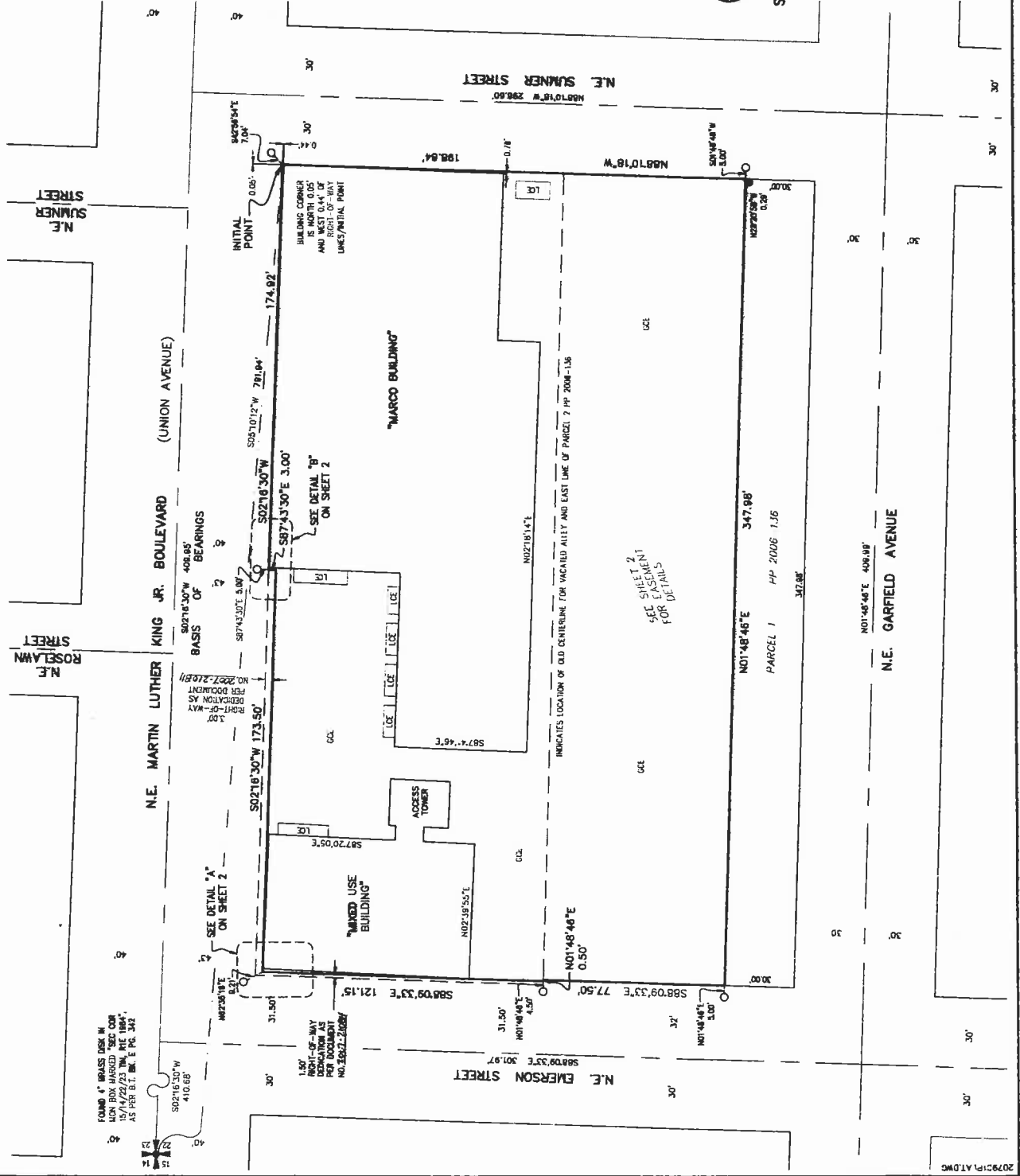


VANPORT SQUARE CONDOMINIUMS

SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 22,
TOWNSHIP 1 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN,
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON
DATE: NOVEMBER 28, 2007



SHEET INDEX

- SHEET 1 - OVERALL SITE MAP, SHEET MODEL, EASEMENTS, LEGEND, BENCHMARK DATA, NAVIGATION, NOTES
- SHEET 2 - UTILITY, STORM SEWER AND ACCESS EASEMENT DETAILS, OTHER DETAILS
- SHEET 3 - MARCO BUILDING FIRST FLOOR, MIXED USE BUILDING FIRST FLOOR, LEGEND, NOTES, UNIT AREAS
- SHEET 4 - MARCO BUILDING CEILING ELEVATIONS, LEGEND, NOTES
- SHEET 5 - MIXED USE BUILDING SECOND AND THIRD FLOORS, LEGEND, NOTES, UNIT AREAS
- SHEET 6 - BUILDING SECTION VIEWS, LEGEND, NOTES
- SHEET 7 - APPROVALS, DECLARATION, ACKNOWLEDGMENT, NOTES, SURVEYOR'S CERTIFICATE, SURVEYOR'S CERTIFICATE OF COMPLETION

