

Block e Page 4

SUBSTAGE C OF ON THE GREEN CONDOMINIUM

PHASE 2 — (BUILDINGS 43-45) SITUATED IN N.W. 1/4 SECTION 34 T.15., R.1.W. W.M. CITY OF BEAVERTON, WASHINGTON COUNTY, OREGON SURVEYED NOVEMBER 1980



ARCHITECT'S CERTIFICATE

I, **William W. Wacker**, do hereby certify that the plans fully and accurately depict the boundaries of the units and floors of the buildings and construction of such units and buildings depicted on the floor plans and plat was completed as of **June 6, 1980**

WACKER ASSOCIATES INC.
REGISTERED PROFESSIONAL ARCHITECTS
1000 N. W. 10th St., Beaverton, Oregon 97004

REGISTERED PROFESSIONAL LAND SURVEYOR
William W. Wacker
OREGON STATE LICENSE NO. 12345



Subscribed and sworn to before me this 6th day of June 1980

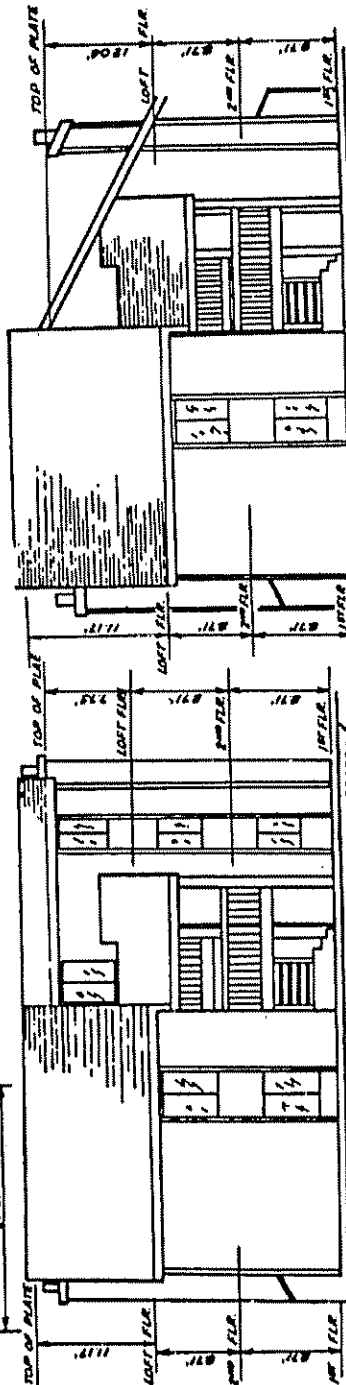
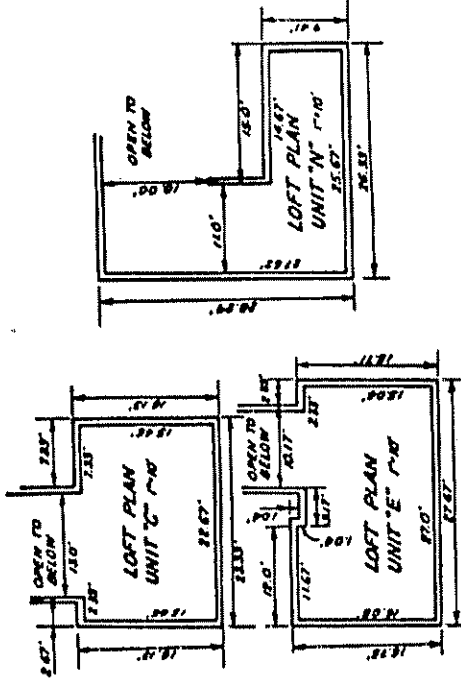
Deane H. Hughes

