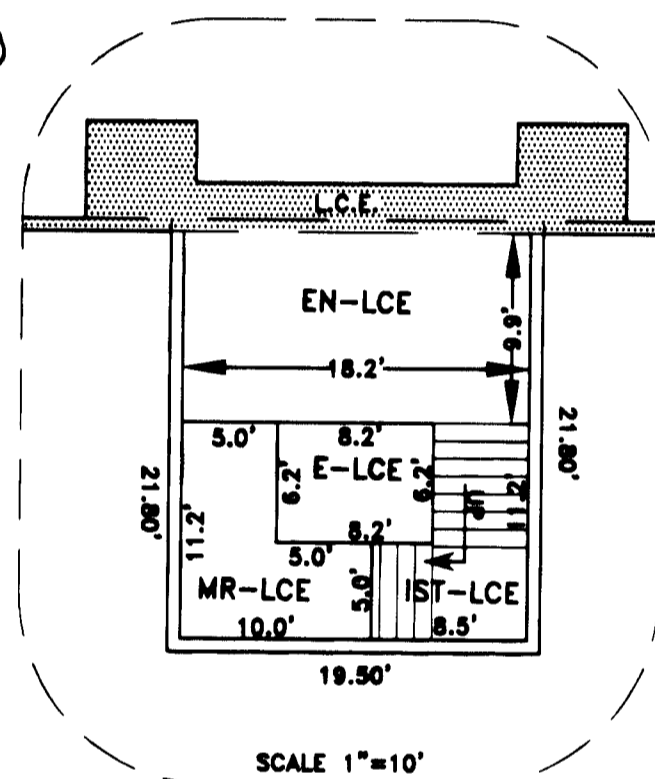


BUILDING "A"

LEVEL 1
(PLAN VIEW)
DOWNSTAIRS UNITS

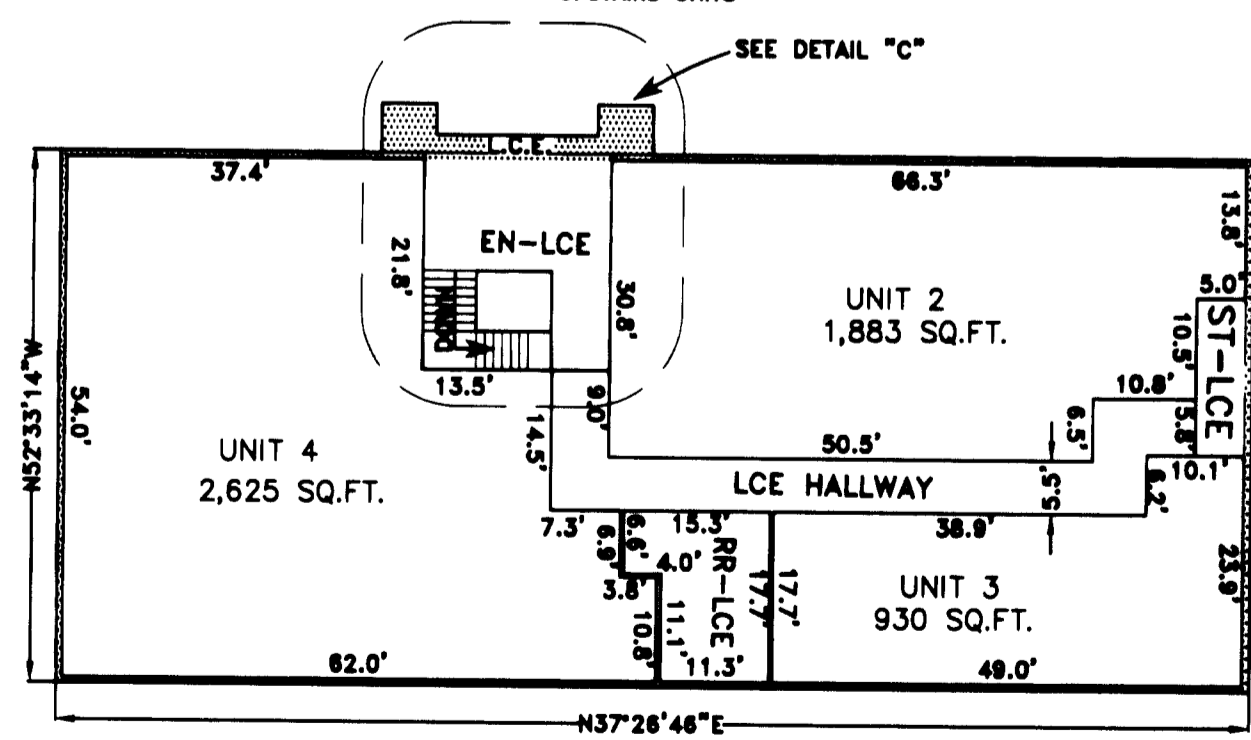


DETAIL "B"

