

NK West Condominiums

Condominiums situated in Lot 3 and a portion of Lots 2 and 4
of Block 106, Chaplin's Addition to the City of La Grande, Union County, Oregon

OWNER: NKW Limited Partnership

DEVELOPER: Telos Development Company, LLC

ATTORNEY: Robert J. Horvat, Jr.
Quantum Law Group P.C.

ARCHITECT: Robert J. Kabusreiter
MulvannyG2 Architects


SURVEYOR: Rick G. Robinson, OPLS 2219
Bagett, Griffith and Blackman, Inc.

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SURVEYOR'S EXACT COPY STATEMENT

I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Plat of NK West Condominiums and that the annexed tracing is an exact copy of said Condominium Plat as the same is on file in UNION COUNTY Cabinet Number _____ of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 100.115.


Rick G. Robinson, OPLS 2219

REGISTERED
PROFESSIONAL
LAND SURVEYOR


OREGON
JULY 17, 1986
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2008

BASIS OF BEARING

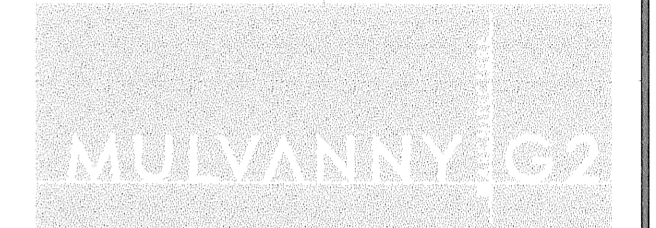
Forward bearing as published by the U.S.C. and G.S. from Δ COLLEGE to Δ VALLEY Dated 1946.

SCALE: 1"=8'

NK West Condominiums

Condominiums situated in Lot 3 and a portion of Lots 2 and 4 of Block 106, Chaplin's Addition to the City of La Grande, Union County, Oregon

Microfilm Number 20081859T
Plat Cabinet Number C987-D002



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MulvannyG2.com

ARCHITECT:



PROJECT NUMBER: 02-0120A
PROJECT MANAGER: ROBERT KABUSREITER

NK WEST CONDOMINIUMS
1204, 1206 and 1208
ADAMS AVENUE
LA GRANDE, OREGON 97850

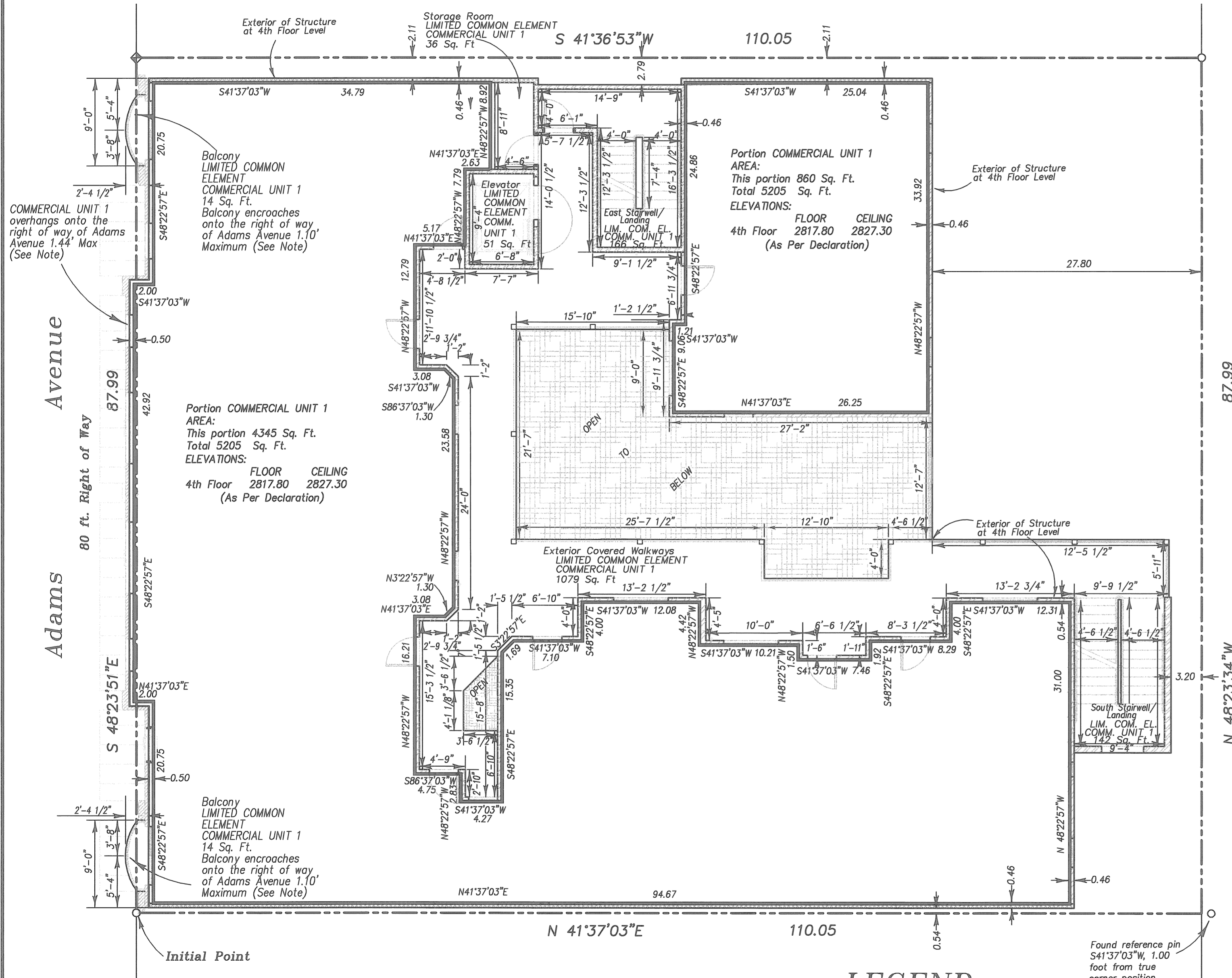
FOURTH FLOOR PLAN
A2.05

Sheet 10 of 15

ARCHITECT'S EXACT COPY STATEMENT

I, Robert J. Kabusreiter, registered Architect No. 2349, do hereby certify that I am the Architect who prepared the Building plans of NK West Condominiums and that the annexed tracing is an exact copy of said Condominium Plat as the same is on file in UNION COUNTY Cabinet Number C987-D002 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 100.115.

Robert J. Kabusreiter
Robert J. Kabusreiter, Registered Architect



NOTE:
Deed microfilm number 20046238 is an agreement between NKW Limited Partnership and the City of La Grande which allows the encroachment of Balcony, Building Overhang, Awning and Fire Department Connection with certain conditions as outlined in the document.

Elevation Datum

Elevations shown on this plat are based on NGVD 29 datum, taken by direct observation of Bench Mark L-85, a brass plaque in the first platform on the steps to City Hall on the Northerly side of the building.

LEGEND

- ◆ Found brass screw with brass washer marked "OPLS 2219" set by survey number 008-2004
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 008-2004
- Property Line

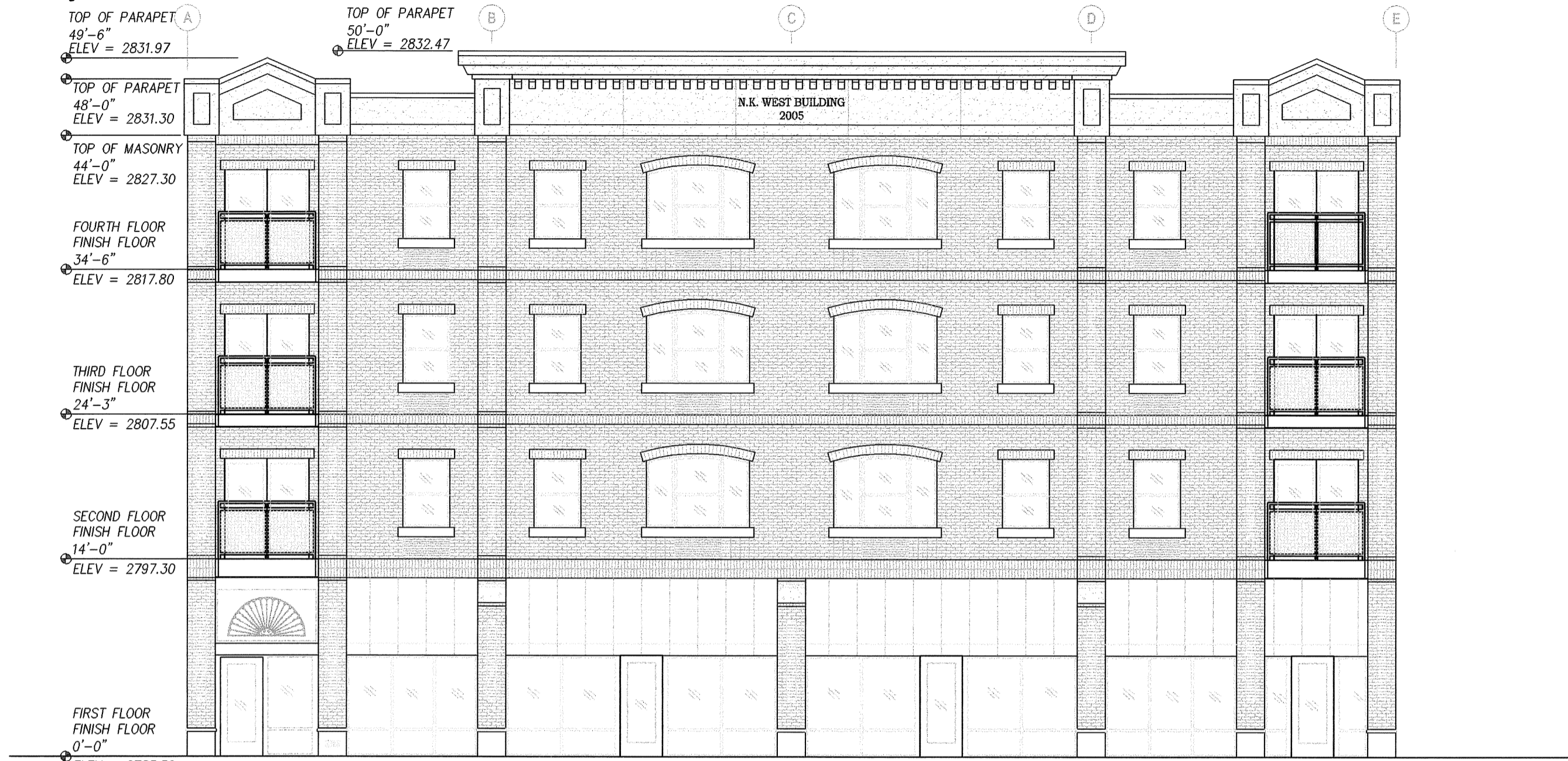
Found reference pin S41°37'03"W, 1.00 foot from true corner position

Elevations shown on this plat are based on NGVD 29 datum, taken by direct observation of Bench Mark L-85, a brass plaque in the first platform on the steps to City Hall on the Northerly side of the building.

