

BK 14 P. 47 1811

GOODWIN COURT CONDOMINIUMS

OWNER: GOODWIN COURT LIMITED PARTNERSHIP
DEVELOPER: TELOS DEVELOPMENT COMPANY
ATTORNEY: DAVIS WRIGHT TREMAINE, LLP
ARCHITECT: MULVANNYG2 ARCHITECTS
SURVEYOR: WILLIAM R. WELLS, PLS

SHEET INDEX

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- SHEET 3 OF 10 - UNIT BOUNDARY LINES FOR BUILDING ONE-APARTMENT UNIT, SECOND, THIRD AND FOURTH FLOORS; BUILDING TWO-APARTMENT UNIT, THIRD AND FOURTH FLOORS AND BUILDING THREE-APARTMENT UNIT, SECOND, THIRD AND FOURTH FLOORS.
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- SHEET 5 OF 10 - ARCHITECTURAL PLANS, SECOND FLOOR PLAN A1.2.
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I CERTIFY THIS IS AN EXACT COPY OF THE SHEET INDEX FOR GOODWIN COURT CONDOMINIUMS.
William R. Wells
WILLIAM R. WELLS, PLS

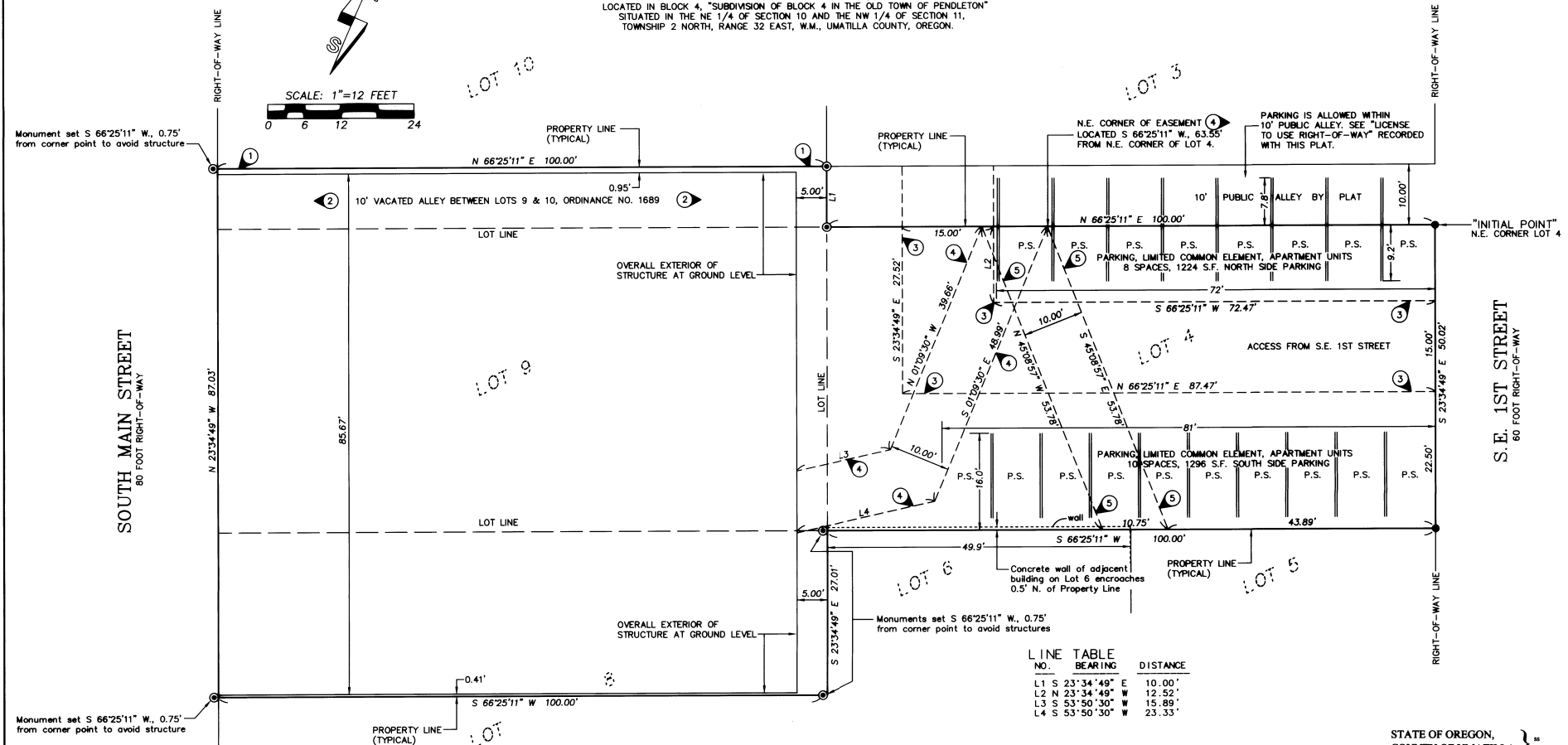
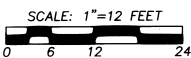
STATE OF OREGON, }
COUNTY OF UMATILLA }
I certify that this instrument was received and recorded
ON December 12, 2002
at 11:00 o'clock AM., in the record of
PLATS of said County.
BOOK PAGE Slide
14 47

OFFICE OF COUNTY RECORDS
By: ...GEORGIA DUNAWAY...Records Officer
Fees \$ 100.00 No. 2002-4260208

BK 14847 2811

GOODWIN COURT CONDOMINIUMS

AN ADDITION TO THE CITY OF PENDLETON, OREGON.
 LOCATED IN BLOCK 4, "SUBDIVISION OF BLOCK 4 IN THE OLD TOWN OF PENDLETON"
 SITUATED IN THE NE 1/4 OF SECTION 10 AND THE NW 1/4 OF SECTION 11,
 TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.



LINE NO.	BEARING	DISTANCE
L1	S 23°34'49" E	10.00'
L2	N 23°34'49" W	12.52'
L3	S 53°50'30" W	15.89'
L4	S 53°50'30" W	23.33'

EXISTING EASEMENT AND ENCUMBRANCE NOTES:

- ① - INDICATES LOCATION OF PARTY WALL AGREEMENT ALONG THE SOUTH LINE OF LOT 10, RECORDED AT BOOK 158, PAGE 165, DEED RECORDS OF UMATILLA COUNTY.
- ② - AREA WITHIN VACATED ALLEY BETWEEN LOTS 9 AND 10 IS SUBJECT TO AN EASEMENT FOR UTILITIES, IF ANY EXIST.
- ③ - 15 FOOT EASEMENT FOR INGRESS-EGRESS, TO LOT 10 GRANTED BY THE CITY OF PENDLETON TO KENNETH BROWN, RECORDED AT REEL 386, PAGE 189, UMATILLA COUNTY OFFICE OF RECORDS.
- ④ - 10 FOOT EASEMENT GRANTED TO PACIFIC POWER & LIGHT COMPANY FOR ELECTRIC SERVICE, GRANTED BY TELOS DEVELOPMENT COMPANY RECORDED AT REEL 396, PAGE 0623, UMATILLA COUNTY OFFICE OF RECORDS.
NOTE: THIS EASEMENT PLOTTED BASED ON EXISTING POLE AND TRANSFORMER SHOWN ON EASEMENT EXHIBIT. THE WRITTEN PORTION OF THE EASEMENT DOCUMENT STATES A 20 FOOT WIDTH EASEMENT; THE EXHIBIT SHOWS AND NOTES A 10 FOOT EASEMENT WIDTH. THE EASEMENT WIDTH SHOWN ON THE EXHIBIT WAS USED IN PLOTTING EASEMENT LOCATION.
- ⑤ - 10 FOOT EASEMENT GRANTED TO PACIFIC POWER & LIGHT COMPANY FOR ELECTRIC SERVICE, GRANTED BY GOODWIN COURT, LIMITED PARTNERSHIP, RECORDED AT REEL 416, PAGE 0343, UMATILLA COUNTY OFFICE OF RECORDS.

LEGEND

- - SET 5/8" BY 30" REBAR WITH 1 1/4" YELLOW PLASTIC CAP MARKED "OR PLS 1106 WA PLS 17372"
- - CORNER FALLS IN CONCRETE, SET LEAD PLUG IN 1/4" DRILLED HOLE WITH BRASS WASHER STAMPED "PLS 1106" SCREWED INTO THE LEAD PLUG.
- P.S. - INDICATES PAINTED PARKING SPACE. A LIMITED COMMON ELEMENT PERTAINING TO APARTMENT UNITS. PORTIONS OF THE PARKING SPACES ON THE NORTH SIDE OF LOT 4 ARE LOCATED WITHIN A 10 FOOT PUBLIC ALLEY. SEE "LICENSE TO USE RIGHT-OF-WAY" RECORDED WITH THIS PLAT.