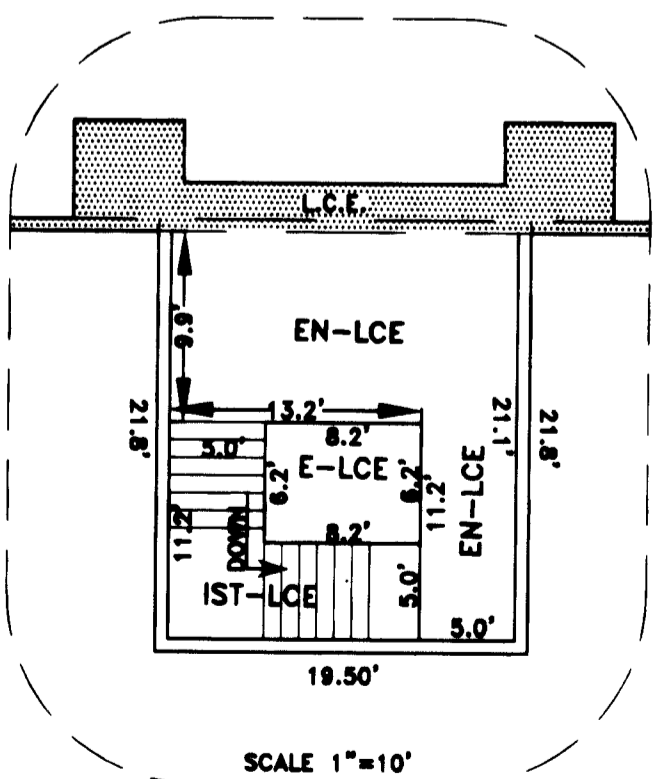


BUILDING "A"

