

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REPLAT LOTS 7 & 8, BLOCK 15, "WILLIAMS AVENUE ADDITION TO THE CITY OF PORTLAND", INTO CONDOMINIUM UNITS AS SHOWN.

THE BASIS OF BEARINGS IS HELD PER SURVEY NO. 58,408. ALL BOUNDARY DATA SHOWN IS HELD PER SAID SURVEY.

SHEET INDEX

- SHEET 1: BOUNDARY INFORMATION, NARRATIVE, NOTES, FOUNDATION DIMENSIONS AND YARD AND STAIRWAY LIMITED COMMON ELEMENT AREAS.
- SHEET 2: BUILDING 215 DETAILS, CROSS SECTION AND DECK LIMITED COMMON ELEMENT AREAS.
- SHEET 3: BUILDING 223 DETAILS, CROSS SECTION AND DECK LIMITED COMMON ELEMENT AREAS.
- SHEET 4: DECLARATION, SURVEYOR'S CERTIFICATE AND APPROVALS.

BOOK 1257, PAGE 97

**IVY STREET
CONDOMINIUMS**
A REPLAT OF LOTS 7 AND 8, BLOCK 15,
"WILLIAMS AVENUE ADDITION TO PORTLAND"
SITUATED IN THE NORTHEAST 1/4 OF
SECTION 27, TOWNSHIP 1 NORTH, RANGE 1
EAST, WILLAMETTE MERIDIAN, CITY OF
PORTLAND, MULTNOMAH COUNTY, OREGON

DATE: DECEMBER 5, 2002 SCALE: 1"=10'
FOR: R & R ENERGY RESOURCES

LEGEND

- ⊘ = FOUND BRASS SCREW WITH 3/4" BRASS WASHER MARKED "REPPETO & ASSOC. INC." HELD PER SN 58,408.
- = MONUMENT FOUND AS NOTED
- SN = SURVEY NUMBER, MULTNOMAH COUNTY SURVEY RECORDS.
- GCE = GENERAL COMMON ELEMENT
- LCE = LIMITED COMMON ELEMENT
- IP = IRON ROD
- S² = SQUARE FEET
- () = RECORD INFORMATION
- R1 = SN 58,408
- R2 = SN 47,102
- M.C.D.R. = MULTNOMAH COUNTY DEED RECORDS
- YPC = YELLOW PLASTIC CAP
- YPC1 = YPC MARKED "REPPETO & ASSOC. INC"
- YPC2 = YPC MARKED "SHAPIRO 709"

NOTES:

1. THE OUTSIDE FACE OF THE BUILDING FOUNDATION IS SHOWN ON THIS SHEET. ALL BUILDING WALLS ARE 90 DEGREES AT THE CORNERS, UNLESS NOTED OTHERWISE.
2. THE STAIRWAY AND YARD LCE AREAS ARE FOR THE BENEFIT OF THE UNIT THAT THEY ARE ADJACENT TO.
3. THE STAIRWAY A LCE AREAS ARE FOR THE BENEFIT OF UNIT A IN BUILDINGS 215 AND 223.
4. ALL LCE YARDS AND STAIRWAYS ARE BOUNDED BY A HORIZONTAL PLANE 20 FEET ABOVE THE GROUND SURFACE.
5. A BLANKET EASEMENT FOR MDJ BROADBAND SERVICE AFFECTS ALL OF LOT 8, PER DOCUMENT NUMBER 2001-200470, MULTNOMAH COUNTY DEED RECORDS.