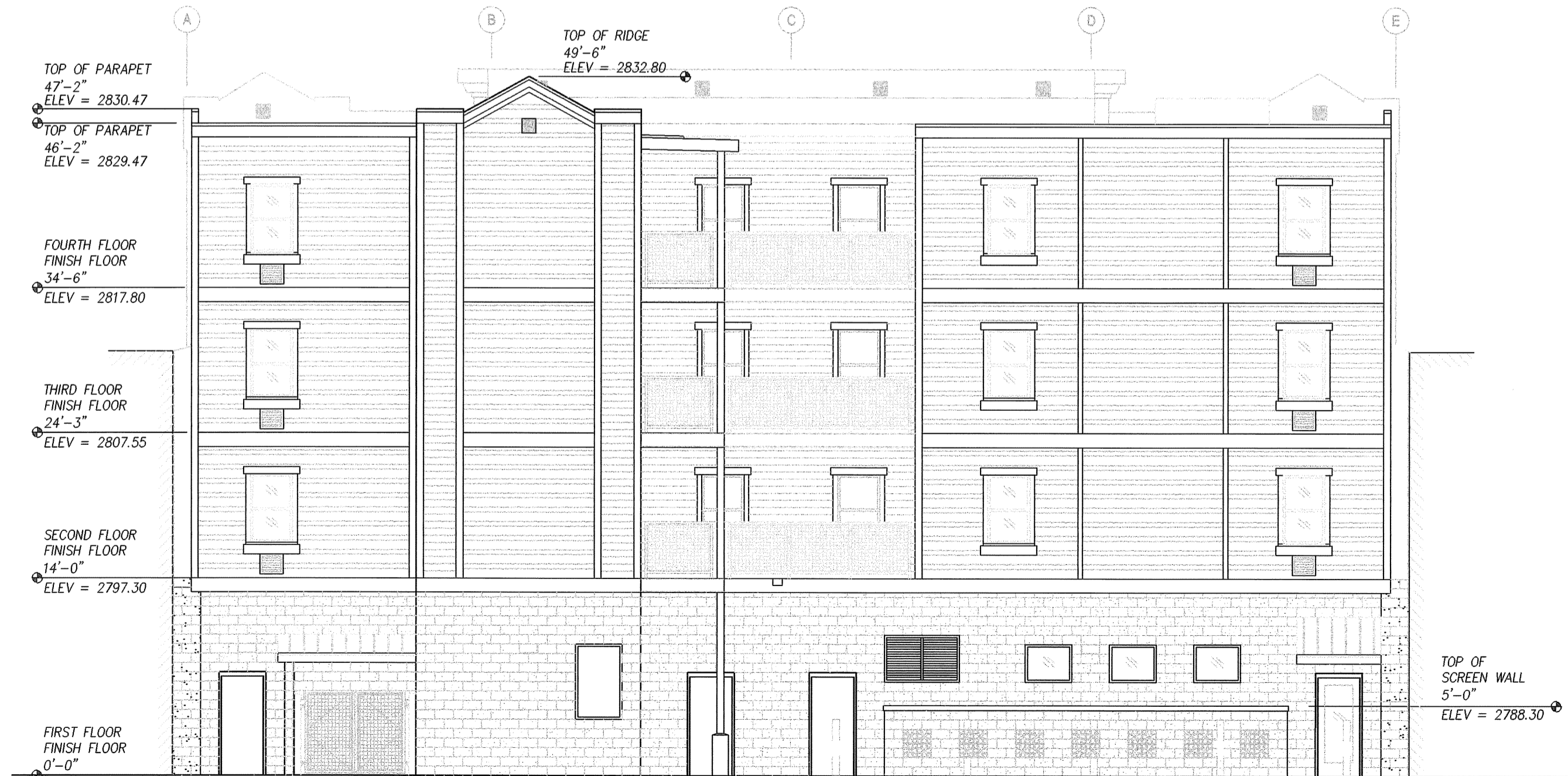
NK West Condominiums

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of Block 106, Chaplin's Addition to the City of La Grande, Union County, Oregon

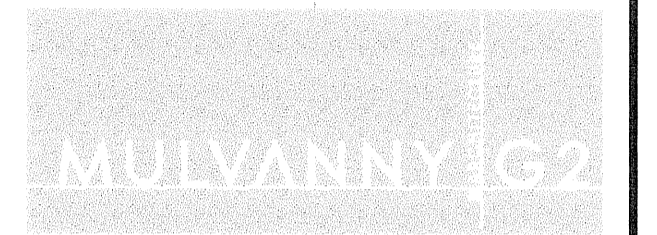
Microfilm Number 20081859T
Plat Cabinet Number C987-D002



North Elevation SCALE: 1"=8'



South Elevation SCALE: 1"=8'



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ARCHITECT:



PROJECT NUMBER: 02-0120A
PROJECT MANAGER: ROBERT KABUSREITER

**NK WEST
CONDOMINIUMS**
1204, 1206 and 1208
ADAMS AVENUE
LA GRANDE, OREGON 97850

**NORTH AND SOUTH
ELEVATIONS
A3.01**

Sheet 11 of 15

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Robert J. Kabusreiter
Robert J. Kabusreiter, Registered Architect

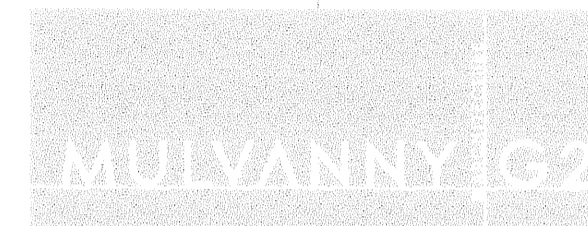
Sheet 12 of 15
Elevation Datum

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NK West Condominiums

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ARCHITECT:



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PROJECT MANAGER: ROBERT KABUSREITER