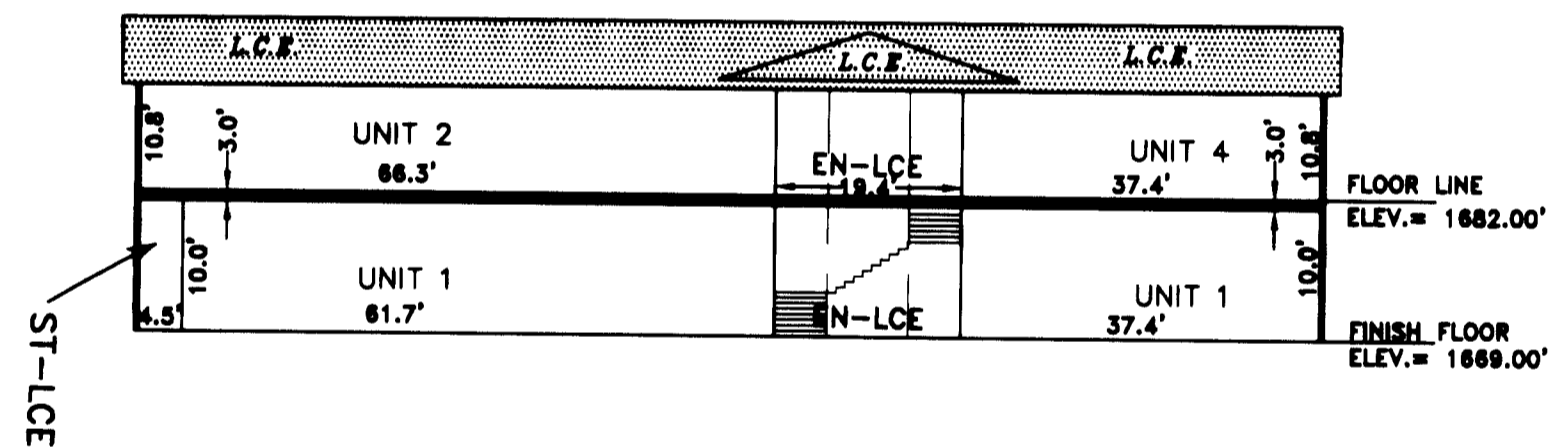
LEVEL 2
(PLAN VIEW)
UPSTAIRS UNITS



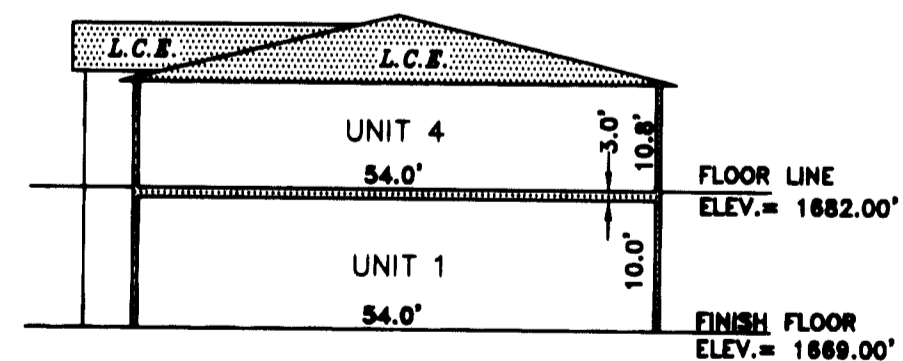
DETAIL "C"



WEST SIDE VIEW



SOUTH SIDE VIEW



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrell L. Huck
OREGON
FEBRUARY 4, 1988
DARRELL L. HUCK
2005

Expires 6/30/2009

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

SHEET 4 OF 5
08096-53.DWG

EASEMENTS OF RECORD:

VOL. 182, PG. 205, DEED RECORDS
RIGHT-OF-WAY FOR POWER LINE
located in the S.W. 1/4 of Sec. 32, T. 38S., R. 1E., W.M.
(location not specified)

VOL. 243, PG. 96, DEED RECORDS
TO BENEFIT PACIFIC TELEPHONE & TELEGRAPH
(location not specified)

VOL. 497, PG. 305, DEED RECORDS
reservation and easement for irrigation ditch
located along south boundary
(there is no visible evidence of ditches on this property)

INST. NO. 71-07620, DEED RECORDS
TO MAINTAIN DITCHES & CANALS
(affects the westerly 83' more or less
of property described in Surveyor's
Certificate)
(there are no ditches or canals in this area)

This property is subject to Well Easement &
Maintenance Agreements per Instruments No.
85-15756, 85-15757, 90-05008 & 02-41625
(Location not specified)

NORTH ASHLAND PROFESSIONAL CONDOMINIUM

EASEMENT EXHIBIT PAGE

LOCATED IN:
The S.W. 1/4 of Section 32, T.38S., R.1E., W.M.
Jackson County, Oregon

FOR:
DUANE SMITH
2165 W. JACKSON ROAD
ASHLAND, OREGON 97520

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 = 50' SEPTEMBER 4, 2008
BASIS OF BEARING: S/N 17105

D/R = DEED RECORDS, JACKSON COUNTY, OREGON

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrell L. Huck
OREGON
FEBRUARY 4, 1988
DARRELL L. HUCK
2003
Expires 6/30/2009

I certify this plat to be an
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Darrell L. Huck
SURVEYOR

LINE TABLE "C"

