

GRENELEFE NO. 4

A PORTION OF THE E. H. LENNOX D.L.C. NO. 42
LOCATED IN THE N.W. 1/4 AND THE N.E. 1/4 OF SECTION 30,
TOWNSHIP 1 NORTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
WASHINGTON COUNTY, OREGON

SURVEYED: JULY 20, 1993



ALPHA ENGINEERING, INC.
9600 S.W. OAK PLAZA WEST, SUITE 230
PORTLAND, OREGON 97223
(503) 452-8003

SCALE: 1" = 50'

I HEREBY CERTIFY THAT THIS TRACING IS A TRUE AND EXACT
COPY OF THE PLAT OF "GRENELEFE NO. 4".

Michael R. Gates
MICHAEL R. GATES P.L.S. 2449

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Michael R. Gates
OREGON
JULY 25, 1990
MICHAEL R. GATES
2449

EXPIRES: 12-31-93

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	200.00	23.04	204.83	S 30°53'59" W	61°36'17"
C2	200.00	121.95	120.07	S 44°16'04" W	34°56'07"
C3	200.00	93.09	92.26	S 13°27'55" W	26°40'10"
C4	250.00	109.78	108.90	S 75°46'47" E	25°09'34"
C5	177.00	61.75	61.45	S 51°44'21" W	19°59'31"
C6	18.00	32.97	28.25	S 10°43'42" E	104°56'36"
C7	227.00	14.49	14.46	S 63°04'42" E	03°59'23"
C8	227.00	85.19	84.69	S 77°36'28" E	21°50'10"
C9	18.00	20.99	19.62	N 58°14'25" E	66°48'01"
C10	48.00	39.96	36.62	S 48°41'29" W	47°42'06"
C11	48.00	11.35	11.35	N 65°45'02" E	13°34'59"
C12	48.00	3.94	3.64	N 74°50'03" E	04°55'03"
C13	48.00	45.71	44.00	N 80°04'46" W	14°53'25"
C14	48.00	42.54	41.16	N 27°30'50" W	50°36'58"
C15	48.00	44.36	42.80	N 24°20'57" E	52°57'05"
C16	48.00	40.36	39.18	N 74°54'55" E	45°10'51"
C17	48.00	20.60	20.44	S 68°42'02" E	24°35'16"
C18	18.00	10.04	9.51	N 72°22'58" W	31°57'10"
C19	273.00	18.34	18.34	S 86°28'04" E	03°50'59"
C20	273.00	68.67	68.49	S 77°18'14" E	14°24'41"
C21	273.00	32.97	32.80	S 66°38'57" E	06°53'54"
C22	18.00	32.97	28.55	S 64°19'42" W	104°56'36"
C23	177.00	36.23	36.16	S 05°59'37" W	11°43'35"
C24	223.00	37.84	37.89	S 05°06'16" W	09°44'52"
C25	223.00	59.84	59.68	S 17°13'26" W	15°22'58"
C26	223.00	61.69	61.50	S 33°10'46" W	15°51'02"
C27	223.00	80.30	79.87	S 51°25'09" W	20°37'56"

LEGEND

- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ALPHA ENG. INC."
- ▣ FOUND 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "ALPHA ENG. INC.", UNLESS OTHERWISE NOTED.
- ▣ SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ALPHA ENG. INC."
- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ALPHA ENG. INC." TO BE SET WITHIN THE TIME SPECIFIED IN THE SURVEYOR'S CERTIFICATE SET ON 10-26-93.
- SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP STAMPED "ALPHA ENG. INC.", TO BE POST-MONUMENTED IN STREET.
- ✕ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TECH. ENG. P.L.S. 990".
- (R) DENOTES RADIAL BEARING

PLAT RESTRICTIONS

- AN 8.00 FOOT WIDE PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ALL LOT LINES ABUTTING PUBLIC STREETS.
- SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS AS RECORDED IN DOCUMENT NO. 93075361 WASHINGTON COUNTY DEED RECORDS.