SHEET 1 OF 4

**REPPETO & ASSOCIATES, INC.
LAND SURVEYORS**

1410 N.E. 106th Avenue, Suite 100
Portland, Oregon 97220
Phone (503) 408-1507
Fax (503) 408-2370

DATE: DEC. 5, 2002

DWG. F.E. R020640

DRAWN BY: LHP

JOB N.: 02064

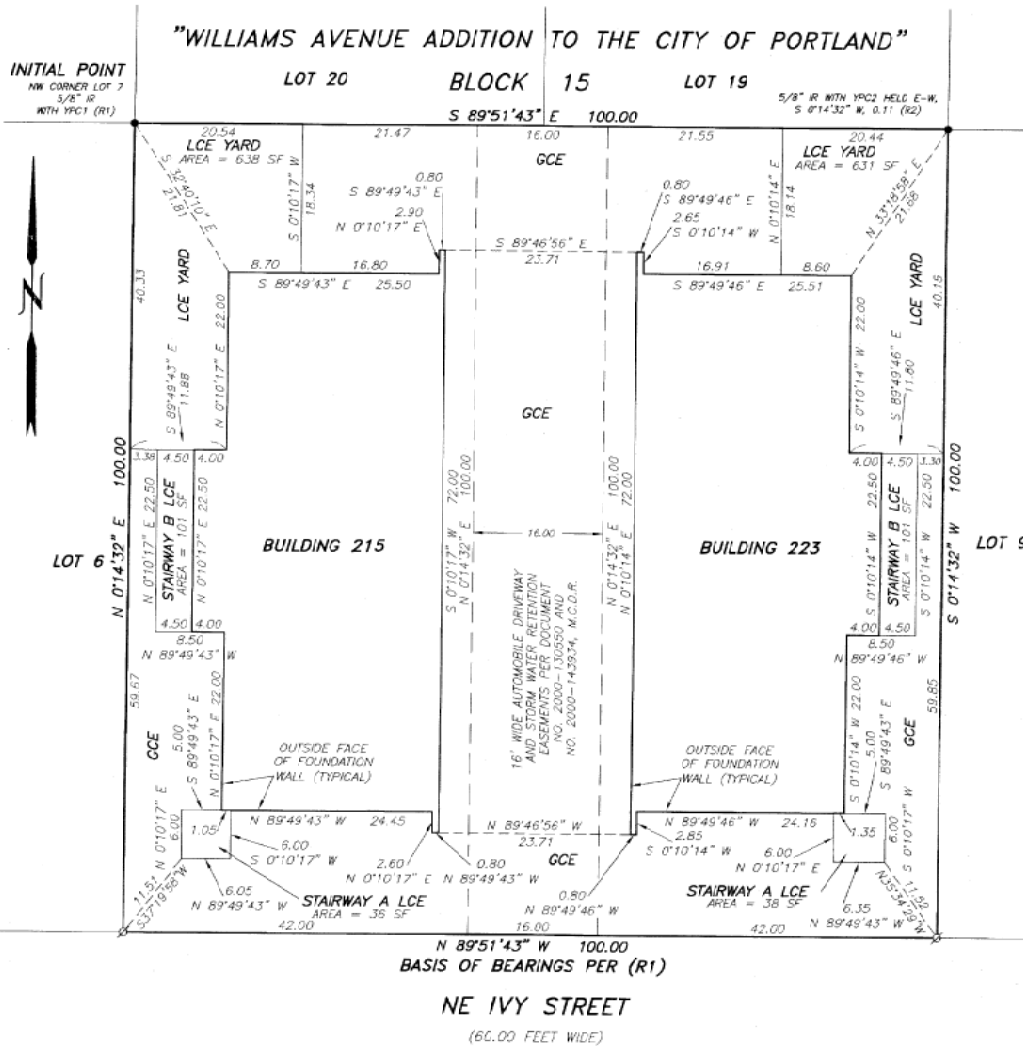
I certify that this tracing is a true and exact copy of the original plat.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
FEBRUARY 8, 2000
GEOFFROY N. ADAIR
58984

RENEWABLE 12/31/03

I certify that this survey was prepared using HP4516404 on Continental HPICAM2 polyester film.