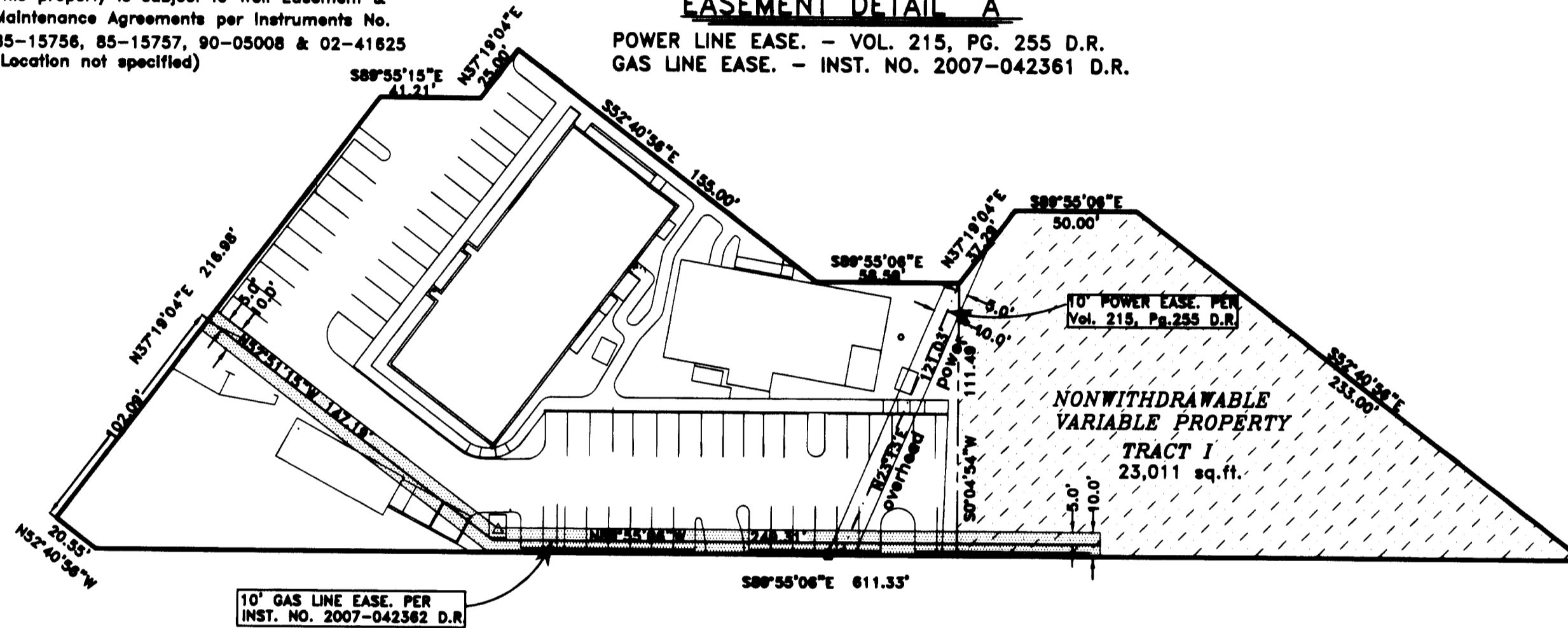
* NO. *	* BEARING *	* DIST. *
CL1	N00°04'54"E	9.84'
CL2	N89°55'06"W	80.26'
CL3	N65°10'13"W	115.30'
CL4	N37°19'04"E	114.42'
CL5	N09°02'20"E	26.30'
CL6	S89°55'15"E	31.74'
CL7	N37°19'04"E	17.32'
CL8	S52°40'56"E	7.19'
CL9	S37°17'05"W	126.00'
CL10	S52°40'56"E	63.03'
CL11	S89°55'06"E	113.20'
CL12	S00°04'54"W	18.40'
CL13	N89°55'06"W	4.91'
CL14	S00°04'54"W	19.84'

CURVE TABLE "C"

* No. *	* Delta *	* Radius *	* Arc *	* Chord *	* Chord Brg *
CC1	90°00'00"	10.00'	15.71'	14.14'	N44°55'06"W
CC2	89°58'01"	10.00'	15.71'	14.14'	S07°40'56"E
CC3	37°14'10"	19.00'	12.35'	12.13'	S71°18'01"E

