

GRANDE RONDE MEDICAL CENTER

A SUBDIVISION LOCATED IN THE WEST HALF OF THE EAST HALF OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 38 EAST OF THE WILLAMETTE MERIDIAN, AND A REPLAT OF THE WEST 10 FEET OF LOT 29, MODELAIRE HEIGHTS ADDITION TO LA GRANDE

Center 1/4 corner of Section 7, T3S, R38E, W.M.

STATE PLANE COORDINATE 611,382.94
2,615,768.56

Derived from State Plane Coordinates by the Oregon State Highway Department at the Northwest corner of Section 6, T3S, R38E, W.M. Map number 88-36-3 Dated May, 1966



BASIS OF BEARING

Forward bearing as published by U.S.C. & G.S. from Δ College to Δ Valley

LEGEND

- Found monument of record
- Set 1/2" x 24" iron pin
- Set 5/8" x 30" iron pin with plastic cap marked B-G-A survey marker
- ⊙ Set 2" x 30" galvanized iron pipe with brass cap marked "INITIAL POINT + G.R.M.C."
- Centerline
- - - Easement line
- () Record bearing or distance

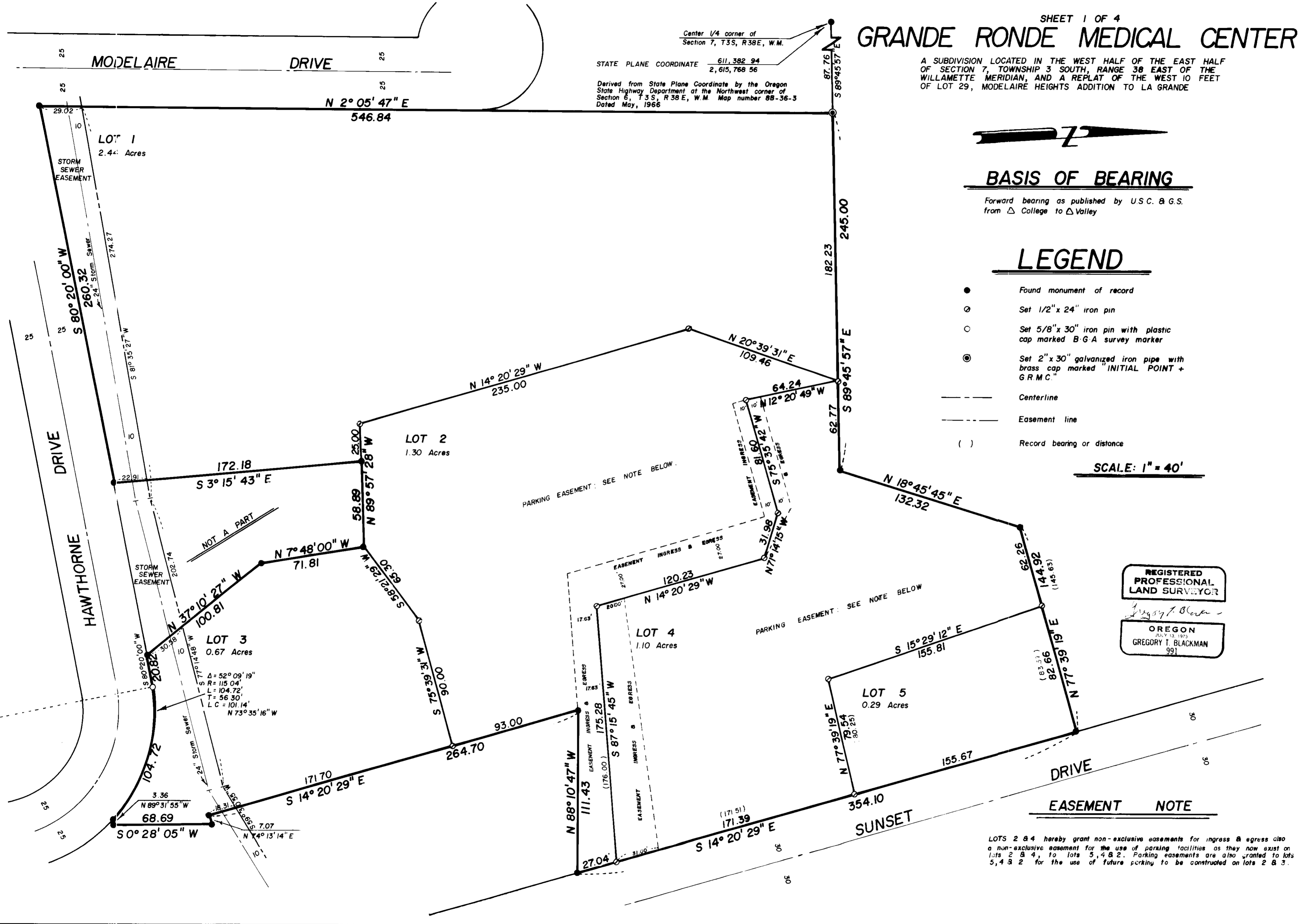
SCALE: 1" = 40'

