

DECLARATIONS

MCANDREWS PLAZA CONDOMINIUMS, PHASE IV PLAT AMENDMENT NO. 3

KNOW ALL PERSONS BY THESE PRESENTS, that Mark R. Bucher, Lorraine F. Bucher, and Thomas F. Carter and Glenna J. Carter, Trustees of the Carter Living Trust dated November 21, 2001, the owners of the real property depicted hereon and as more particularly described in the "SURVEYOR'S CERTIFICATE" herewith, executed and submitted to the Association of Unit Owners of the McAndrews Plaza Condominiums aka McAndrews Plaza Homeowners Association, Inc (the "Association") a declaration amendment, to be recorded concurrently herewith, authorizing the relocation of the unit boundary separating said real property and the recordation of this MCANDREWS PLAZA CONDOMINIUMS, PHASE IV PLAT AMENDMENT NO. 3 depicting said boundary relocation; that the Association approved the submitted declaration and plat amendments; and that the Chairman and Secretary of the Association certified the submitted declaration amendment on behalf of the Association. The undersigned hereby declare that the Plat depicted in this plat amendment accurately depicts the unit boundary relocation described in the declaration amendment that was submitted by the owners of the real property depicted hereon, approved by the Association, and certified by the Chairman and Secretary of said Association, and consent to the recordation of this plat amendment.

Unit U and Unit W, MCANDREWS PLAZA CONDOMINIUMS, PHASE IV AMENDED PLAT NO. 2, according to the official plat thereof, located in the Southeast One-quarter of the Northeast One-quarter of Section 19, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

THOMAS AND GLENNE CARTER AND MARK AND LORRAINE BUCHER

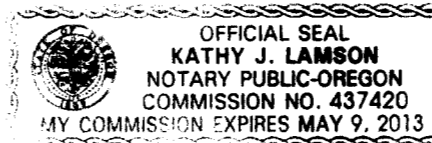
C/o Thomas Carter
PO Box 8461
Medford, OR 97501

STATE OF OREGON }
County of Jackson } SS

Personally appeared the above named Mark R. Bucher and Lorraine F. Bucher, known to me, and acknowledged the foregoing instrument to be their voluntary act and deed.

WITNESS my hand and seal this 17th day of MAY, 2012.

Before me:
Kathy J. Lamson
NOTARY PUBLIC-OREGON
COMMISSION NO.: 437420
MY COMMISSION EXPIRES: May 9, 2013

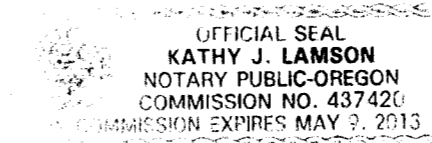


STATE OF OREGON }
County of Jackson } SS

Personally appeared the above named Thomas F. Carter and Glenna J. Carter, known to me as Trustees of the Carter Living Trust dated November 21, 2001, and acknowledged the foregoing instrument to be their voluntary act and deed.

WITNESS my hand and seal this 17th day of MAY, 2012.

Before me:
Kathy J. Lamson
NOTARY PUBLIC-OREGON
COMMISSION NO.: 437420
MY COMMISSION EXPIRES: May 9, 2013

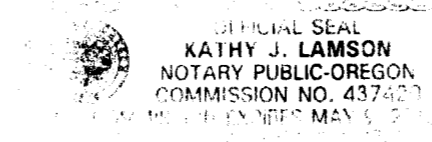


STATE OF OREGON }
County of Jackson } SS

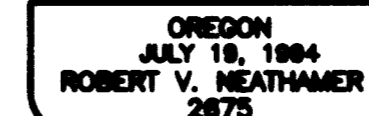
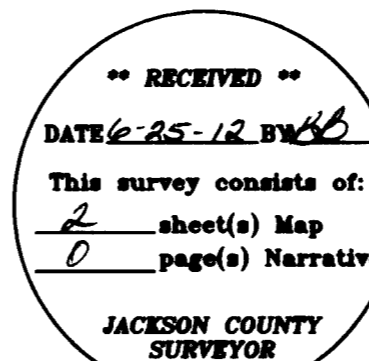
Personally appeared the above named Laurence Ware and Kelly L. Andersen, known to me as Chairman and Secretary of the Association of Unit Owners of the McAndrews Plaza Condominiums aka McAndrews Plaza Homeowners Association, Inc., respectively, and acknowledged the foregoing instrument to be their voluntary act and deed.

