

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT DANIEL DURANT AND DAVID NEWTON, TRUSTEES OF THE DURANT-NEWTON TRUST, ARE THE OWNERS OF THE LANDS HEREON DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND DO HEREBY DECLARE THAT THE PROPERTY AND IMPROVEMENTS CALLED HEREIN, BROTHERS BUILDING 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 CHAPTER 100.005 TO 100.627.

Daniel Durant
DANIEL DURANT, TRUSTEE

DAVID NEWTON, TRUSTEE

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED DANIEL DURANT, THIS 6 DAY OF July, 2017, AS TRUSTEE OF THE DURANT-NEWTON TRUST, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME: Jamie G. Miller
NOTARY PUBLIC, STATE OF OREGON Laurie A. Miller
COMMISSION NO. 941242
MY COMMISSION EXPIRES: July 26, 2019

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED DAVID NEWTON, THIS 7 DAY OF July, 2017, AS TRUSTEE OF THE DURANT-NEWTON TRUST, AND ACKNOWLEDGED THE FORGOING TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME: Jamie G. Miller
NOTARY PUBLIC, STATE OF OREGON Laurie A. Miller
COMMISSION NO. 941242
MY COMMISSION EXPIRES: July 26, 2019

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 BROTHERS BUILDING 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 6th DAY OF July, 2017.

Shawn Kampmann
SHAWN KAMPMANN, PLS 2883

** RECEIVED **
Date 7/28/17 By SF
This survey consists of
4 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

Assessor's Map No. 39 1E 09 BB, Tax Lot 5700

BROTHERS BUILDING CONDOMINIUM

LOCATED AT

95 North Main Street
Ashland, Oregon

LYING SITUATE WITHIN

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

FOR

Durant-Newton Trust

642 Sutton Place
Ashland, Oregon 97520

SHEET INDEX

- SHEET 1 APPROVALS & CERTIFICATIONS
SHEET 2 PLAT BOUNDARY
SHEET 3 ELEVATION VIEWS, UNITS 1 & 2
SHEET 4 PLAN VIEWS, UNITS 1 & 2

SURVEYOR'S CERTIFICATE

I, SHAWN KAMPMANN, DULY 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 TRACT OF LAND HEREON SHOWN, THIS SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES.

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 4, CITY OF ASHLAND, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL MAP OF SAID CITY, ADOPTED NOVEMBER 5, 1888, FROM WHICH AN ALUMINUM CAPPED IRON PIN BEARS SOUTH 59°27'37" WEST, 0.11 FEET; THENCE NORTH 29°47'15" WEST, ALONG THE WESTERLY LINE OF MAIN STREET IN SAID CITY, A DISTANCE OF 27.50 FEET (DEED RECORD NORTH 29°50' WEST, 27.5 FEET) TO A TWO INCH BRASS DISC IN CONCRETE AT THE NORTHEAST CORNER THEREOF AND THE POINT OF BEGINNING; THENCE SOUTH 59°26'45" WEST, LEAVING SAID WESTERLY LINE, A DISTANCE OF 100.00 FEET (DEED RECORD SOUTH 59°24' WEST, 100.0 FEET) TO A 5/8 INCH IRON PIN AT THE NORTHWEST CORNER THEREOF; THENCE SOUTH 29°47'15" EAST, 27.50 FEET (DEED RECORD SOUTH 29°50' EAST, 27.5 FEET) MORE OR LESS, TO THE LINE BETWEEN LOTS 1 AND 2 IN SAID BLOCK 4; THENCE NORTH 59°26'37" EAST, ALONG SAID DESCRIBED LINE, A DISTANCE OF 100.00 FEET (DEED RECORD NORTH 59°24' EAST, 100.0 FEET) TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 29°47'15" WEST, ALONG SAID WESTERLY LINE OF MAIN STREET, A DISTANCE OF 27.50 FEET (DEED RECORD NORTH 29°50' WEST, 27.5 FEET) TO THE INITIAL POINT OF BEGINNING.

