

STATE PLANE COORDINATE 61382.84
2,857,883.6

Derived from State Plane Coordinate by the Oregon State Highway Department at the Northwest corner of Section 6, Township 3 South, Range 38 East of the Willamette Meridian, on map number 88-36-3, Dated May, 1966.

GRANDE RONDE MEDICAL CONDOMINIUM

Located in the West half of the East half of Section 7, Township 3 South, Range 38 East of the Willamette Meridian, being Lot 3 and a portion of Lot 2 of Grande Ronde Medical Center subdivision.

Center 1/4 corner of Section 7, Township 3 South, Range 38 East of the Willamette Meridian

Lot 1
(Not a part)

Lot 4
(Not a part)

(Not a part)

BASIS OF BEARING

Forward bearing as published by the U.S.C. and G.S. from Δ College to Δ Valley, dated 1946.

LEGEND

- Found a brass cap monument set by the plat of Madelire Heights II subdivision, for the Center quarter corner of Section 7.
- ⊙ Found a 1/2" iron pin set by the plat of Grande Ronde Medical Center subdivision, and replaced it with a 2 1/2" x 3/8" galvanized iron pipe with brass cap marked "INITIAL POINT - GRANDE RONDE MEDICAL CONDOMINIUM", buried 6 inches below the ground.
- Found 3/8" iron pin as per plat of Grande Ronde Medical Center subdivision.
- Found 1/2" iron pin set by the plat of Grande Ronde Medical Center subdivision and replaced it with a 3/8" x 30" iron pin with plastic cap marked "BGA SURVEY MARKER".
- Set 3/8" x 30" iron pin with plastic cap marked "BGA SURVEY MARKER".
- ⊙ Found 1/2" iron pin set by the plat of Grande Ronde Medical Center subdivision.
- Easement line
- Centerline

SCALE: 1"=40'

CURVE DATA

- ① R= 13.00'
Δ= 65°03'10"
L= 14.76'
T= 8.29'
L.C.= 13.99'
N 44°21'23" W
- ② R= 6.86'
Δ= 63°13'33"
L= 7.57'
T= 4.22'
L.C.= 7.19'
N 45°17'24" W
- ③ R= 115.04'
Δ= 52°09'19"
L= 104.72'
T= 56.30'
L.C.= 104.14'
S 73°35'16" E

EASEMENT NOTE

Lots 2 and 4 have previously granted non-exclusive easements for ingress and egress and also a non-exclusive easement for the use of parking facilities as they now exist on Lots 2 and 4, to Lots 5, 4 and 2. Parking easements are also granted to Lots 4 and 2 for the use of parking constructed on Lot 3. Lot 2 grants to Lots 3, 4 and 5 a non-exclusive easement for ingress and egress over and across Lot 2 to the parking facilities on Lot 3.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
GREGORY T. BLACKMAN
991

I hereby certify that the plat fully and accurately depicts the boundaries of the units of the buildings and that construction of the units and buildings as depicted on the plat has been completed.

Gregory T. Blackman
Gregory T. Blackman OPLS 991

TRACING STATEMENTS

UNION COUNTY CLERK

I do hereby certify that this is a true and exact copy of the original plat of GRANDE RONDE MEDICAL CONDOMINIUM as surveyed, subdivided and plotted.