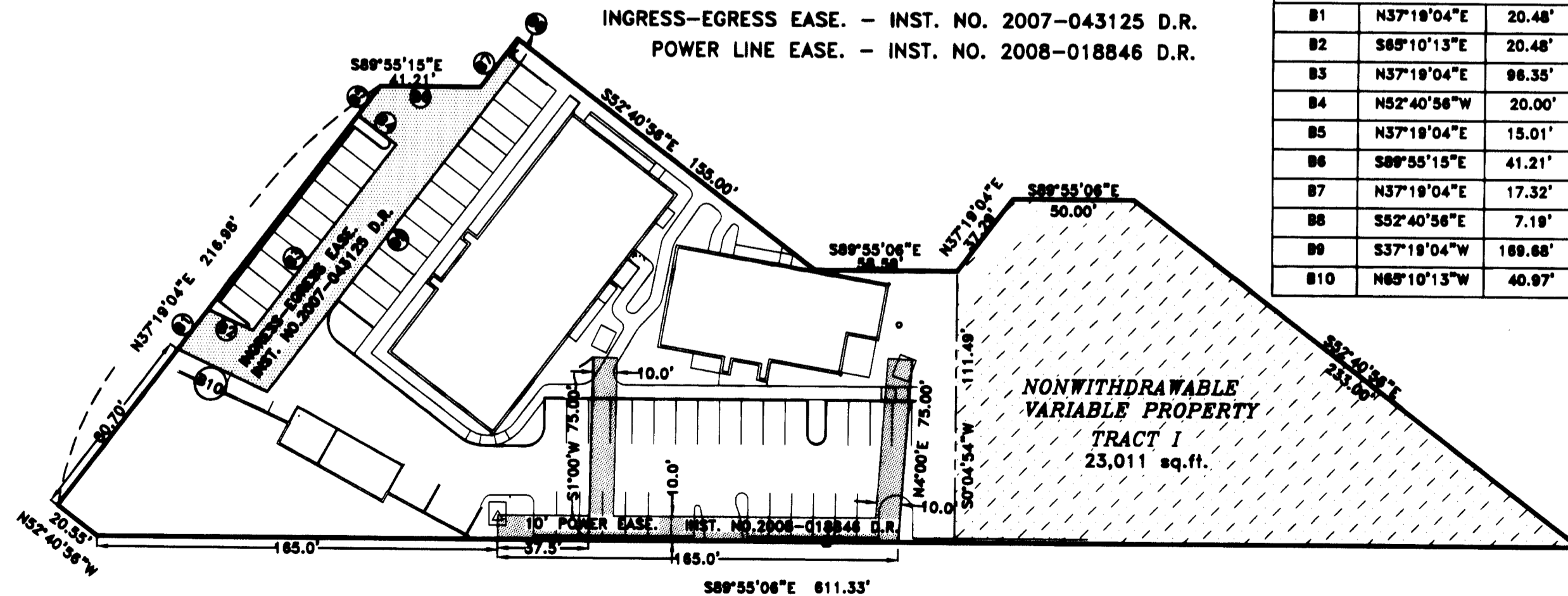
EASEMENT DETAIL "A"

POWER LINE EASE. - VOL. 215, PG. 255 D.R.
GAS LINE EASE. - INST. NO. 2007-042361 D.R.



EASEMENT DETAIL "B"

INGRESS-EGRESS EASE. - INST. NO. 2007-043125 D.R.
POWER LINE EASE. - INST. NO. 2008-018846 D.R.

