

PAGE INDEX

- PAGE 1: OVERALL BOUNDARY, BUILDING LOCATIONS, LEGEND, PAGE INDEX & NOTES
- PAGE 2: BUILDING 1 PLAN VIEW, BUILDING 1 FRONT ELEVATION & NOTES
- PAGE 3: BUILDING 2 PLAN VIEW, BUILDING 3 FRONT ELEVATION & NOTES
- PAGE 4: BUILDING 3 PLAN VIEW, BUILDING 3 FRONT ELEVATION & NOTES
- PAGE 5: APPROVALS, SURVEYOR'S CERTIFICATE, DECLARATION, AND ACKNOWLEDGMENT & SURVEYOR'S CERTIFICATE OF COMPLETION

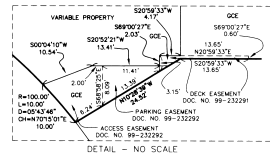
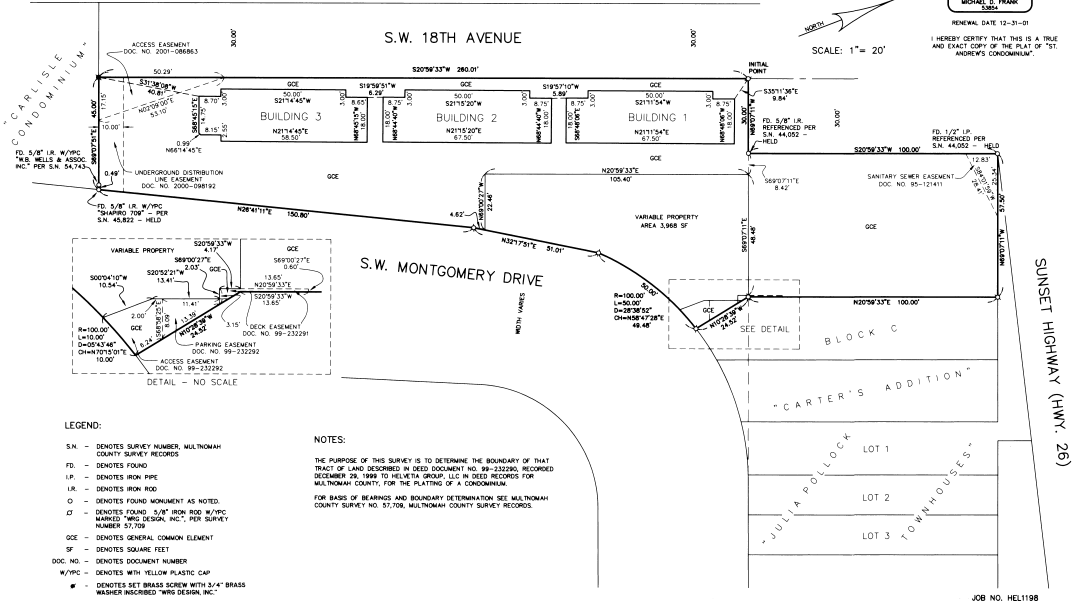
### ST. ANDREW'S CONDOMINIUM

A REPLAT OF A PORTION OF SUBLOT 26, TRACT "C", "CARTER'S ADDITION TO THE CITY OF PORTLAND" AND LOTS 2 - 5, AND A PORTION OF LOT 1, BLOCK 5, "MARKET STREET ADDITION TO THE CITY OF PORTLAND" IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 EAST, W.M., CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

SURVEYED: MAY 8, 2001

REGISTERED PROFESSIONAL LAND SURVEYOR  
MICHAEL D. FRANK  
OREGON  
RENEWAL DATE 12-31-01

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE PLAT OF "ST. ANDREW'S CONDOMINIUM".



- LEGEND:
- S.N. - DENOTES SURVEY NUMBER, MULTNOMAH COUNTY SURVEY RECORDS
  - FD. - DENOTES FOUND
  - I.R. - DENOTES IRON PIPE
  - I.R. - DENOTES IRON ROD
  - D. - DENOTES FOUND MONUMENT AS NOTED
  - D. - DENOTES FOUND 3/8" IRON ROD W/PIPC MARKED "MDC DESIGN, INC." PER SURVEY NUMBER 87708
  - GCE - DENOTES GENERAL COMMON ELEMENT
  - SF - DENOTES SQUARE FEET
  - DOC. NO. - DENOTES DOCUMENT NUMBER
  - W/PIPC - DENOTES WITH YELLOW PLASTIC CAP
  - - DENOTES SET BRASS SCREW WITH 3/4" BRASS WASHER INSCRIBED "MDC DESIGN, INC."