IVY STREET CONDOMINIUMS

A REPLAT OF LOTS 7 AND 8, BLOCK 15,
"WILLIAMS AVENUE ADDITION TO PORTLAND"
SITUATED IN THE NORTHEAST 1/4 OF
SECTION 27, TOWNSHIP 1 NORTH, RANGE 1
EAST, WILLAMETTE MERIDIAN, CITY OF
PORTLAND, MULTNOMAH COUNTY, OREGON

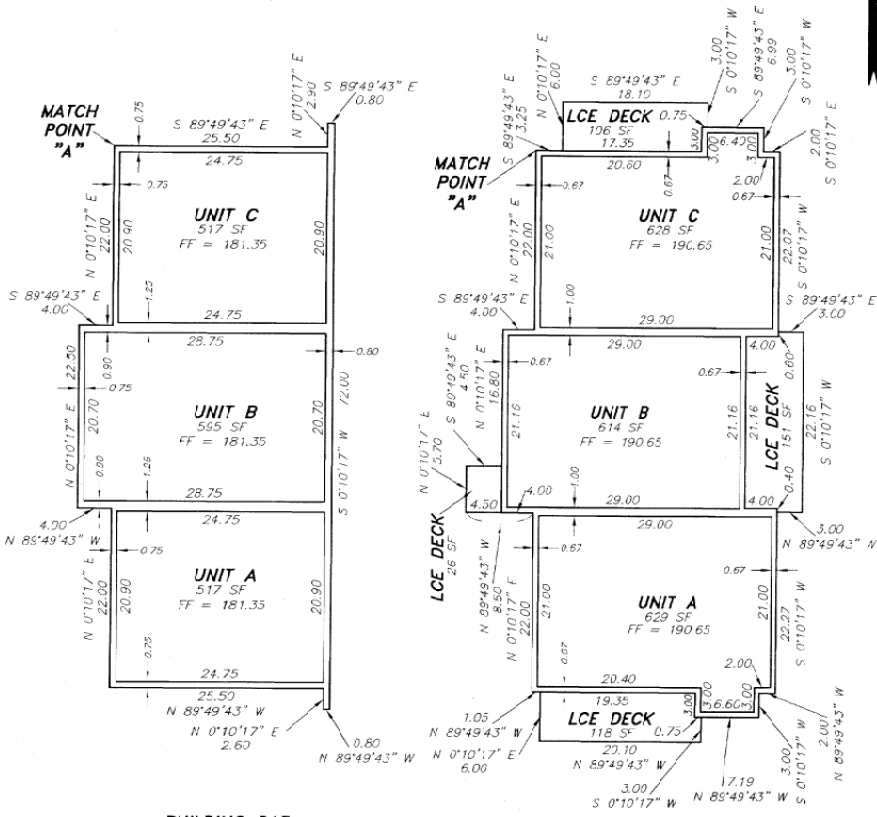
DATE: DECEMBER 5, 2002 SCALE: 1"=10'
FOR: R & P ENERGY RESOURCES

NOTES

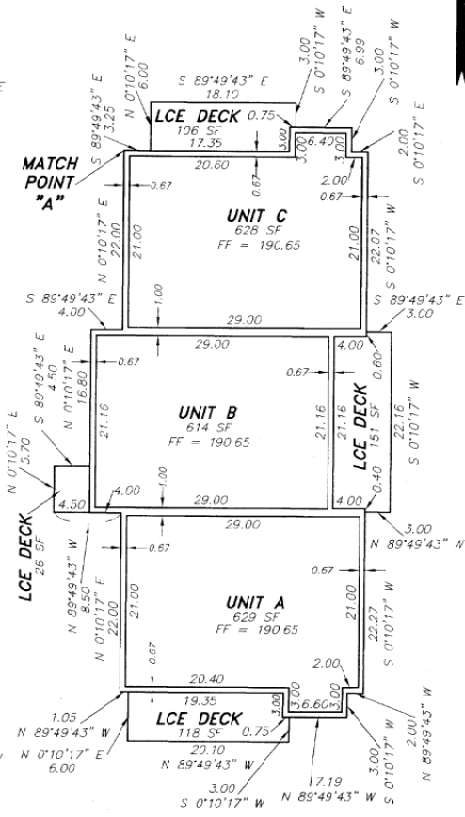
1. ALL BUILDING WALLS AND LIMITED COMMON ELEMENT AREAS ARE 90 DEGREES AT THE CORNERS AND INTERIOR WALLS ARE PARALLEL WITH EXTERIOR WALLS, UNLESS NOTED OTHERWISE.
2. ALL WALLS SHOWN ARE GENERAL COMMON ELEMENTS. EXTERIOR WALLS SHOWN REFLECT THE FOUNDATION WALLS SHOWN ON THE FIRST FLOOR DETAIL, EXCEPT FOR THE EAST PORTION AND BAY WINDOWS OF THE SECOND AND THIRD FLOORS.
3. FINISHED FLOOR ELEVATIONS ARE BASED ON CITY OF PORTLAND BENCH MARK NO. 3047, A 3" BRASS DISK STAMPED "CITY OF PORTLAND CLB BENCH MARK NO. 3047" LOCATED AT THE SOUTH END OF THE SE CORNER CURB RETURN OF NE UNION AVE. AND FRENCH ST. ELEVATION = 181.052 FEET, CITY OF PORTLAND DATUM.