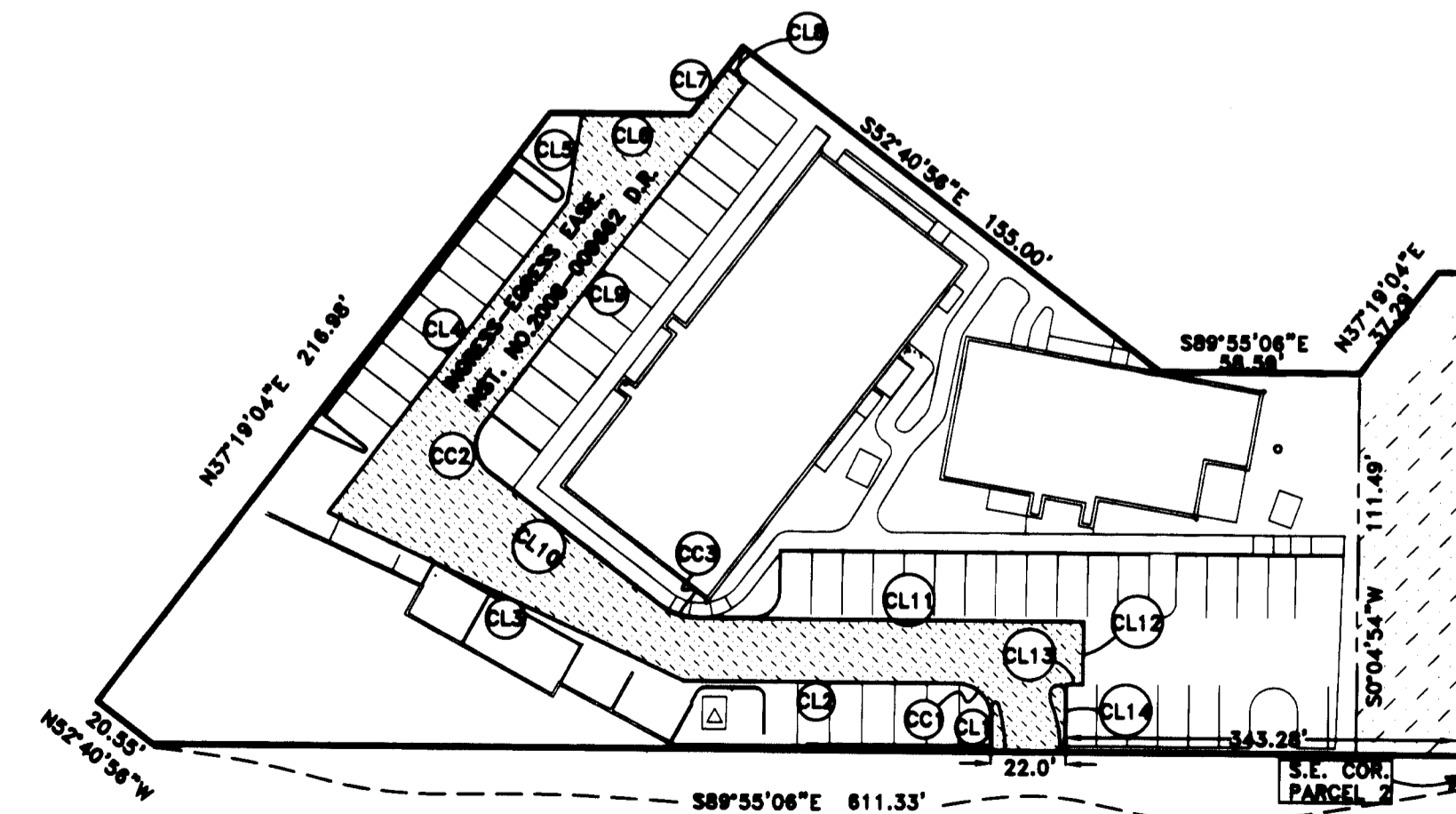


LINE TABLE "B"

* NO. *	* BEARING *	* DIST. *
B1	N37°19'04"E	20.48'
B2	S65°10'13"E	20.48'
B3	N37°19'04"E	96.35'
B4	N52°40'56"W	20.00'
B5	N37°19'04"E	15.01'
B6	S89°55'15"E	41.21'
B7	N37°19'04"E	17.32'
B8	S52°40'56"E	7.19'
B9	S37°19'04"W	169.68'
B10	N89°10'13"W	40.97'

EASEMENT DETAIL "C"

INGRESS-EGRESS EASE. - INST. NO. 2008-009662 D.R.



NORTH ASHLAND PROFESSIONAL CONDOMINIUM

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 = 50' SEPTEMBER 4, 2008
BASIS OF BEARING: S/N 17105