- NOTES:**
- BEARINGS AND PROPERTY LINES ARE BASED ALTA/ACSM LAND TITLE SURVEY FOR TELOS DEVELOPMENT COMPANY, DATED NOVEMBER, 2000 AND RECORDED AS UMATILLA COUNTY SURVEY NO. 01-004-C.
 - CONSTRUCTION HAS DESTROYED MONUMENTS SET ON BOUNDARY PER SURVEY NO. 01-004-C.
 - ELEVATIONS ARE BASED ON CITY OF PENDLETON VERTICAL DATUM. REFERENCE BENCH MARK IS A RAILROAD SPIKE IN POWER POLE AT THE S.W. CORNER OF S.E. BYERS AVENUE AND S.E. 8TH STREET, TIED TO PROJECT DATUM BY DIFFERENTIAL LEVELING IN NOVEMBER, 2000. CITY T.B.M. # 117-48, ELEV. = 1078.86.

I CERTIFY THIS IS AN EXACT COPY OF SHEET 1 OF 10, GOODWIN COURT CONDOMINIUMS
William R. Wells
 WILLIAM R. WELLS, PLS

STATE OF OREGON, COUNTY OF UMATILLA }
 I certify that this instrument was received and recorded
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 14 47

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 By: ...GEORGIA DUNAWAY...Records Officer
 Fees \$ 100.00 No. 2002-4260208

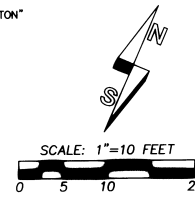
SHEET 1 OF 10

REGISTERED PROFESSIONAL LAND SURVEYOR <i>William R. Wells</i> OREGON JULY 22, 1977 WILLIAM R. WELLS 1106 RENEWS 6/30/04	WILLIAM R. WELLS, PLS 357 N.E. HWY. 11 P.O. BOX 1696 PENDLETON, OR 97801 PHONE: (541) 276-6362	PROJECT: \990PLAT GOODWIN COURT CONDOMINIUMS
	DATE: 06/02 DR. BY: WRW CK BY: WRW NO: 00-705	

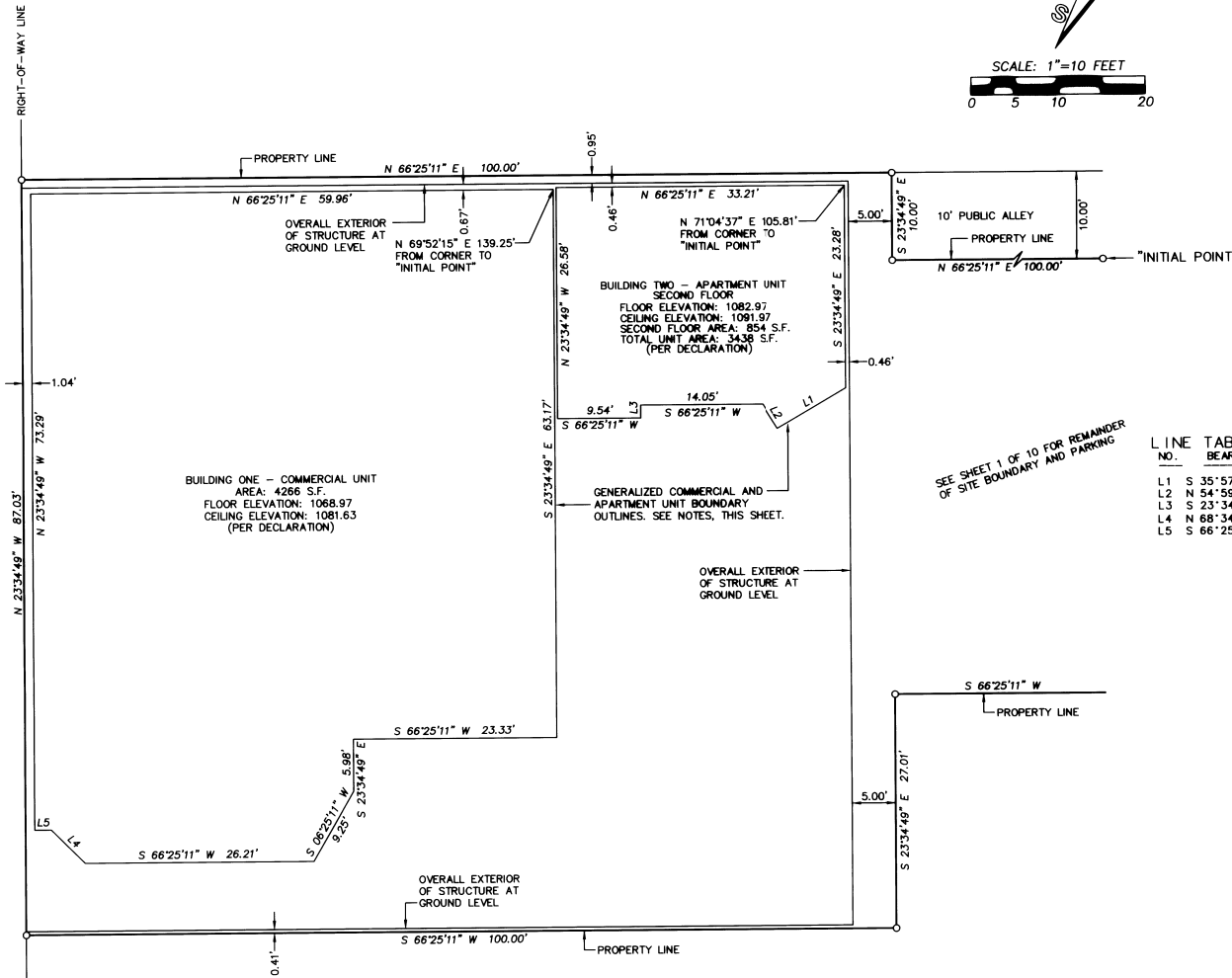
BK 14 B 47 3911

GOODWIN COURT CONDOMINIUMS

AN ADDITION TO THE CITY OF PENDLETON, OREGON.
 LOCATED IN BLOCK 4, "SUBDIVISION OF BLOCK 4 IN THE OLD TOWN OF PENDLETON"
 SITUATED IN THE NE 1/4 OF SECTION 10 AND THE NW 1/4 OF SECTION 11,
 TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.



SOUTH MAIN STREET
80 FOOT RIGHT-OF-WAY



SEE SHEET 1 OF 10 FOR REMAINDER
OF SITE BOUNDARY AND PARKING

LINE NO.	BEARING	DISTANCE
L1	S 35° 57' 15" W	9.15'
L2	N 54° 59' 49" W	3.32'
L3	S 23° 34' 49" E	1.50'
L4	N 68° 34' 49" E	5.46'
L5	S 66° 25' 11" W	1.93'

BUILDING ONE - COMMERCIAL UNIT
 AREA: 4266 S.F.
 FLOOR ELEVATION: 1068.97
 CEILING ELEVATION: 1081.63
 (PER DECLARATION)

BUILDING TWO - APARTMENT UNIT
 SECOND FLOOR
 FLOOR ELEVATION: 1082.97
 CEILING ELEVATION: 1081.97
 SECOND FLOOR AREA: 854 S.F.
 TOTAL UNIT AREA: 3438 S.F.
 (PER DECLARATION)

GENERALIZED COMMERCIAL AND
 APARTMENT UNIT BOUNDARY
 OUTLINES. SEE NOTES, THIS SHEET.

LEGEND

- - INDICATES PROPERTY CORNER, SEE SHEET 1 OF 10 FOR MONUMENTATION.
- — — INDICATES GENERALIZED UNIT BOUNDARY LINES PER DECLARATION --- SEE NOTES.

NOTES:

1. GENERALIZED COMMERCIAL AND APARTMENT 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 UNIT BOUNDARY LINES ARE NECESSARY. THE GENERALIZED UNIT BOUNDARY LINES SHALL VARY TO BE THE INTERIOR SURFACES OF PERIMETER AND BEARING WALLS, WINDOWS AND WINDOW FRAMES, DOORS AND DOOR FRAMES, AND TRIM. SEE "DECLARATION OF GOODWIN COURT CONDOMINIUMS", SECTION 4.3.