NOTES

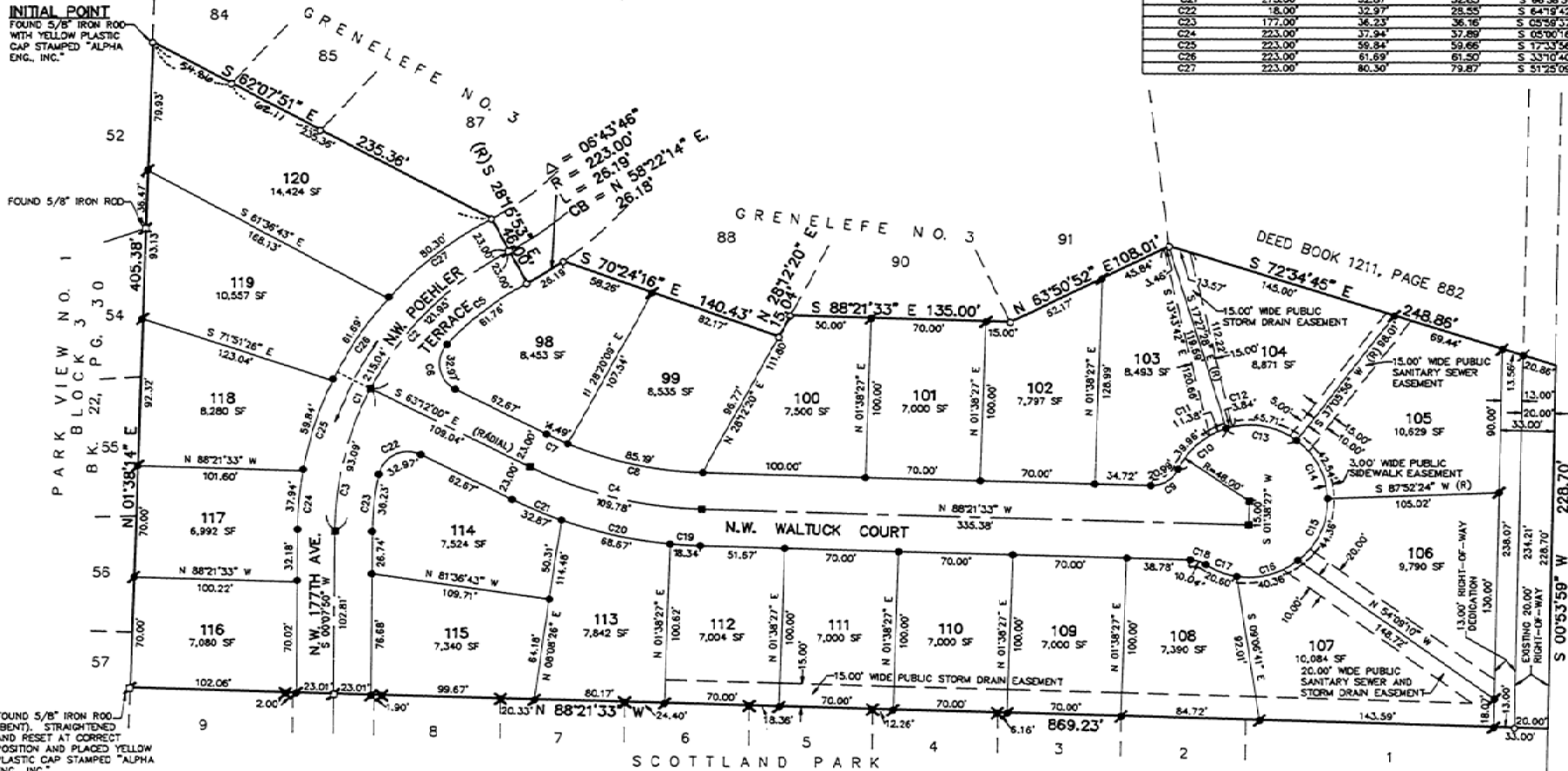
- THERE IS NO KNOWN GEODETIC CONTROL MONUMENT WITHIN ONE-HALF MILE OF THE BOUNDARY OF THIS PLAT.
- THERE SHALL BE NO ACCESS FROM LOTS 105, 106, AND 107 ONTO N.W. 174TH AVENUE.

BASIS OF BEARINGS AND BOUNDARY DETERMINATION

PER SURVEY NO. 23,990 AND PLAT OF "GRENELEFE NO. 3".

INITIAL POINT

FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ALPHA ENG. INC."



FOUND 5/8" IRON ROD (BENT), STRAIGHTENED AND RESET AT CORRECT POSITION AND PLACED YELLOW PLASTIC CAP STAMPED "ALPHA ENG. INC."