LEGEND

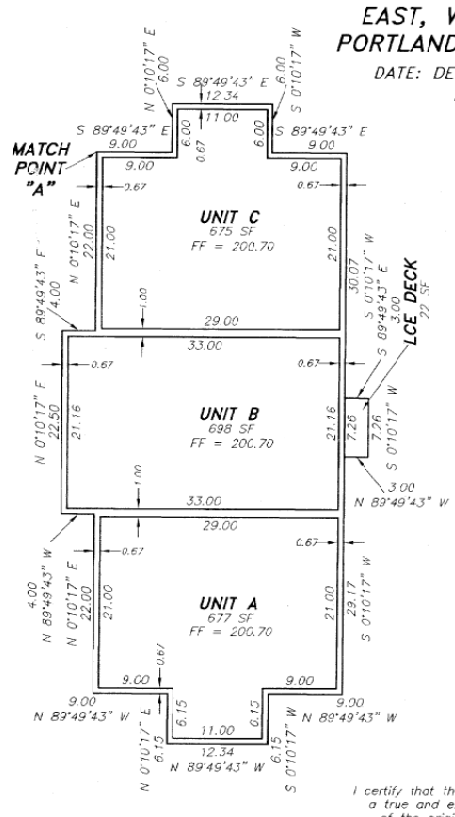
- CE = CEILING ELEVATION
FF = FINISHED FLOOR ELEVATION
LCE = LIMITED COMMON ELEMENT
SF = SQUARE FEET



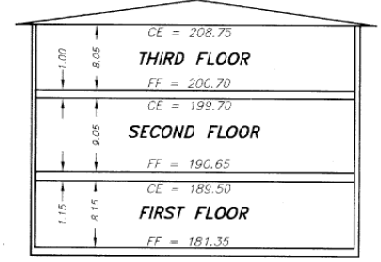
**BUILDING 215
FIRST FLOOR/FOUNDATION DETAIL**



**BUILDING 215
SECOND FLOOR DETAIL**



**BUILDING 215
THIRD FLOOR DETAIL**



TYPICAL CROSS SECTION

I certify that this tracing is a true and exact copy of the original plat.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jeffery N. Adair
OREGON
FEBRUARY 5, 2000
JEFFERY N. ADAIR
59,994
RENEWABLE: 12/31/03

I certify that this survey was prepared using HP#E164CA on Continental #JPC4M2 polyester film.

SHEET 2 OF 4

REPPETO & ASSOCIATES, INC. LAND SURVEYORS	
1410 N.E. 106th Avenue, Suite 100 Portland, Oregon 97220 Phone (503) 408-1507 Fax (503) 408-2370	
DATE: DEC. 5, 2002	DWG FILE: R02064C
DRAWN BY: LHP	JOB NO. 02064

IVY STREET CONDOMINIUMS

A REPLAT OF LOTS 7 AND 8, BLOCK 15,
"WILLIAMS AVENUE ADDITION TO PORTLAND"
SITUATED IN THE NORTHEAST 1/4 OF
SECTION 27, TOWNSHIP 1 NORTH, RANGE 1
EAST, WILLAMETTE MERIDIAN, CITY OF
PORTLAND, MULTNOMAH COUNTY, OREGON