I CERTIFY THIS IS AN EXACT COPY OF SHEET 2 OF 10, GOODWIN COURT CONDOMINIUMS

William R. Wells
 WILLIAM R. WELLS, PLS

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

William R. Wells

OREGON
 JULY 22, 1977
 WILLIAM R. WELLS
 1106
 RENEWS 6/30/04

SHEET 2 OF 10

WILLIAM R. WELLS, PLS
 357 N.E. HWY. 11
 P.O. BOX 1696
 PENDLETON, OR 97801
 PHONE: (541) 276-6362

DATE: 06/02 DR. BY: DMT
 CK BY: WRW NO: 00-705

PROJECT: \99UNITS2
**GOODWIN COURT
 CONDOMINIUMS**

STATE OF OREGON,
 COUNTY OF UMATILLA } ss
 I certify that this instrument was received and
 recorded ON December 12, 2002
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BOOK PAGE Slide
 14 47

OFFICE OF COUNTY RECORDS

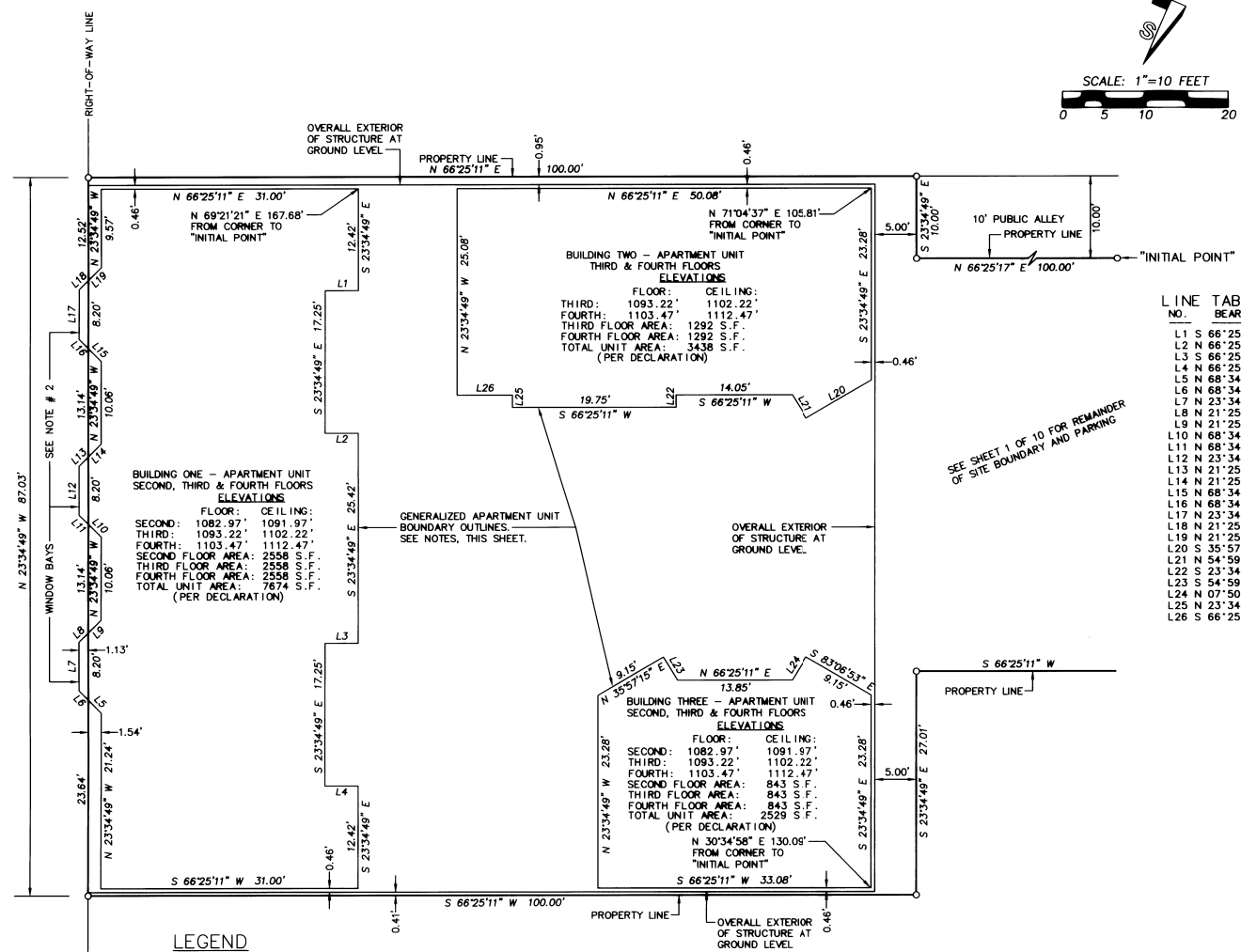
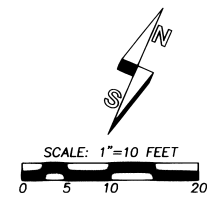
By: ...GEORGIA DUNAWAY...Records Officer

Fees \$ 100.00 No. 2002-4260208

BR 14 Pg 47 4811

GOODWIN COURT CONDOMINIUMS

AN ADDITION TO THE CITY OF PENDLETON, OREGON
 LOCATED IN BLOCK 4, "SUBDIVISION OF BLOCK 4 IN THE OLD TOWN OF PENDLETON"
 SITUATED IN THE NE 1/4 OF SECTION 10 AND THE NW 1/4 OF SECTION 11,
 TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.



LINE TABLE

NO.	BEARING	DISTANCE
L1	S 66°25'11\"	4.00'
L2	N 66°25'11\"	4.00'
L3	S 66°25'11\"	4.00'
L4	N 66°25'11\"	4.00'
L5	N 68°34'49\"	2.18'
L6	N 68°34'49\"	1.59'
L7	N 23°34'49\"	5.94'
L8	N 21°25'11\"	1.59'
L9	N 21°25'11\"	2.18'
L10	N 68°34'49\"	2.18'
L11	N 68°34'49\"	1.59'
L12	N 23°34'49\"	5.94'
L13	N 21°25'11\"	1.59'
L14	N 21°25'11\"	2.18'
L15	N 68°34'49\"	2.18'
L16	N 68°34'49\"	1.59'
L17	N 23°34'49\"	5.94'
L18	N 21°25'11\"	1.59'
L19	N 21°25'11\"	2.18'
L20	S 35°57'15\"	9.15'
L21	N 54°59'49\"	3.32'
L22	S 23°34'49\"	1.50'
L23	S 54°59'49\"	3.32'
L24	N 07°50'11\"	3.32'
L25	N 23°34'49\"	1.50'
L26	S 66°25'11\"	6.67'

SEE SHEET 1 OF 10 FOR REMAINDER OF SITE BOUNDARY AND PARKING

LEGEND

- - INDICATES PROPERTY CORNER, SEE SHEET 1 OF 10 FOR MONUMENTATION.
- — — INDICATES GENERALIZED UNIT BOUNDARY LINES PER DECLARATION --- SEE NOTES.

NOTES:

1. GENERALIZED APARTMENT 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 GOODWIN COURT CONDOMINIUMS", SECTION 4.3.
2. PORTION OF WINDOW BAYS OF BUILDING ONE-APARTMENT UNIT, OVERHANGING THE RIGHT-OF-WAY OF SOUTH MAIN STREET, ARE LIMITED COMMON ELEMENTS PERTAINING TO BUILDING ONE-APARTMENT UNIT. SEE "LICENSE TO USE RIGHT-OF-WAY" RECORDED WITH THIS PLAT.

SOUTH MAIN STREET
80 FOOT RIGHT-OF-WAY

STATE OF OREGON, }
 COUNTY OF UMATILLA }
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 14 47

OFFICE OF COUNTY RECORDS
 By: ...GEORGIA DUNAWAY...Records Officer
 Fees \$ 100.00 No. 2002-4260208

I CERTIFY THIS IS AN EXACT COPY OF SHEET 3 OF 10, GOODWIN COURT CONDOMINIUMS

William R. Wells
 WILLIAM R. WELLS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