LEGEND

- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "OFF" IN" AS PER PLAT BOOK NO. 2008-138
- 1-1/8" COPPER DISK MARKED "WESTLAKE CONSULTANTS", IN CONCRETE SIDEWALK, SET ON NOVEMBER 8, 2007.
- GCZ DENOTES "GENERAL COMMON ELEMENT"
- LCE DENOTES "LIMITED COMMON ELEMENT"
- SF DENOTES "SQUARE FEET"
- PP DENOTES "PARTITION PLAT NO.", MULTNOMAH COUNTY PLAT RECORDS

NARRATIVE

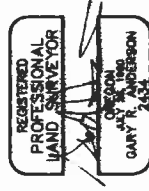
THE PURPOSE OF THIS SURVEY IS TO PLAT LOTS 8-14, BLOCK 10, PLAT OF "WALNUT PARK", PARCEL 2, PARTITION PLAT 2008-138, ALONG WITH THE EASTERLY PORTION OF THE VACATED ALLEY (DOCUMENT NO. 2008-087462) INTO A CONDOMINIUM PLAT. FOR BASIS OF BEARINGS AND BOUNDARY DETERMINATION, SEE SURVEY NO. 81442, MULTNOMAH COUNTY SURVEY RECORDS, HELD BY LUTHER KING JR. BLVD. LOCAL CONTROL ESTABLISHED WITH SURVEY NO. 81442 WAS USED TO CORRELATE THE SURVEY WITH THE SURVEY OF THE CORNERS AND RIGHT-OF-WAY ANGLE POINTS. THE INTERSECTIONS WERE SET ON LINES 27'-FEET SOUTH OF 35'-FEET WEST OF AND 35'-FEET EAST OF THE CORNERS OF THE ALLEY. THE CORNERS OF THE ALLEY WERE SET ON LINES 27'-FEET SOUTH OF 35'-FEET WEST OF AND 35'-FEET EAST OF THE CORNERS OF THE ALLEY. THE CORNERS OF THE ALLEY WERE SET ON LINES 27'-FEET SOUTH OF 35'-FEET WEST OF AND 35'-FEET EAST OF THE CORNERS OF THE ALLEY.

NOTES

- ALL BUILDING CORNER TIES SHOWN ARE MEASURED AT RIGHT ANGLES TO THE PROPERTY LINES.
- ALL BUILDING WALL AND LCE AREA ANGLES ARE 90°.



SCALE: 1" = 30'



12-31-08

RENEWAL DATE

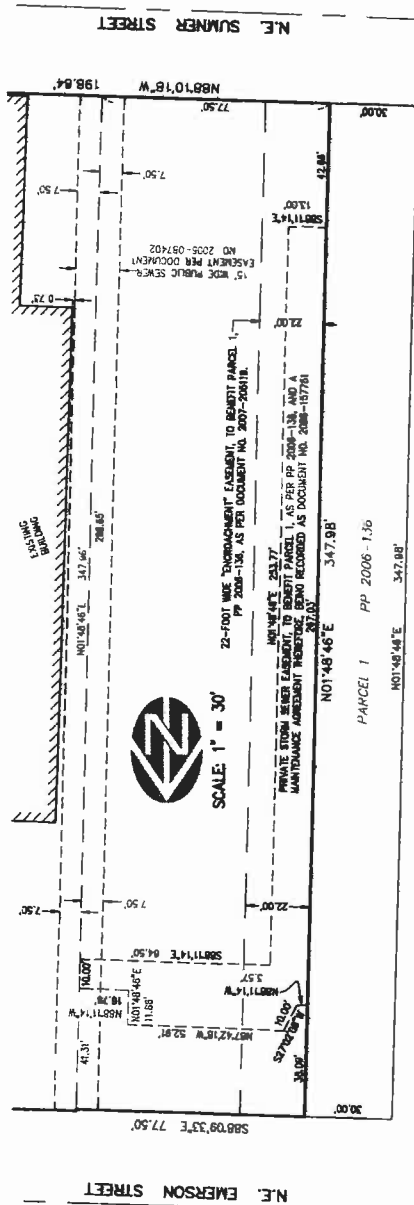
I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT

SURVEYED BY:

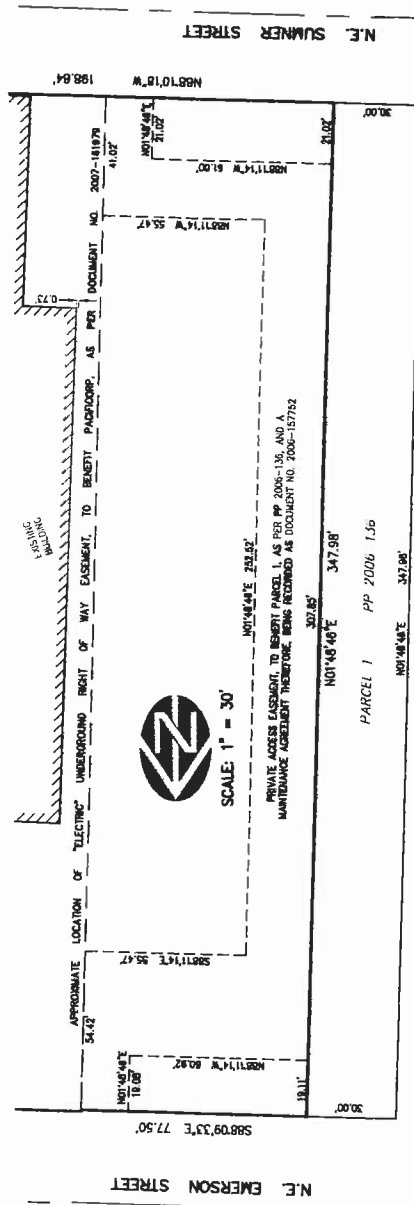
WESTLAKE CONSULTANTS, INC.
15115 SW SEQUOIA PARKWAY, SUITE 150
TIGARD, OREGON 97224
(503)684-0652