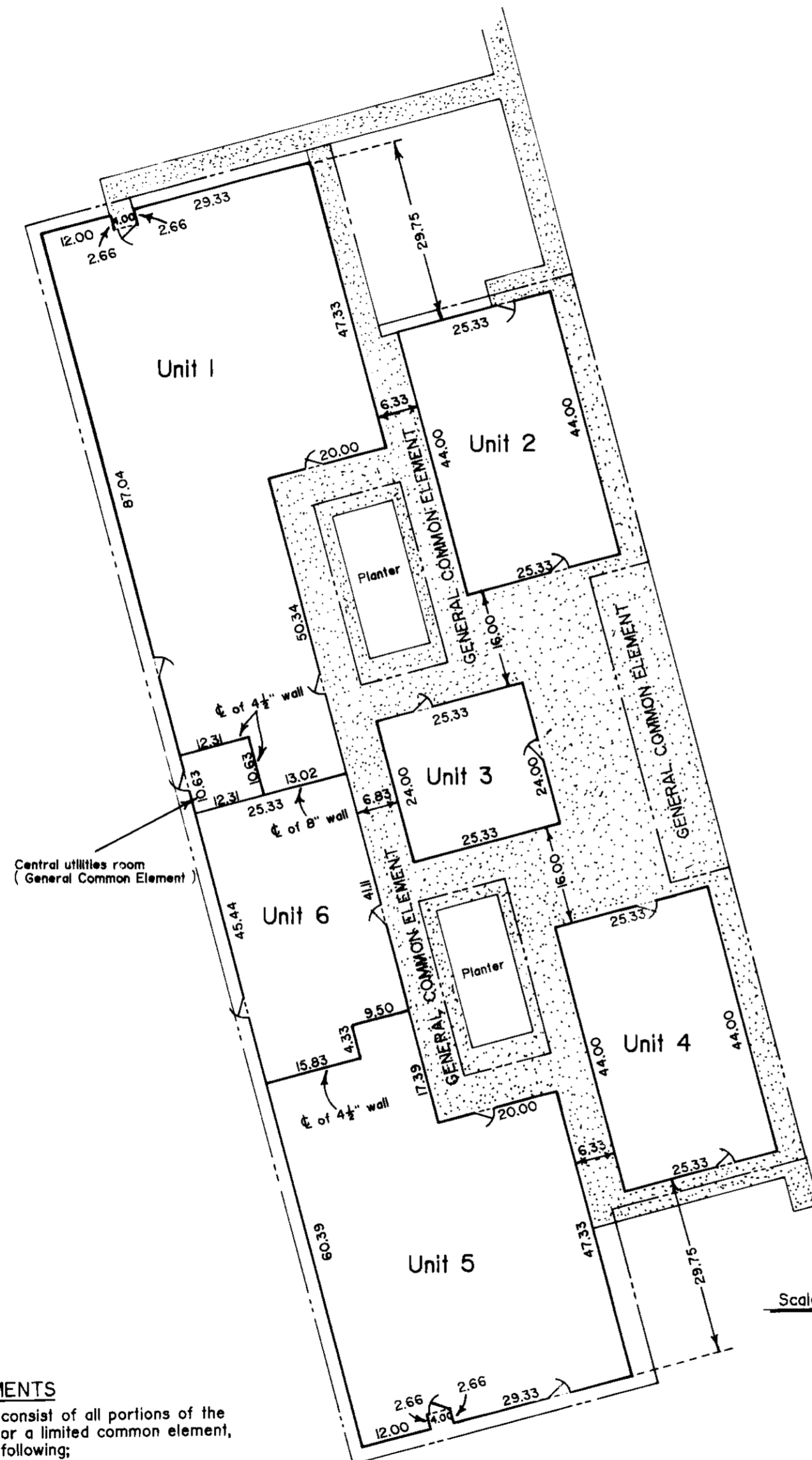
UNION COUNTY SURVEYOR

I do hereby certify that this is a true and exact copy of the original plat of GRANDE RONDE MEDICAL CONDOMINIUM as surveyed, subdivided and plotted.

UNION COUNTY SURVEYOR
OPLS 991

12/18/90

GRANDE RONDE MEDICAL CONDOMINIUM



Scale: 1"=20'