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

Shawn Kampmann
SURVEYOR

THE DECLARATION OF CONDOMINIUM OWNERSHIP, COVENANTS, CONDITIONS AND RESTRICTIONS HAS BEEN RECORDED IN INSTRUMENT NO. 2017- 25663 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

THE BYLAWS OF BROTHERS BUILDING CONDOMINIUM HAVE BEEN RECORDED IN INSTRUMENT NO. 2017- 25663 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED WITHIN THE FIRST AMERICAN TITLE COMPANY OF OREGON ORDER NO. 7169-2490098 DATED JULY 21, 2015, ARE EITHER BLANKET IN NATURE, OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE ARE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- 1 PARTY WALL AGREEMENT - VOLUME 54, PAGE 46, DEED RECORDS OF JACKSON COUNTY, OREGON.
2 DEED OF TRUST AND TERMS AND CONDITIONS THEREOF - DOCUMENT NO. 2014-031282, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
3 ASSIGNMENT OF LEASES AND/OR RENTS AND THE TERMS AND CONDITIONS THEREOF - DOCUMENT NO. 2014-031283, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

RECORDING:

FILED FOR RECORD THIS 27th DAY OF July, 2017 AT 3:31 O'CLOCK P.M AND RECORDED IN VOLUME 43, PAGE 16 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker COUNTY CLERK
Sonya L. Morgan DEPUTY

APPROVALS:

EXAMINED AND APPROVED THIS 17th DAY OF July, 2017

Bradley F. Barber
ASHLAND CITY SURVEYOR

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF July 27th, 2017.

Deputy Tax Collector
7/27/17 DATE

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 27th DAY OF July, 2017.

Assessor
7/27/17 DATE

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

PURPOSE: TO SURVEY AND PLAT "BROTHERS BUILDING CONDOMINIUM" LOCATED IN LOT 1, BLOCK 4, OF THE OFFICIAL MAP OF ASHLAND, ADOPTED BY THE CITY COUNCIL ON NOVEMBER 5, 1888.

PROCEDURE: UTILIZING A LEICA TCRP 1203 ROBOTIC ELECTRONIC TOTAL STATION AND RANGING PRISMS, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS OFFICE DURING THE PERFORMANCE OF SURVEY NO. 21810 AND SURVEY NO. 20526, I SURVEYED AND MONUMENTED BROTHERS BUILDING CONDOMINIUM AS SHOWN HEREON. THE ENTIRETY OF LOTS 1 & 2 IN BLOCK 4, WERE DETERMINED BY SURVEY NO. 21810 WHICH RESOLVED DISCREPANCIES AND ERRORS WITHIN THIS BLOCK DISCOVERED ON THE 1888 MAP OF ASHLAND AND PROPOGATED BY SURVEY NO. 12799. SENOR DEED CALLS UTILIZED FOR McCALL'S 1879 MAP OF ASHLAND AND EXTENSIVE DEED AND TITLE RESEARCH WAS USED TO SOLVE THE MYSTERY AS NOTED IN THE NARRATIVE OF SURVEY NO. 21810. THIS BOUNDARY RESOLUTION FIT VERY WELL WITH THE LONG STANDING IMPROVEMENTS WITHIN THIS BLOCK, INCLUDING THE HISTORIC "CENTRAL HOTEL" BUILDING, NOW REFERRED TO AS THE BROTHERS RESTAURANT BUILDING.

REGISTERED PROFESSIONAL LAND SURVEYOR

Shawn Kampmann

OREGON JULY 14, 1998 SHAWN KAMPMANN 2883 LS

RENEWAL DATE: 6/30/2019

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

DATE: FEBRUARY 10, 2017
PROJECT NO. 965-15

FILE: SURVEYS\965-15\BROTHERS CONDOMINIUM.DWG SHEET 1 of 4

PLAN VIEW

- SURVEY NOTES**
- 1) ALL ANGLES ARE 90° UNLESS NOTED OTHERWISE.
 - 2) ALL OF THE LAND AND THE BUILDING ARE GCE, EXCEPT FOR UNITS AND LCE'S SHOWN HEREON.
 - 3) THE EXTERIOR OF BUILDING SHOWN HEREON IS MEASURED TO THE OUTSIDE OF THE BUILDING FOOTPRINT.