REGISTERED PROFESSIONAL LAND SURVEYOR

Gregory T. Blackman
OREGON
JULY 13, 1973
GREGORY T. BLACKMAN
991

EASEMENT NOTE

LOTS 2 & 4 hereby grant non-exclusive easements for ingress & egress also a non-exclusive easement for the use of parking facilities as they now exist on lots 2 & 4, to lots 5, 4 & 2. Parking easements are also granted to lots 5, 4 & 2 for the use of future parking to be constructed on lots 2 & 3.



GRANDE RONDE MEDICAL CENTER

OFFICE CONDOMINIUM

BASIS OF BEARING

FORWARD BEARING AS PUBLISHED BY U.S.C. & G.S.
FROM Δ COLLEGE TO Δ VALLEY



SCALE: 1"=30"

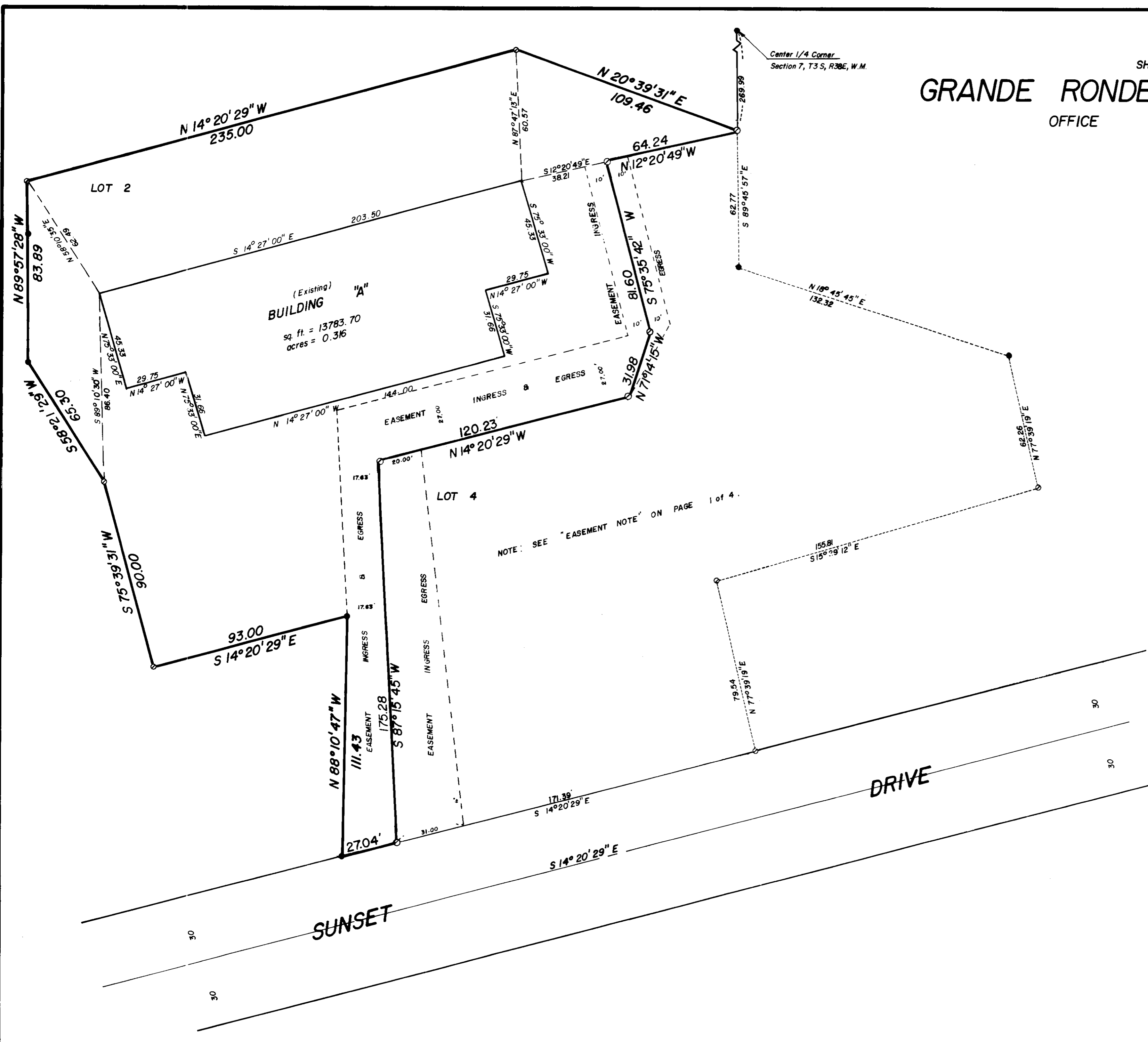
LEGEND

- FOUND MONUMENT OF RECORD
- SET 1/2" x 24" IRON PIN

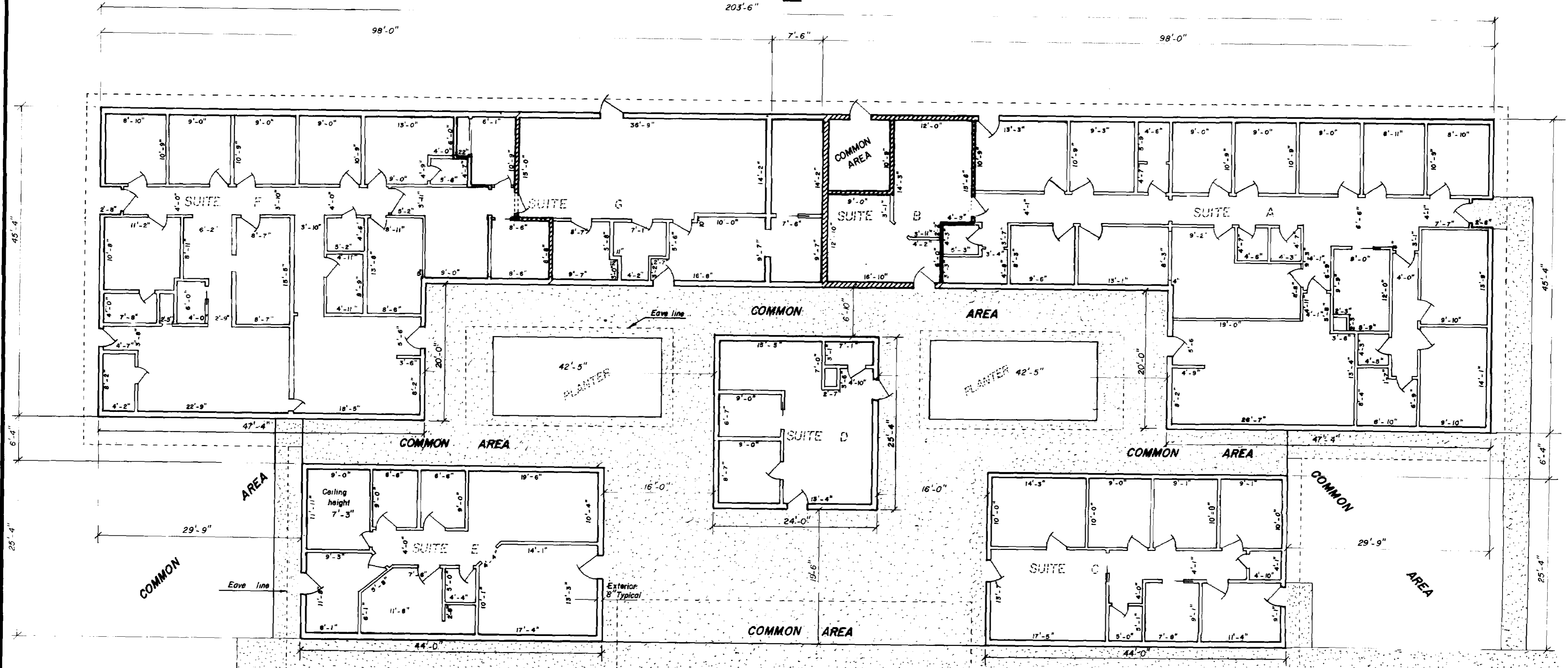
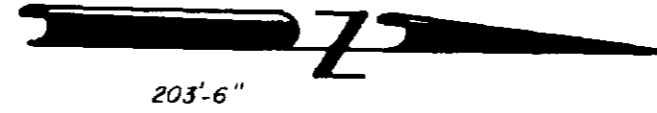
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gregory T. Blackman