CONDOMINIUM DETAIL

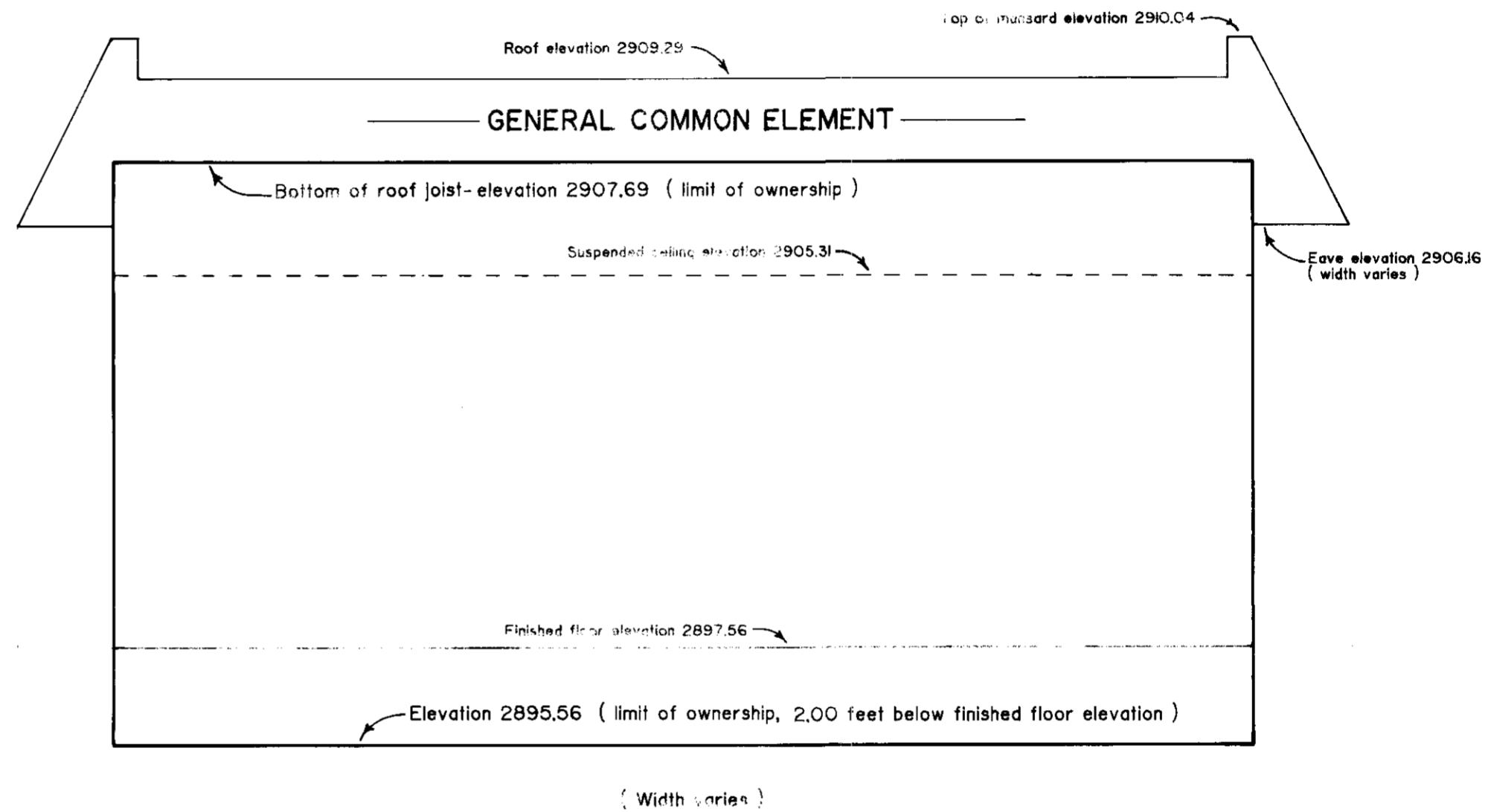
GENERAL COMMON ELEMENTS

The general common elements consist of all portions of the condominium not part of a unit or a limited common element, including, but not limited to the following;

- (a) The land;
- (b) The roof, corridors, sidewalks and stairs;
- (c) The central utilities room;
- (d) The yards, gardens, all parking spaces and areas.

LEGEND

- Eave line
- ▨ Sidewalk



END VIEW

NOT TO SCALE

Elevations are based on City of La Grande datum, Benchmark being the top nut of the fire hydrant at the intersection of F Street and Sunset Drive, Elevation 2887.27.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 1973
GREGORY T. BLACKMAN
991

Notarized by
County Clerk
Deputy

GRANDE RONDE MEDICAL CONDOMINIUM

City of La Grande Surveyor

Examined and recommended for approval this 26 day of MAY, 1987.

Norman J. Paulk

City of La Grande Planning Commission

Approved this 27 day of May, 1987.

Robert Galt

Union County Court

Approved this 8th day of June, 1987.

John Howard

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 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 6/8/87 Assessor *Patty Gooderham*

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 6/8/87 Treasurer *Barbara Dean*

Union County Clerk

Filed for record this 8 day of June, 1987, at

4:00 o'clock P. m., in cabinet A1, file 271 Union County

Plat file. Microfilm number 122778

Kathleen Boyce
Barbara J. Strand
Union County Clerk

Surveyor's Certificate

I, Gregory T. Blackman, being duly sworn, depose and say that I have surveyed and platted GRANDE RONDE MEDICAL CONDOMINIUM, situated in the East half of Section 7, Township 3 South, Range 38 East of the Willamette Meridian, said parcel being Lot 3 and a portion of Lot 2 of Grande Ronde Medical Center subdivision, more particularly described as follows, with reference to the plat of Grande Ronde Medical Center,

Beginning at a point South 89°45'57" East, 269.99 feet from the Center quarter corner of said Section 7, said point being the most Northerly corner of Lot 2, Grande Ronde Medical Center subdivision, said point being a 2 1/2" x 3/8" galvanized iron pipe with brass cap marked "INITIAL POINT + GRANDE RONDE MEDICAL CONDOMINIUM", buried 6" below the surface of the ground,