NK WEST CONDOMINIUMS

1204, 1206 and 1208
ADAMS AVENUE
LA GRANDE, OREGON 97850

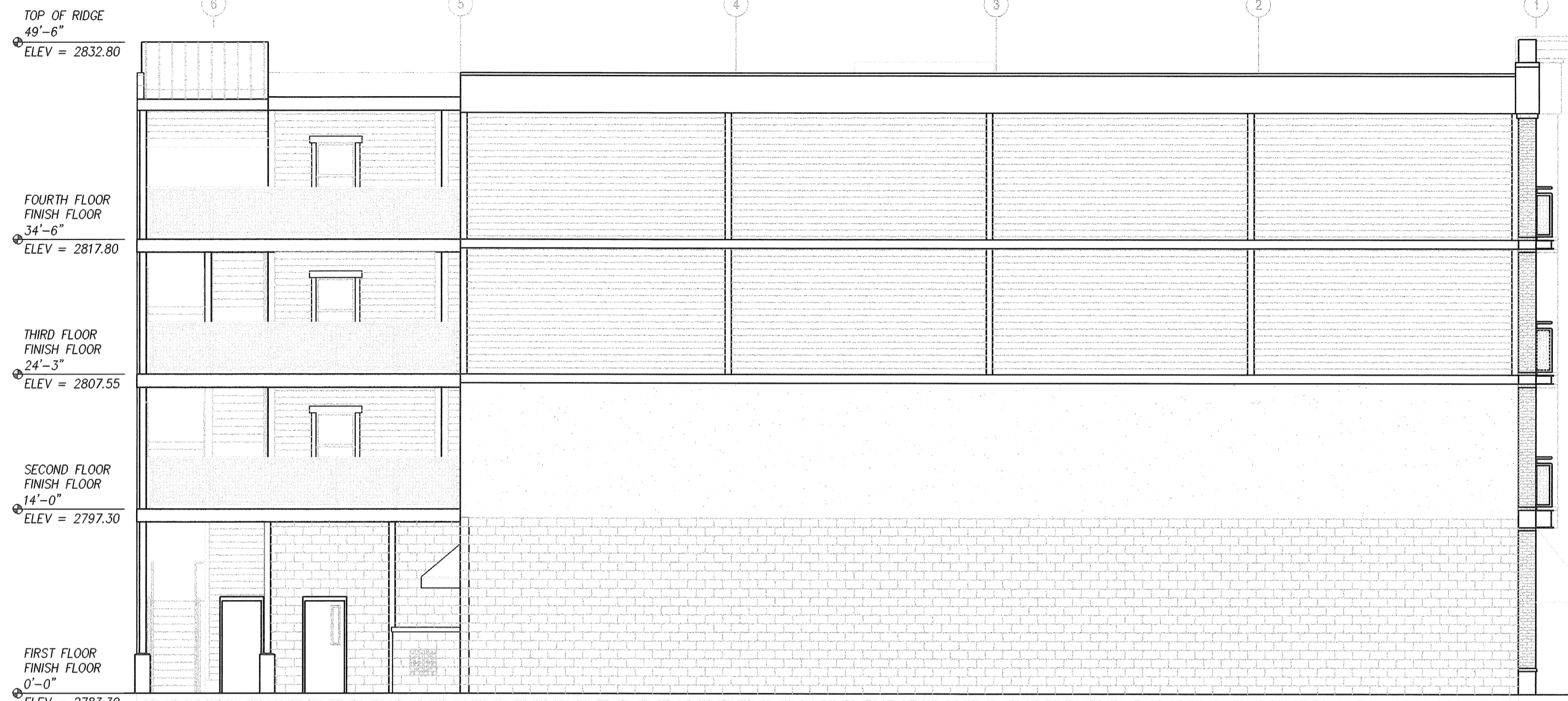
EAST AND WEST ELEVATIONS A3.02

Sheet 12 of 15

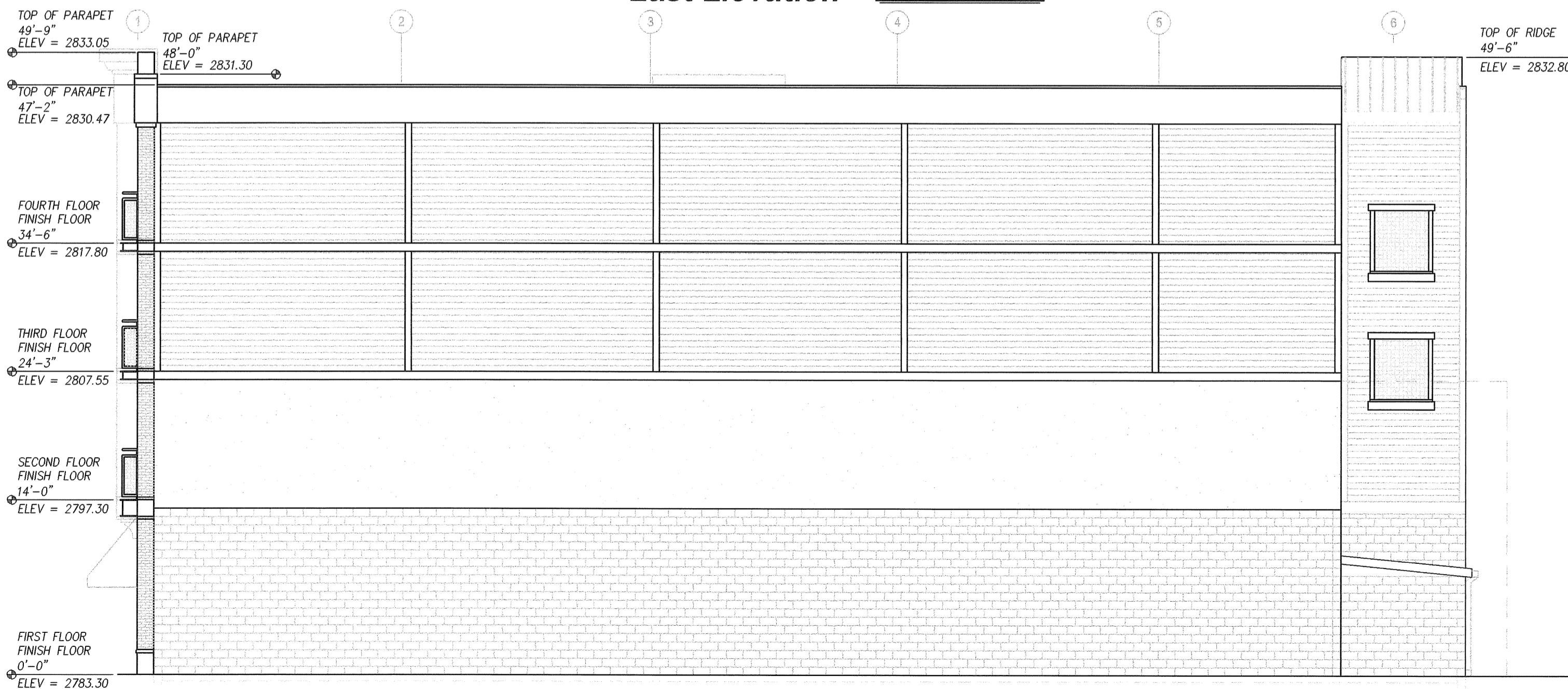
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Robert J. Kabusreiter
Robert J. Kabusreiter, Registered Architect



East Elevation SCALE: 1"=8'



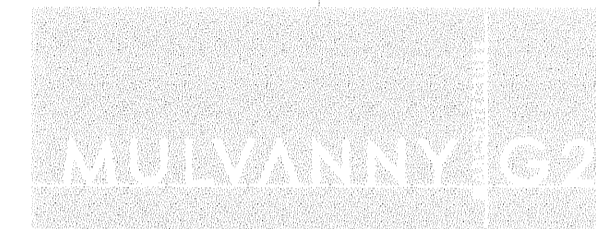
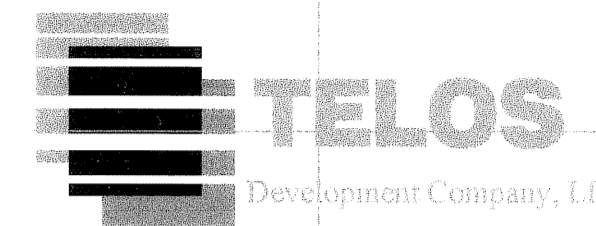
West Elevation SCALE: 1"=8'

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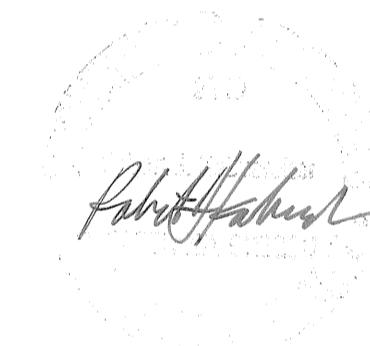


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**NK WEST
CONDOMINIUMS**
1204, 1206 and 1208
ADAMS AVENUE
LA GRANDE, OREGON 97850

**EAST & SOUTH
COURTYARD
ELEVATIONS**
A3.03

Sheet 13 of 15

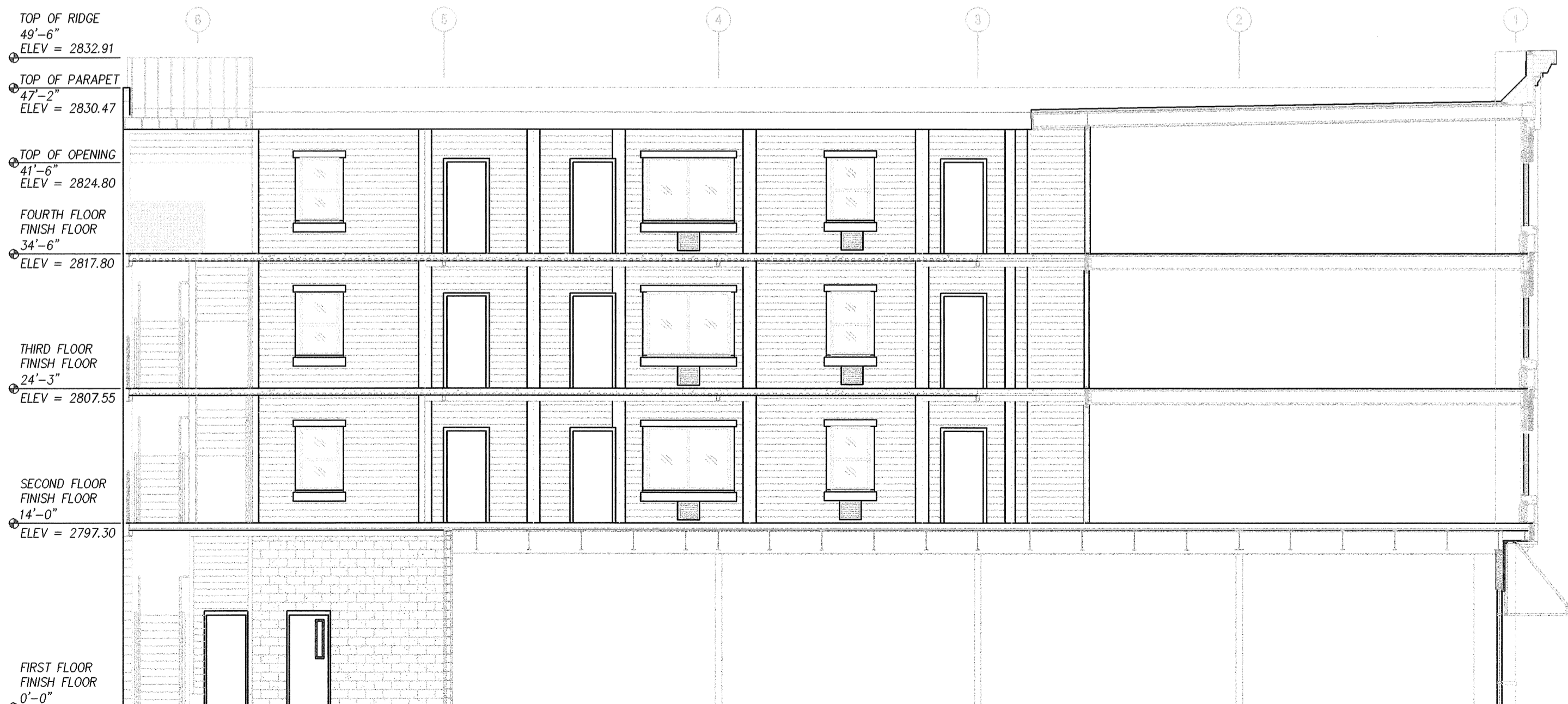
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Robert J. Kabusreiter
Robert J. Kabusreiter, Registered Architect



South Courtyard Elevation SCALE: 1"=8'



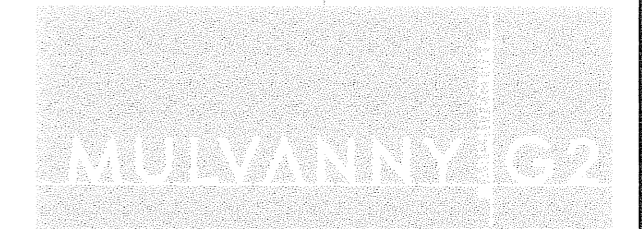
East Courtyard Elevation SCALE: 1"=8'

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Microfilm Number 20081859T
Plat Cabinet Number C987-D002



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ARCHITECT:



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PROJECT MANAGER: ROBERT KABUSREITER