VANPORT SQUARE CONDOMINIUMS

SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 22,
TOWNSHIP 1 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN,
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON
DATE: NOVEMBER 28, 2007



"ENCROACHMENT", UTILITY AND STORM SEWER EASEMENT DETAIL



"ELECTRIC" AND ACCESS EASEMENT DETAIL

N.E. MARTIN
LUTHER KING JR.
BOULEVARD
(UNDER AVENUE)

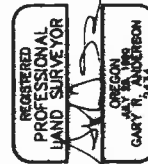


DETAIL "A"
NOT TO SCALE

N.E. MARTIN
LUTHER KING JR.
BOULEVARD
(UNDER AVENUE)



DETAIL "B"
NOT TO SCALE



LEGEND

- 1-1/2" COPPER DISK MARKED "WESTLAKE CONSULTANTS", IN CONCRETE SIDEWALK, SET ON NOVEMBER 8, 2007.
- PP DENOTES "PARTITION PLAT NO."

SURVEYED BY:
WESTLAKE CONSULTANTS, INC.
1515 S.W. SECOND PARKWAY, SUITE 150
TIGARD, OREGON 97224
(503) 684-0652

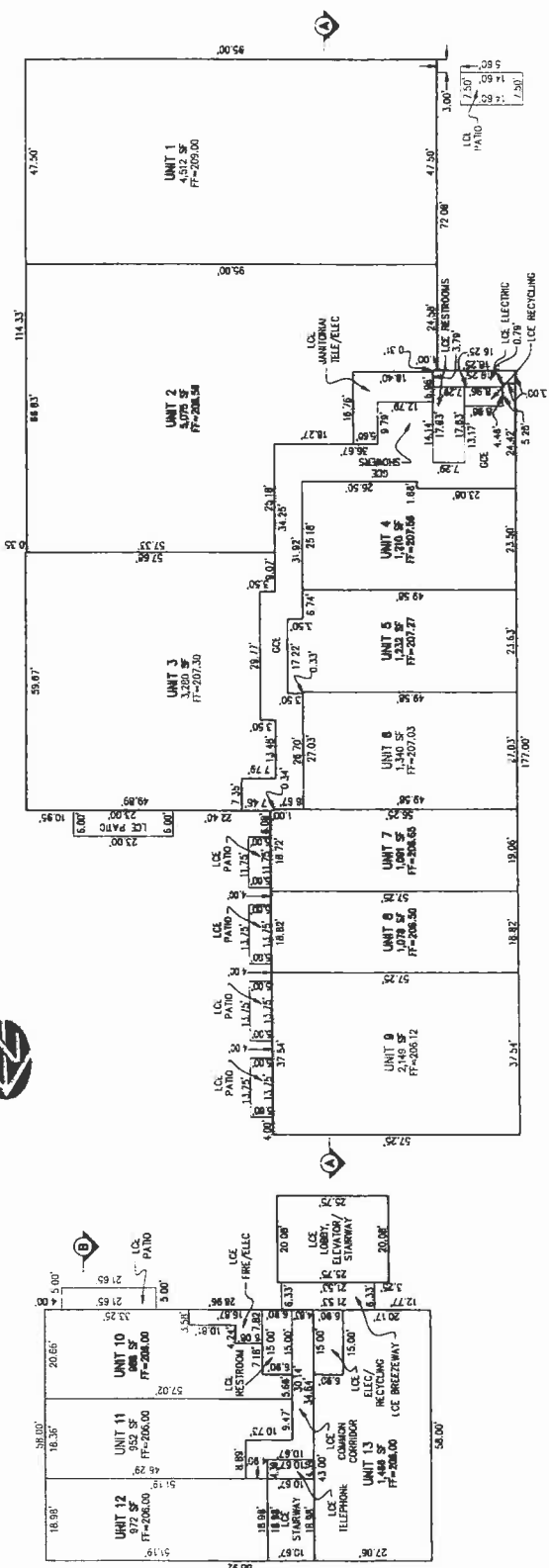
RENEWAL DATE
12-31-09

I HEREBY CERTIFY THIS TO BE A TRUE
AND EXACT COPY OF THE ORIGINAL PLAT

VANPORT SQUARE CONDOMINIUMS

SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 22,
TOWNSHIP 1 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN,
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE: NOVEMBER 29, 2007



MIXED USE BUILDING
FIRST FLOOR
UNITS 10 THROUGH 13
SCALE: 1" = 20'

LEGEND

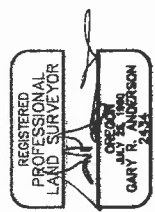
- GCE DENOTES "GENERAL COMMON ELEMENT"
- LCE DENOTES "LIMITED COMMON ELEMENT"
- SF DENOTES "SQUARE FEET"
- FF DENOTES "FINISH FLOOR ELEVATION"
- ⚠ DENOTES CROSS-SECTION INDICATOR

NOTES

- 1) ALL BUILDING WALL AND LCE AREA ANGLES ARE 90°.
- 2) SEE SHEET 4 FOR CEILING ELEVATION VIEW.
- 3) SEE SHEET 5 FOR 2ND AND 3RD FLOOR PLAN VIEWS.
- 4) SEE SHEET 6 FOR BUILDING CROSS-SECTION VIEWS.