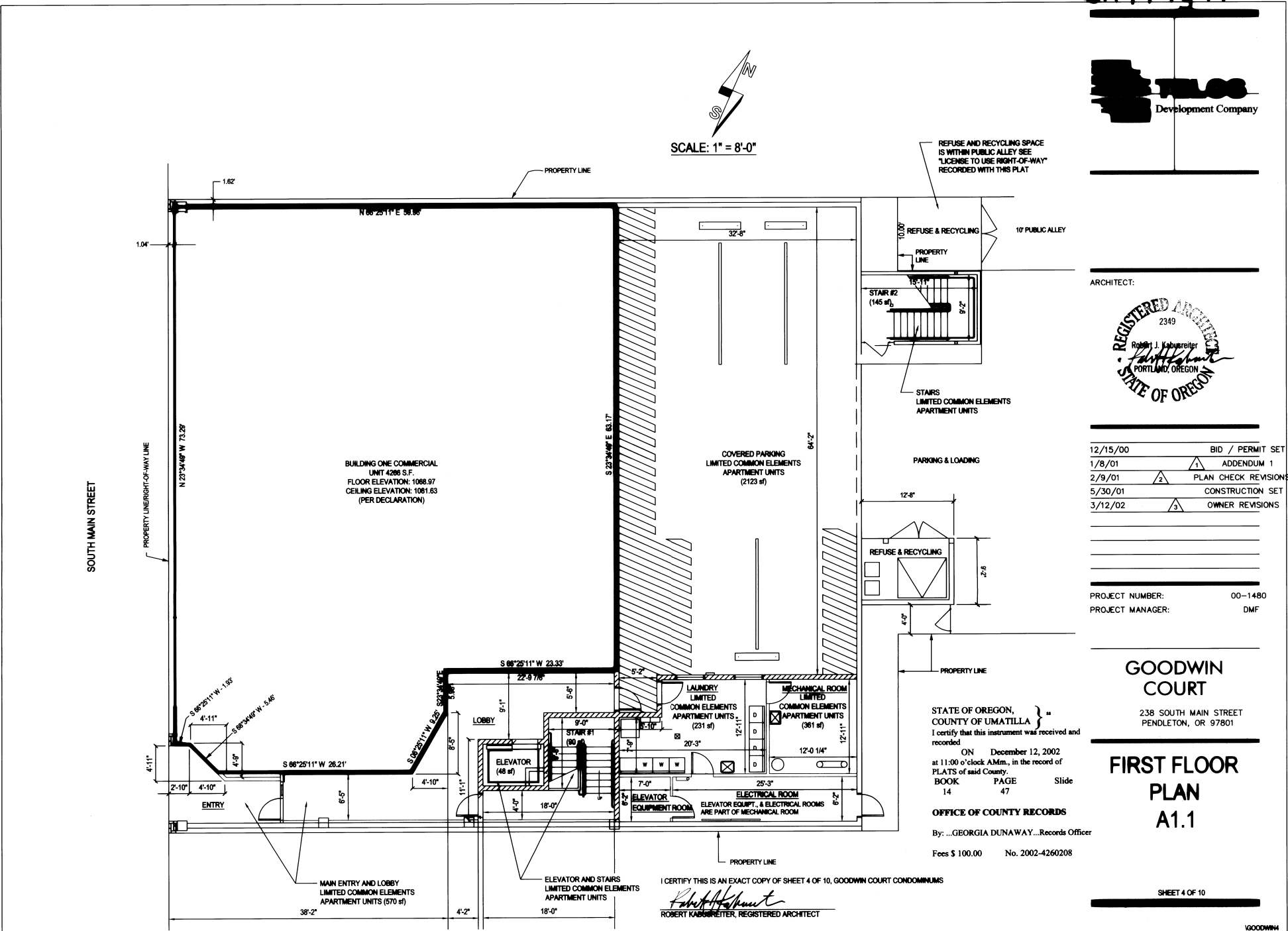
William R. Wells
 OREGON
 JULY 22, 1977
 WILLIAM R. WELLS
 1106
 RENEWS 6/30/04

SHEET 3 OF 10
 WILLIAM R. WELLS, PLS
 357 N.E. HWY. 11
 P.O. BOX 1696
 PENDLETON, OR 97801
 PHONE: (541) 276-6362

DATE: 06/02 DR. BY: DMT
 CK BY: WRW NO: 00-705

PROJECT: 99UNITS3
 GOODWIN COURT CONDOMINIUMS

BK 14 A 47 5811



BUILDING ONE COMMERCIAL
UNIT 4286 S.F.
FLOOR ELEVATION: 1088.97
CEILING ELEVATION: 1081.63
(PER DECLARATION)

COVERED PARKING
LIMITED COMMON ELEMENTS
APARTMENT UNITS
(2123 sf)

PARKING & LOADING

REFUSE & RECYCLING

STATE OF OREGON,
COUNTY OF UMATILLA } ss
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BOOK PAGE Slide
14 47
OFFICE OF COUNTY RECORDS
By: ...GEORGIA DUNAWAY...Records Officer
Fees \$ 100.00 No. 2002-4260208

ARCHITECT:



12/15/00	BID / PERMIT SET
1/8/01	ADDENDUM 1
2/9/01	PLAN CHECK REVISION
5/30/01	CONSTRUCTION SET
3/12/02	OWNER REVISIONS

PROJECT NUMBER: 00-1480
PROJECT MANAGER: DMF

GOODWIN COURT

238 SOUTH MAIN STREET
PENDLETON, OR 97801

**FIRST FLOOR
PLAN
A1.1**

SHEET 4 OF 10

STATE OF OREGON,
COUNTY OF UMATILLA }
I certify that this instrument was received and
recorded

BK 14 P 47 6911

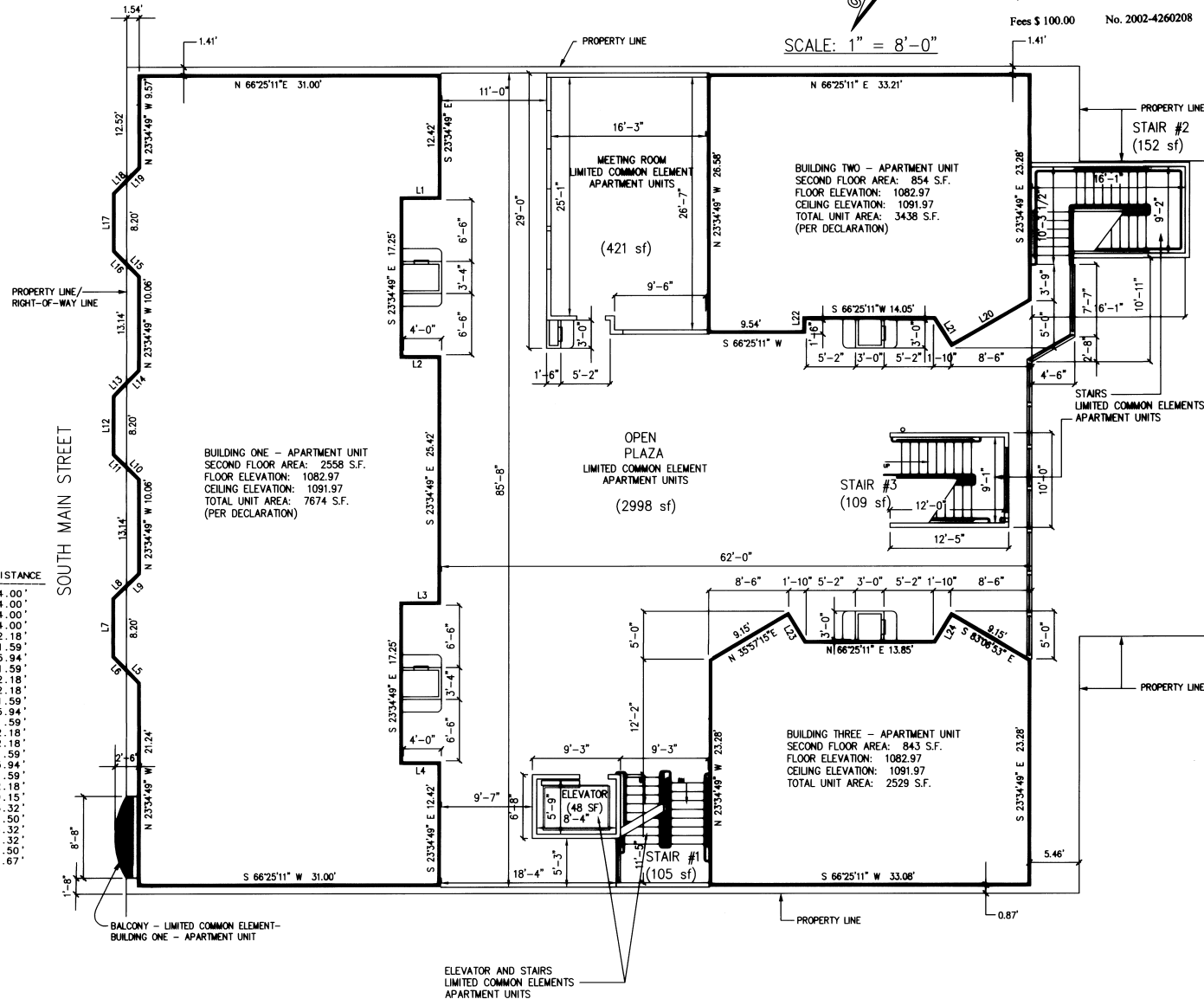
ON December 12, 2002
at 11:00 o'clock AM, in the record of
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BOOK PAGE Slide
14 47