**NK WEST
CONDOMINIUMS**
1204, 1206 and 1208
ADAMS AVENUE
LA GRANDE, OREGON 97850

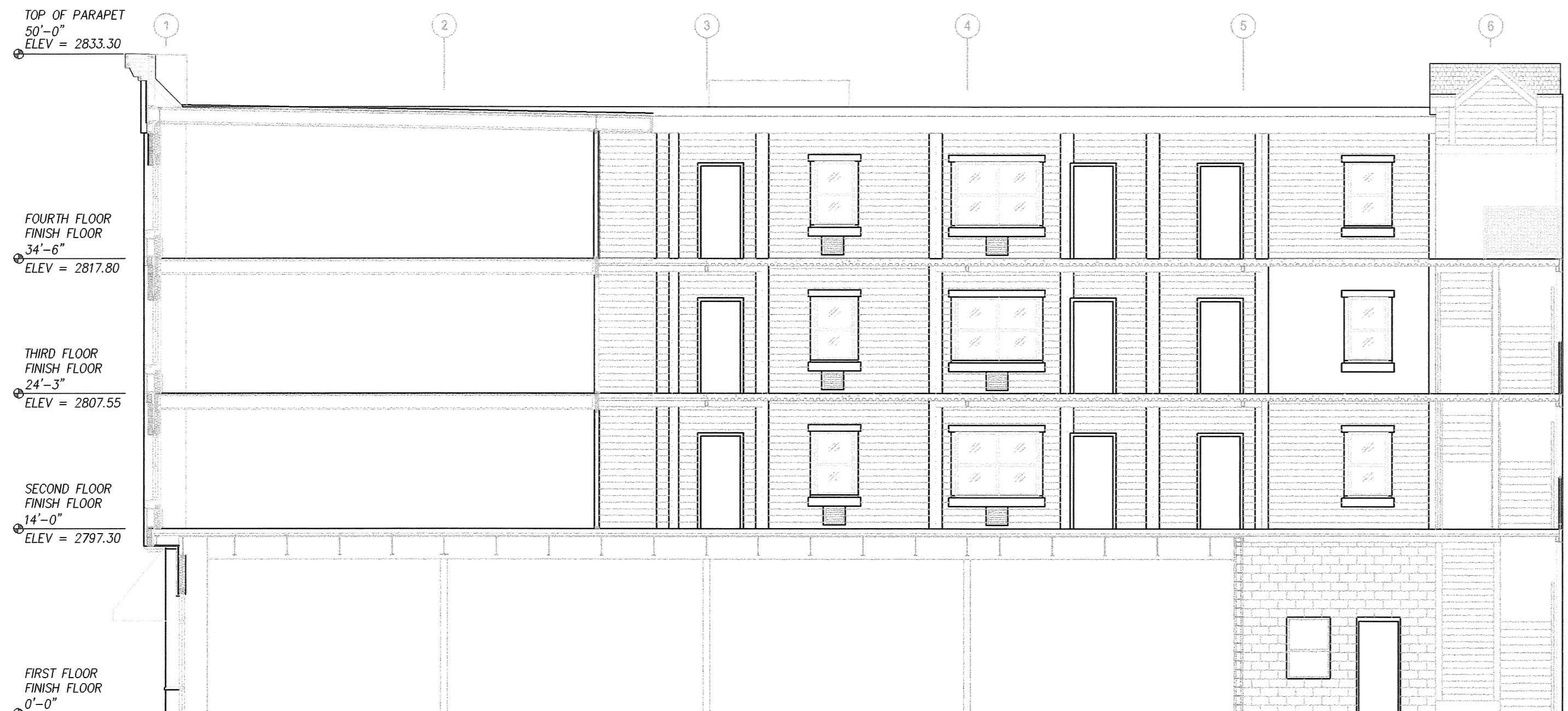
**WEST
COURTYARD
ELEVATION**

Sheet 14 of 15

ARCHITECT'S EXACT COPY STATEMENT

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Robert J. Kabusreiter, Registered Architect



West Courtyard Elevation SCALE: 1"=8'

NK West Condominiums

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Microfilm Number 20081859T
Plat Cabinet Number C987-D002

SURVEYOR'S CERTIFICATE

I, Rick G. Robinson, Registered Professional Land Surveyor, hereby certify that I have surveyed and platted the land within this Condominium, being:

Lots 2, 3 and the Northwestly 29 feet of Lot 4, Block 106, CHAPLIN'S ADDITION, in the City of La Grande, County of Union and State of Oregon, according to the recorded plat thereof.

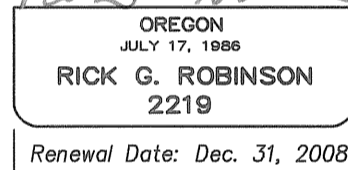
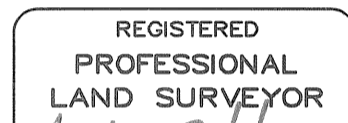
EXCEPTING THEREFROM the following described portion of said Lot 2:

Beginning at the most Northerly corner of said Lot 2; thence Southeastly along the Northeasterly boundary of said Lot 2 and parallel with the center line of Adams Avenue, La Grande, Oregon, a distance of 1 foot; thence Southwesterly along a line parallel with and 1 foot Southeastly of the Northwest boundary line of said Lot 2 a distance of 110 feet, more or less, to the Southwest boundary line of said Lot 2; thence Northwestly along the Southwest boundary of said Lot 2 a distance of 1 foot to the most Westerly corner of said Lot 2; thence Northeastly along the Northwest boundary of said Lot 2 a distance of 110 feet, more or less, to the point of beginning.

TOGETHER WITH those easements granted by Parking Space Easement Agreement(s) recorded March 2, 2004, Microfilm Document No. 20041192 and 20041193, Records of Union County, Oregon.

I further certify that I made this survey and plat by order of and under the direction of the owner thereof, and that all boundary corners are marked with monuments as indicated on the annexed plat in accordance with O.R.S. 92.050 and 92.060.

R.G. Robinson
Rick G. Robinson, OPLS 2219
Bagett, Griffith and Blackman
2006 Adams Avenue
La Grande, OR 97850



ARCHITECT'S STATEMENT

I, Robert J. Kabusreiter, a Registered Architect in the State of Oregon, do hereby certify that Sheets 6 through 13 of this plat fully and accurately depict the boundaries of three commercial units, which may be sold to real estate investors. I further certify that construction of the units and buildings depicted on the plat has been completed.

Robert J. Kabusreiter
Robert J. Kabusreiter, Registered Architect
MulvannyG2 Architecture
601 SW Second Avenue, Suite 1200
Portland, OR 97204



SURVEYOR'S EXACT COPY STATEMENT

I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Plat of NK West Condominiums and that the annexed tracing is an exact copy of said Condominium Plat as the same is on file in UNION COUNTY Cabinet Number _____ of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 100.115.

R.G. Robinson
Rick G. Robinson, OPLS 2219

DECLARANT'S STATEMENT

Know all people by these presents that NKW LIMITED PARTNERSHIP, an Oregon Limited Partnership, is the owner of the land within this Condominium, being more particularly described in the accompanying Surveyor's Certificate, and does hereby establish and declare the accompanying map to be a true and correct map of NK WEST CONDOMINIUMS, and has caused the same to be surveyed and platted as shown on the annexed plat, and does hereby acknowledge that the property and improvements described and depicted on this plat are subject to the provisions of O.R.S. 100.005 through 100.625.

David S. Glennie
David S. Glennie, President of TELOS DEVELOPMENT Company, LLC,
The General Partner of NKW Limited Partnership

Know all people by these presents that DR. JAMES E WASENMILLER, by Assignment and Acceptance agreement filed as microfilm numbers 20072953 and 20072954 of the deed records of Union County, is a Deed of Trust holder on the land within this Condominium, and does hereby consent to said Condominium.

Dr. James E. Wasenmiller
DR. JAMES E. WASENMILLER

Know all people by these presents that THE STATE OF OREGON, by and through its Housing and Community Services Department, is a Deed of Trust holder on the land within this Condominium, and does hereby consent to said Condominium.

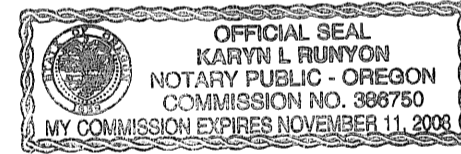
Betty Markey
Authorized Representative of
THE STATE OF OREGON
Housing and Community Services Department

ACKNOWLEDGMENTS

State of Oregon SS
County of Marion

Know all people by these presents, on this 10th day of April, 2008, before me a Notary Public in and for said County and State, personally appeared DAVID S. GLENNIE, known to me to be the identical person named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

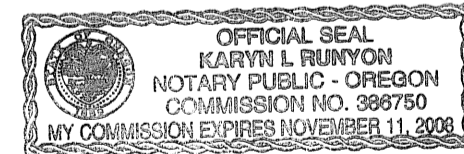
Karyn L. Runyon
Notary Public for
the State of Oregon



State of Oregon SS
County of Marion

Know all people by these presents, on this 11th day of April, 2008, before me a Notary Public in and for said County and State, personally appeared DR. JAMES E. WASENMILLER, who is known to me to be the identical person named in the foregoing instrument, and that said instrument was executed freely and voluntarily.

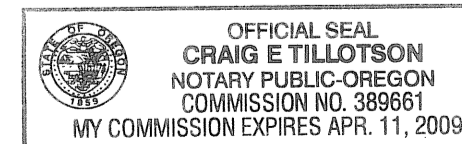
Karyn L. Runyon
Notary Public for
the State of Oregon



State of Oregon SS
County of Marion

Know all people by these presents, on this 11th day of April, 2008, before me a Notary Public in and for said County and State, personally appeared Betty Markey who is known to me to be an authorized representative of THE STATE OF OREGON, Housing and Community Services Department, and who being duly sworn did say that they executed the same freely and voluntarily.

Craig E. Tillotson
Notary Public for
the State of Oregon



APPROVALS

City of La Grande City Surveyor

Examined and recommended for approval as per O.R.S. Chapter 92 this 8th day of April, 2008.

by Norman J. Paullus, Jr.
Norman J. Paullus, Jr.
City Surveyor

City of La Grande Planner

I hereby certify that this plat complies with applicable land use regulations this 10th day of April, 2008.