BENCHMARK DATA

DATUM: CITY OF PORTLAND
BENCHMARK FOUND 2'-1 1/2" BRASS DISK IN CURB
AT THE SOUTHWEST CORNER OF N.E. CLEVELAND
AVENUE AND N.E. HALLINGWORTH STREET
APPROXIMATELY 1.00' WEST OF CURB RETURN.
BENCHMARK NO. 212 ELEVATION = 202.070



12-31-09
RENEWAL DATE

SURVEYED BY:
WESTLAKE CONSULTANTS, INC.
10105 S. SCHUMAKER PARKWAY, SUITE 150
TOLSON, OREGON 97224
(503) 864-0652

VANPORT SQUARE CONDOMINIUMS

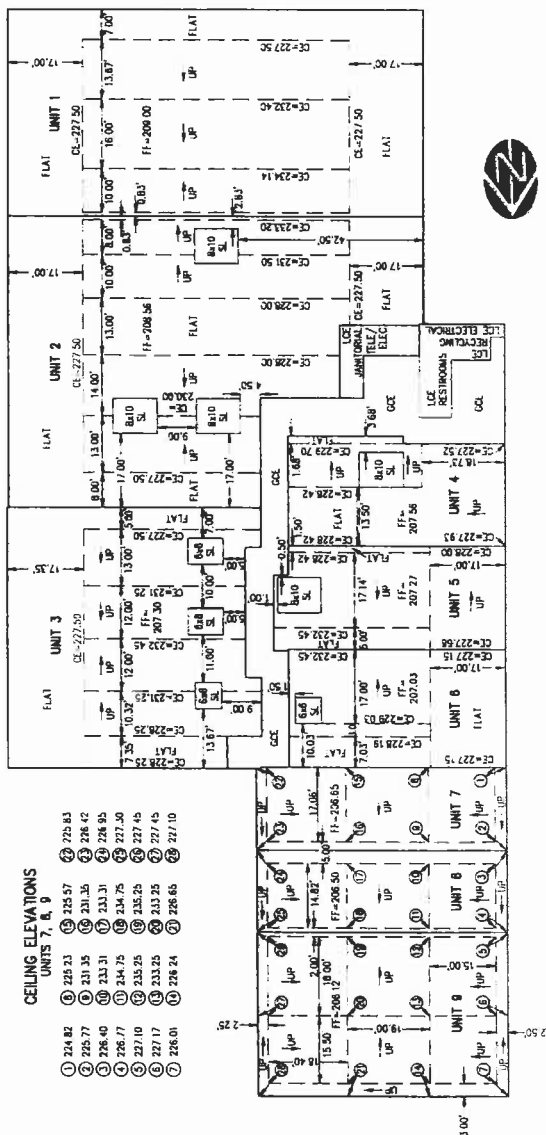
SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 22,
TOWNSHIP 1 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN,
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE: NOVEMBER 28, 2007

CEILING ELEVATIONS

UNITS 7, 8, 9

- | | | | |
|----------|----------|----------|----------|
| ① 224.82 | ⑩ 225.23 | ⑬ 225.57 | ⑯ 225.83 |
| ② 225.77 | ⑪ 231.35 | ⑭ 231.35 | ⑰ 228.42 |
| ③ 226.40 | ⑫ 233.31 | ⑮ 234.75 | ⑱ 227.50 |
| ④ 226.77 | ⑬ 233.25 | ⑯ 233.25 | ⑲ 227.45 |
| ⑤ 227.10 | ⑭ 233.25 | ⑰ 233.25 | ⑳ 227.10 |
| ⑥ 227.17 | ⑮ 228.24 | ⑱ 228.65 | |
| ⑦ 228.01 | | | |



MARCO BUILDING
FIRST FLOOR
CEILING ELEVATIONS
SCALE: 1" = 20'

LEGEND

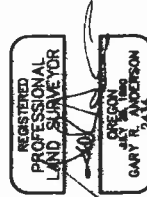
- FF DENOTES "FINISH FLOOR ELEVATION"
- SL DENOTES "SKYLIGHT"
- CE DENOTES "CEILING ELEVATION"
- LCE DENOTES "LIMITED COMMON ELEMENT"
- GCE DENOTES "GENERAL COMMON ELEMENT"

NOTES

- 1) ALL BUILDING WALL AND LCE AREA ANGLES ARE 90°.
- 2) SEE SHEET 3 FOR FIRST FLOOR PLAN VIEW.
- 3) SEE SHEET 5 FOR 2ND AND 3RD FLOOR PLAN VIEWS.
- 4) SEE SHEET 6 FOR BUILDING CROSS-SECTION VIEWS.