CENTERLINE INTERSECTION OF NORTH MAIN STREET & HELMAN STREET

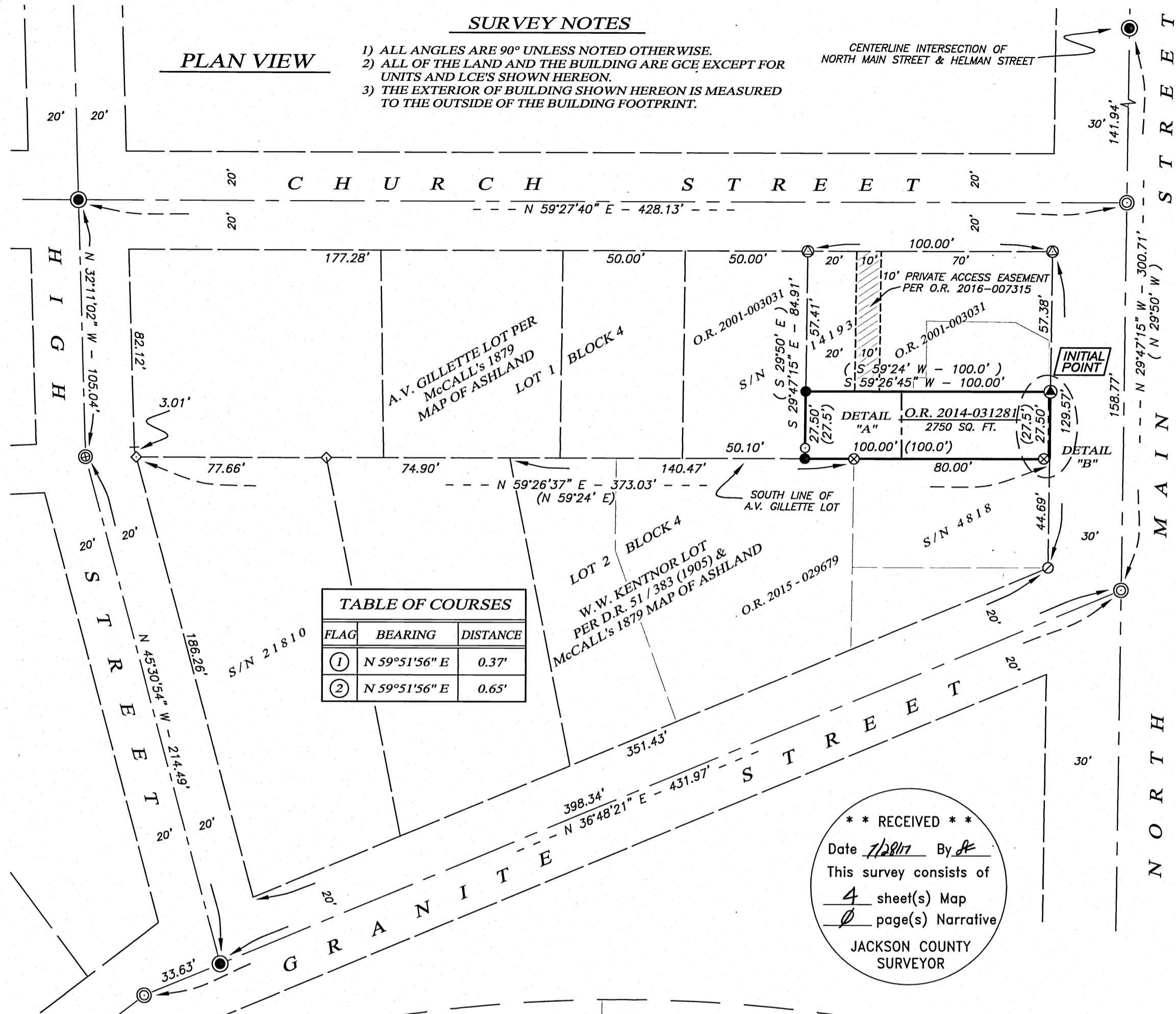


TABLE OF COURSES

FLAG	BEARING	DISTANCE
①	N 59°51'56" E	0.37'
②	N 59°51'56" E	0.65'

**** RECEIVED ****
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0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

BROTHERS BUILDING CONDOMINIUM

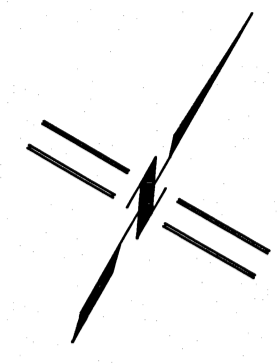
LOCATED AT
95 North Main Street
Ashland, Oregon
 LYING SITUATE WITHIN
 NORTHWEST QUARTER OF SECTION 9,
 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
 CITY OF ASHLAND, JACKSON COUNTY, OREGON