WITNESS my hand and seal this 17th day of MAY, 2012.

Before me:
Kathy J. Lamson
NOTARY PUBLIC-OREGON
COMMISSION NO.: 437420
MY COMMISSION EXPIRES: May 9, 2013



I hereby certify that this is an exact copy of the original.
Robert V. Neathamer
Surveyor



SURVEYOR'S CERTIFICATE

I, Robert V. Neathamer, a Registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with the proper monuments, as provided by law, the tracts of land depicted hereon and that this plat is a correct representation of said tracts and that the following is an accurate description of the boundary lines of the parent tracts of land as set forth hereon:

All that real property located within the Southeast One-quarter of the Northeast One-quarter of Section 19, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon, being more particularly described as follows:

Those areas designated and shown as Unit U and Unit W on the Final Plat of MCANDREWS PLAZA CONDOMINIUMS, PHASE IV, AMENDED PLAT NO. 2, recorded in Volume 15, Page 66, Jackson County, Oregon, Plat Records, and described in that certain declaration of unit ownership of said condominiums, and an undivided fractional interest as to said Units, in all appurtenant common elements, which declaration was recorded November 4, 1983, as Document No. 83-19068, and first amendment thereto recorded April 25, 1984, as Document No. 84-06451, and supplemental declaration thereto recorded April 25, 1984, as Document No. 84-06458, and supplemental declaration thereto recorded September 12, 1985, as Document No. 85-15539, and first amendment to said latter supplemental declaration recorded February 4, 1986, as Document No. 86-01943, and second amendment to said latter supplemental declaration recorded September 3, 1986, as Document No. 86-17261, all in the Official Records of Jackson County, Oregon.

Robert V. Neathamer
Surveyor

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

PURPOSE: To survey and depict the amended boundaries of Unit U and Unit W of MCANDREWS PLAZA CONDOMINIUMS, PHASE IV AMENDED PLAT NO. 2.

PROCEDURE: Based on MCANDREWS PLAZA CONDOMINIUMS, PHASE IV AMENDED PLAT NO. 2, according to the official plat thereof, and instruments Numbered 2003-001335 and 2004-00063, of the Official Records of Jackson County, Oregon, said Units were surveyed and the adjusted common wall located on March 20, 2012, as depicted hereon.

SURVEYOR CERTIFICATION TO COMPLY WITH PARAGRAPH 100.115(2)(d), OREGON REVISED STATUTES

This plat accurately depicts the boundaries of the units and that the construction of the buildings, units and common elements as depicted on the Plat are complete.

APPROVALS:

Examined and approved this 30 day of MAY, 2012.

City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 100.110 have been paid as of June 25, 2012.

Shannon Bell Tax Collector, Debra J. DePue Deputy

Examined and approved as required by O.R.S. 92.100 and O.R.S. 100.110 this 25th day of JUNE, 2012.

Joshua Gibson Assessor, Wallace Johnson Deputy

RECORDING

FILED FOR RECORD THIS THE 25th DAY OF June, 2012 AT 3:54 O'CLOCK P.M. AND RECORDED IN VOLUME 38 OF PLATS AT PAGE 7 OF THE RECORDS OF JACKSON COUNTY, OREGON, AND DOCUMENT NUMBER 2012-020136 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker County Clerk, Carmen D. Helman Deputy

PREPARED BY: Neathamer Surveying, Inc. 3126 State St, Suite 203 P.O. Box 1584 Medford, Oregon 97501 Phone (541) 732-2869 FAX (541) 732-1382

PLOT DATE: May 16, 2012 PROJECT NUMBER: 11028

Sheet 1 of 2 NR DC

IN WITNESS WHEREOF, signed this 17th day of May, 2012.