BENCHMARK DATA

DATUM: CITY OF PORTLAND
BENCHMARK: FOUND 2-1/2" BRASS DISK IN CURB AT THE SOUTHWEST CORNER OF N.E. CLEVELAND AVENUE AND N.E. HILLINGBOROUGH STREET APPROXIMATELY 1.00' WEST OF CURB RETURN.
BENCHMARK NO. 212 ELEVATION = 202.070



12-31-08

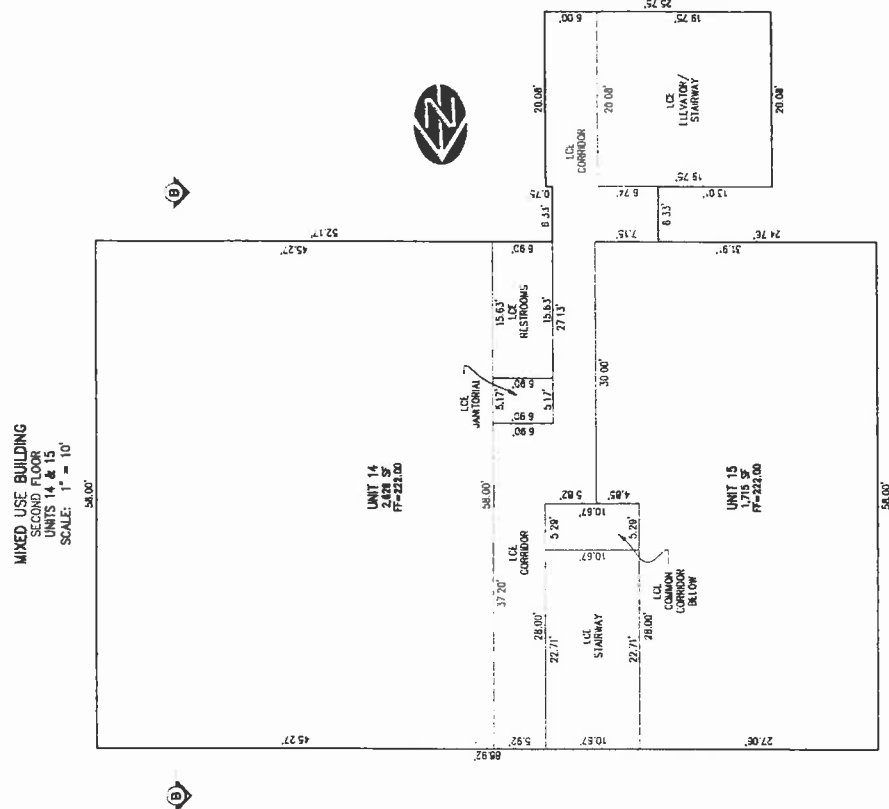
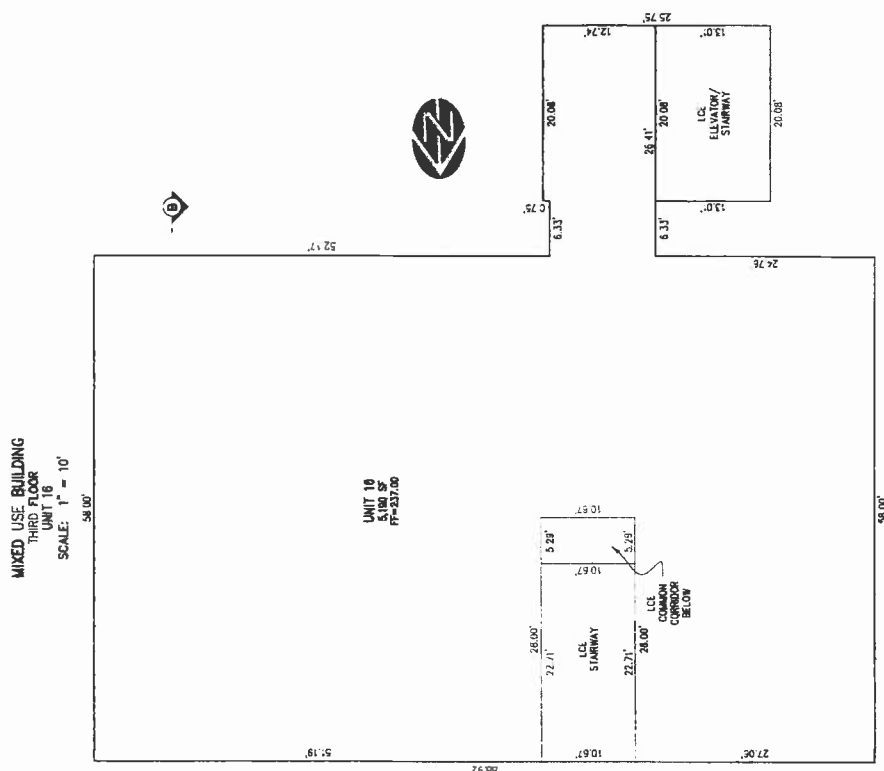
RENEWAL DATE

SURVEYED BY:
WESTLAKE CONSULTANTS, INC.
15115 S.W. SEQUOIA PARKWAY, SUITE 150
TIGARD, OREGON 97224
(503)884-0652

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL PLAT

2079-001

SHEET 4 OF 7

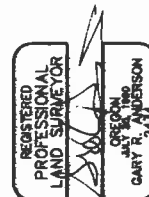


LEGEND

GCE DENOTES "GENERAL COMMON ELEMENT"
 LCE DENOTES "LIMITED COMMON ELEMENT"
 SF DENOTES "SQUARE FEET"
 FF DENOTES "FINISH FLOOR ELEVATION"

NOTES

- NOTES
- 1) ALL BUILDING WALL, GCE AND LCE AREA ANGLES ARE 90°.
 - 2) SEE SHEET 3 FOR 1ST FLOOR PLAN VIEW.
 - 3) SEE SHEET 4 FOR CEILING ELEVATION VIEW.
 - 4) SEE SHEET 6 FOR BUILDING CROSS-SECTION VIEW.