Michael J. Boquist
Michael J. Boquist
City Planner

Union County Assessor / Tax Collector

I hereby certify that pursuant to O.R.S. 92.095, all ad valorem taxes and all special assessments, fees and other charges required by law to be placed upon the 2007-2008 tax roll which became a lien on the land within this Condominium, or will become a lien during the tax year but not certified to the tax collector for collection have been paid.

by Linda L. Hill Date: 4/8/08
Linda L. Hill, Union County Assessor/Tax Collector

FILING STATEMENT

Union County Clerk

State of Oregon SS
County of Union
I do hereby certify that the attached Condominium Plat was received for record on the 1st day of May, 2008, at 1:45 o'clock P.M., and recorded in Plat Cabinet No. C987-D002 Union County records. Microfilm Number 20081859T

Robin A. Church,
Union County Clerk, by Shirlette Kenworthy

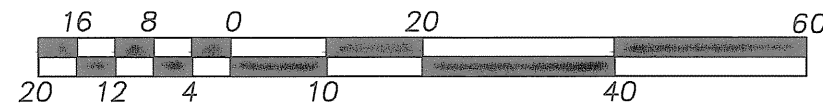
NK West Condominiums

Condominiums situated in Lot 3 and a portion of Lots 2 and 4
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BASIS OF BEARING

Forward bearing as published by the U.S.C.
 and G.S. from Δ COLLEGE to Δ VALLEY
 Dated 1946.

SCALE: 1" = 20'



LEGEND

- Found brass plaque set by survey number 13-88 unless otherwise noted
- Found brass screw with brass washer marked "OPLS 2219" set by survey number 008-2004
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 008-2004
- Property Line
- Record distance of the plat of Chaplin's Addition to La Grande and survey number 018-1989
- Building Wall

SURVEYOR'S EXACT COPY STATEMENT

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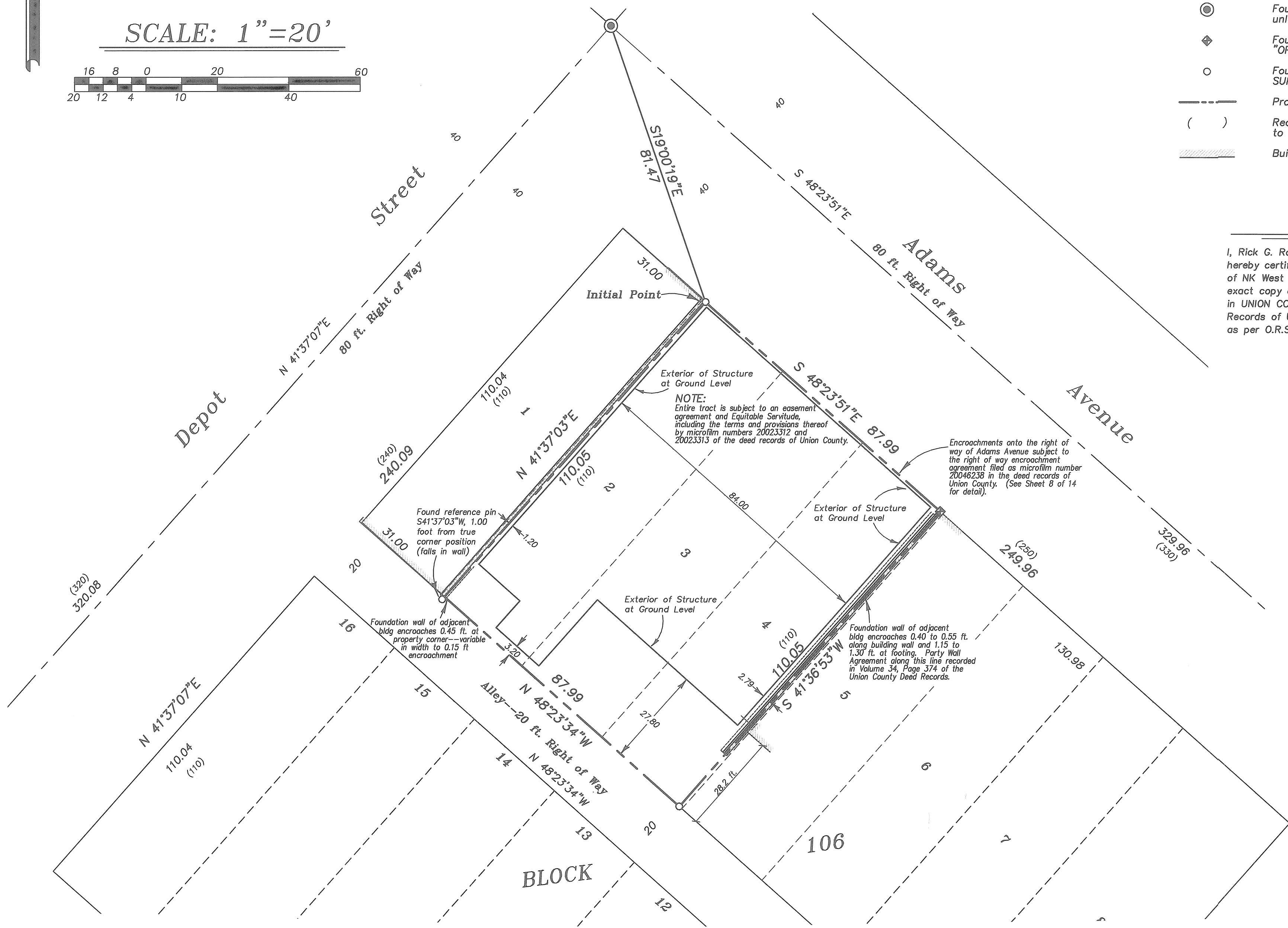
Rick G. Robinson, OPLS 2219

Boundary Determination

The boundary of the land within this Condominium Plat was determined by Survey Number 008-2004 as filed in the office of the Union County Surveyor. See that survey for detail of the placement of the exterior of this tract.

Elevation Datum

Elevations shown on this plat are based on NGVD 29 datum, taken by direct observation of Bench Mark L-85, a brass plaque in the first platform on the steps to City Hall on the Northerly side of the building.



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JULY 17, 1988
 RICK G. ROBINSON
 2219

Renewal Date: Dec. 31, 2008

NK West Condominiums

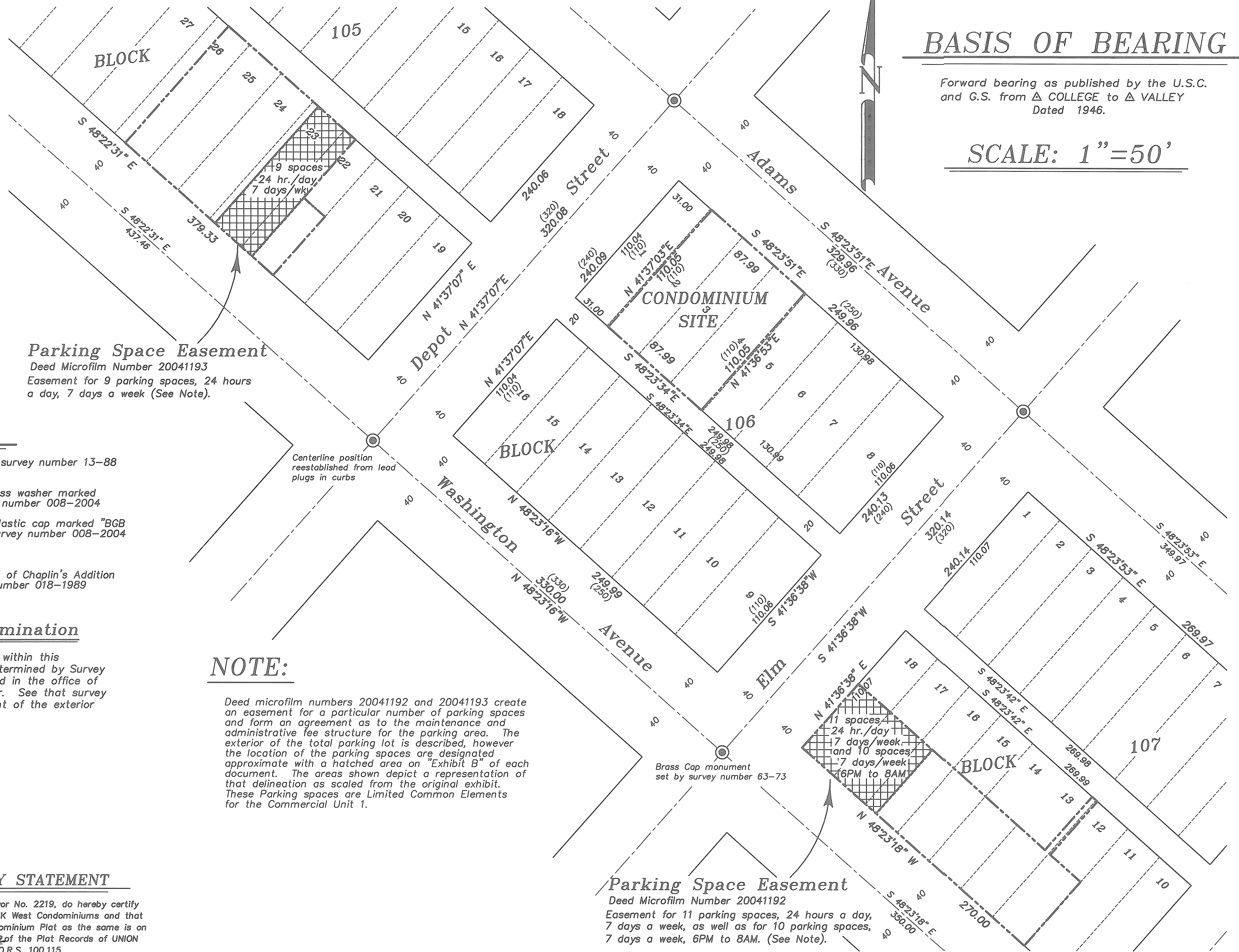
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Microfilm Number 20081859T
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BASIS OF BEARING

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SCALE: 1"=50'



Parking Space Easement
Deed Microfilm Number 20041193
Easement for 9 parking spaces, 24 hours a day, 7 days a week (See Note).

Parking Space Easement
Deed Microfilm Number 20041192
Easement for 11 parking spaces, 24 hours a day, 7 days a week, as well as for 10 parking spaces, 7 days a week, 6PM to 8AM. (See Note).