Durant-Newton Trust

642 Sutton Place
 Ashland, Oregon 97520

LEGEND

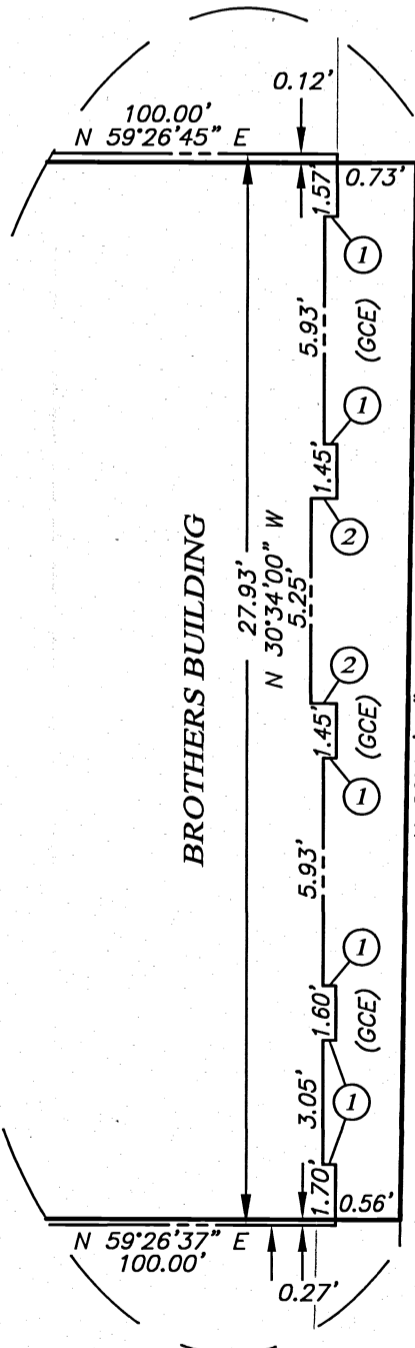
- 3" BRASS CAP IN MONUMENT WELL PER S/N 20526 & CITY OF ASHLAND ENGINEERING FIELD BOOK NOTES (RECOVERED)
- ⊙ 3/4" IRON PIPE IN MONUMENT WELL PER S/N 20526 & CITY OF ASHLAND ENGINEERING FIELD BOOK NOTES (RECOVERED)
- ⊗ 1" SQUARE IRON ROD IN GRAVEL ROAD PER S/N 20526 & CITY OF ASHLAND ENGINEERING FIELD BOOK NOTES (RECOVERED)
- ⊖ 1-1/2" ALUMINUM CAP ON 5/8" IRON PIN w/ PUNCH STAMPED "SWAIN L.S. 759" PER S/N 4818 (RECOVERED)
- ⊙ TACK IN LEAD PLUG w/ 1" BRASS WASHER IN CONCRETE SIDEWALK STAMPED "L.S. 759" PER S/N 4818 (RECOVERED)
- ⊙ 5/8" IRON PIN w/ RED PLASTIC CAP STAMPED "D.A. EDWARDS LS 2339" PER S/N 14193 (RECOVERED)
- ⊙ TACK IN LEAD PLUG w/ 1" BRASS WASHER IN CONCRETE SIDEWALK STAMPED "LS 2339" PER S/N 14193 (RECOVERED)
- ⊙ 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" PER S/N 20526 (RECORD)
- ⊙ 1" BERTNSEN BRASS DISC IN CONCRETE WALK STAMPED "POLARIS PLS 2883" (ESTABLISHED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- PROPERTY BOUNDARY LINE
- BOUNDARY LINE
- CENTERLINE
- PREVIOUS DEED LINE
- EASEMENT LINE
- LIMITED COMMON ELEMENT (LCE)
- BUILDING EXTERIOR MASONRY WALL
- A - # ACCESS AREA LCE, APPURTENANT TO UNIT AS DESCRIBED
- PA - # PATIO AREA LCE, APPURTENANT TO UNIT AS DESCRIBED
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- D.R. DEED RECORDS VOLUME / PAGE, JACKSON COUNTY RECORDER
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- LCE LIMITED COMMON ELEMENT
- GCE GENERAL COMMON ELEMENT
- SQ. FT. SQUARE FEET
- () DEED RECORD DATA PER O.R. 2014-031281
- CONDOMINIUM BUILDING FOOTPRINT
- PRIVATE ACCESS EASEMENT PER O.R. 2016-007315



SCALE: 1" = 40'