N.W. 174TH AVENUE (C.R. No. 610)

GREENLEFFE NO. 4

A PORTION OF THE E. H. LENOX D.L.C. NO. 42
 LOCATED IN THE N.W. 1/4 AND THE N.E. 1/4 OF SECTION 30
 TOWNSHIP 1 NORTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
 WASHINGTON COUNTY, OREGON

SURVEYED: JULY 20, 1993

ALPHA ENGINEERING, INC.
 9800 SW OAK PLAZA WEST, SUITE 230
 PORTLAND, OREGON 97223

PLAT BOOK 87 PAGE 33
 RECORDED AS DOCUMENT NO. 93075359

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT SAID ASSOCIATES
 AN OREGON PARTNERSHIP AND THE OWNER OF THE LANDS DESCRIBED IN THE
 ACCOMPANYING SURVEYOR'S CERTIFICATE, DOES HEREBY MAKE, ESTABLISH AND
 DECLARE THE ANNEXED MAP OF "GREENLEFFE NO. 4" TO BE
 A TRUE AND CORRECT PLAT HEREBY ALL LOTS LINES BEING OF THE DIMENSIONS
 AND BEING HEREBY DEDICATED TO USE OF THE PUBLIC AS PLAZAS FOR
 ALL STREETS AND HEREBY GRANT ALL EASEMENTS SHOWN OR NOTED ON SAID MAP.
 THESE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.
 PLD ASSOCIATES

Michael R. Gattis
 DAVID S. LARBERG
 PARTNERSHIP COMPANY, PARTNER

David S. Larberg
 DAVID S. LARBERG
 PARTNERSHIP COMPANY, PARTNER

James R. Marshall
 JAMES R. MARSHALL
 PARTNERSHIP COMPANY, PARTNER



INTERIOR CORNER MONUMENTATION

IN ACCORDANCE WITH O.R.S. 92.070, THE INTERIOR CORNERS OF THIS SUBDIVISION HAVE
 BEEN MONUMENTED WITH THE FOLLOWING MONUMENTS: AN IRON PIN HAS BEEN PERMANENTLY
 SET IN THE INTERIOR CORNER OF EACH PLAT AND IS RECORDED IN THE N.O. 28, 253, 994.
 WASHINGTON COUNTY DEED RECORDS.
 APPROVED THIS 20 DAY OF July 1993

Michael R. Gattis
 WASHINGTON COUNTY SURVEYOR

STATE OF OREGON }
 WASHINGTON COUNTY } SS

I DO HEREBY CERTIFY THAT THIS TRACING IS A COPY
 PREPARED TO ME BY THE SURVEYOR OF THIS PLAT,
 TO BE A TRUE AND EXACT COPY OF THE ORIGINAL, AND THAT
 IT WAS RECORDED ON THE 20 DAY OF September, 1993
 AT 11:00 O'CLOCK A.M., AND RECORDED IN THE
 COUNTY CLERK'S RECORDS.

Debra M. Cole
 DEPUTY COUNTY CLERK

APPROVED THIS 20 DAY OF September, 1993
 WASHINGTON COUNTY SURVEYOR

SURVEYOR'S CERTIFICATION

I, MICHAEL R. GATTIS CERTIFY THAT I HAVE CORRECTLY
 SURVEYED AND LAPPED WITH 5/8" x 30" IRON RODS WITH PLASTER CAPS INCORPORATED "ALPHA
 ENGINEERING, INC. SURVEY NO. 42" WITH THE INTERIOR CORNERS OF THE LANDS DESCRIBED IN
 THE ANNEXED MAP OF "GREENLEFFE NO. 4" LOCATED IN
 THE NORTHWEST AND NORTHEAST ONE QUARTERS OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 1 WEST,
 WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON; THAT AS THE INITIAL POINT OF SAID
 SURVEY, I USED AND HAD A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INCORPORATED
 INTO THE SURVEY. THE SURVEY WAS MADE WITH THE FOLLOWING COURSES:
 "GREENLEFFE NO. 5", RECORDED IN BOOK 22, PAGES 17-19 OF WASHINGTON COUNTY PLAT RECORDS,
 THENCE ALONG THE SOUTH BOUNDARY OF SAID "GREENLEFFE NO. 5", THE FOLLOWING SEVERAL COURSES:
 5.67' OF S 1/4 E. 233.00 FEET; THENCE S 28° 15' 53" E. 46.00 FEET; THENCE ALONG THE ARC
 OF A CURVE TO THE LEFT, HAVING A RADIUS OF 223.00 FEET, THROUGH A CENTRAL ANGLE OF 6° 6' E,
 14.43 FEET; THENCE N 28° 17' 28" E. 15.04 FEET; THENCE S 88° 21' 37" E. 35.00 FEET;
 THENCE N 63° 57' 57" E. 106.01 FEET; THENCE LEAVING SAID NORTH BOUNDARY LINE, S 72° 34' 45" E,
 244.89 FEET; TO THE CENTERLINE OF N.W. 1/4TH AVENUE; THENCE FOLLOWING SAID CENTERLINE
 S 05° 53' 51" W. 226.70'; THENCE LEAVING SAID CENTERLINE ALONG THE NORTH LINE OF
 SAID "GREENLEFFE NO. 5", 22.00 FEET; THENCE ALONG THE SOUTH BOUNDARY OF SAID "GREENLEFFE
 NO. 5", 22.00 FEET; THENCE ALONG THE SOUTH BOUNDARY OF SAID "GREENLEFFE NO. 5",
 N 07° 38' 14" E. 405.38 FEET TO THE INITIAL POINT.