LEGEND

- Found brass plaque set by survey number 13-88 unless otherwise noted
- ◆ Found brass screw with brass washer marked "OPLS 2219" set by survey number 008-2004
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 008-2004
- Property Line
- () Record distance of the plat of Chaplin's Addition to La Grande and survey number 018-1989

Boundary Determination

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NOTE:

Deed microfilm numbers 20041192 and 20041193 create an easement for a particular number of parking spaces and form an agreement as to the maintenance and administrative fee structure for the parking area. The exterior of the total parking lot is described, however the location of the parking spaces are designated approximate with a hatched area on "Exhibit B" of each document. The areas shown depict a representation of that delineation as scaled from the original exhibit. These Parking spaces are Limited Common Elements for the Commercial Unit 1.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Rick G. Robinson

OREGON
JULY 17, 1986
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2008

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Rick G. Robinson
Rick G. Robinson, OPLS 2219

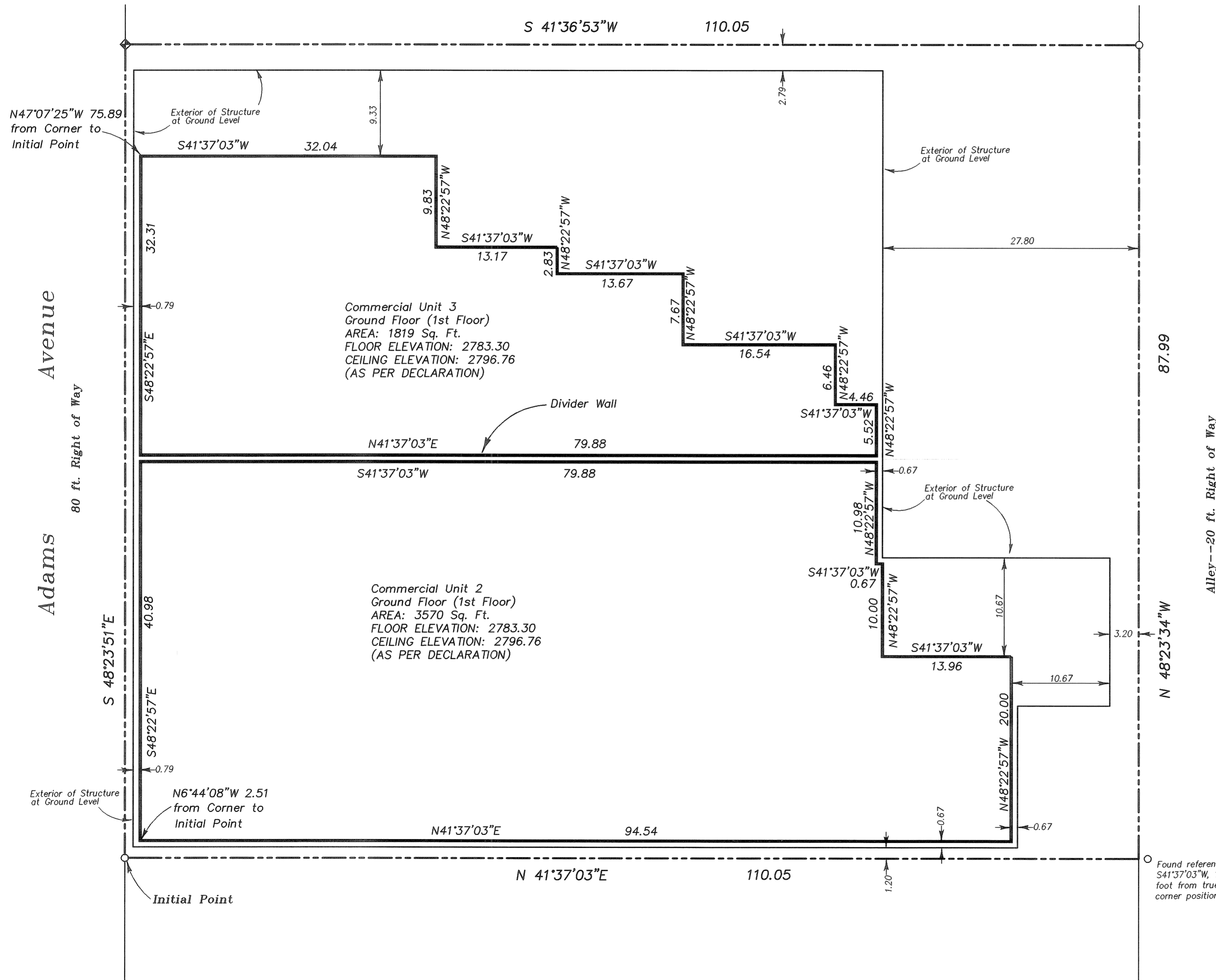
Parking Space Easement Agreements Detail

SCALE: 1"=8'

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LEGEND

- ◆ Found brass screw with brass washer marked "OPLS 2219" set by survey number 008-2004
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 008-2004
- Property Line
- ==== Generalized Unit Boundary Lines As Per Declaration (See Notes)

NOTES

1. Generalized Unit Boundary line dimensions are shown along the interior surfaces of the units as defined in the "Declaration". To Conform to the "Declaration", certain variations in the unit boundary lines are necessary. The generalized unit boundary lines shall vary to be the interior surface of perimeter and bearing walls, windows and window frames, doors and door frames, and trim. See "Declaration of NK West Condominiums".

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Rick G. Robinson
Rick G. Robinson, OPLS 2219

Elevation Datum

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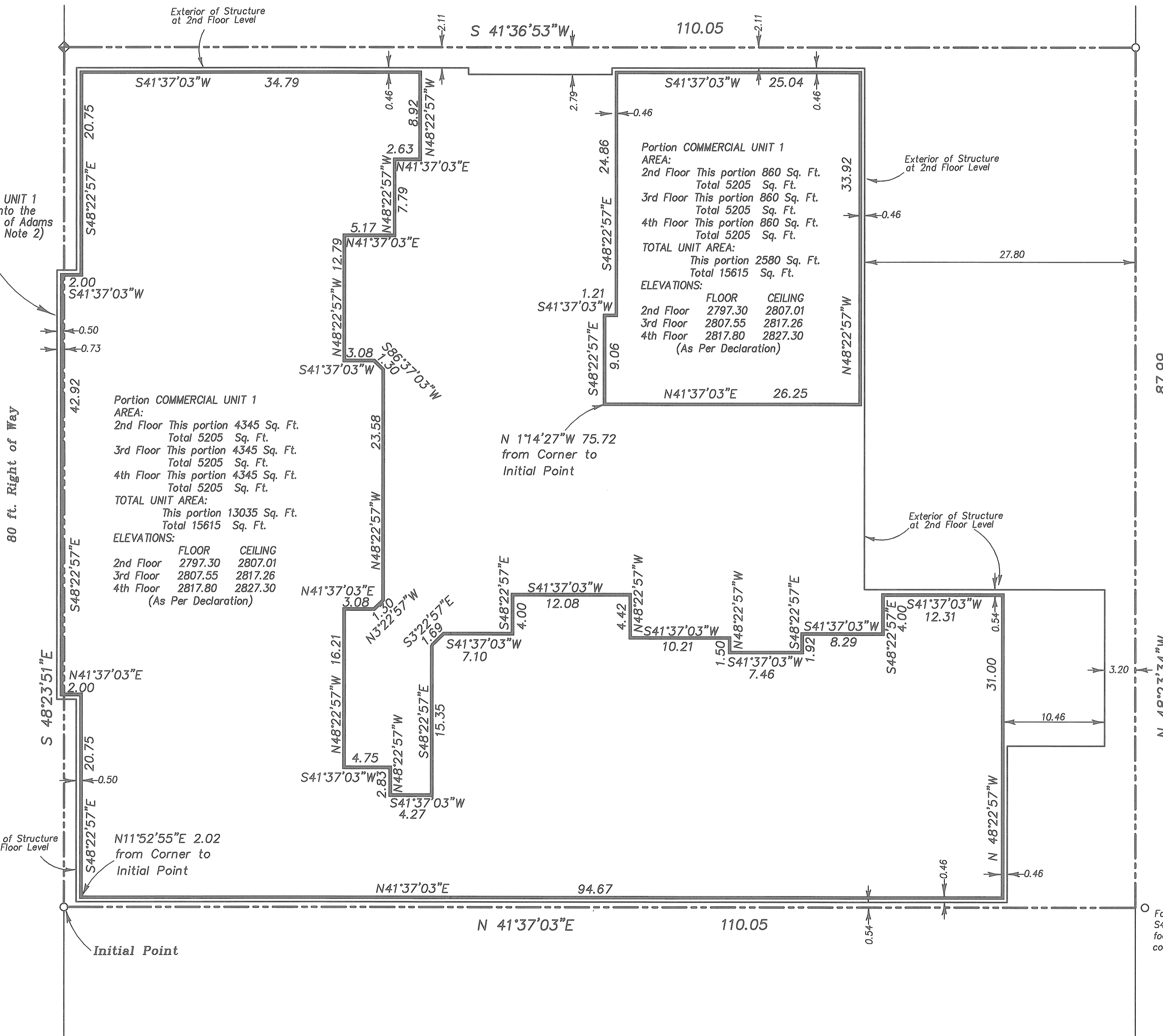
REGISTERED
PROFESSIONAL
LAND SURVEYOR
Rick G. Robinson
OREGON
JULY 17, 1986
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2008

NK West Condominiums

Condominiums situated in Lot 3 and a portion of Lots 2 and 4
of Block 106, Chaplin's Addition to the City of La Grande, Union County, Oregon

SCALE: 1"=8'



LEGEND

- ◆ Found brass screw with brass washer marked "OPLS 2219" set by survey number 008-2004
- Found 5/8" iron pin with plastic cap marked "BGB SURVEY MARKER" set by survey number 008-2004
- Property Line
- Generalized Unit Boundary Lines As Per Declaration (See Notes)

NOTES

- Generalized Unit Boundary line dimensions are shown along the interior surfaces of the units as defined in the "Declaration". To Conform to the "Declaration", certain variations in the unit boundary lines are necessary. The generalized unit boundary lines shall vary to be the interior surface of perimeter and bearing walls, windows and window frames, doors and door frames, and trim, See "Declaration of NK West Condominiums".
- Deed microfilm number 20046238 is an agreement between NKW Limited Partnership and the City of La Grande which allows the encroachment of "Balcony, Building Overhang, Awning and Fire Department Connection" with certain conditions as outlined in the document.