12-31-00
RENEWAL DATE

SURVEYED BY:
WESTLAKE CONSULTANTS, INC.
5115 S.W. SEQUOIA PARKWAY, SUITE 150
TIGARD, OREGON 97224
(503)684-0652

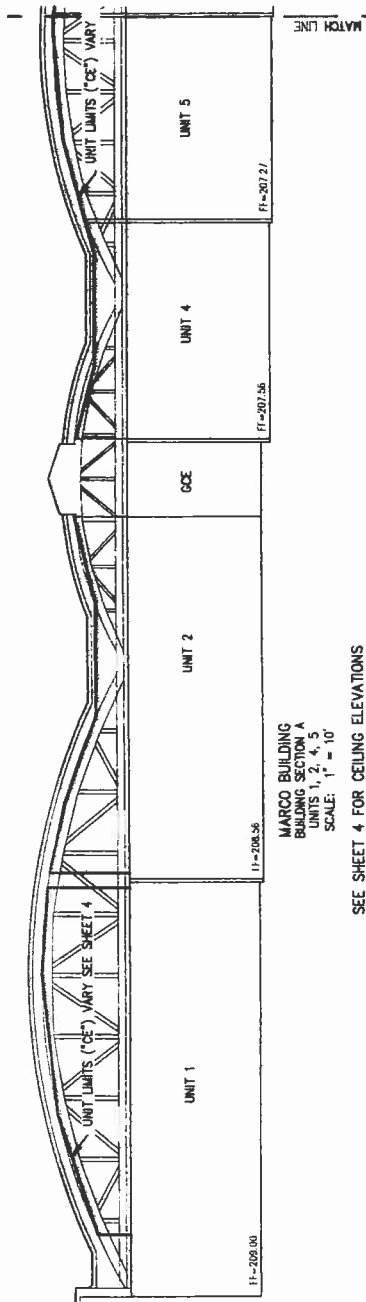
I HEREBY CERTIFY THIS TO BE A TRUE
AND EXACT COPY OF THE ORIGINAL PLAT

2079-001

SHEET 5 OF 7

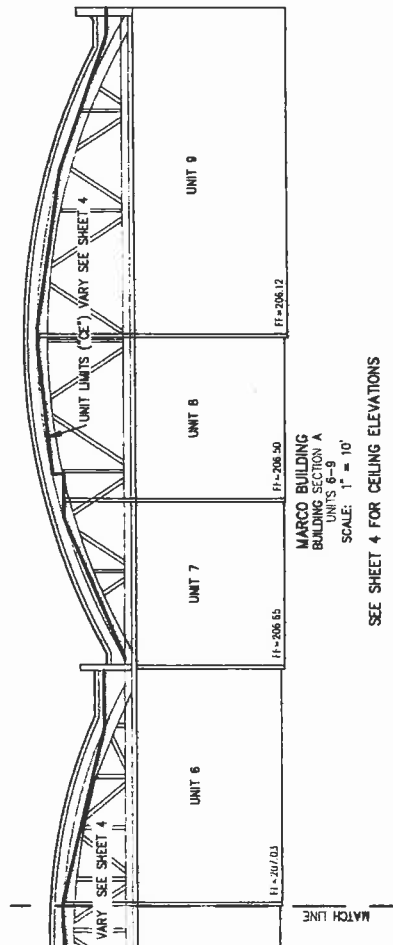
VANPORT SQUARE CONDOMINIUMS

SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 22,
TOWNSHIP 1 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN,
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON
DATE: NOVEMBER 28, 2007



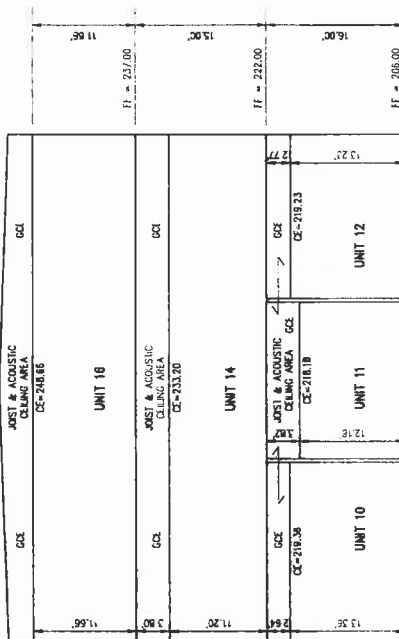
MARCO BUILDING
BUILDING SECTION A
UNITS 1, 2, 4, 5
SCALE: 1" = 10'