Signatures of Mark Robert Bucher and Lorraine F. Bucher, co-owners of Units U and W.

Signatures of Thomas F. Carter and Glenna J. Carter, Trustees of The Carter Family Trust dated November 21, 2001.

Signatures of Laurence Ware, Chairman of the Association, and Kelly L. Andersen, Secretary of the Association.

KNOW ALL PERSONS BY THESE PRESENTS, that the Chairman and Secretary of the Association, do hereby declare that the McAndrews Plaza Condominiums Phase IV Amended Plat No. 2 is amended pursuant to ORS 100.116 and 100.130(6) to reflect the relocated unit boundary separating Unit U and Unit W as laid out in this plat amendment.

IN WITNESS WHEREOF, signed this 17th day of MAY, 2012.

Signatures of Laurence Ware, Chairman of the Association, and Kelly L. Andersen, Secretary of the Association.

NOTES

MCANDREWS PLAZA CONDOMINIUMS, PHASE IV PLAT AMENDMENT NO. 3 IS SUBJECT TO O.R.S. 100.005, O.R.S. 100.825, O.R.S. 100.115(F) AND THE FOLLOWING MATTERS OF RECORD PURSUANT TO THAT CERTAIN PUBLIC RECORDS REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON DATED MAY 14, 2012 AND NUMBERED 7164-1738456:

City Liens, if any, of the City of Medford.

Easement, including terms and provisions contained therein, recorded as Volume 166, Pages 199 and 625 of the Deed Records of Jackson County, Oregon, in favor of Pacific Power and Light Company for transmission and distribution of electricity, (specific location not given).

Easement, including terms and provisions contained therein, recorded as Documents Numbered 67-01968 and 68-04887 of the Official Records of Jackson, Oregon, in favor of Pacific Power and Light Company for transmission and distribution of electricity, (specific location not given).

Easement, including terms and provisions contained therein, recorded as Document Number 68-06864 of the Official Records of Jackson, Oregon, in favor of City of Medford for sanitary sewer.

Easement, including terms and provisions contained therein, recorded as Document Number 64-01724 of the Official Records of Jackson, Oregon, in favor of City of Medford for storm drain.

Easement, including terms and provisions contained therein, recorded as Document Number 61-16340 of the Official Records of Jackson County, Oregon, for ingress and egress.

Easement, including terms and provisions contained therein, recorded as Document Number 83-11957 of the Official Records of Jackson County, Oregon, in favor of City of Medford for public utilities.

Easement, including terms and provisions contained therein, recorded as Document Number 83-20607 of the Official Records of Jackson County, Oregon, in favor of Pacific Power and Light Company for transmission and distribution of electricity.

Restriction set forth in deed recorded in Volume 353, Page 99 of the Deed Records of Jackson County, Oregon.

Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes recorded as Document No. 83-19068, modified and/or amended by Documents Numbered 84-06451, 84-06458, 85-15539, 86-01943 and 86-17261.

Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in Condominium Declaration and as may be contained in the By-laws adopted pursuant to said Declaration recorded as Document Number 83-19069, modified and/or amended by Document Number 84-06459, both documents of the Official Records of Jackson County, Oregon.

Right of First Refusal, including the terms and provisions thereof, as set forth in paragraphs 12 through 12b of Declaration recorded as Document Number 83-19068 of the Official Records of Jackson County, Oregon.

Regulations and Assessments of Association of Unit Owners of McAndrews Plaza Condominiums, as set forth in Declaration recorded as Document Number 83-19069, modified and/or amended by Document Number 84-06459, both of the Official Records of Jackson County, Oregon.

Unrecorded leases or periodic tenancies, if any.