Notary Public in and for the State of Oregon.
My commission expires: 9/28/82

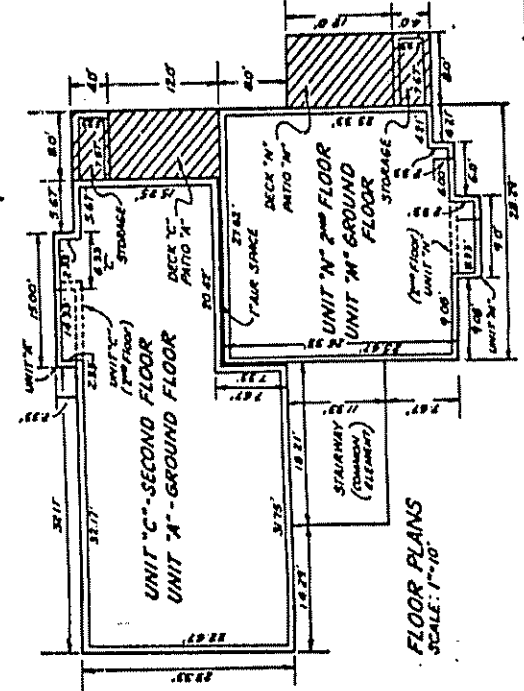
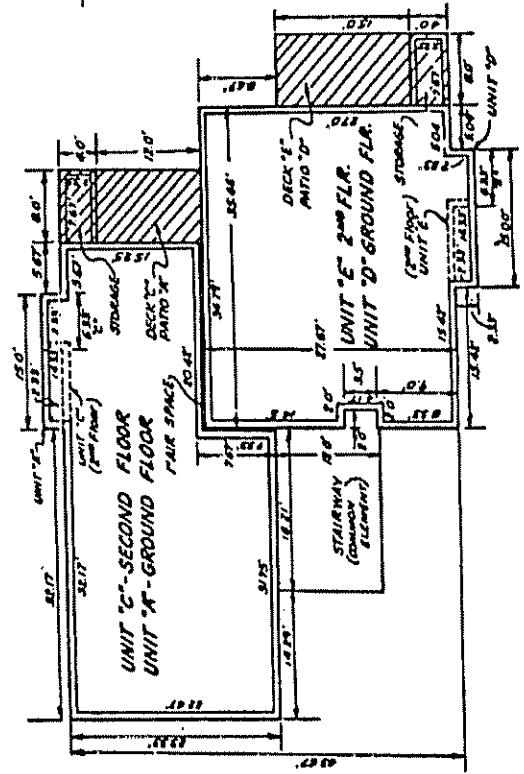
BLOG	UNIT	ELEVATION
43	171 A	172 D
43	169 C	170 E
44	175 A	178 M
44	173 C	174 N
45	171 A	160 D
45	173 C	178 E

BENCH MARK:
AN NAIL IN CURB JOINT LEFT SIDE
TRAPPER TERRACE (PRIVATE ROAD "B")
E STATION #145 ELEVATION 206.67'

SHEET 2 of 3



FRONT ELEVATION SCALE: 1/8"=1' BUILDING TYPE A
FRONT ELEVATION SCALE: 1/8"=1' BUILDING TYPE B



FLOOR PLANS SCALE: 1/8"=1'

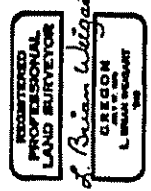
SUBSTAGE C OF ON THE GREEN CONDOMINIUM

PHASE 2 — (BUILDINGS 43-45) SITUATED IN N.W. 1/4 SECTION 34 T.1S., R.1W. W.M. CITY OF BEAVERTON, WASHINGTON COUNTY, OREGON SURVEYED NOVEMBER 1980

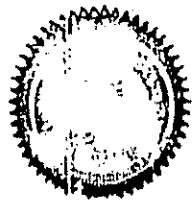


SURVEYOR'S AFFIDAVIT

I, L. BRIAN WEGGARE, being full duty sworn, say that I have correctly surveyed and marked with the proper monuments the lands represented on the map of "SUBSTAGE C OF ON THE GREEN CONDOMINIUM PHASE 2" (Buildings 43 thru 45 inclusive) situated in the northwest quarter of Section 34, Township 1 South, Range 1 West, Willamette Meridian, City of Beaverton, Washington County, Oregon; that I caused to be set as the Initial Point, a galvanized iron pipe 2 inches in diameter, 36 inches long, seven 6 inches below the surface of the ground, over a 5/8 inch iron rod with WAI cap, said Initial Point being located N89°28'20"E, a distance of 1342.52 feet; and S0°04'23"W, a distance of 337.40 feet from the northwest corner of said Section 34; thence N64°16'14"E, a distance of 152.49 feet; thence S52°52'00"E, a distance of 169.63 feet to a point on a 142.50 foot radius curve left; thence on said curve through a central angle of 35°37'35" (long chord bears S16°06'48"W, 87.19 feet) on arc distance of 88.61 feet to the end thereof; thence S1°42'00"E, a distance of 17.14 feet; thence S04°01'33"W, a distance of 66.70 feet; thence N59°29'47"W, a distance of 228.73 feet to the point of beginning, containing 0.65 acres more or less.