NOTES:

THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE BOUNDARY OF THAT TRACT OF LAND DESCRIBED IN DEED DOCUMENT NO. 99-23226, RECORDED DECEMBER 29, 1999 TO HELENA GROUP, LLC IN DEED RECORDS FOR MULTNOMAH COUNTY, FOR THE PLATTING OF A CONDOMINIUM.

FOR BASE OF WARNINGS AND BOUNDARY DETERMINATION SEE MULTNOMAH COUNTY SURVEY NO. 97708, MULTNOMAH COUNTY SURVEY RECORDS.

JOB NO. HEL1198

W	R	G
---	---	---

10000 SW ANNEKE AVE., PORTLAND, OREGON 97223  
(503) 633-9933 FAX (503) 633-9944  
PLANNERS+ENGINEERS+LANDSCAPE ARCHITECTS+SURVEYORS

- LEGEND:
- GCE DENOTES GENERAL COMMON ELEMENT
  - LCE DENOTES LIMITED COMMON ELEMENT
  - FF DENOTES FINISH FLOOR ELEVATION
  - SF DENOTES SQUARE FEET
  - PU DENOTES PARKING UNIT

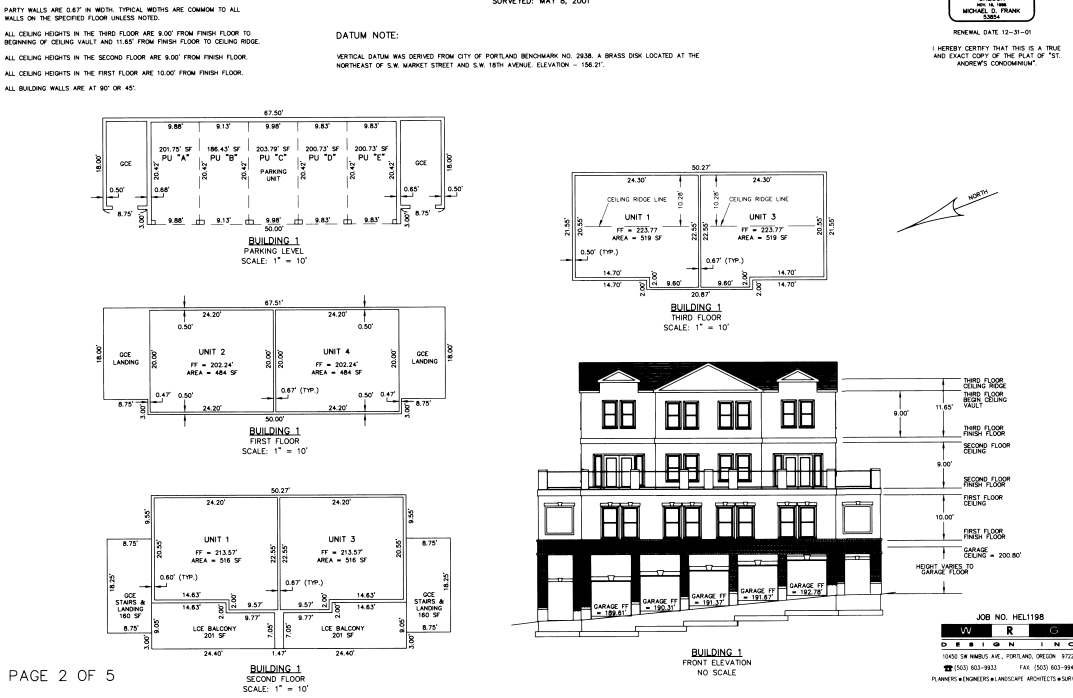
### ST. ANDREW'S CONDOMINIUM

A REPLAT OF A PORTION OF SUBLOT 26, TRACT "C", "CARTER'S ADDITION TO THE CITY OF PORTLAND" AND LOTS 2 - 5, AND A PORTION OF LOT 1, BLOCK 5, "MARKET STREET ADDITION TO THE CITY OF PORTLAND" IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 EAST, W.M., CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

SURVEYED: MAY 8, 2001

REGISTERED PROFESSIONAL LAND SURVEYOR  
MICHAEL D. FRANK  
OREGON  
RENEWAL DATE 12-31-01

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE PLAT OF "ST. ANDREW'S CONDOMINIUM".