CONTAINING 244,829 SQUARE FEET, OF 5.62 ACRES.
 AS PER O.R.S. 92.070 (2), I, MICHAEL R. GATTIS ALSO SAY THE POST MONUMENTATION
 OF THE INTERIOR MONUMENTS WITHIN THIS SUBDIVISION WILL BE ACCOMPLISHED WITHIN
 90 CALENDAR DAYS FOLLOWING COMPLETION OF THE PAVING IMPROVEMENTS OR ONE
 YEAR FROM THE DATE OF THIS RECORDATION, WHICHEVER OCCURS FIRST IN
 APPROVANCE WITH O.R.S. 92.080

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 MICHAEL R. GATTIS
 2489

Michael R. Gattis
 MICHAEL R. GATTIS P.L.S. 2448

EXPIRES: 12-31-95

WASHINGTON COUNTY APPROVALS

APPROVED THIS 20 DAY OF September, 1993
 WASHINGTON COUNTY SURVEYOR

APPROVED THIS 13 DAY OF September, 1993
 DIRECTOR OF ASSESSMENT AND TAXATION
 (WASHINGTON COUNTY ASSESSOR)

APPROVED THIS 13 DAY OF September, 1993
 WASHINGTON COUNTY BOARD OF COMMISSIONERS

Debra M. Cole
 DEPUTY COUNTY CLERK

Debra M. Cole
 DEPUTY COUNTY CLERK

ATTEST THIS 13 DAY OF September, 1993
 DIRECTOR OF ASSESSMENT AND TAXATION
 EX-OFFICIO COUNTY CLERK



STATE OF OREGON }
 WASHINGTON COUNTY } SS

I DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS RECEIVED
 FOR RECORD ON THE 13 DAY OF September, 1993, AT
11:00 O'CLOCK A.M., AND RECORDED IN THE COUNTY CLERK RECORDS.

Debra M. Cole
 DEPUTY COUNTY CLERK

A SUBDIVISION PLAT CONSENT AFFIDAVIT FROM
 R. R. MARSH AND BARBARA TO MARSH, TROST
 DEED BENEFICIARIES, HAS BEEN RECORDED AS
 DOCUMENT NO. 93075360, WASHINGTON
 COUNTY DEED RECORDS.

93075359
Washington County

LEGEND

- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ALPHA ENG., INC."
- ⊕ FOUND 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "ALPHA ENG., INC.", UNLESS OTHERWISE NOTED.
- ⊗ SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ALPHA ENG., INC."
- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ALPHA ENG., INC." TO BE SET WITHIN THE TIME SPECIFIED IN THE SURVEYOR'S CERTIFICATE. SET ON _____
- SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP STAMPED "ALPHA ENG., INC.", TO BE POST-MONUMENTED IN STREET.
- ✕ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TECH. ENG. P.L.S. 990"
- (R) DENOTES RADIAL BEARING

LOCA
TO

SURV

PLAT RESTRICTIONS

1. AN 8.00 FOOT WIDE PUBLIC UTILITY EASEMENT SHALL EXIST ALONG ALL LOT LINES ABUTTING PUBLIC STREETS.
2. SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS AS RECORDED IN DOCUMENT NO. 93075361, WASHINGTON COUNTY DEED RECORDS.

NOTES

1. THERE IS NO KNOWN GEODETIC CONTROL MONUMENT WITHIN ONE-HALF MILE OF THE BOUNDARY OF THIS PLAT.
2. THERE SHALL BE NO ACCESS FROM LOTS 105, 106, AND 107 ONTO N.W. 174TH AVENUE.