SEE SHEET 4 FOR CEILING ELEVATIONS



MARCO BUILDING
BUILDING SECTION A
UNITS 6-9
SCALE: 1" = 10'

SEE SHEET 4 FOR CEILING ELEVATIONS



MIXED USE BUILDING
BUILDING SECTION B
UNITS 10-13, 14, 16
SCALE: 1" = 10'

LEGEND

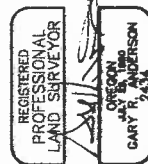
- GCE DENOTES "GENERAL COMMON ELEMENT"
- LCE DENOTES "LIMITED COMMON ELEMENT"
- SF DENOTES "SQUARE FEET"
- FF DENOTES "FINISH FLOOR ELEVATION"
- CE DENOTES "CEILING ELEVATION"
- DENOTES CROSS-SECTION INDICATOR

NOTES

- 1) UNIT 3, NOT SHOWN ON THE BUILDING SECTION "A" DETAIL, HAS A FINISH FLOOR ELEVATION OF 207.03.
- 2) UNIT 15, NOT SHOWN ON THE BUILDING SECTION "B" DETAIL, IS IDENTICAL TO UNIT 14, SHOWN HEREON, FOR FINISH FLOOR AND CEILING HEIGHT ELEVATIONS.
- 3) SEE SHEET 3 FOR 1ST FLOOR PLAN VIEW.
- 4) SEE SHEET 4 FOR CEILING ELEVATION VIEW.
- 5) SEE SHEET 5 FOR 2ND AND 3RD FLOOR PLAN VIEWS.

BENCHMARK DATA

DATUM: CITY OF PORTLAND
BENCHMARK: FOUND 2-1/2" BRASS IRON IN CURB AT THE SOUTHWEST CORNER OF N.E. CLEVELAND AVENUE AND N.E. KILLINGSWORTH STREET, APPROXIMATELY 1.00' WEST OF CURB RETURN.
BENCHMARK NO. 212 ELEVATION = 202.070



12-31-09
RENEWAL DATE

SURVEYED BY:
WESTLAKE CONSULTANTS, INC.
15115 S.W. SEQUOIA PARKWAY, SUITE 150
TIGARD, OREGON 97224
(503)684-0652

VANPORT SQUARE CONDOMINIUMS
SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 22,
TOWNSHIP 1 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN,
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON
DATE: NOVEMBER 29, 2007

PLAT BOOK 1210 PAGE 81

APPROVALS

APPROVED THIS 13th DAY OF DECEMBER, 2007
COUNTY SURVEYOR, MULTNOMAH COUNTY, OREGON

BY: [Signature]

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS PROVIDED BY
O.R.S. 100.110 HAVE BEEN PAID AS OF Dec 13, 2007

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

BY: [Signature]
DEPUTY

STATE OF OREGON } S.S.
COUNTY OF MULTNOMAH

I DO HEREBY CERTIFY THAT THE ATTACHED CONDOMINIUM PLAT WAS
RECEIVED FOR RECORD AND RECORDED DEC 13, 2007
AT 11:32 A.M. IN BOOK 1210, ON PAGES 78-81
COUNTY RECORDING OFFICE

BY: [Signature]
DEPUTY

DOCUMENT NO.: 2007-212100

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT MARCO PROPERTIES LLC, AN OREGON
LIMITED LIABILITY COMPANY, OWNER OF THE LAND DESCRIBED IN THE ACCOMPANYING
SURVEYOR'S CERTIFICATE, DOES HEREBY DECLARE THE ANNEXED MAP OF VANPORT
SQUARE CONDOMINIUMS TO BE THE TRUE AND CORRECT ANNEXED MAP OF SAID
SQUARE CONDOMINIUMS, TO BE THE TRUE AND CORRECT ANNEXED MAP OF SAID
PROPERTY AND IMPROVEMENTS DESCRIBED AND DEPICTED ON THE PLAT ARE
SUBJECT TO THE PROVISIONS OF OREGON REVERSED STATUTES 100.005 TO 100.025.

MARCO PROPERTIES LLC, AN OREGON LIMITED LIABILITY COMPANY

BY: [Signature]
JEANA M. WOOLLEY, MEMBER
ITS: MEMBER
E.R.L. DEVELOPMENT CO., INC., AN OREGON CORPORATION

BY: [Signature]
ELLIS R. LEARY, PRESIDENT

ACKNOWLEDGMENT

STATE OF OREGON } S.S.
COUNTY OF Multnomah

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 12 DAY
OF December, 2007, BY JEANA M. WOOLLEY, MEMBER OF MARCO PROPERTIES LLC,
AN OREGON LIMITED LIABILITY COMPANY, ON BEHALF OF AND AS THE ACT AND DEED OF
SAID LIMITED LIABILITY COMPANY.