OFFICE OF COUNTY RECORDS

By: ...GEORGIA DUNAWAY...Records Officer

Fees \$ 100.00 No. 2002-4260208

SCALE: 1" = 8'-0"



LINE NO.	BEARING	DISTANCE
L1	S 66°25'11" E	4.00'
L2	N 66°25'11" W	4.00'
L3	S 66°25'11" E	4.00'
L4	N 66°25'11" W	4.00'
L5	N 68°34'49" W	2.18'
L6	N 68°34'49" W	1.59'
L7	N 23°34'49" W	5.94'
L8	N 21°25'11" E	1.59'
L9	N 21°25'11" E	2.18'
L10	N 68°34'49" W	2.18'
L11	N 68°34'49" W	1.59'
L12	N 23°34'49" W	5.94'
L13	N 21°25'11" E	1.59'
L14	N 21°25'11" E	2.18'
L15	N 68°34'49" W	2.18'
L16	N 68°34'49" W	1.59'
L17	N 23°34'49" W	5.94'
L18	N 21°25'11" E	1.59'
L19	N 21°25'11" E	2.18'
L20	S 35°15'15" W	9.15'
L21	N 54°59'49" W	3.32'
L22	S 23°34'49" E	1.50'
L23	S 54°59'49" E	3.32'
L24	N 07°50'11" E	3.32'
L25	N 23°34'49" W	1.50'
L26	S 66°25'11" W	6.67'

NOTE:
PORTION OF WINDOW BAYS AND METAL BALCONIES OF BUILDING ONE-
APARTMENT UNIT, OVERHANGING THE RIGHT-OF-WAY OF SOUTH MAIN
STREET, ARE LIMITED COMMON ELEMENTS PERTAINING TO BUILDING ONE-
APARTMENT UNIT. SEE LICENSE TO USE RIGHT-OF-WAY RECORDED
WITH THIS PLAT.

I CERTIFY THIS IS AN EXACT COPY OF SHEET 5 OF 10, GOODWIN COURT CONDOMINIUMS

Robert Kabus
ROBERT KABUS, REGISTERED ARCHITECT



ARCHITECT:



DATE	DESCRIPTION
12/15/00	BID / PERMIT SET
1/8/01	ADDENDUM 1
2/9/01	PLAN CHECK REVISIONS
5/30/01	CONSTRUCTION SET
3/12/02	OWNER REVISIONS

PROJECT NUMBER: 00-1480
PROJECT MANAGER: DMF

GOODWIN COURT

238 SOUTH MAIN STREET
PENDLETON, OR 97801

**SECOND FLOOR PLAN
A1.2**

SHEET 5 OF 10

BK 14 P 47 7911

STATE OF OREGON,
COUNTY OF UMATILLA }
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14 47

OFFICE OF COUNTY RECORDS

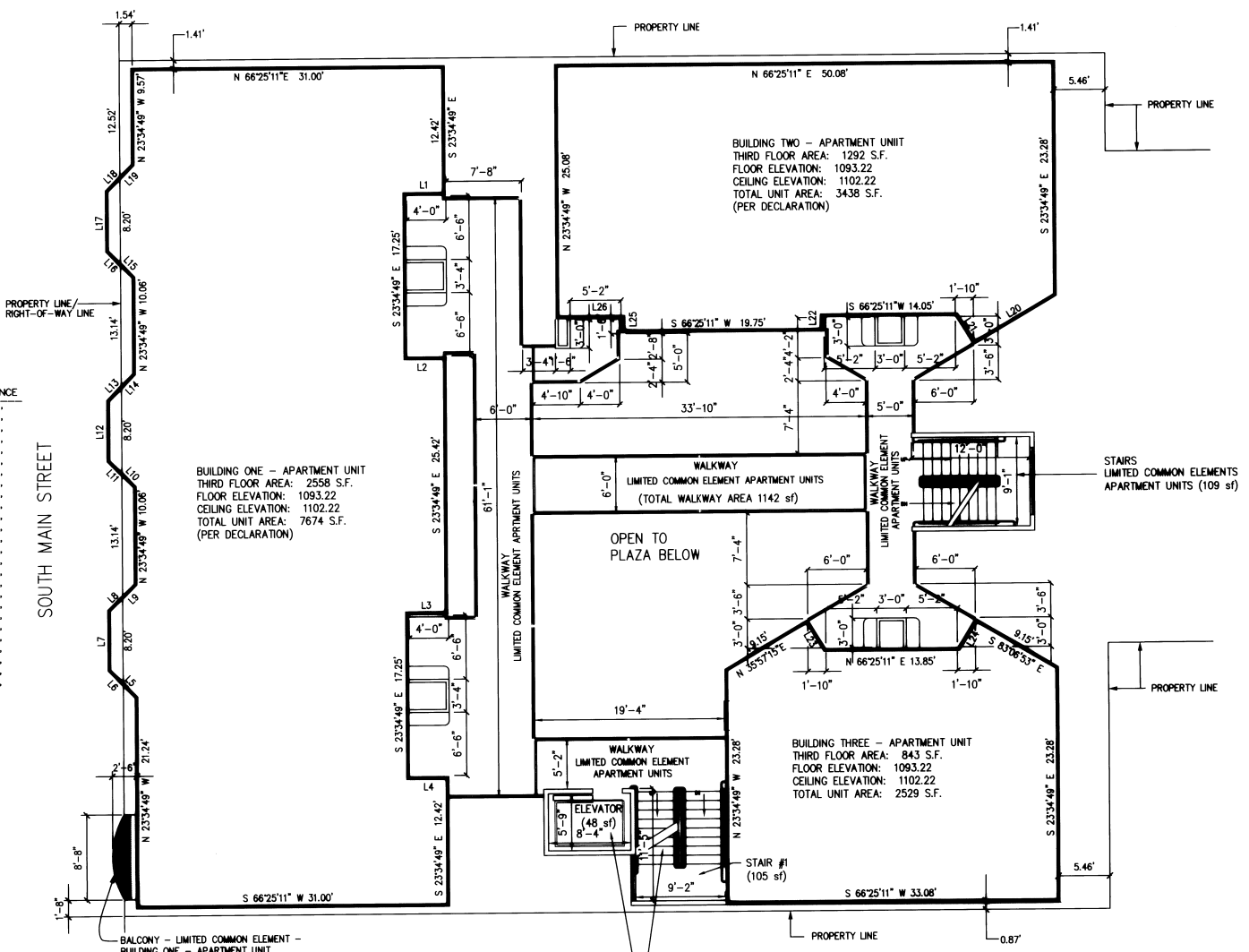
By: ...GEORGIA DUNAWAY...Records Officer

Fees \$ 100.00 No. 2002-4260208



SCALE: 1" = 8'0"

LINE NO.	BEARING	DISTANCE
L1	S 66°25'11" W	4.00'
L2	N 66°25'11" E	4.00'
L3	S 66°25'11" W	4.00'
L4	N 66°25'11" E	4.00'
L5	N 68°34'49" W	2.18'
L6	N 68°34'49" W	1.59'
L7	N 23°34'49" W	5.94'
L8	N 21°25'11" E	1.59'
L9	N 21°25'11" E	2.18'
L10	N 68°34'49" W	2.18'
L11	N 68°34'49" W	1.59'
L12	N 23°34'49" W	5.94'
L13	N 21°25'11" E	1.59'
L14	N 21°25'11" E	2.18'
L15	N 68°34'49" W	2.18'
L16	N 68°34'49" W	1.59'
L17	N 23°34'49" W	5.94'
L18	N 21°25'11" E	1.59'
L19	N 21°25'11" E	2.18'
L20	S 35°57'15" W	9.15'
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L23	S 54°59'49" E	3.32'
L24	N 07°50'11" E	3.32'
L25	N 23°34'49" W	1.50'
L26	S 66°25'11" W	6.67'



NOTE:
PORTION OF WINDOW BAYS AND METAL BALCONIES OF BUILDING ONE - APARTMENT UNIT, OVERHANGING THE RIGHT-OF-WAY OF SOUTH MAIN STREET, ARE LIMITED COMMON ELEMENTS PERTAINING TO BUILDING ONE - APARTMENT UNIT. SEE LICENSE TO USE RIGHT-OF-WAY RECORDED WITH THIS PLAT.