DATE: DECEMBER 5, 2002 SCALE: 1"=10'
FOR: R & R ENERGY RESOURCES

NOTES

- ALL BUILDING WALLS AND LIMITED COMMON ELEMENT AREAS ARE 90 DEGREES AT THE CORNERS AND INTERIOR WALLS ARE PARALLEL WITH EXTERIOR WALLS, UNLESS NOTED OTHERWISE.
- ALL WALLS SHOWN ARE GENERAL COMMON ELEMENTS. EXTERIOR WALLS SHOWN REFLECT THE FOUNDATION WALLS SHOWN ON THE FIRST FLOOR DETAIL, EXCEPT THE WEST PORTION AND BAY WINDOWS OF THE SECOND AND THIRD FLOORS.
- FINISHED FLOOR ELEVATIONS ARE BASE ON CITY OF PORTLAND BENCH MARK NO. 3047, A 3" BRASS DISK STAMPED "CITY OF PORTLAND G.L.B. BENCH MARK NO. 3047" LOCATED AT THE SOUTH END OF THE SE CORNER CURB RETURN OF NE UNION AVE. AND FREMONT ST., ELEVATION = 181.052 FEET, CITY OF PORTLAND DATUM.

LEGEND

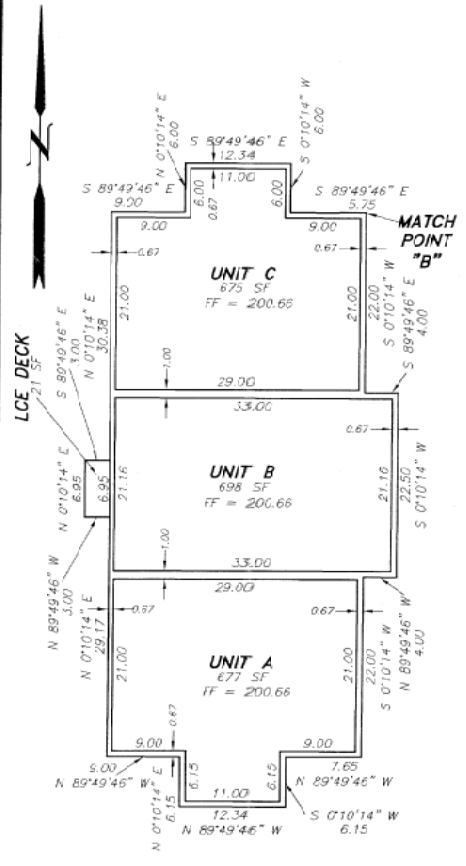
- CE = CEILING ELEVATION
- FF = FINISHED FLOOR ELEVATION
- LCE = LIMITED COMMON ELEMENT
- SF = SQUARE FEET

I certify that this tracing is a true and exact copy of the original plot.