OREGON
JULY 13 1973
GREGORY T. BLACKMAN
991



SHEET 3 OF 4
GRANDE RONDE MEDICAL CENTER



FINISH FLOOR ELEVATION 2897.56
 (Based on City of La Grande Datum)

LEGEND

CONDOMINIUM DETAIL

CEILING HEIGHT 7'-9" EXCEPT AS NOTED ON ABOVE MAP

- Eave line
- Sidewalk

SCALE: 1" = 10'

**REGISTERED
 PROFESSIONAL
 LAND SURVEYOR**
Gregory T. Blackman
OREGON
 JULY 15, 1973
GREGORY T. BLACKMAN
 921

I, Gregory T. Blackman, Professional Surveyor, hereby certify that the floor plans as set out on this plat accurately depict the boundaries of the units & floors of the buildings of "Grande Ronde Medical Center." Said units were constructed in La Grande, Union County, Oregon, and were completed on the eighth day of April, 1981.

Gregory T. Blackman

GRANDE RONDE MEDICAL CENTER

CITY OF LA GRANDE ENGINEER

EXAMINED AND RECOMMENDED FOR APPROVAL THIS 28th DAY OF July, 1980

Wm A. Hamilton

CITY OF LA GRANDE PLANNING COMMISSION

APPROVED THIS 28th DAY OF July, 1980

Jack Ward Thomas

UNION COUNTY COURT

APPROVED THIS 13 DAY OF May, 1981

Ed D. ... Jo Galt ...

UNION COUNTY ASSESSOR

I HEREBY CERTIFY THAT PURSUANT TO ORS 92.095, ALL AD VALOREM TAXES AND ALL SPECIAL ASSESSMENTS, FEES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE ~~1980~~ TAX ROLL WHICH BECAME A LIEN ON SAID LAND AND CONDOMINIUM OR WILL BECOME A LIEN DURING THIS CALENDAR YEAR BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION, HAVE BEEN PAID TO ME.

DATE 1/13/81 ASSESSOR ...

BY _____ DEPUTY

UNION COUNTY TREASURER

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND ALL SPECIAL ASSESSMENTS, FEES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLL WHICH HAVE BECOME A LIEN ON SAID LAND AND CONDOMINIUM AND THAT NOW ARE DUE AND PAYABLE HAVE BEEN PAID.

DATE 5/12/81 TREASURER Barbara ...