ELEVATOR AND STAIRS
LIMITED COMMON ELEMENTS
APARTMENT UNITS

I CERTIFY THIS IS AN EXACT COPY OF SHEET 6 OF 10,
GOODWIN COURT CONDOMINIUMS
Robert K. Buschmeier
ROBERT K. BUSCHMEIER, REGISTERED ARCHITECT

ARCHITECT:



12/15/00	BID / PERMIT SET
1/8/01	▲ ADDENDUM 1
2/9/01	▲ PLAN CHECK REVISIONS
5/30/01	▲ CONSTRUCTION SET
3/12/02	▲ OWNER REVISIONS

PROJECT NUMBER: 00-1480
PROJECT MANAGER: DMF

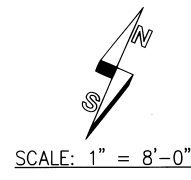
GOODWIN COURT

238 SOUTH MAIN STREET
PENDLETON, OR 97801

**THIRD FLOOR PLAN
A1.3**

BK 14 P. 47 8811

STATE OF OREGON,
COUNTY OF UMATILLA
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OFFICE OF COUNTY RECORDS
By: ...GEORGIA DUNAWAY...Records Officer
Fees \$ 100.00 No. 2002-4260208



TELOS
Development Company

ARCHITECT:
REGISTERED ARCHITECT
2339
Robert A. Kabusgruber
Portland, Oregon
STATE OF OREGON

12/15/00 BID / PERMIT SET
1/8/01 ADDENDUM 1
2/9/01 PLAN CHECK REVISIONS
5/30/01 CONSTRUCTION SET
3/12/02 OWNER REVISIONS

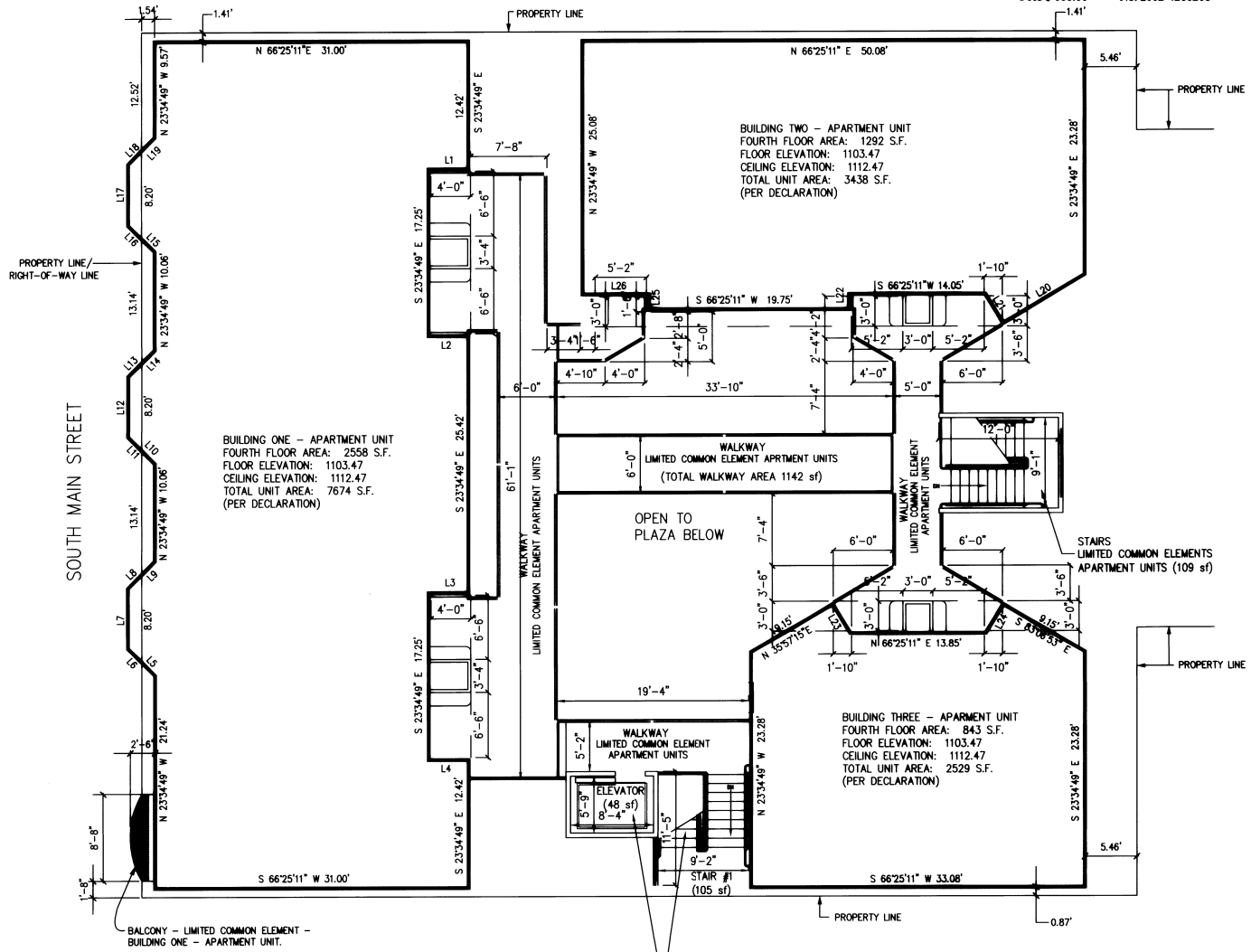
PROJECT NUMBER: 00-1480
PROJECT MANAGER: DMF

GOODWIN COURT

238 SOUTH MAIN STREET
PENDLETON, OR 97801

FOURTH FLOOR PLAN
A1.4

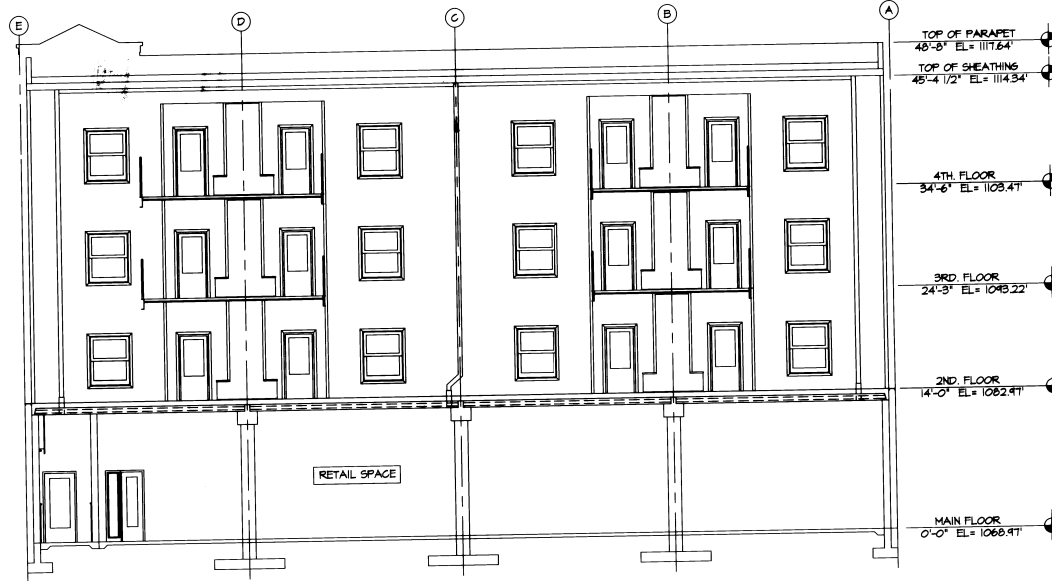
SHEET 7 OF 10



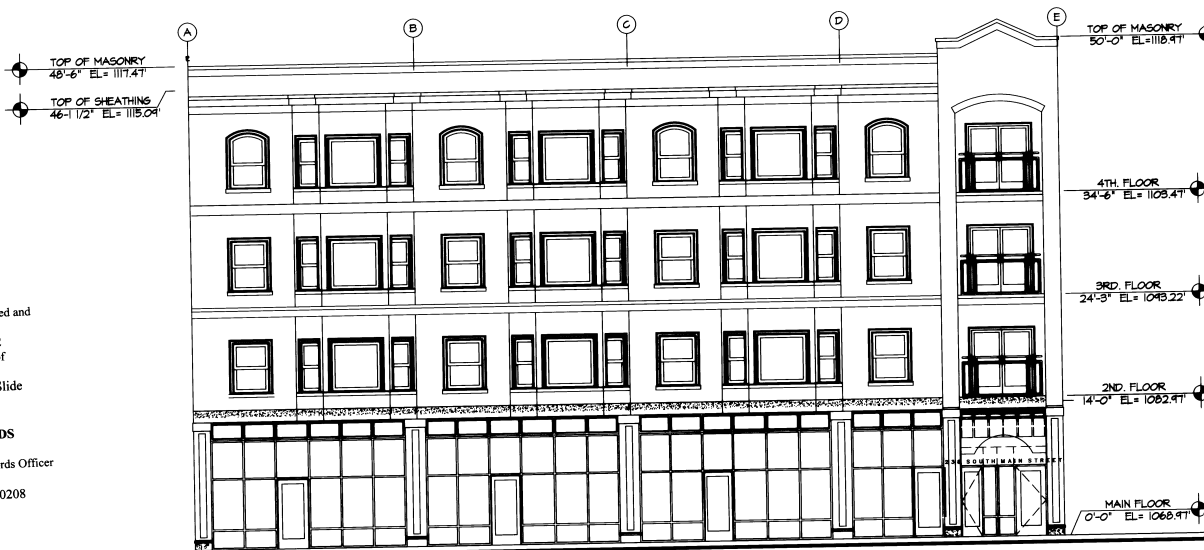
NOTE:
PORTIONS OF WINDOW BAYS AND METAL BALCONIES OF BUILDING ONE-
APARTMENT UNIT, OVERHANGING THE RIGHT-OF-WAY OF SOUTH MAIN
STREET, ARE LIMITED COMMON ELEMENTS PERTAINING TO BUILDING
ONE-APARTMENT UNIT. SEE LICENSE TO USE RIGHT-OF-WAY
RECORDED WITH THIS PLAT.