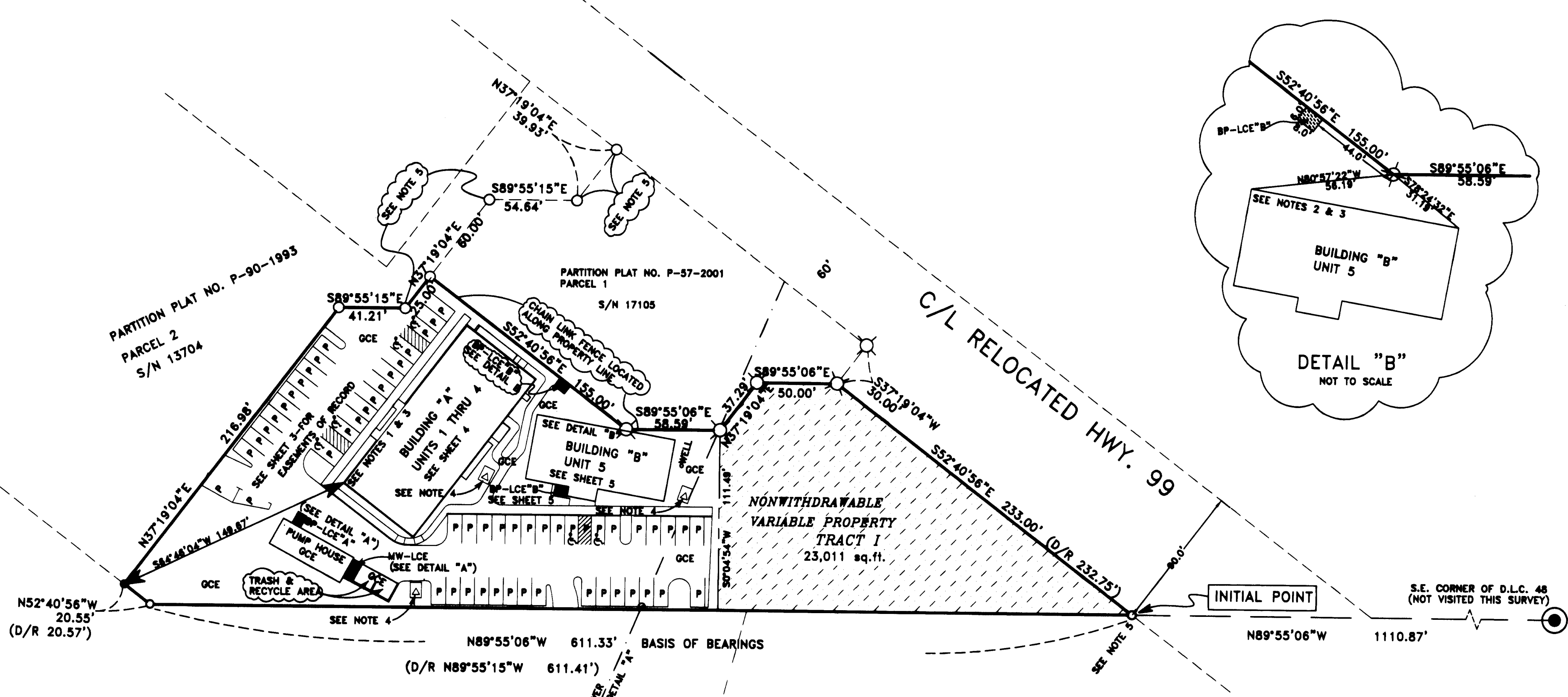
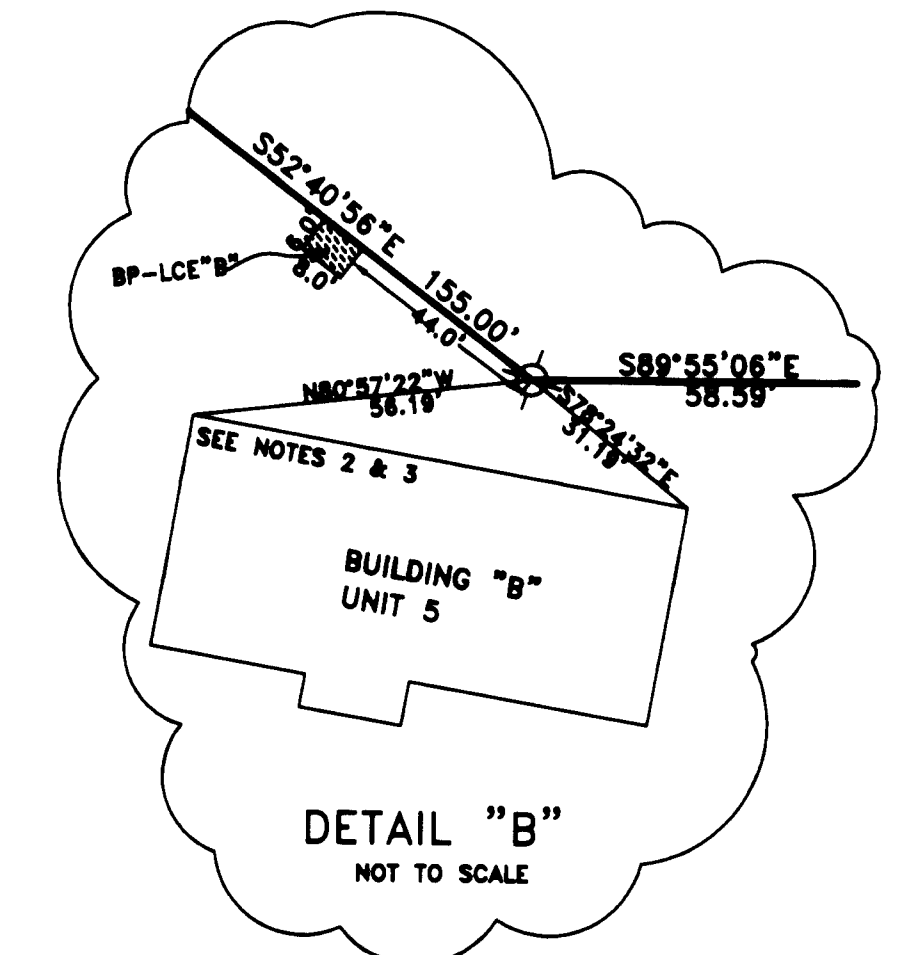
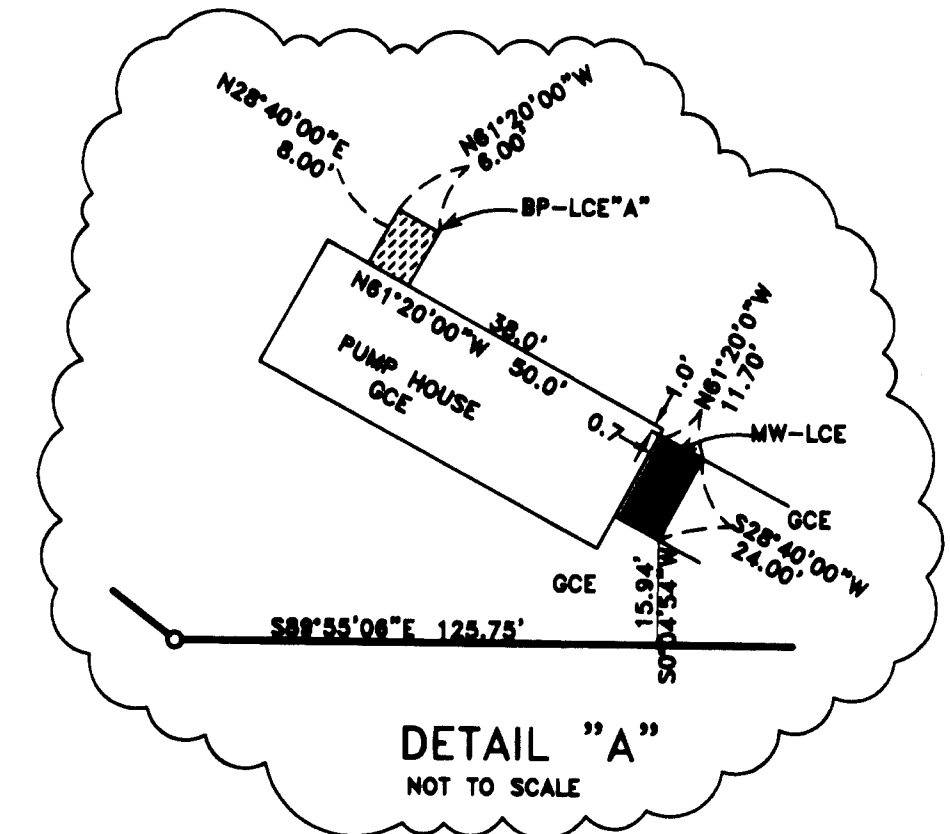
LOCATED IN:
The S.W. 1/4 of Section 32, T.38S., R.1E., W.M.
Jackson County, Oregon

SEE SHEET 3 FOR EASEMENT DETAILS

SEE SHEETS 4-6 FOR UNIT AND LCE DIMENSIONS

NOTES:

- BEARINGS OF "BUILDING A" (UNITS 1 THRU 4)
N-S = N37°26'46"E
E-W = N52°33'14"W
- BEARINGS OF "BUILDING B" (UNIT 5)
N-S = N9°57'00"E
E-W = N80°03'00"W
- BUILDING CORNER TIES ARE TO FACE OF SIDING
- △ = BURIED ELECTRIC VAULT - PART OF GCE
- 5/8" REBAR AS SET PER S/N 13704 & S/N 16579 - DESTROYED BY CONSTRUCTION REPLACED WITH 5/8"x24" IRON REINFORCING PIN WITH PLASTIC CAP STAMPED "D. HUCK LS 2023".



REGISTERED PROFESSIONAL LAND SURVEYOR

Darrell L. Huck

OREGON FEBRUARY 4, 1988
DARRELL L. HUCK
2003

Expires 6/30/2009

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