UNION COUNTY CLERK

FILED FOR RECORD THIS 15th DAY OF May, 1981, AT 2:55 O'CLOCK P. M. IN BOOK _____, ON PAGE _____ OF PLATS OF UNION COUNTY. MICROFILM NUMBER 100021

UNION COUNTY CLERK

BY Clara ... DEPUTY

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 13, 1973 GREGORY T. BLACKMAN 991

SURVEYOR'S CERTIFICATE

I, GREGORY T. BLACKMAN, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE SURVEYED AND PLATTED GRANDE RONDE MEDICAL CENTER NO. 1, SITUATED IN THE EAST 1/2 OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 38 EAST, WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH REFERENCE TO MAP OF SURVEY NUMBER 92-78, AS FILED IN THE OFFICE OF THE UNION COUNTY SURVEYOR;

BEGINNING AT A POINT S 89°45'57"E, 87.76 FEET FROM CENTER 1/4 SECTION CORNER OF SECTION 7;

THENCE S 89°45'57"E, 245.00 FEET;
THENCE N 18°45'45"E, 132.32 FEET;
THENCE N 77°39'19"E, 144.92 FEET TO WEST RIGHT OF WAY LINE OF SUNSET DRIVE;
THENCE S 14°20'29"E, ALONG RIGHT OF WAY LINE TO THE NE CORNER OF THE GRANDE RONDE HOSPITAL ASSOCIATION PROPERTY, 354.10 FEET;
THENCE N 88°10'47"W, ALONG THE NORTHERLY LINE OF THE GRANDE RONDE HOSPITAL ASSOCIATION PROPERTY, 111.43 FEET;
THENCE S 14°20'29"E, ALONG THE WESTERLY LINE OF THE GRANDE RONDE HOSPITAL ASSOCIATION PROPERTY, 264.70 FEET;
THENCE N 74°13'14"E, ALONG THE SOUTHERLY LINE OF THE GRANDE RONDE HOSPITAL ASSOCIATION PROPERTY, 7.07 FEET;
THENCE S 0°28'05"W, 68.69 FEET;
THENCE N 89°31'55"W, 3.36 FEET TO A POINT ON A 115.04 FOOT RADIUS CURVE RIGHT OF THE NORTHERLY RIGHT OF WAY LINE OF HAWTHORNE DRIVE;
THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE AND AROUND SAID CURVE 104.72 FEET (LONG CHORD BEARS N 73°35'16"W, 101.14 FEET);
THENCE S 80°20'00"W, ALONG SAID RIGHT OF WAY LINE, 20.82 FEET;
THENCE N 3°10'27"W, 100.81 FEET;
THENCE N 7°48'00"W, 71.81 FEET;
THENCE N 89°57'28"W, 58.89 FEET;
THENCE S 3°15'43"E, 172.18 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF HAWTHORNE DRIVE;
THENCE S 80°20'00"W ALONG SAID RIGHT OF WAY LINE, 260.32 FEET TO THE EAST RIGHT OF WAY LINE OF MODELAIRE DRIVE;
THENCE N 2°05'47"E ALONG SAID EAST RIGHT OF WAY LINE, 546.84 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

THAT I MADE SUCH A SURVEY AND PLAT BY ORDER OF AND UNDER THE DIRECTION OF THE OWNERS THEREOF; THAT ALL CORNERS ARE MARKED WITH MONUMENTS AS INDICATED ON THE ANNEXED MAP IN ACCORDANCE WITH O.R.S. 92.050 AND 92.060.

SUBSCRIBED AND SWORN BEFORE ME THIS 27 DAY OF December, 1979

Mary Lou Dean
Notary Public - Oregon

Gregory T. Blackman
Bogett, Griffith & Associates
Partner, OPLS 991

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT GRANDE RONDE MEDICAL CENTER, AN OREGON JOINT VENTURE, ALONG WITH GRANDE RONDE HOSPITAL FOUNDATION, A NON-PROFIT CORPORATION, DO HEREBY ESTABLISH AND DECLARE THE ACCOMPANYING MAP TO BE A TRUE AND CORRECT MAP OF "GRANDE RONDE MEDICAL CENTER", SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE "SURVEYOR'S CERTIFICATE", AND DOES HEREBY COMMIT LOT 2 TO THE OPERATION OF THE UNIT OWNERSHIP LAW AS LAID OUT IN CHAPTER 91, OREGON REVISED STATUTES.