Subscribed and sworn to before me this 10th day of June, 1980
Michael Bayha
NOTARY PUBLIC for the State of Oregon.
My commission expires 4/28/1984



DECLARATION

KNOW ALL MEN BY THESE PRESENTS that L.B. NELSON CORPORATION, a California Corporation does hereby make, establish, and declare the annexed map of the land owned and laid out by them as "SUBSTAGE C OF ON THE GREEN CONDOMINIUM PHASE 2" (Buildings 43-45 inclusive), a condominium, said land being more particularly described in the "SURVEYOR'S AFFIDAVIT" herewith annexed and they do hereby commit said land to the operation of the unit ownership law as laid out in CHAPTER 91 of OREGON REVISED STATUTES.

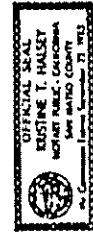
Jerry A. Finch
JERRY A. FINCH, Vice President
L.B. NELSON CORPORATION

ACKNOWLEDGEMENT

STATE OF CALIFORNIA ss.
COUNTY OF SAN MATEO ss.
I, Notary Public in and for said State and County, personally appeared JERRY A. FINCH, to me personally known, who being duly sworn, did say that the JERRY A. FINCH, is Vice President of L.B. Nelson Corporation, a California Corporation, and that this instrument was signed in behalf of said corporation by authority of its Board of Directors; and that the signature attached to said declaration is of his own free act and deed.

Witness my hand and official seal this day and year last above written.

Justine T. Halsey
JUSTINE T. HALSEY
Notary Public for the State of California
My commission expires: September 28, 1983



APPROVED December 2, 1980
DEPARTMENT OF HEALTH
WASHINGTON COUNTY
BY A.H. [Signature]
APPROVED DECEMBER 2, 1980
DIRECTOR OF ASSESSMENT & TAXATION
WASHINGTON COUNTY ASSESSOR
BY [Signature]
I, Roger Thomsen, DIRECTOR OF RECORDS & ELECTIONS, certify that the original Condominium was received for record on the 2nd day of December, 1980 or 25:25 o'clock P.M., and recorded on Page 456-42718 in Book 3 of Records of Condominiums of Washington County.
By [Signature]
DIRECTOR OF RECORDS & ELECTIONS (COUNTY CLERK)
WASHINGTON COUNTY
BY [Signature]



AMENDMENT TO THE DECLARATION AND BYLAWS
OF ON THE GREEN CONDOMINIUM ASSOCIATION OF UNIT OWNERS

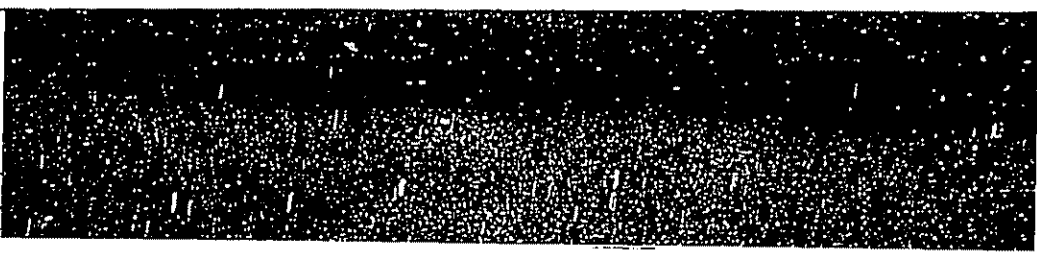
The Chairman and Secretary of On the Green Condominium Association of Unit Owners ("Association") hereby certify that on the 6th day of March, 1991, the following Amendments were adopted to the Declaration of Unit Ownership and Covenants, Conditions, Restrictions and Reservations and Bylaws (the "Declaration") of the Association by the affirmative vote of a majority of the Board of Directors and by not less than seventy-five percent (75%) of all unit owners in the Association.

1. Election of Directors. Section 9.5.9 of the Declaration is hereby amended to read in its entirety as follows:

The unit owners shall elect from among themselves a Board of Directors consisting of nine (9) persons. Effective upon the election of Directors immediately preceding the adoption of this amended Section 9.5.9, five (5) Directors' terms shall be increased to two (2) years each, and four (4) Directors' terms shall remain terms of one (1) year each. At the expiration of the term of each Director thereafter, each Director shall be elected for a term of two years. At the option of the incumbent Board of Directors at the election of Directors immediately preceding the adoption of this amended Section 9.5.9, the Board may designate five (5) Director positions as two (2) year positions and four (4) Director positions as one (1) year positions or, in the alternative, the Board may announce that the five (5) candidates receiving the highest number of votes shall serve two (2) year terms, and the four (4) candidates receiving the next highest number of votes shall serve one (1) year terms. If no such designation was made at the election of Directors immediately preceding the adoption of this amended Section 9.5.9, then upon the adoption of this amended Section 9.5.9, the Directors serving at such time shall elect from among themselves those five (5) Directors whose terms shall be increased to two (2) years, and the remaining four (4) Directors shall serve one (1) year terms.