MCANDREWS PLAZA CONDOMINIUMS, PHASE IV PLAT AMENDMENT NO. 3

Unit U and Unit W, MCANDREWS PLAZA CONDOMINIUMS, PHASE IV AMENDED PLAT NO. 2, according to the official plat thereof, located in the Southeast One-quarter of the Northeast One-quarter of Section 19, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

THOMAS AND GLENNE CARTER AND MARK AND LORRAINE BUCHER

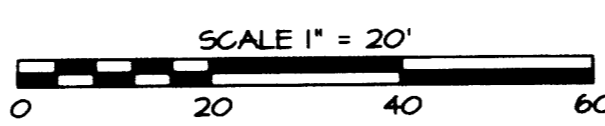
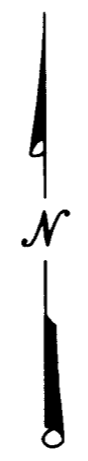
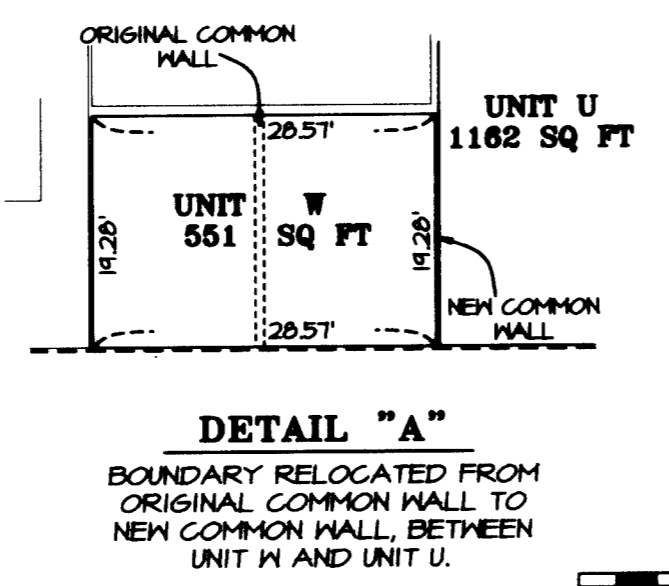
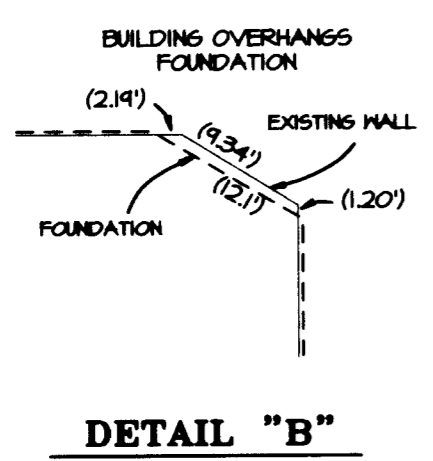
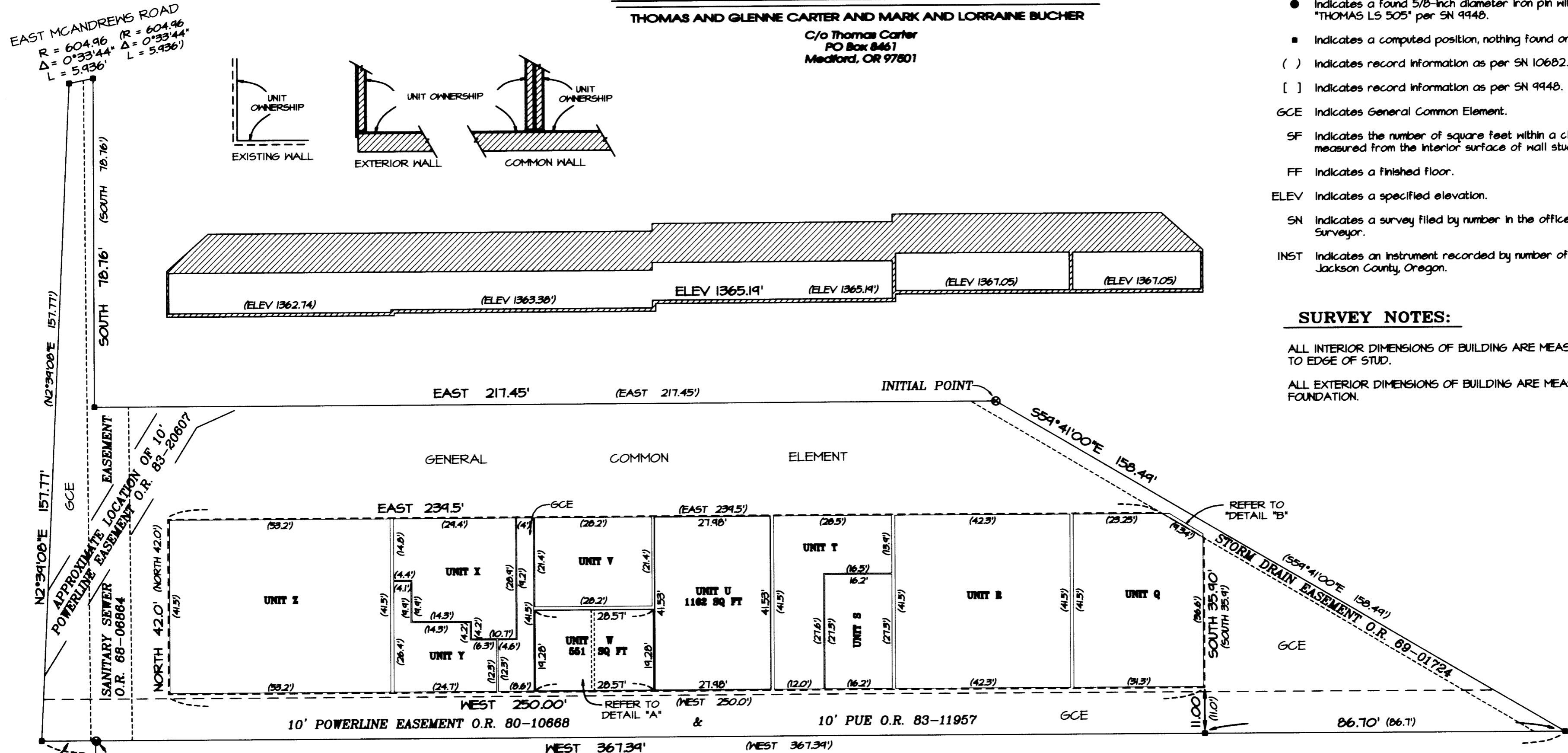
C/o Thomas Carter
PO Box 8461
Medford, OR 97501