C.E. Gregory
C.E. GREGORY, DEVELOPER

Ross E. Hearing
ROSS E. HEARING
GRANDE RONDE HOSPITAL FOUNDATION

JOINT VENTURE PARTICIPANTS: DR. LYLE GRIFFITH, DR. BRADFORD STEPHENS, DR. KENNETH GERMAN

Lyle J. Griffith Dr. Bradford Stephens Dr. Kenneth German
DR. LYLE GRIFFITH DR. BRADFORD STEPHENS DR. KENNETH GERMAN

Be it remembered that on this 15 day of August, 1980, personally appeared before me Dr. Lyle Griffith, Dr. Bradford Stephens, Dr. Kenneth German, C.E. Gregory, and Ross E. Hearing, are known to me to be the identical persons described in and who executed the above instrument and who acknowledged to me that they executed the same freely and voluntarily.

Mary Lou Dean
Notary Public - Oregon
My Commission Expires 12/2/80

In witness whereof, I hereunto set my hand and affix my official notary seal this 15 day of August, 1980

ADDENDUM TO SHEET 4 OF 4

GRANDE RONDE MEDICAL CENTER

NOTE

It was necessary to file an addendum to sheet 4 because Lot 4 was conveyed between the time C.E. Gregory, Ross Hearing, and Doctors Stephens, Griffith and German signed the plat and the actual filing of the plat. We had to add the new owners signatures to make the plat valid. We also added the corporate acknowledgement and seal of Ross Hearing, president of Grande Ronde Hospital Foundation. I also corrected the statement "Grande Ronde Medical Center No. 1" to read Grande Ronde Medical Center in the Surveyors Certificate.

DECLARATION

STATE OF OREGON
COUNTY OF UNION SS:

Know all men by these presents, that Grande Ronde Medical Center, an Oregon Joint Venture, Grande Ronde Medical Clinic Phase III, a partnership, along with Grande Ronde Hospital Foundation, a non-profit corporation, do hereby establish and declare the accompanying map to be a true and correct map of "Grande Ronde Medical Center", said land being more particularly described in the Surveyor's Certificate, and does hereby commit Lot 2 to the operation of the unit ownership as laid out in Chapter 91, Oregon Revised Statutes.

In witness whereof, Grande Ronde Hospital Foundation, a non-profit corporation, pursuant to a resolution of its Board of Directors duly and legally adopted, has caused these presents to be signed by its President and its corporate seal affixed hereto.



Ross E. Hearing
Ross E. Hearing, President
Grande Ronde Hospital Foundation

Joint Venture participants:

Lyle D. Griffith *Bradford A. Stephens* *Kenneth German* *C.E. Gregory*
Lyle D. Griffith, M.D. Bradford A. Stephens, M.D. Kenneth German, M.D. C.E. Gregory, Developer

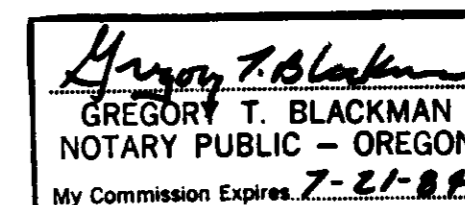
Grande Ronde Medical Clinic Phase III Partners:

Lyle D. Griffith *William A. Jones* *Joseph L. Petrusek*
Lyle D. Griffith, M.D. William A. Jones, M.D. Joseph L. Petrusek, M.D.

Donald A. Rose *Wesley I. Allen*
Donald A. Rose, M.D. Wesley I. Allen, M.D.