MONUMENT DETAIL
 2" BRONZE CAP
 FLUSH IN SIDEWALK



DETAIL "B"
 SCALE: 1" = 5'

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF CHURCH STREET IN THE CITY OF ASHLAND, HAVING A RECORD PLAT BEARING OF NORTH 59°27'40" EAST, AS REFERENCED ON SURVEY NO. 21810, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

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

Shawn Kampmann
 SURVEYOR

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Shawn Kampmann

OREGON
 JULY 14, 1998
 SHAWN KAMPMANN
 2883 LS

RENEWAL DATE: 6/30/2019

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

DATE: FEBRUARY 10, 2017
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BROTHERS BUILDING CONDOMINIUM

LOCATED AT

95 North Main Street
Ashland, Oregon

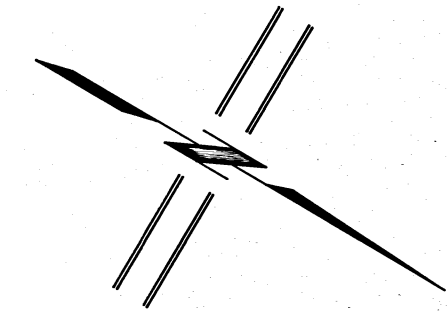
LYING SITUATE WITHIN

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

FOR

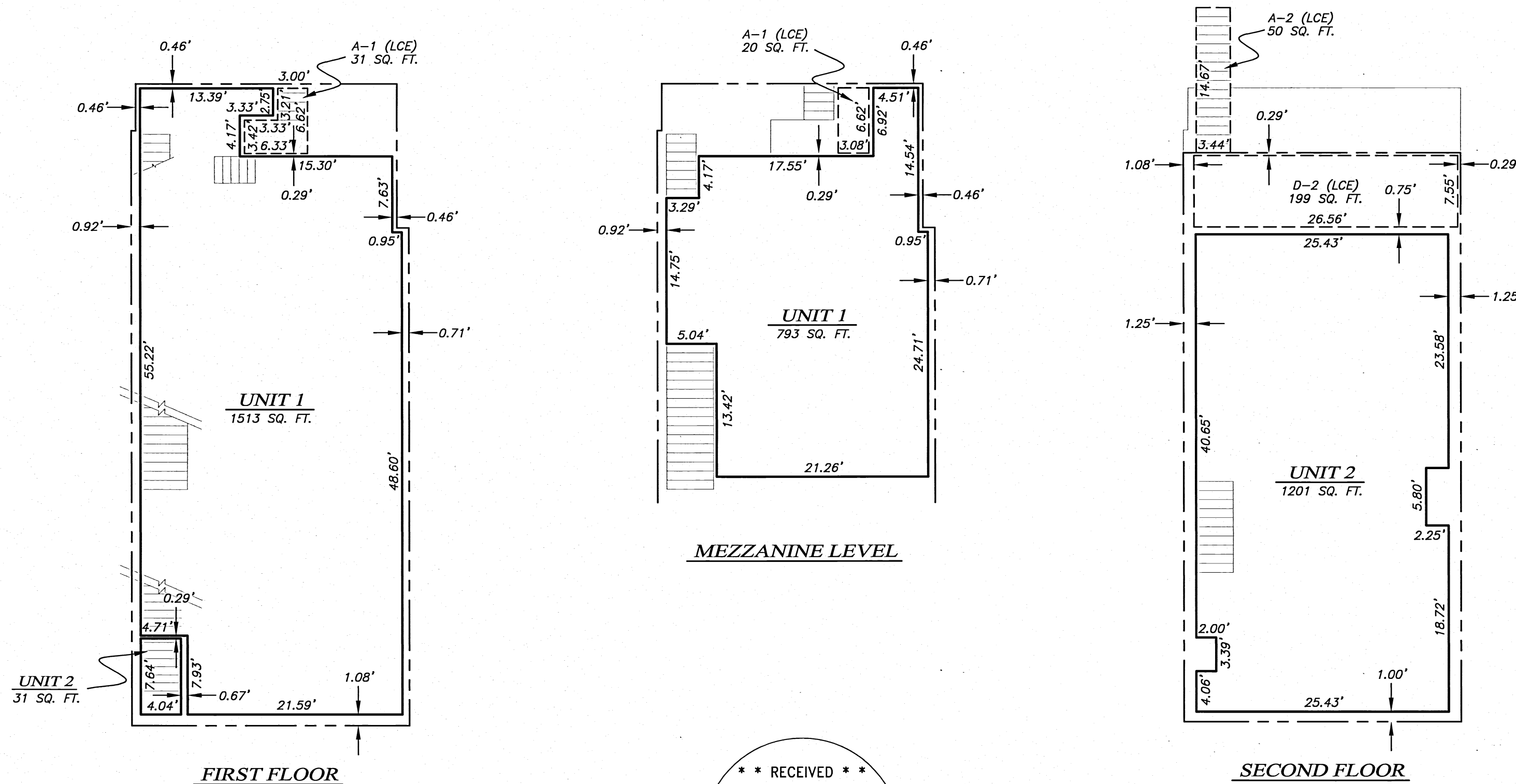
Durant-Newton Trust

642 Sutton Place