DATUM NOTE:

VERTICAL DATUM WAS DERIVED FROM CITY OF PORTLAND BENCHMARK NO. 2836. A BRASS DISK LOCATED AT THE NORTHEAST OF S.W. MARKET STREET AND S.W. 18TH AVENUE. ELEVATION = 106.21'

JOB NO. HEL1198

W	R	G
---	---	---

10000 SW ANNEKE AVE., PORTLAND, OREGON 97223  
(503) 633-9933 FAX (503) 633-9944  
PLANNERS+ENGINEERS+LANDSCAPE ARCHITECTS+SURVEYORS

LEGEND:

- GCE DENOTES GENERAL COMMON ELEMENT.
- ULE DENOTES LIMITED COMMON ELEMENT.
- FF DENOTES FINISH FLOOR ELEVATION.
- SF DENOTES SQUARE FEET.
- PU DENOTES PARKING UNIT.

NOTES:  
 PARTY WALLS ARE 0.87' IN WIDTH. TYPICAL WIDTHS ARE COMMON TO ALL WALLS ON THE SPECIFIED FLOOR UNLESS NOTED.  
 ALL CEILING HEIGHTS IN THE THIRD FLOOR ARE 9.00' FROM FINISH FLOOR TO BEGINNING OF CEILING VAULT AND 11.65' FROM FINISH FLOOR TO CEILING RIDGE.  
 ALL CEILING HEIGHTS IN THE SECOND FLOOR ARE 9.00' FROM FINISH FLOOR.  
 ALL CEILING HEIGHTS IN THE FIRST FLOOR ARE 10.00' FROM FINISH FLOOR.  
 ALL BUILDING WALLS ARE AT 90° OR 45°.

### ST. ANDREW'S CONDOMINIUM

A REPLAT OF A PORTION OF SUBLOT 26, TRACT "C", "CARTER'S ADDITION TO THE CITY OF PORTLAND" AND LOTS 2 - 5, AND A PORTION OF LOT 1, BLOCK 5, "MARKET STREET ADDITION TO THE CITY OF PORTLAND" IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 EAST, W.M., CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

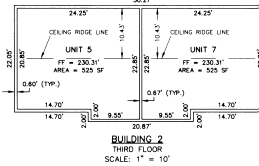
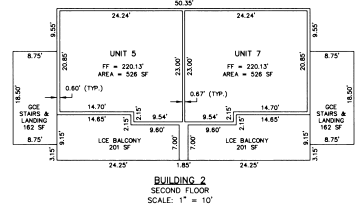
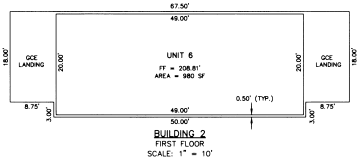
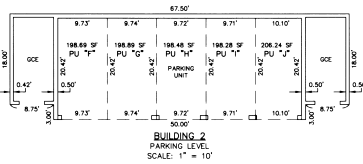
SURVEYED: MAY 8, 2001

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON MICHAEL S. FRANK 5384

RENEWAL DATE 12-31-01

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE PLAT OF "ST. ANDREW'S CONDOMINIUM".



JOB NO. HEL1198  
 W V R C  
 1940 SW MARSH AVE., PORTLAND, OREGON 97223  
 (503) 853-9833 FAX: (503) 853-9844  
 PLANNERS & ENGINEERS & LANDSCAPE ARCHITECTS & SURVEYORS

LEGEND:

- GCE DENOTES GENERAL COMMON ELEMENT.
- ULE DENOTES LIMITED COMMON ELEMENT.
- FF DENOTES FINISH FLOOR ELEVATION.
- SF DENOTES SQUARE FEET.
- PU DENOTES PARKING UNIT.