SURVEYOR'S EXACT COPY STATEMENT

I, Rick G. Robinson, registered Oregon Surveyor No. 2219, do hereby certify that I am the Surveyor who prepared the Plat of NK West Condominiums and that the annexed tracing is an exact copy of said Condominium Plat as the same is on file in UNION COUNTY Cabinet Number C987-D002 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 100.115.

Rick G. Robinson
Rick G. Robinson, OPLS 2219

Elevation Datum

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REGISTERED
PROFESSIONAL
LAND SURVEYOR
Rick G. Robinson
OREGON
JULY 17, 1988
RICK G. ROBINSON
2219

Renewal Date: Dec. 31, 2008

BASIS OF BEARING

Forward bearing as published by the U.S.C. and G.S. from Δ COLLEGE to Δ VALLEY Dated 1946.

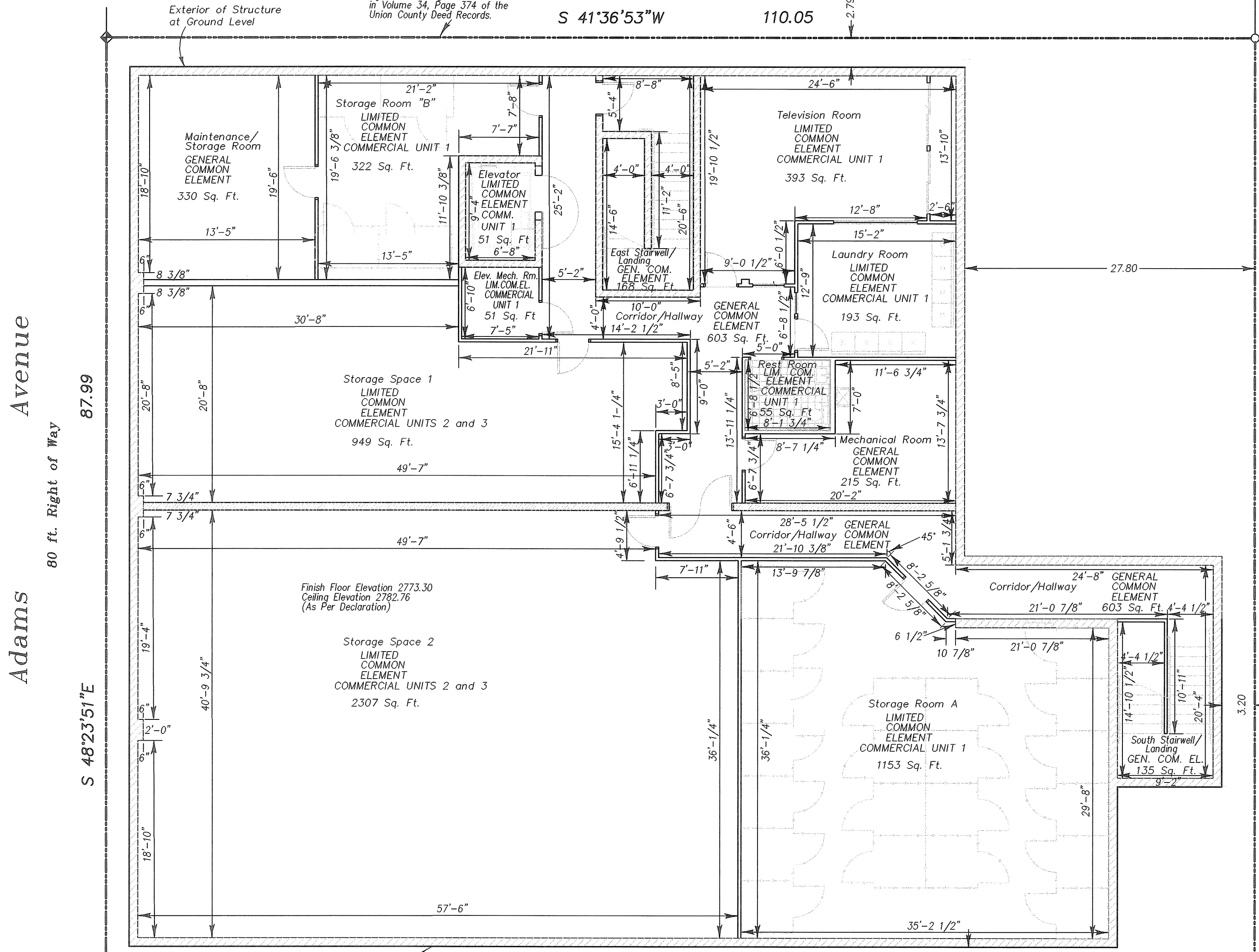
NK West Condominiums

Condominiums situated in Lot 3 and a portion of Lots 2 and 4 of Block 106, Chaplin's Addition to the City of La Grande, Union County, Oregon

Microfilm Number 200818591T
Plat Cabinet Number C987-D002

SCALE: 1"=8'

Foundation wall of adjacent bldg. encroaches 0.40 to 0.55 ft. along building wall and 1.15 to 1.30 ft. at footing. Party Wall Agreement along this line recorded in Volume 34, Page 374 of the Union County Deed Records.



Adams Avenue

80 ft. Right of Way

87.99

S 48°23'51"E

Alley--20 ft. Right of Way

S 41°36'53"W 110.05

N 41°37'03"E 110.05

Initial Point

Exterior of Structure at Ground Level

Elevation Datum

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- Property Line

Found reference pin S41°37'03"W, 1.00 foot from true corner position (falls in wall)



MULVANNY G2

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t 503.223.8030 | f 503.223.8381
MulvannyG2.com

ARCHITECT:

PROJECT NUMBER: 02-0120A
PROJECT MANAGER: ROBERT KABUSREITER

NK WEST CONDOMINIUMS
1204, 1206 and 1208
ADAMS AVENUE
LA GRANDE, OREGON 97850

BASEMENT FLOOR PLAN A2.01

Sheet 6 of 15

ARCHITECT'S EXACT COPY STATEMENT

I, Robert J. Kabusreiter, registered Architect No. 2349, do hereby certify that I am the Architect who prepared the Building plans of NK West Condominiums and that the annexed tracing is an exact copy of said Condominium Plat as the same is on file in UNION COUNTY Cabinet Number C987-D002 of the Plat Records of UNION COUNTY, and said exact copy is submitted as per O.R.S. 100.115.

Robert J. Kabusreiter, Registered Architect

BASIS OF BEARING

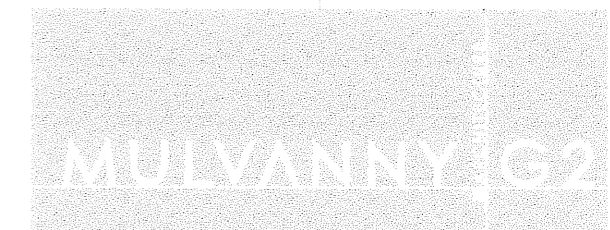
Forward bearing as published by the U.S.C. and G.S. from Δ COLLEGE to Δ VALLEY Dated 1946.

SCALE: 1"=8'

NK West Condominiums

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Microfilm Number 20081859T
Plat Cabinet Number C987-D002



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ARCHITECT:



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PROJECT MANAGER: ROBERT KABUSREITER

NK WEST CONDOMINIUMS
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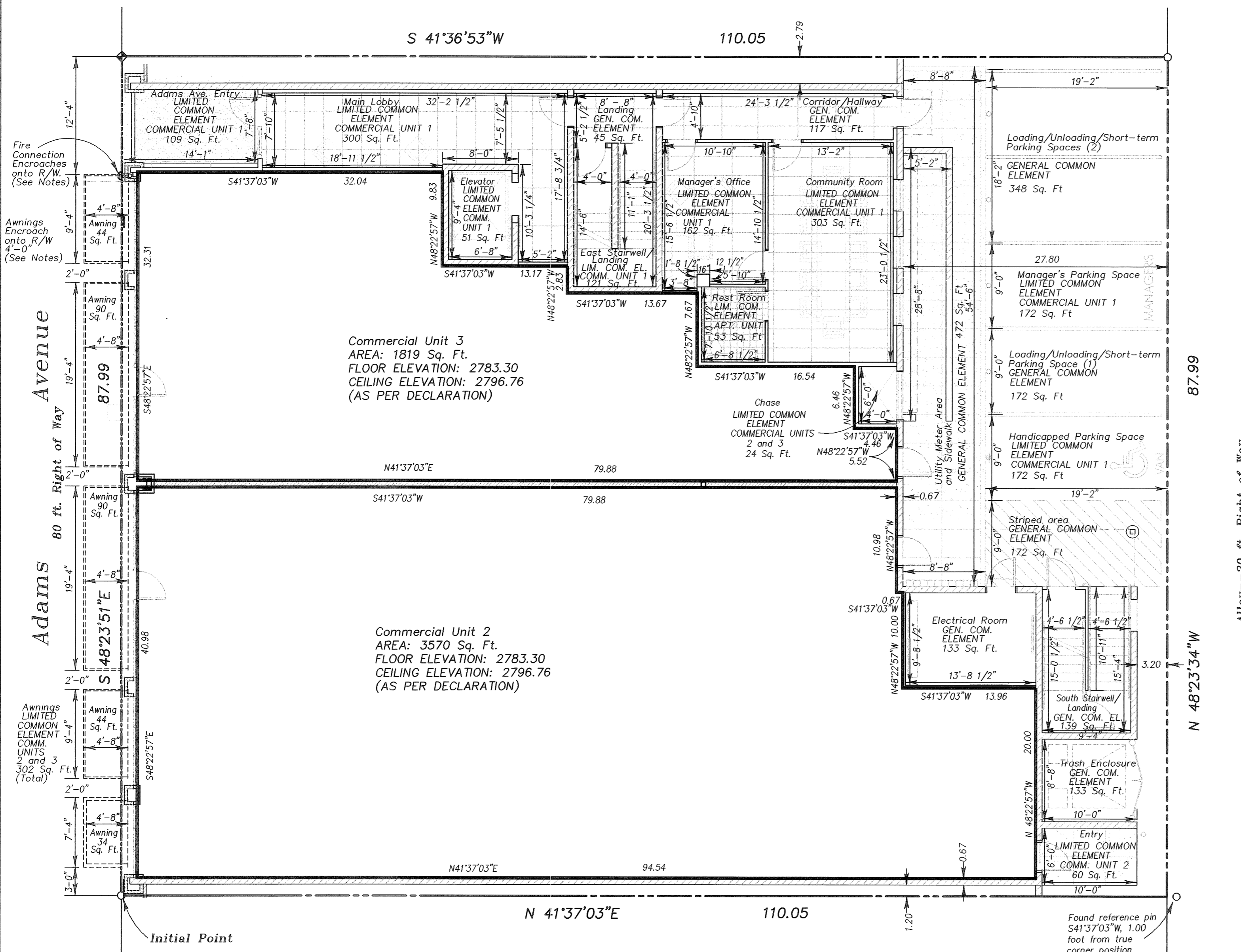
FIRST FLOOR PLAN
A2.02