CHICAGO TITLE INSURANCE COMPANY OF OREGON HAS RECORDED THIS INSTRUMENT AS AN ACCOMMODATION ONLY AND ASSUMES NO LIABILITY FOR ERRORS OR OMISSIONS HEREIN, NOR DOES CHICAGO TITLE REPRESENT THAT IT WILL CREATE THE ESTATE OR INTEREST IN REAL PROPERTY WHICH IT PURPORTS TO CREATE.

1-3



APR 19 1991

CT 15.00.

1-910421

APR 19 1991

2. Maintenance of Certain Limited Common Elements. Section 11.5.2(b) and (d) of the Declaration are hereby amended to read in their entirety as follows:

- (b) Performance of such maintenance work shall be carried out by the Board on behalf of all owners; and
- (d) The cost of maintenance work for the Limited Common Areas shall be a common expense of the Association for which each unit owner will be responsible in equal proportion.

Section 11.5.2(e) and (f) are hereby deleted in their entirety.

IN WITNESS WHEREOF, the Chairman and Secretary have hereunto set their hand this 6th day of March, 1991.

ON THE GREEN CONDOMINIUM ASSOCIATION OF UNIT OWNERS

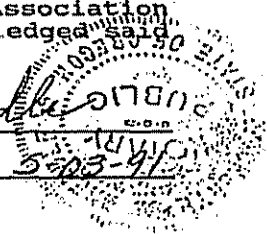
By Ann M. Lettin, Chairman

By Eva J. Maidment, Secretary

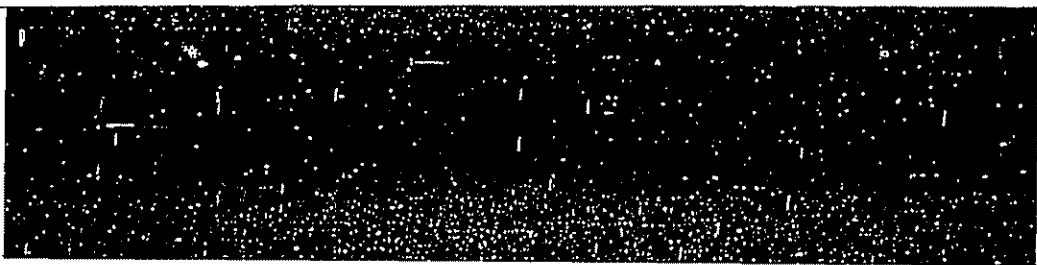
STATE OF OREGON)
County of Washington) ss. March 6, 1991

Personally appeared before me the above-named Ann Lettin and Eva Maidment, who, being duly sworn, did say that they are the Chairman and Secretary of ON THE GREEN CONDOMINIUM ASSOCIATION OF UNIT OWNERS, and that said instrument was signed in behalf of said Association by authority of its Board of Directors; and they acknowledged said instrument to be its voluntary act and deed.

Cheryl A. Brendle
Notary Public for Oregon
My Commission Expires: 3-23-91



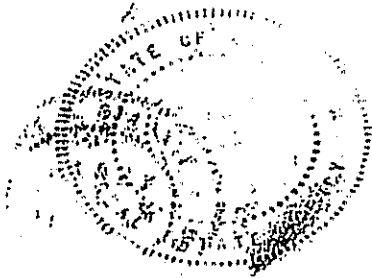
2



The foregoing Amendment to the Declaration is approved pursuant to ORS 100.110 this 2nd day of April, 1991.

MORELLA LARSEN
Real Estate Commissioner

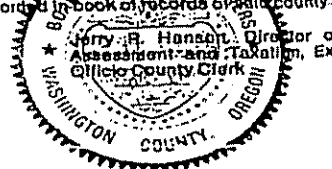
By: Stan F. Mayburl



APR 19 1991

STATE OF OREGON } 88
County of Washington

I, Jerry R. Hanson, Director of Assessment and Taxation and Ex-Officio Recorder of Conveyances for said county, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.



Doc : 91018969
Rect: 52789 15.00
04/19/1991 09:02:43AM

PAGE 3. AMENDMENT TO DECLARATION AND BYLAWS

3