- Thence; South 20°39'31" West, along the Westerly line of said Lot 2, 109.46 feet,
- Thence; South 14°20'29" East, along the Westerly line of said Lot 2, 235.00 feet,
- Thence; South 89°57'28" East, along the Southerly line of said Lot 2, 83.89 feet to the Northwest corner of Lot 3 of said subdivision,
- Thence; South 7°48'00" East, along the Westerly line of said Lot 3, 71.81 feet,
- Thence; South 37°10'27" East, along the Westerly line of said Lot 3, 100.81 feet, to the North right of way line of Hawthorne Drive,
- Thence; North 80°20'00" East, along said North right of way line, 20.82 feet, to the P.C. of a 115.04 foot radius curve right,
- Thence; Southeasterly along said curve and said North right of way line, 104.72 feet (long chord bears South 73°35'16" East, 101.14 feet), to the Southerly line of said Lot 3,
- Thence; South 89°31'55" East, along the Southerly line of said Lot 3, 3.36 feet,
- Thence; North 0°28'05" East, along the Easterly line of said Lot 3, 68.69 feet,
- Thence; South 74°13'14" West, along the Easterly line of said Lot 3, 7.07 feet,
- Thence; North 14°20'29" West, along the Easterly line of said Lot 3, 184.02 feet to the Southeast corner of the parcel described in the lease agreement recorded on microfilm number 117479, Union County deed records,
- Thence; along the lines of said lease agreement the following courses, South 75°39'31" West, 20.24 feet to the intersection of an existing curb, said point being the beginning of a 6.86 foot radius curve left,
- Thence; Northwesterly along said curb and around said curve 7.57 feet (long chord bears North 45°17'24" West, 7.19 feet) to the beginning of a 13.00 foot radius curve right,
- Thence; Northwesterly along said curb and around said curve, 14.76 feet (long chord bears North 44°21'23" West, 13.99 feet),
- Thence; South 79°26'10" West, 13.30 feet,
- Thence; North 14°20'29" West, 70.59 feet,
- Thence; North 87°15'45" East, 45.12 feet to the Northwest corner of the property conveyed to the Sunset Medical Building Partnership by microfilm number 79846 as recorded in the Union County deed records, said point also being a corner of Lot 2 of said subdivision,
- Thence; South 88°10'47" East, along the Southerly line of said Lot 2, 111.43 feet to the Westerly right of way line of Sunset Drive,
- Thence; North 14°20'29" West, along said Westerly right of way line, 27.04 feet to the Northerly line of said Lot 2,
- Thence; South 87°15'45" West, along the North line of said Lot 2, 175.28 feet,
- Thence; North 14°20'29" West, along the Easterly line of said Lot 2, 120.23 feet,
- Thence; North 71°41'15" West, along the Northerly line of said Lot 2, 31.98 feet,

(CONTINUED ON NEXT COLUMN)

Surveyor's Certificate (Continued)

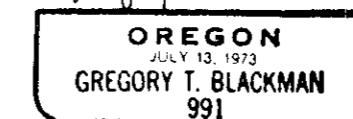
Thence; South 75°35'42" West, along the Northerly line of said Lot 2, 81.60 feet,
Thence; North 12°20'49" West, along the Easterly line of said Lot 2, a distance of 64.24 feet to the Point of Beginning of this description.

Said parcel containing 1.882 acres.

That I made such a survey and plat by order of and under the direction of the owner 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.

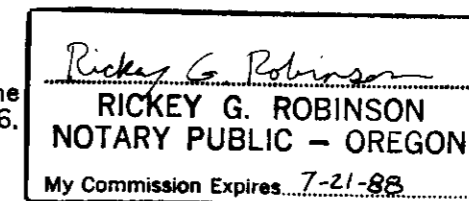


Gregory T. Blackman



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

Subscribed and sworn before me this 20th day of NOVEMBER, 1986.



Declaration

Know all men by these presents that Grande Ronde Hospital Foundation, an Oregon non-profit corporation, does hereby make, establish and declare the annexed plat of "GRANDE RONDE MEDICAL CONDOMINIUM" to be a true and correct map thereof, said land being more particularly described in the Surveyor's Certificate, and does hereby commit this property to the operation of the Oregon State Condominium Law.

In witness whereof, Grande Ronde Hospital Foundation, a non-profit corporation, pursuant to a resolution of its Board of Directors 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

STATE OF OREGON SS:
COUNTY OF UNION

Be it remembered that on this 20 day of November 1986, personally appeared before me, Ross E. Hearing, who is known to me to be the identical person described in and who executed the above instrument, and who acknowledged to me that he executed the same freely and voluntarily, and is signing this instrument 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 20 day of NOV, 1986.

D. Dale Mammen
Notary Public for the State of Oregon
My commission expires 1-22-89



Book No. _____
 Page No. _____
 County of _____
 I certify that the foregoing instrument was received for record this _____ day of _____, 1986, and was recorded on _____ at _____ and was recorded on _____ 12/27/86
 Record of Deeds, _____ of Union County
 _____ Notary Public
 _____ Deputy