[Signature] M. Woolley
NOTARY PUBLIC OREGON

COMMISSION NO. 406332
MY COMMISSION EXPIRES June 19, 2010

STATE OF OREGON } S.S.
COUNTY OF Multnomah

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 9 DAY
OF December, 2007, BY ELLIS R. LEARY, PRESIDENT OF E.R.L. DEVELOPMENT CO., INC.,
AN OREGON CORPORATION, MEMBER OF MARCO PROPERTIES LLC, AN OREGON LIMITED LIABILITY
COMPANY, ON BEHALF OF AND AS THE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

[Signature] E. Leary
NOTARY PUBLIC OREGON

COMMISSION NO. 406332
MY COMMISSION EXPIRES June 19, 2010

SURVEYOR'S CERTIFICATE OF COMPLETION

I, GARY R. ANDERSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY
THAT THE PLAT OF "VANPORT SQUARE CONDOMINIUMS" FULLY AND ACCURATELY
DEPICTS THE BOUNDARIES OF THE UNITS AND OF THE BUILDINGS AND THAT
CONSTRUCTION OF THE UNITS AND BUILDINGS AS DEPICTED ON THE PLAT HAS BEEN
COMPLETED.

EXECUTED THIS 5th DAY OF December, 2007

GARY R. ANDERSON

SURVEYOR'S CERTIFICATE

I, GARY R. ANDERSON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED
THE BOUNDARIES OF THE UNITS AND BUILDINGS AS DEPICTED ON THE ANNEXED MAP OF VANPORT
SQUARE CONDOMINIUMS, SAID LAND BEING LOCATED IN THE NORTHEAST ONE-QUARTER OF
SECTION 22, TOWNSHIP 1 NORTH, RANGE 1 EAST, OF THE WILLAMETTE MERIDIAN, CITY OF
PORTLAND, MULTNOMAH COUNTY, OREGON, IS DESCRIBED AS FOLLOWS:

PARCEL 2, PARTITION PLAT NO. 2008-136, IN THE CITY OF PORTLAND, COUNTY OF
MULTNOMAH AND STATE OF OREGON

TOGETHER WITH:

LOTS 8, 9, AND 10 AND PORTIONS OF LOTS 11, 12 AND 14, BLOCK 10, "WALNUT
PARK", IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON;
TOGETHER WITH THAT PORTION OF THE VACATED ALLEY WITHIN BLOCK 10, "WALNUT PARK",
WHICH INURED THEREBY BY REASON OF THE VACATION THEREOF PURSUANT TO ORDINANCE
179880 OF THE CITY OF PORTLAND, RECORDED MAY 12, 2006, FEE NO. 2006-087402,
MULTNOMAH COUNTY RECORDS.

SAID LAND ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING THE SOUTHEAST CORNER OF SAID LOT 8, WHICH
BEARS SOUTH 57°01'27" WEST 791.84 FEET FROM A 4" BRASS DISK FOUND AT THE
NORTHEAST CORNER OF SAID SECTION 22, AND FROM WHICH A SET 1-1/8" COPPER DISK
MARKED "WESTLAKE CONSULTANTS" BEARS SOUTH 42°56'54" EAST, 7.04 FEET, SAID INITIAL
POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF N.E. SUMNER STREET;
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 88°10'18" WEST, A DISTANCE
OF 198.84 FEET TO THE SOUTHEAST CORNER OF PARCEL 1, PARTITION PLAT NO.
2006-136, MULTNOMAH COUNTY PLAT RECORDS;

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE EAST LINE OF
SAID PARCEL 1, NORTH 01°48'46" EAST, A DISTANCE OF 347.88 FEET TO THE SOUTHERLY
RIGHT-OF-WAY LINE OF N.E. EMERSON STREET (32'-FOOT FROM CENTERLINE THEREOF);
THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 88°09'33" EAST, A
DISTANCE OF 77.50 FEET TO AN ANGLE POINT, ALSO BEING THE NORTHEAST CORNER OF
SAID PARCEL 2;

THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 01°48'46" EAST A DISTANCE
OF 0.50 FEET TO AN ANGLE POINT (31.50 FEET FROM CENTERLINE THEREOF);

THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 88°09'33" EAST A DISTANCE
OF 121.15 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF N.E. MARTIN LUTHER KING JR.
BOULEVARD (43'-FOOT FROM CENTERLINE THEREOF);

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 02°16'30" WEST, A DISTANCE
OF 173.50 FEET TO AN ANGLE POINT;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 87°43'30" EAST, A DISTANCE
OF 3.00 FEET TO AN ANGLE POINT (40'-FOOT FROM CENTERLINE THEREOF);

THENCE ALONG LAST SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 02°16'30" WEST, A
DISTANCE OF 174.92 FEET TO THE INITIAL POINT.

CONTAINS 89,219 SQUARE FEET, MORE OR LESS.

NOTES

1) THIS PLAT IS SUBJECT TO A PRIVATE SANITARY SEWER EASEMENT OVER A PORTION
OF THE WESTERLY 85.00 FEET OF THE SUBJECT PROPERTY. THE LOCATION OF SAID
EASEMENT, DESCRIBED IN DOCUMENT NO. 2006-157753, DATED AUGUST 23, 2006, AND
AS AMENDED IN DOCUMENT NO. 2007-205118, DATED NOVEMBER 29, 2007, HAS YET TO
BE DETERMINED, THEREFORE SHALL BE CONSIDERED BLANKET IN NATURE.



12-31-08
RENEWAL DATE

SURVEYED BY:
WESTLAKE CONSULTANTS, INC.
15115 S.W. SEQUOIA PARKWAY, SUITE 150
TIGARD, OREGON 97224
(503)684-0852

2079-001

SHEET 7 OF 7