Ashland, Oregon 97520



SCALE: 1" = 10'

PLAN VIEW



LEGEND

———	UNIT BOUNDARY
———	EXTERIOR FOUNDATION WALL
———	LIMITED COMMON ELEMENT
LCE	LIMITED COMMON ELEMENT
SQ. FT.	SQUARE FEET
D - #	DECK AREA LCE ASSOCIATED w/ UNIT
A - #	ACCESS AREA LCE ASSOCIATED w/ UNIT

SURVEY NOTES

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

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

Shawn Kampmann
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2019

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POLARIS LAND SURVEYING LLC
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BROTHERS BUILDING CONDOMINIUM

LOCATED AT

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LYING SITUATE WITHIN

NORTHWEST QUARTER OF SECTION 9,
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
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FOR

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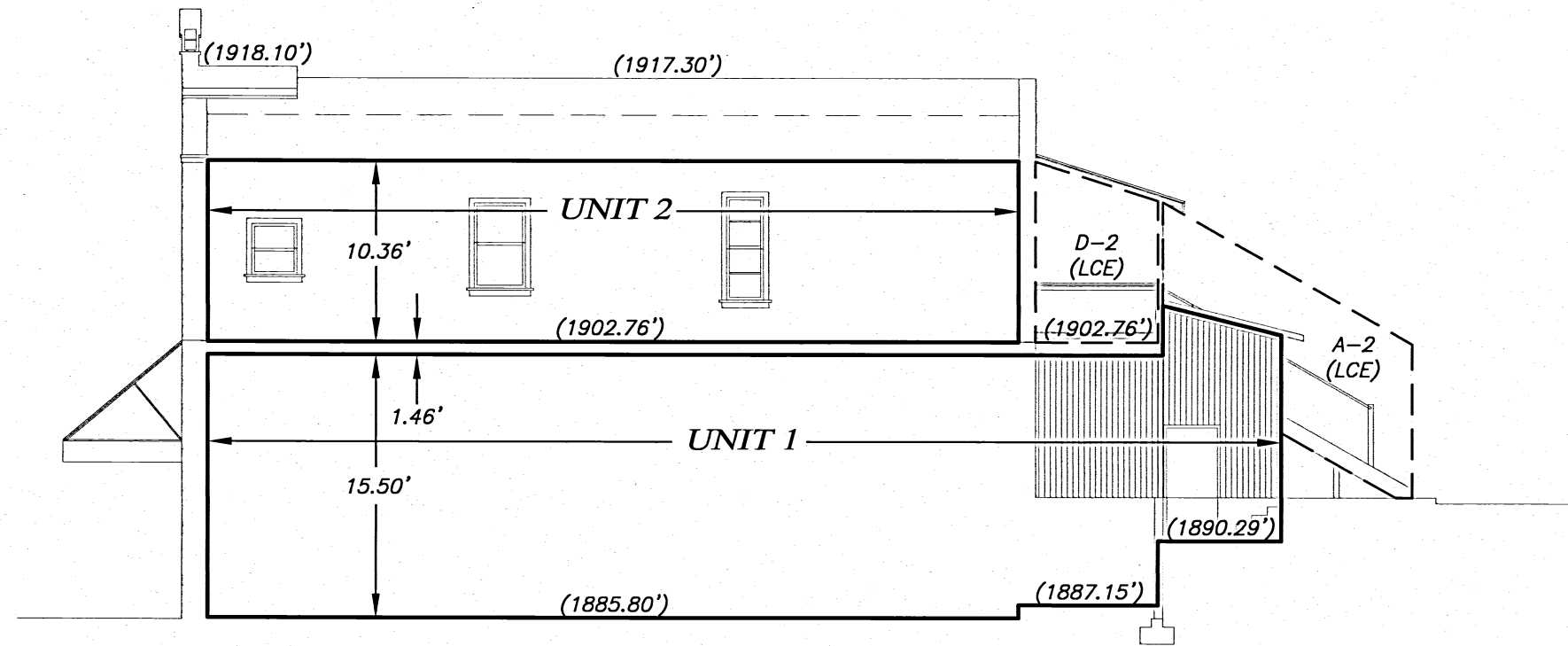
ELEVATIONS