LEGEND:

- ⊙ Indicates a found 2-1/2 inch diameter brass cap with a center punch per SN 10682.
- Indicates a found 2-1/2 inch diameter brass cap per SN 10682.
- Indicates a found 5/8-inch diameter iron pin with a plastic cap marked "THOMAS LS 505" per SN 9948.
- Indicates a computed position, nothing found or set.
- () Indicates record information as per SN 10682.
- [] Indicates record information as per SN 9948.
- GCE Indicates General Common Element.
- SF Indicates the number of square feet within a closed area such as a unit measured from the interior surface of wall stud.
- FF Indicates a finished floor.
- ELEV Indicates a specified elevation.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- INST Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.

SURVEY NOTES:

- ALL INTERIOR DIMENSIONS OF BUILDING ARE MEASURED FROM EDGE OF STUD TO EDGE OF STUD.
- ALL EXTERIOR DIMENSIONS OF BUILDING ARE MEASURED TO THE OUTSIDE OF FOUNDATION.



I hereby certify that this is an exact copy of the original.
Robert V. Neathamer
Surveyor

** RECEIVED **
DATE 6-28-12 BY BB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Robert V. Neathamer
OREGON
JULY 19, 1984
ROBERT V. NEATHAMER
2675
Renewal Date 12/31/12

BASIS OF SURVEY:

BASIS OF BEARINGS: The East line of the McAndrews Plaza Condominiums, Phase III as depicted per Survey Number 9948, as filed in the office of the Jackson County Surveyor.

BASIS OF ELEVATIONS: City of Medford datum, based on City Bench Mark Number A-104 with a published elevation of 1354.214 feet. Project elevations derived from digital level loops from said bench mark.

PREPARED BY: *Neathamer Surveying, Inc.*
3126 State St, Suite 203
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PLOT DATE: May 16, 2012 PROJECT NUMBER: 11028
Sheet 2 of 2 © NR DC