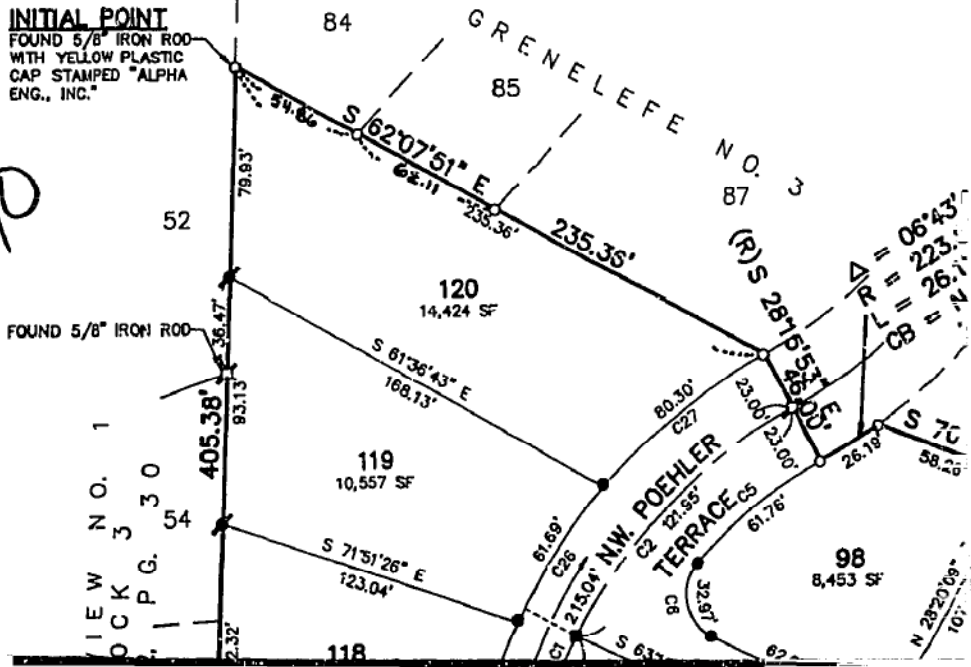
BASIS OF BEARINGS AND BOUNDARY DETERMINATION

PER SURVEY NO. 23,990 AND PLAT OF "GRENELEFE NO. 3".

INITIAL POINT

FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ALPHA ENG., INC."

1-10



GRENELEFE NO. 4

A PORTION OF THE E. H. LENNOX D.L.C. NO. 42
 LOCATED IN THE N.W. 1/4 AND THE N.E. 1/4 OF SECTION 30,
 TOWNSHIP 1 NORTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
 WASHINGTON COUNTY, OREGON

SURVEYED: JULY 20, 1993



ALPHA ENGINEERING, INC.
 9600 S.W. OAK, PLAZA WEST, SUITE 230
 PORTLAND, OREGON 97223
 (503) 452-8003

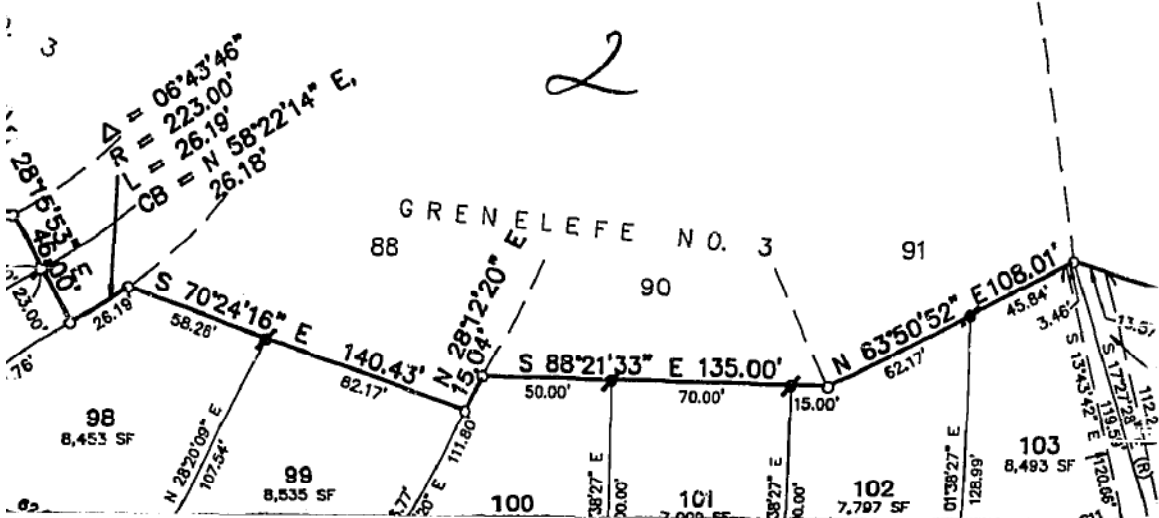
SCALE: 1" = 50'