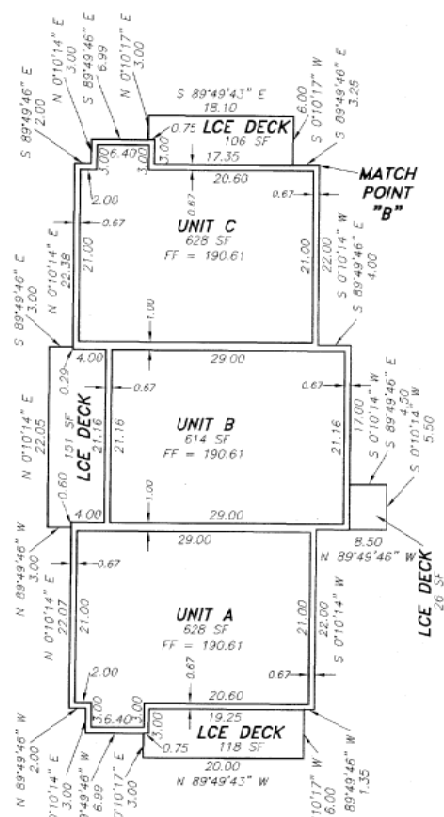
REGISTERED PROFESSIONAL LAND SURVEYOR

CEFFORY N. ADJR
58984
RENEWABLE: 12/31/03

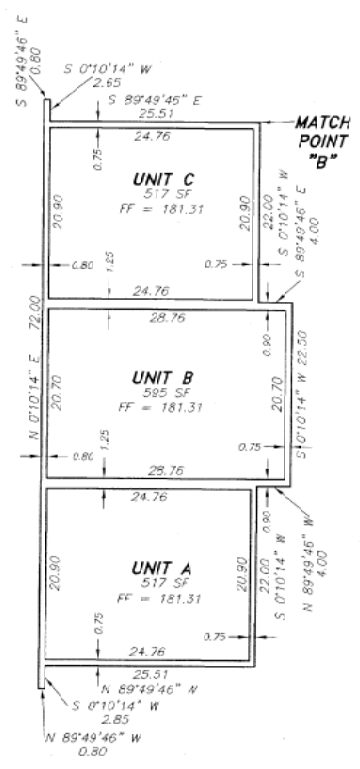
I certify that this survey was prepared using HP#51640A on Continental #JPC4M2 polyester film.



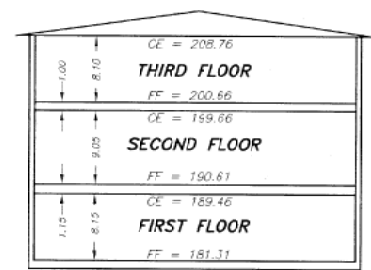
BUILDING 223
THIRD FLOOR DETAIL



BUILDING 223
SECOND FLOOR DETAIL



BUILDING 223
FIRST FLOOR/FOUNDATION DETAIL



TYPICAL CROSS SECTION

SHEET 3 OF 4

REPPETO & ASSOCIATES, INC.
LAND SURVEYORS

1410 N.E. 106th Avenue, Suite 100
Portland, Oregon 97220
Phone (503) 408-1507
Fax (503) 408-2370

DATE: DEC. 5, 2002 DWG FILE: R02054C
DRAWN BY: LHP JOB NO. 02064

SURVEYOR'S CERTIFICATE

I, GIFFORY N. ADAIR, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED PLAT OF IVY STREET CONDOMINIUMS, BEING LOTS 7 AND 8, BLOCK 15, "WILLIAMS AVENUE ADDITION TO PORTLAND" SITUATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON AND FOR THE INITIAL POINT I FOUND A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "REPPETO & ASSOC INC" AT THE NORTHWEST CORNER OF SAID LOT 7; THE LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT SAID INITIAL POINT, THENCE, ALONG THE NORTH LINE OF SAID LOT 7, AND SAID LOT 8, SOUTH 89°51'43" EAST, 100.00 FEET, TO THE NORTHEAST CORNER OF SAID LOT 8, REFERENCED BY A FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP, STAMPED "SHAPIRO 709" WHICH BEARS SOUTH 0°14'32" WEST, 0.11 FEET; THENCE, ALONG THE EAST LINE OF SAID LOT 8, SOUTH 0°14'32" WEST, 100.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8, ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF N.E. IVY STREET, BEING MONUMENTED BY A FOUND BRASS SCREW WITH 3/4" BRASS WASHER STAMPED "REPPETO & ASSOC INC"; THENCE, ALONG THE SOUTH LINE OF SAID LOT 8, AND SAID LOT 7 AND ALSO ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 89°51'43" WEST, 100.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7, BEING MONUMENTED BY A FOUND BRASS SCREW WITH 3/4" BRASS WASHER STAMPED "REPPETO & ASSOC INC"; THENCE, LEAVING SAID NORTH RIGHT OF WAY, ALONG THE WEST LINE OF SAID LOT 7, NORTH 0°14'32" EAST, 100.00 FEET TO THE INITIAL POINT. CONTAINS 10,000 SQUARE FEET OR 0.230 ACRES.