Be it remembered that on this 24th day of AUGUST, 1981, personally appeared before me Lyle D. Griffith, M.D., Bradford A. Stephens, M.D., Kenneth German, M.D., C.E. Gregory, William A. Jones, M.D., Joseph L. Petrusek, M.D., Donald A. Rose, M.D., Wesley I. Allen, M.D., and Ross E. Hearing, President of Grande Ronde Hospital Foundation, a non-profit corporation, who are known to me to be the identical persons described in and who executed the above instrument and who acknowledged to me that they executed the same freely and voluntarily with Ross E. Hearing signing on behalf of said corporation by authority of its Board of Directors.

In witness whereof I hereunto set my hand and affix my official notary seal this 24th day of AUGUST, 1981



SURVEYOR'S CERTIFICATE

I, Gregory T. Blackman, being duly sworn, depose and say that I have surveyed and platted Grande Ronde Medical Center, situated in the East 1/2 of Section 7, Township 3 South, Range 38 East of the Willamette Meridian, more particularly described as follows, with reference to map of survey number 92-78, as filed in the office of the Union County Surveyor;

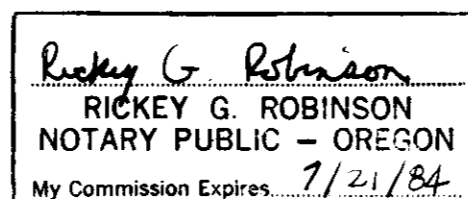
Beginning at a point South 89°45'57" East, 87.76 feet from the center 1/4 corner of Section 7,

- Thence; South 89°45'57" East, 245.00 feet,
- Thence; North 18°45'45" East, 132.32 feet,
- Thence; North 77°39'19" East, 144.92 feet to the West right of way line of Sunset Drive,
- Thence; South 14°20'29" East, along said right of way line, 354.10 feet to the Northeast corner of the Grande Ronde Hospital Association property,
- Thence; North 88°10'47" West, along the Northerly line of the Grande Ronde Hospital Association property, 111.43 feet,
- Thence; South 14°20'29" East, along the Westerly line of the Grande Ronde Hospital Association property, 264.70 feet,
- Thence; North 74°13'14" East, along the Southerly line of the Grande Ronde Hospital Association property 7.07 feet,
- Thence; South 0°28'05" West, 68.69 feet,
- Thence; North 89°31'55" West, 3.36 feet to a point on a 115.04 foot radius curve right of the Northerly right of way line of Hawthorne Drive,
- Thence; Northwesterly along said right of way line and around said curve 104.72 feet (long chord bears North 73°35'16" West, 101.14 feet),
- Thence; South 80°20'00" West, along said right of way line, 20.82 feet,
- Thence; North 37°10'27" West, 100.81 feet,
- Thence; North 7°48'00" West, 71.81 feet,
- Thence; North 89°57'28" West, 58.89 feet,
- Thence; South 3°15'43" East, 172.18 feet to the Northerly right of way line of Hawthorne Drive,
- Thence; South 80°20'00" West, along said right of way line, 260.32 feet to the East right of way line of Modelaire Drive,
- Thence; North 2°05'47" East, along said East right of way line, 546.84 feet to the Point of Beginning of this description, said parcel containing 5.80 acres.

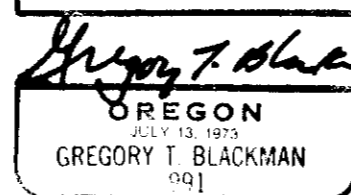
That I made such a survey and plat by order of and under the direction of the owners thereof, that all corners are marked with monuments as indicated on the annexed map in accordance with O.R.S. 92.050 and 92.060.

Gregory T. Blackman
Baggett, Griffith and Associates
Partner, OPLS 991

Subscribed and sworn before me
this 21st day of AUGUST, 1981



REGISTERED
PROFESSIONAL
LAND SURVEYOR



UNION COUNTY CLERK

Filed for record this 16th day of JUNE, 1981, at 11:20 o'clock AM, in book ---
on page --- of plats of Union County. Microfilm number 100777.

_____ Deputy
Union County Clerk