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Michael R. Gates
 OREGON
 JULY 25, 1990
 MICHAEL R. GATES
 2449

EXPIRES: 12-31-83

CURVE DATA

CURVE	I
C1	
C2	
C3	
C4	
C5	
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C7	
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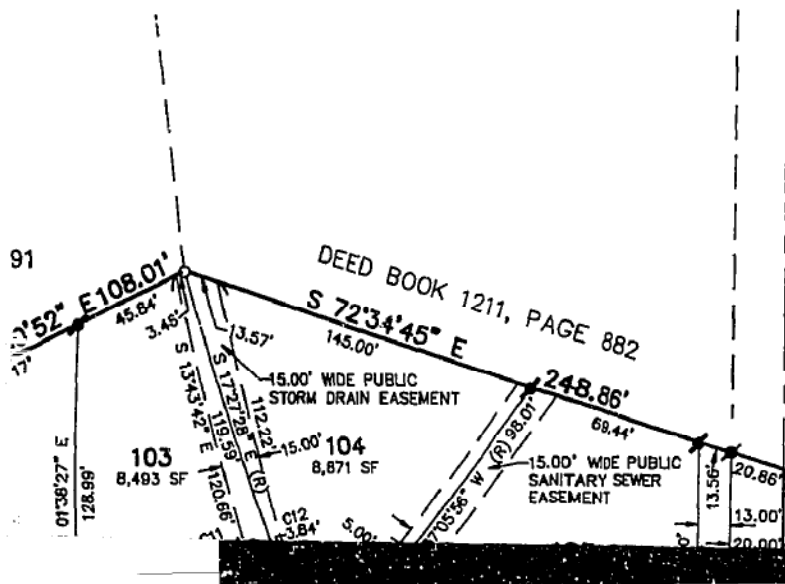