ELEVATOR AND STAIRS
LIMITED COMMON ELEMENTS
APARTMENT UNITS

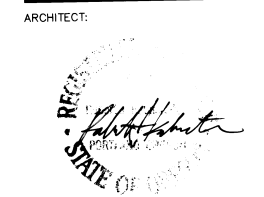
I CERTIFY THIS IS AN EXACT COPY OF SHEET 7 OF 10, GOODWIN COURT CONDOMINIUMS
ROBERT KABUSGRUBER, REGISTERED ARCHITECT



1 COURTYARD ELEVATION - WEST
SCALE: 1" = 8'-10"



2 MAIN STREET (WEST) ELEVATION
SCALE: 1" = 8'-10"



12/15/00	BID / PERMIT SET
1/8/01	ADDENDUM 1
2/9/01	PLAN CHECK REVISIONS
5/30/01	CONSTRUCTION SET
3/12/02	OWNER REVISIONS

PROJECT NUMBER: 00-1480
PROJECT MANAGER: DMF
DRAWING DATE:
DRAWING FILENAME: 0148A3X.dwg

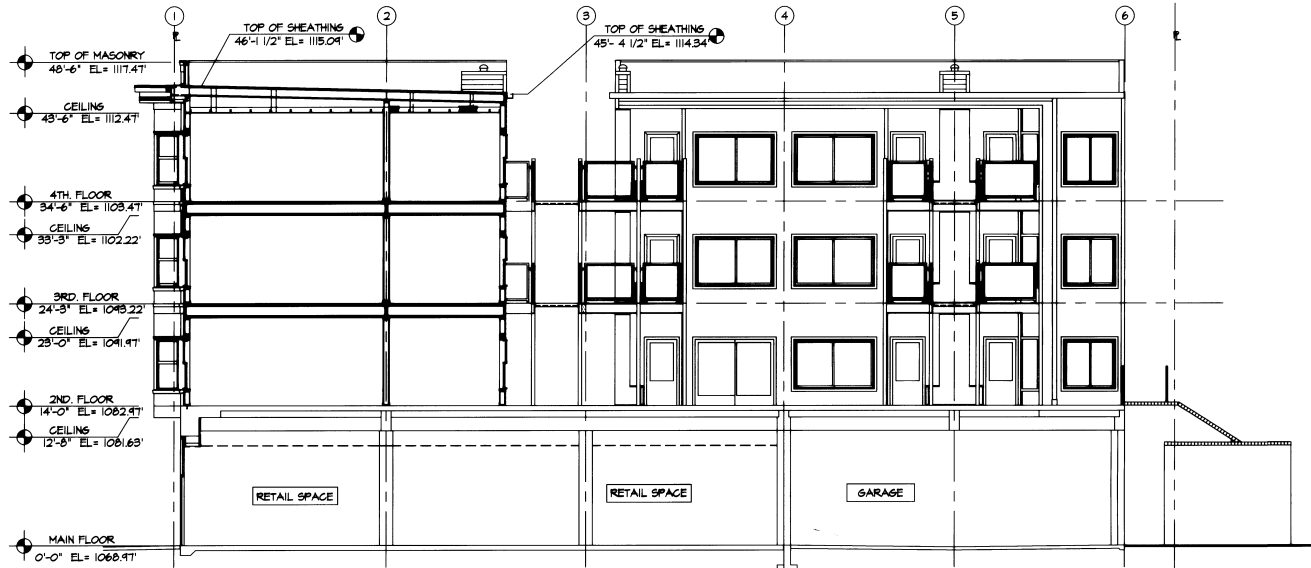
GOODWIN COURT
238 SOUTH MAIN STREET
PENDLETON, OR 97801

ELEVATIONS
A3.1
SHEET 8 OF 10

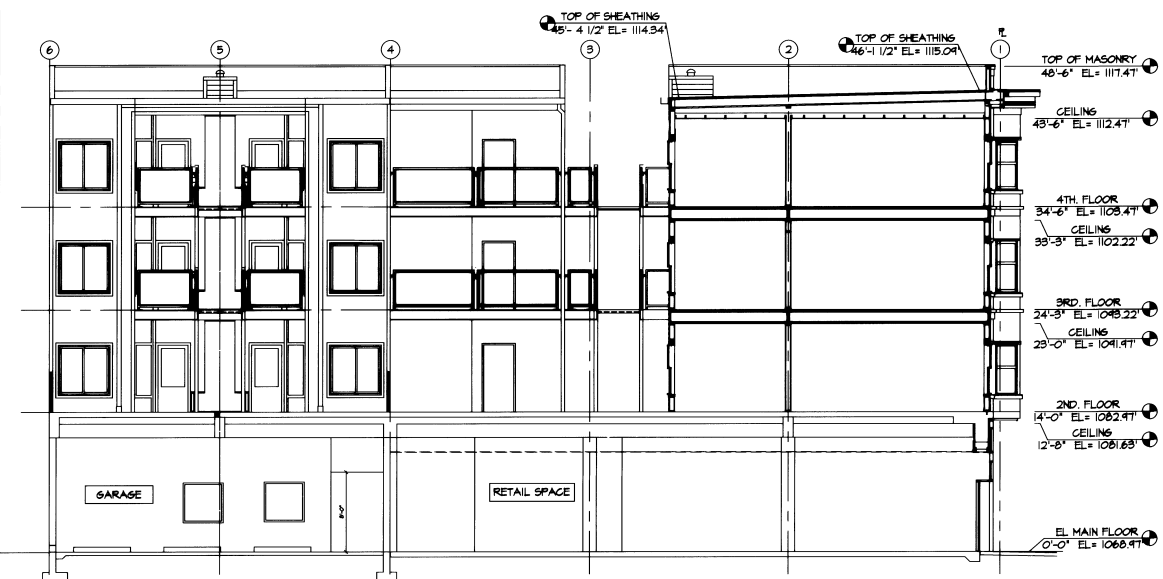
STATE OF OREGON,
COUNTY OF UMATILLA }
I certify that this instrument was received and
recorded
ON December 12, 2002
at 11:00 o'clock AMm., in the record of
PLATS of said County.
BOOK PAGE Slide
14 47

OFFICE OF COUNTY RECORDS
By: ...GEORGIA DUNAWAY...Records Officer
Fees \$ 100.00 No. 2002-426028

I CERTIFY THIS IS AN EXACT COPY OF SHEET 8 OF 10, GOODWIN COURT CONDOMINIUMS
Robert Kabusreiter
ROBERT KABUSREITER, REGISTERED ARCHITECT



1 COURTYARD ELEVATION - NORTH
SCALE: 1" = 8'-10"



2 COURTYARD ELEVATION - SOUTH
SCALE: 1" = 8'-10"

ARCHITECT:



12/15/00	BID / PERMIT SET
1/8/01	ADDENDUM 1
2/9/01	PLAN CHECK REVISIONS
5/30/01	CONSTRUCTION SET
3/12/02	OWNER REVISIONS

PROJECT NUMBER: 00-1480
 PROJECT MANAGER: DMF
 DRAWING FILENAME: 0148A3X.dwg

GOODWIN COURT

238 SOUTH MAIN STREET
PENDLETON, OR 97801

COURTYARD ELEVATIONS

A3.2

SHEET 9 OF 10

STATE OF OREGON, }
 COUNTY OF UMATILLA }
 I certify that this instrument was received and recorded
 ON December 12, 2002
 at 11:00 o'clock AM., in the record of
 PLATS of said County.
 BOOK PAGE Slide
 14 47

OFFICE OF COUNTY RECORDS
 By: ...GEORGIA DUNAWAY...Records Officer
 Fees \$ 100.00 No. 2002-4260208

I CERTIFY THIS IS AN EXACT COPY OF SHEET 9 OF 10, GOODWIN COURT CONDOMINIUMS

Robert K. Kusreiter
ROBERT K. KUSREITER, REGISTERED ARCHITECT

BK 14 Pg 47 11911

GOODWIN COURT CONDOMINIUMS

AN ADDITION TO THE CITY OF PENDLETON, OREGON.
LOCATED IN BLOCK 4, "SUBDIVISION OF BLOCK 4 IN THE OLD TOWN OF PENDLETON"
SITUATED IN THE NE 1/4 OF SECTION 10 AND THE NW 1/4 OF SECTION 11,
TOWNSHIP 2 NORTH, RANGE 32 EAST, W.M., UMATILLA COUNTY, OREGON.