NOTES:  
 PARTY WALLS ARE 0.87' IN WIDTH. TYPICAL WIDTHS ARE COMMON TO ALL WALLS ON THE SPECIFIED FLOOR UNLESS NOTED.  
 ALL CEILING HEIGHTS IN THE THIRD FLOOR ARE 9.00' FROM FINISH FLOOR TO BEGINNING OF CEILING VAULT AND 11.65' FROM FINISH FLOOR TO CEILING RIDGE.  
 ALL CEILING HEIGHTS IN THE SECOND FLOOR ARE 9.00' FROM FINISH FLOOR.  
 ALL CEILING HEIGHTS IN THE FIRST FLOOR ARE 10.00' FROM FINISH FLOOR.  
 ALL BUILDING WALLS ARE AT 90° OR 45°.

### ST. ANDREW'S CONDOMINIUM

A REPLAT OF A PORTION OF SUBLOT 26, TRACT "C", "CARTER'S ADDITION TO THE CITY OF PORTLAND" AND LOTS 2 - 5, AND A PORTION OF LOT 1, BLOCK 5, "MARKET STREET ADDITION TO THE CITY OF PORTLAND" IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 EAST, W.M., CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

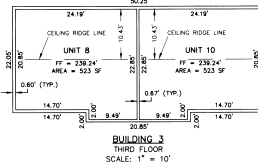
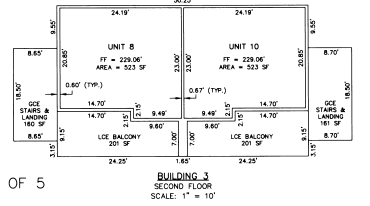
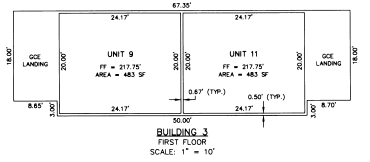
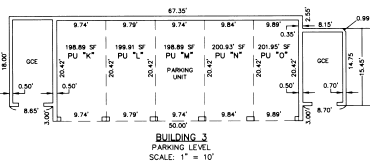
SURVEYED: MAY 8, 2001

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON MICHAEL S. FRANK 5384

RENEWAL DATE 12-31-01

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE PLAT OF "ST. ANDREW'S CONDOMINIUM".



JOB NO. HEL1198  
 W V R C  
 1940 SW MARSH AVE., PORTLAND, OREGON 97223  
 (503) 853-9833 FAX: (503) 853-9844  
 PLANNERS & ENGINEERS & LANDSCAPE ARCHITECTS & SURVEYORS

APPROVALS:

APPROVED THIS 20th DAY OF August 2001.  
COUNTY SURVEYOR  
MULTNOMAH COUNTY, OREGON  
BY: Robert A. Hines

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS PROVIDED BY O.R.S. 100.110 HAVE BEEN PAID AS OF August 22 2001.  
DIRECTION  
DIVISION OF ASSESSMENT AND TAXATION,  
MULTNOMAH COUNTY, OREGON

STATE OF OREGON )  
COUNTY OF MULTNOMAH )

I DO HEREBY CERTIFY THAT THE ATTACHED CONDOMINIUM PLAT WAS RECEIVED FOR RECORD AND RECORDED IN BOOK 132052 ON 20th AT 11:24 PAGES 1-3 OF 132052 IN THE COUNTY RECORDING OFFICE

BY: Deputy  
DOCUMENT NO. 2001-132052

NOTE:

"ST. ANDREW'S CONDOMINIUM" SHALL BE SUBJECT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NUMBER 2001-132052 MULTNOMAH COUNTY DEED RECORDS.

SURVEYOR'S CERTIFICATE:

I, MICHAEL D. FRANK, CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED IN THE ANNEXED MAP OF "ST. ANDREW'S CONDOMINIUM" BEING A TRACT OF LAND CONVEYED TO HELVETIA GROUP, LLC (DOCUMENT NO. 99-23290, MULTNOMAH COUNTY DEED RECORDS, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, BEING LOTS 2-5 AND A PORTION OF LOT 1, BLOCK 5, "MARKET STREET ADDITION TO THE CITY OF PORTLAND" AND A PORTION OF SUBLOT 26, TRACT "C" OF "CARTER'S ADDITION TO THE CITY OF PORTLAND" IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH, STATE OF OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INITIAL POINT, BEING A ROUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INScribed "MIG DESIGN, INC." MARKING THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 5, "MARKET STREET ADDITION TO THE CITY OF PORTLAND"; SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF S.W. 18TH AVENUE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE SOUTH 20°58'33" WEST, 280.01 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5, BLOCK 5; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE SOUTH 88°27'51" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 5, 40.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF S.W. HODGSON STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE NORTH 28°41'11" EAST, 150.80 FEET TO A POINT; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE NORTH 32°17'51" EAST, 51.01 FEET TO THE BEGINNING OF A 100.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 28°28'52" (THE CHORD OF WHICH BEARS NORTH 58°47'38" EAST, 49.48 FEET) AN ARC DISTANCE OF 30.00 FEET TO A POINT, SAID POINT BEING THE INTERSECTION OF SAID S.W. HODGSON STREET AND THE WEST LINE OF THAT CERTAIN TRACT OF LAND CONVEYED IN DOCUMENT NO. 2001-020511, RECORDED FEBRUARY 13, 2001, MULTNOMAH COUNTY DEED RECORDS; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE ALONG SAID WEST LINE NORTH 10°28'30" WEST, 24.52 FEET TO A POINT; THENCE NORTH 20°58'33" EAST, 100.00 FEET TO A POINT ON THE WESTERLY SOUTH LINE OF LOT 1, "LALLA POLLOCK TOWNHOUSES"; THENCE ALONG SAID WESTERLY SOUTH LINE NORTH 69°27'11" WEST, 57.50 FEET TO THE EAST RIGHT-OF-WAY LINE OF S.W. 18TH AVENUE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE SOUTH 20°58'33" WEST, 100.00 FEET TO AN ANGLE POINT IN SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 69°27'11" WEST, 30.00 FEET TO THE INITIAL POINT, CONTAINING 22.067 SQUARE FEET OR 0.507 ACRES MORE OR LESS.

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS THAT HELVETIA GROUP, LLC, AN OREGON LIMITED LIABILITY COMPANY, DOES HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED MAP OF "ST. ANDREW'S CONDOMINIUM" TO BE A TRUE AND CORRECT MAP OF THE LANDS OWNED AND LAID OUT BY THEM AS A CONDOMINIUM, SAID LAND BEING DISPOSED BY THE SURVEYOR'S CERTIFICATE HEREIN ANNEXED, AND THEY DO HEREBY COME TO SAID LAND TO THE OPERATION OF THE OREGON CONDOMINIUM ACT AS DEFINED IN CHAPTER 100 OF THE OREGON REVISED STATUTES AND THAT THE PROPERTY AND IMPROVEMENTS DESCRIBED AND DEPICTED ON THE PLAT ARE SUBJECT TO THE PROVISIONS OF ORS 100.050 TO 100.055.

HELVETIA GROUP, LLC AN OREGON LIMITED LIABILITY COMPANY  
BY: David Holzgang  
DAVID HOLZGANG, MEMBER

ACKNOWLEDGMENT:

STATE OF OREGON )  
COUNTY OF MULTNOMAH )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 16 DAY OF August 2001 BY DAVID HOLZGANG, WHO IS A MEMBER OF HELVETIA GROUP, LLC, AN OREGON LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY.

NOTARY PUBLIC FOR OREGON  
EXPIRES: 11/26/04



ST. ANDREW'S CONDOMINIUM  
A REPLAT OF A PORTION OF SUBLOT 26, TRACT "C" "CARTER'S ADDITION TO THE CITY OF PORTLAND" AND LOTS 2 - 5, AND A PORTION OF LOT 1, BLOCK 5, "MARKET STREET ADDITION TO THE CITY OF PORTLAND" IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 EAST, W.M., CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

SURVEYED: MAY 8, 2001

SURVEYOR'S CERTIFICATE OF COMPLETION:

I, MICHAEL D. FRANK, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE PLAT OF "ST. ANDREW'S CONDOMINIUM" FULLY AND ACCURATELY DEPICTS THE BOUNDARIES OF THE LOTS AND OF THE BUILDINGS AND THAT THE CONSTRUCTION OF THE LOTS AND BUILDINGS AS DEPICTED ON THE PLAT HAS BEEN COMPLETED.

EXECUTED THIS 16th DAY OF August 2001  
MICHAEL D. FRANK PLS 53854



RENEWAL DATE 12-31-01

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE PLAT OF "ST. ANDREW'S CONDOMINIUM"