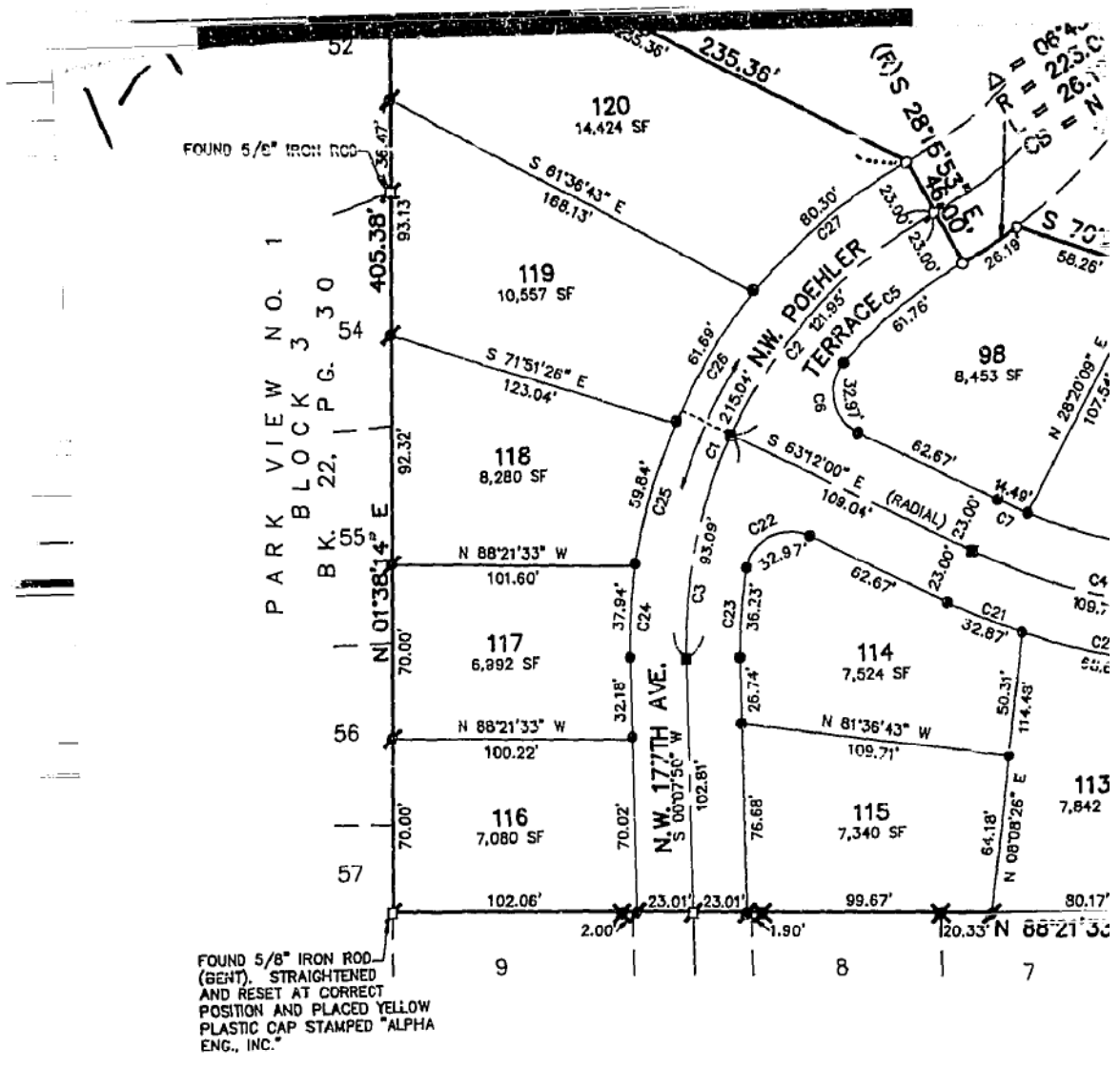
12
 JUN 30,
 INDIAN,

CO, INC.
 SUITE 230

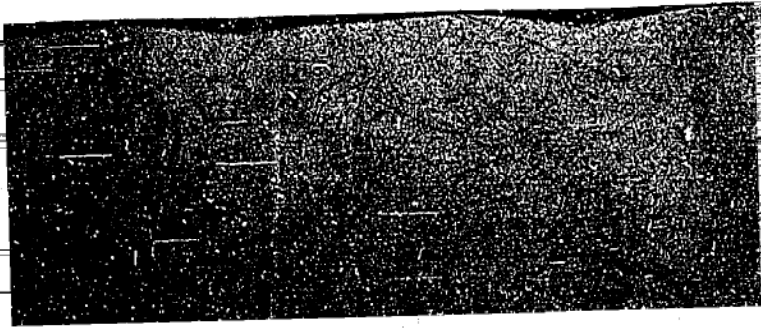
CURVE DATA TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	200.00'	215.04'	204.83'	S 30°55'59" W	61°36'17"
C2	200.00'	121.95'	120.07'	S 44°16'04" W	34°58'07"
C3	200.00'	93.09'	92.26'	S 13°27'55" W	26°40'10"
C4	250.00'	109.78'	108.90'	S 75°46'47" E	25°09'34"
C5	177.00'	61.76'	61.45'	S 51°44'21" W	19°59'31"
C6	18.00'	32.97'	28.55'	S 10°43'42" E	104°56'36"
C7	227.00'	14.48'	14.48'	S 65°01'42" E	03°39'23"
C8	227.00'	85.19'	84.69'	S 77°36'28" E	21°30'10"
C9	18.00'	20.99'	19.82'	N 58°14'26" E	66°48'01"
C10	48.00'	39.96'	33.82'	S 48°41'29" W	47°42'06"
C11	48.00'	11.38'	11.35'	N 65°45'02" E	13°34'59"
C12	48.00'	3.84'	3.84'	N 74°50'03" E	04°35'03"
C13	48.00'	45.71'	44.00'	N 80°10'46" W	54°33'25"
C14	48.00'	42.54'	41.16'	N 27°30'50" W	50°46'28"
C15	48.00'	44.36'	42.80'	N 24°20'57" E	52°57'05"
C16	48.00'	40.36'	39.18'	N 74°54'55" E	48°10'51"
C17	48.00'	20.60'	20.44'	S 66°22'02" E	24°35'16"
C18	18.00'	10.04'	9.91'	N 72°22'58" W	31°57'10"
C19	273.00'	18.34'	18.34'	S 86°26'04" E	03°50'59"
C20	273.00'	68.67'	68.49'	S 77°18'14" E	14°24'41"
C21	273.00'	32.87'	32.85'	S 66°38'57" E	06°53'54"
C22	18.00'	32.97'	28.55'	S 64°19'42" W	104°56'36"
C23	177.00'	36.23'	36.16'	S 05°58'37" W	11°43'35"
C24	223.00'	37.94'	37.86'	S 05°00'16" W	09°44'52"
C25	223.00'	59.84'	59.66'	S 17°33'56" W	15°22'26"
C26	223.00'	61.69'	61.50'	S 33°10'40" W	15°51'02"
C27	223.00'	80.30'	79.87'	S 51°20'09" W	20°37'56"