I, GIFFORY N. ADAIR, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF IVY STREET CONDOMINIUMS, FULLY AND ACCURATELY DEPICTS THE BOUNDARIES OF THE UNITS AND OF THE BUILDINGS, AS DEPICTED ON SUCH PLAT, AND CONSTRUCTION OF SAID UNITS AND BUILDINGS HAS BEEN COMPLETED AS OF DECEMBER 5, 2002.

Giffory N. Adair
GIFFORY N. ADAIR - OREGON PLS NO. 58,984

I certify that this tracing is a true and exact copy of the original plat.

REGISTERED PROFESSIONAL LAND SURVEYOR

GIFFORY N. ADAIR
FEBRUARY 8, 2000
58,984

I certify that this survey was prepared using HP#51640A on Corinental #IPC4M2 polyester film.

APPROVALS

MULTNOMAH COUNTY APPROVALS

APPROVED THIS 18th DAY OF March, 2003

COUNTY SURVEYOR
MULTNOMAH COUNTY, OREGON

BY: Robert Q. Hudson

ALL TAXES, FEE, ASSESSMENTS, OR OTHER CHARGES AS PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID AS OF

March 21st, 2003

DIRECTOR, DIVISION OF ASSESSMENT AND TAXATION, MULTNOMAH COUNTY, OREGON

BY: J. [Signature] DEPUTY

STATE OF OREGON }
COUNTY OF MULTNOMAH } SS

I DO HEREBY CERTIFY THAT THE ATTACHED CONDOMINIUM PLAT WAS

RECEIVED FOR RECORD AND RECORDED THIS 21st

DAY OF March, 2003 AT 2:04 O'CLOCK

P.M. IN BOOK 1257, ON PAGES 97-100.

COUNTY RECORDING OFFICE

BY: J. Haller DEPUTY

DOCUMENT NUMBER 2003-063470

BOOK 1257, PAGE 100

**IVY STREET
CONDOMINIUMS**

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EAST, WILLAMETTE MERIDIAN, CITY OF
PORTLAND, MULTNOMAH COUNTY, OREGON

DATE: DECEMBER 5, 2002 SCALE: 1"=10'

FOR: R & R ENERGY RESOURCES

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT LARTWO PROPERTIES LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER AND DOES HEREBY DECLARE THE ATTACHED MAP OF IVY STREET CONDOMINIUMS AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE TO BE A TRUE AND CORRECT MAP AND PLAT THEREOF, AND DOES HEREBY COMMIT SAID LAND TO THE OPERATION OF THE OREGON CONDOMINIUM ACT AS LAID OUT IN CHAPTER 100 OF THE OREGON REVISED STATUTES. THE PROPERTY AND IMPROVEMENTS DESCRIBED AND DEPICTED ON THE PLAT ARE SUBJECT TO PROVISIONS OF OREGON REVISED STATUTES 100.005 AND 100.025.

LARTWO PROPERTIES LLC

Billy R. Lenz
BILLY R. LENZ, MEMBER

ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF MULTNOMAH } SS

THIS CERTIFIES THAT ON THIS 25th DAY OF FEBRUARY, 2003 BEFORE ME PERSONALLY APPEARED BILLY R. LENZ, MEMBER OF LARTWO PROPERTIES LLC, AN OREGON LIMITED LIABILITY COMPANY, WHO BEING DULY SWORN DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT SAID INSTRUMENT IS A FREE ACT AND DEED BY HIM, ON BEHALF OF SAID LIMITED LIABILITY COMPANY.

Paul Berg
NOTARY SIGNATURE

Paul Berg
NOTARY PUBLIC - OREGON

COMMISSION NUMBER 343033

MY COMMISSION EXPIRES FEB 13, 2005

SHEET 4 OF 4

REPPETO & ASSOCIATES, INC.
LAND SURVEYORS

1410 N.E. 106th Avenue, Suite 100
Portland, Oregon 97220
Phone (503) 408-1507
Fax (503) 408-2370

DATE: DEC. 5, 2002 DWG FILE: R02064C

DRAWN BY: LHP JOB NO. 02064