TRUST DEED BENEFICIARY'S CONSENT TO SUBDIVISION

COMMUNITY BANK, TRUST DEED HOLDER ON LANDS
WITHIN THIS PLAT, HEREBY CONSENTS TO THIS
PLAT OF "GOODWIN COURT CONDOMINIUMS".

BY: [Signature]
TITLE: AVP/Team Leader

SUBSCRIBED AND SWORN BEFORE ME THIS 14 DAY OF
November, 2002.

Michelle Gerber
NOTARY PUBLIC FOR THE STATE OF OREGON
MY COMMISSION EXPIRES: 12-19-05



DECLARANT'S STATEMENT

GOODWIN COURT LIMITED PARTNERSHIP, DOES HEREBY ACKNOWLEDGE THAT
THE PROPERTY AND IMPROVEMENTS DESCRIBED AND DEPICTED ON THIS
PLAT ARE SUBJECT TO THE PROVISIONS OF ORS 100.005 TO 100.625.

DECLARANT:
GOODWIN COURT LIMITED PARTNERSHIP
BY TELOS DEVELOPMENT CO., ITS GENERAL PARTNER
BY: [Signature]
TITLE: DAVID S. GLENNIE, PRESIDENT

SUBSCRIBED AND SWORN BEFORE ME THIS 12th DAY OF
November, 2002.
Karyn L. Runyon
NOTARY PUBLIC FOR THE STATE OF OREGON
MY COMMISSION EXPIRES: 09/19/2004



ARCHITECT'S STATEMENT

I, ROBERT KABUSREITER, A REGISTERED ARCHITECT IN THE STATE
OF OREGON, DO HEREBY CERTIFY THAT PLAT SHEETS 2 THROUGH
9 OF 10 OF THIS PLAT FULLY AND ACCURATELY DEPICT THE
BOUNDARIES OF THE ONE COMMERCIAL UNIT AND THREE APARTMENT UNITS,
WITHIN THREE BUILDINGS, 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.

[Signature]
ROBERT KABUSREITER, REGISTERED ARCHITECT



(ARCHITECT'S SEAL)

SURVEYOR'S CERTIFICATE

I, WILLIAM R. WELLS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO
HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS, IN
ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED, THE LANDS SHOWN IN THE ACCOMPANYING
PLAT OF "GOODWIN COURT CONDOMINIUMS".

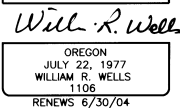
SURVEYOR'S NOTE:
The record description of the lands contained within this condominium plat conveys certain lots
and portions of lots within Block 4, Original Town, now City of Pendleton, Block 4, as shown on
the recorded plat of the "Town of Pendleton", is the Court House Block and contains no lots.
Block 4 was subdivided into lots by a later recorded plat titled "Plat Showing the Subdivision of
Block 4 in the Old Town of Pendleton", recorded in June, 1888. I have continued to use reference
to Block 4 Original Town, in the following description to conform with recorded conveyances.
The proper reference should be to lots within Block 4 of the "Plat Showing the Subdivision of
Block 4 in the Old Town of Pendleton".

REAL PROPERTY DESCRIPTION:
A Tract of land located in the Northeast Quarter of Section 10 and Northwest Quarter of Section
11, Township 2 North, Range 32 East, W.M., being a part of Block 4, ORIGINAL TOWN, now
City of Pendleton, Umatilla County, Oregon, described as follows:

Beginning at the Northeast Corner of Lot 4, Block 4, ORIGINAL TOWN, now City of
Pendleton, the "INITIAL POINT", for this description; thence South 23°34'49" East along
the Easterly line of said Lot 4 a distance of 50.02 feet to the Southeast Corner of said Lot 4;
thence South 66°25'11" West along the Southerly line of said Lot 4 a distance of 100.00 feet
to the Southwest Corner of said Lot 4; thence South 23°34'49" East along the Easterly line
of Lot 8 of said Block 4 a distance of 27.01 feet to the Southeast Corner of the Northerly
twenty-seven feet of said Lot 8; thence South 66°25'11" West along the Southerly line of the
Northerly twenty-seven feet of said Lot 8 a distance of 100.00 feet to the Southwest Corner of
the Northerly twenty-seven feet of said Lot 8, a point on the East right-of-way line of South Main
Street; thence North 23°34'49" West along the Westerly line of Lots 8 and 9 of said Block 4
and the Easterly right-of-way line of South Main Street a distance of 87.03 feet to the Southwest
Corner of Lot 10 of said Block 4; thence North 66°25'11" East along the Southerly line of
said Lot 10 a distance of 100.00 feet to the Southeast Corner of said Lot 10; thence South
23°34'49" East a distance of 10.00 feet to the Northwest Corner of Lot 4, of said Block 4;
thence North 66°25'11" East along the Northerly line of said Lot 4 a distance of 100.00 feet
to the "INITIAL POINT".

Tract contains 13705 square feet or 0.3146 acre, more or less.

Will. R. Wells
WILLIAM R. WELLS, PLS 1106



APPROVALS

CITY OF PENDLETON

CITY OF PENDLETON PLANNING OFFICE
THE ACCOMPANYING PLAT IS HEREBY APPROVED AND ADOPTED
THIS 11th DAY OF December, 2002.

[Signature]
PLANNING DIRECTOR
CITY OF PENDLETON SURVEYOR
THE ACCOMPANYING PLAT IS HEREBY APPROVED THIS 12
DAY OF DEC, 2002.

[Signature]
PENDLETON CITY SURVEYOR

UMATILLA COUNTY

UMATILLA COUNTY SURVEYOR
I CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT,
THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON
WITH REFERENCE TO THE FILING AND RECORDING OF SUCH
PLATS, AND I THEREFORE APPROVE SAID PLAT FOR SIGNATURE
BY THE COUNTY COMMISSIONERS OF UMATILLA COUNTY, OREGON.

DATED THIS 12th DAY OF December, 2002.
[Signature]
UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY ASSESSOR AND TAX COLLECTOR

WE, THE ASSESSOR AND THE TAX COLLECTOR OF UMATILLA
COUNTY, OREGON, DO HEREBY CERTIFY THAT WE HAVE EXAMINED
THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE
ACCOMPANYING PLAT AND THAT ALL MONETARY SUMS DUE
FOR STATE AND COUNTY TAXES AND ASSESSMENTS THAT
COULD CONSTITUTE A LIEN ON SAID LAND HAVE BEEN PAID
AND WE HEREBY APPROVE SAID PLAT.

DATED THIS 12th DAY OF December, 2002.
[Signature] [Signature]
UMATILLA COUNTY ASSESSOR UMATILLA COUNTY TAX COLLECTOR

RECORDING INFORMATION, UMATILLA COUNTY
OFFICE OF RECORDS:

STATE OF OREGON,
COUNTY OF UMATILLA } ss
I certify that this instrument was received and
recorded
ON December 12, 2002
at 11:00 o'clock A.M., in the record of
PLATS of said County.
BOOK PAGE Slide
14 47

OFFICE OF COUNTY RECORDS
By: ..GEORGIA DUNAWAY..Records Officer
Fees \$ 100.00 No. 2002-4260208

SHEET 10 OF 10

WILLIAM R. WELLS, PLS
357 N.E. HWY. 11
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

PROJECT: \GOODSIGS
GOODWIN COURT
CONDOMINIUMS

DATE: 06/02 DR. BY: WRW
CK. BY: WRW NO: 00-705

I CERTIFY THIS IS AN EXACT COPY OF SHEET 10 OF 10, GOODWIN COURT CONDOMINIUMS

Will. R. Wells
WILLIAM R. WELLS, PLS