Sheet 7 of 15

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Robert J. Kabusreiter
Robert J. Kabusreiter, Registered Architect



Elevation Datum

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- Property Line

NOTE:

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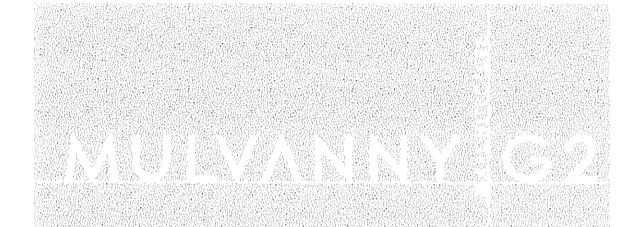
BASIS OF BEARING

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NK West Condominiums

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NK WEST CONDOMINIUMS

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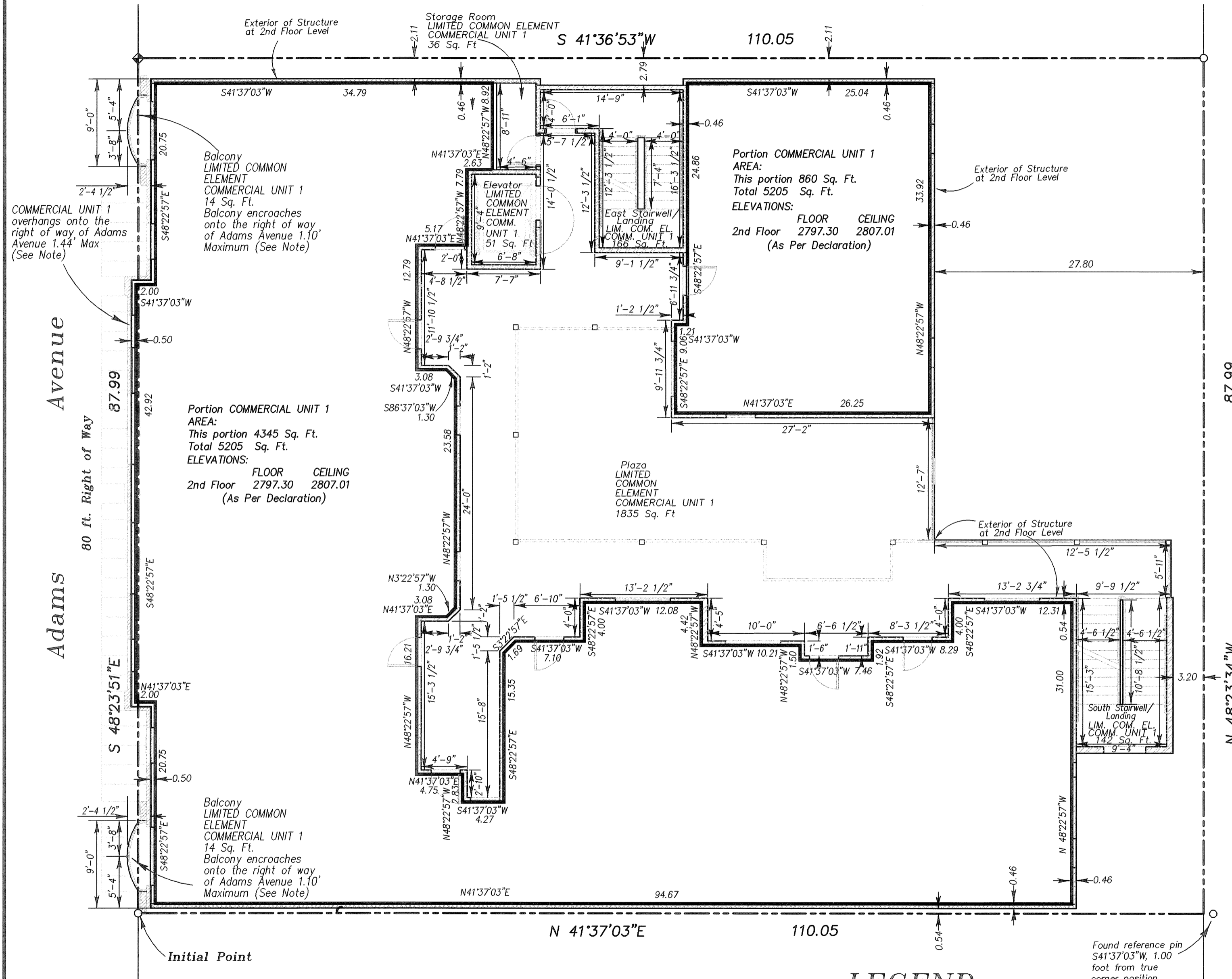
SECOND FLOOR PLAN A2.03

Sheet 8 of 15

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Robert J. Kabusreiter
Robert J. Kabusreiter, Registered Architect



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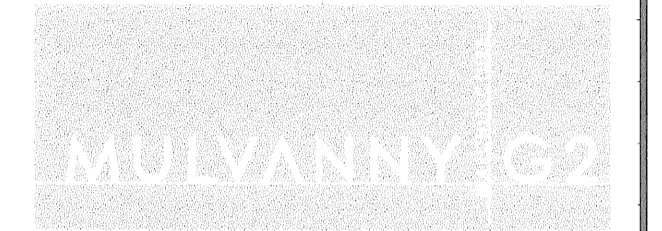
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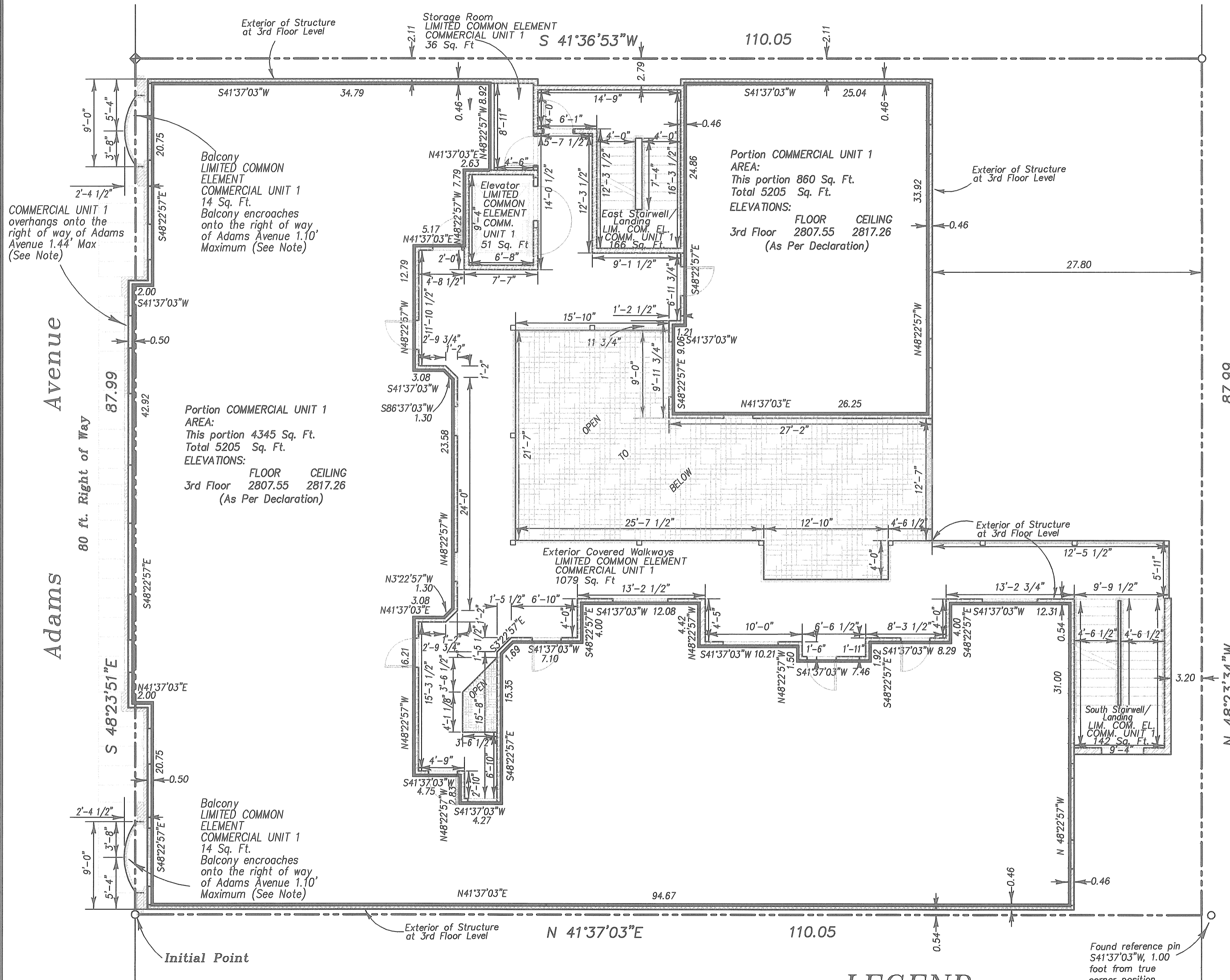
THIRD FLOOR PLAN A2.04

Sheet 9 of 15

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