SCALE: 1" = 10'

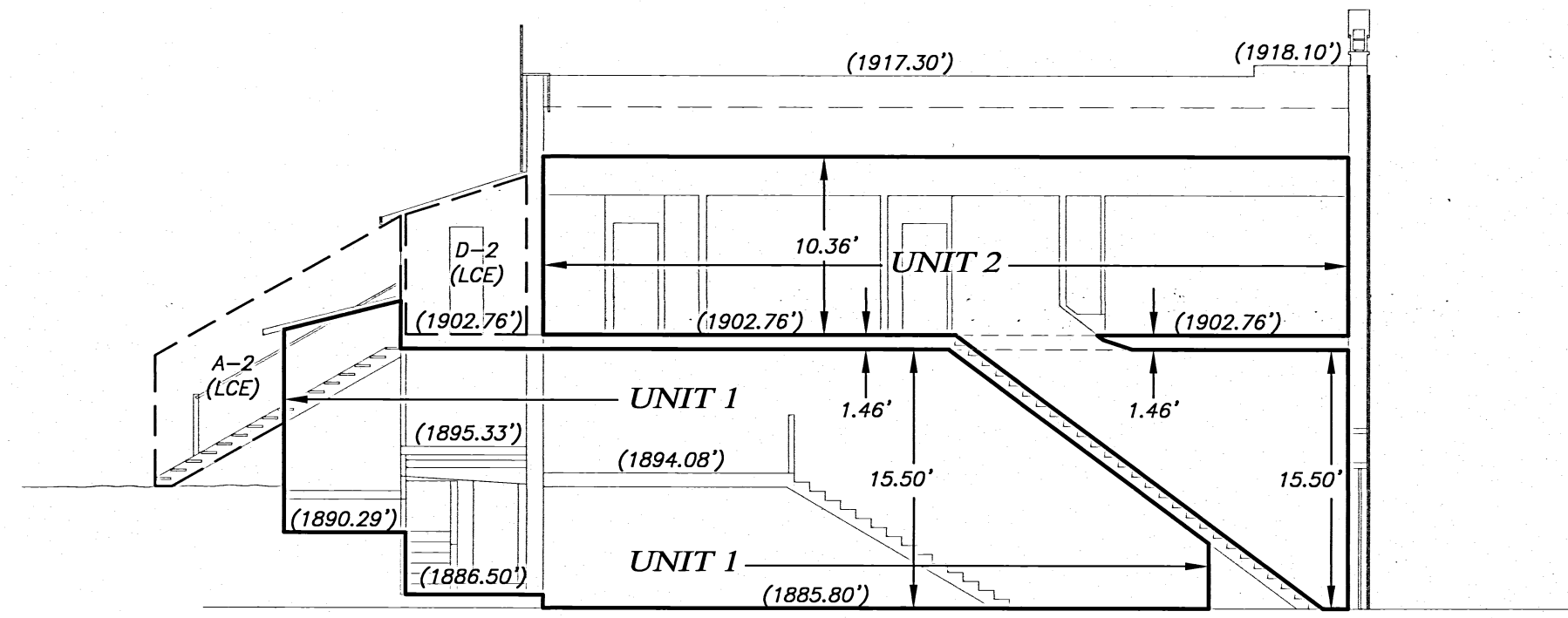
LEGEND

---	UNIT BOUNDARY
- - - -	LIMITED COMMON ELEMENT
LCE	LIMITED COMMON ELEMENT
D-#	DECK AREA LCE ASSOCIATED w/ UNIT
A-#	ACCESS AREA LCE ASSOCIATED w/ UNIT
(1885.80')	VERTICAL ELEVATION (TYPICAL)
15.50'	VERTICAL DISTANCE (TYPICAL)

- SURVEY NOTES**
- 1) ALL ANGLES ARE 90° UNLESS NOTED OTHERWISE.
 - 2) ALL OF THE LAND IS GCE EXCEPT FOR UNITS AND LCE AS SHOWN HEREON.
 - 3) UNIT ELEVATIONS SHOWN ARE AS FOLLOWS:
 - (A) TOP OF CONCRETE SLAB FOR FIRST FLOOR LOWER LIMITS.
 - (B) BOTTOM OF WOOD JOISTS OR TRUSSES FOR FIRST FLOOR UPPER LIMITS.
 - (C) TOP OF WOOD SUBFLOOR FOR SECOND FLOOR LOWER LIMITS.
 - (D) BOTTOM OF CEILING JOISTS, TRUSSES OR SKYLIGHT FRAME FOR SECOND FLOOR UPPER LIMITS.
 - 4) THE HORIZONTAL UNIT DIMENSIONS ARE MEASURED TO THE INSIDE OF THE EXPOSED MASONRY OR THE WOOD STUD FRAMED WALLS.
 - 5) THE VERTICAL CONTROL FOR THIS SURVEY IS THE CITY OF ASHLAND BENCHMARK NO. 42, A 3 1/2" DIAMETER BRASS CAP SET IN THE TOP OF A GRANITE BOULDER NEAR THE ENTRANCE TO LITHIA PARK. BENCHMARK ELEVATION = 1895.088 FEET, BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, ADJUSTED IN 1956 (NGVD 29/56).



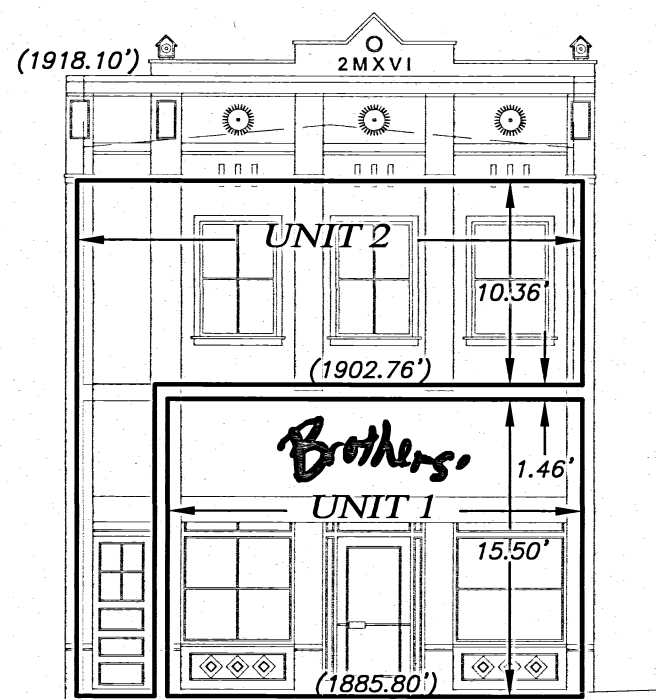
CHURCH STREET ELEVATION
(NORTH)



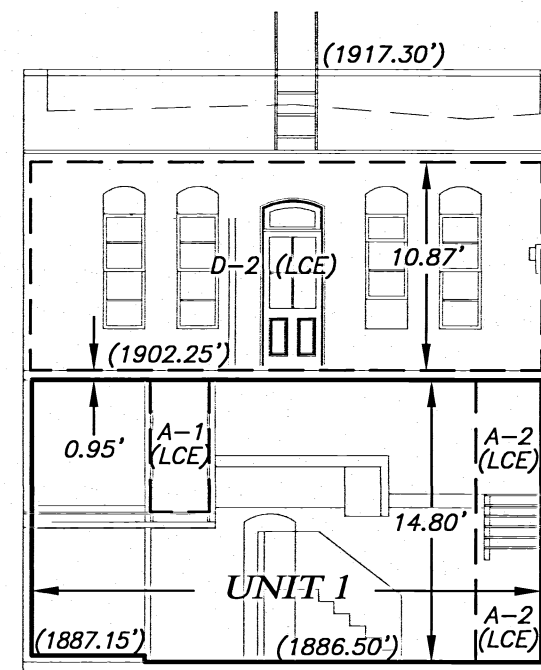
GRANITE STREET ELEVATION
(SOUTH)

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

Shawn Kampmann
SURVEYOR



NORTH MAIN STREET ELEVATION
(EAST)



REAR ELEVATION
(WEST)

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