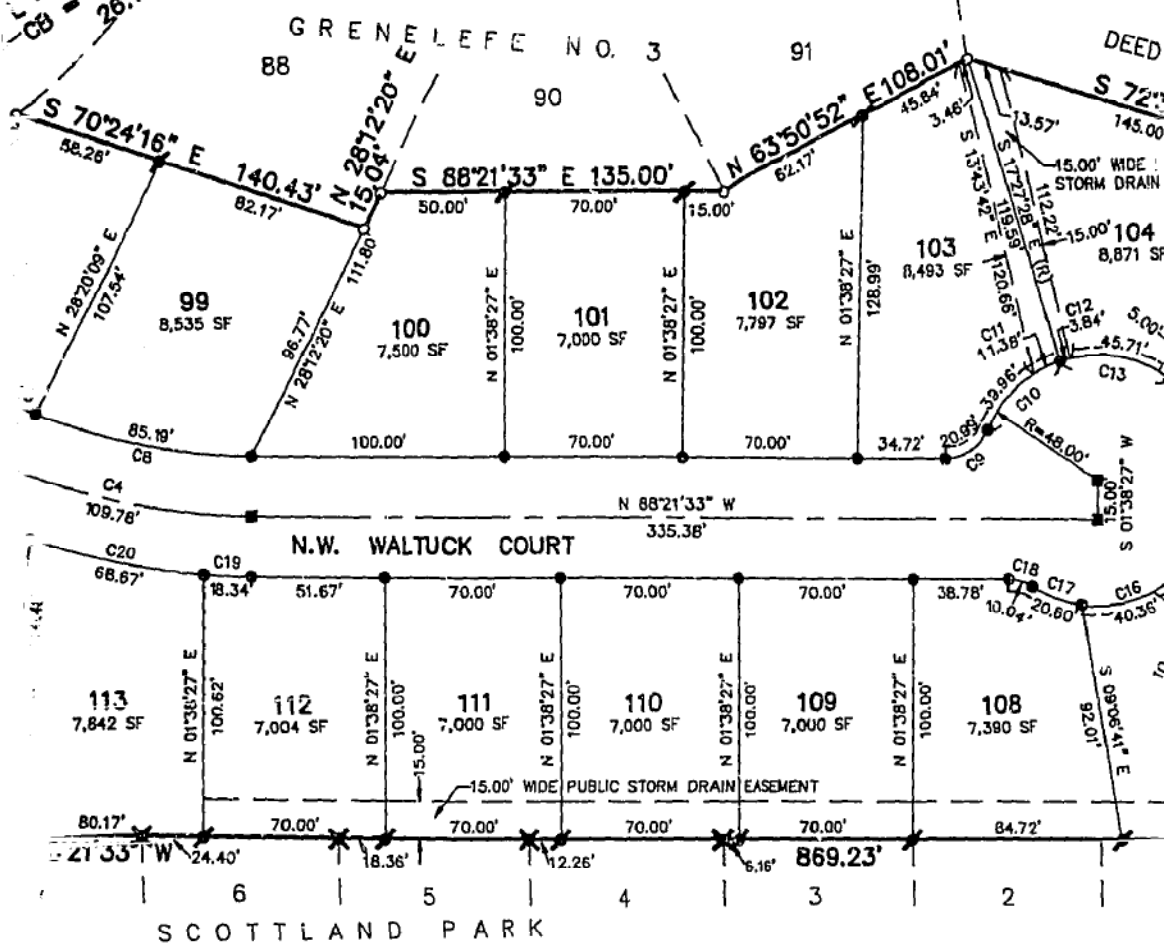




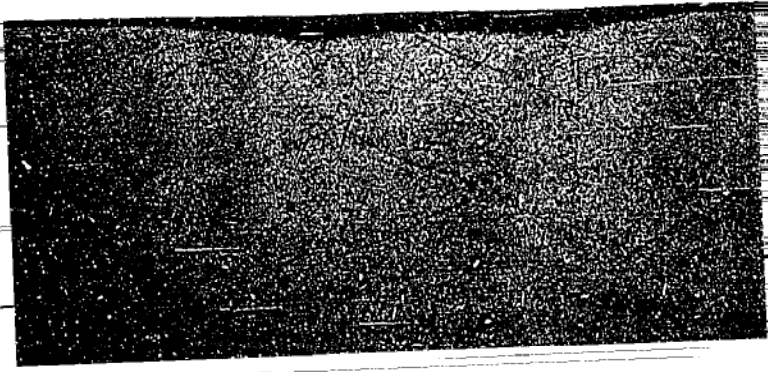
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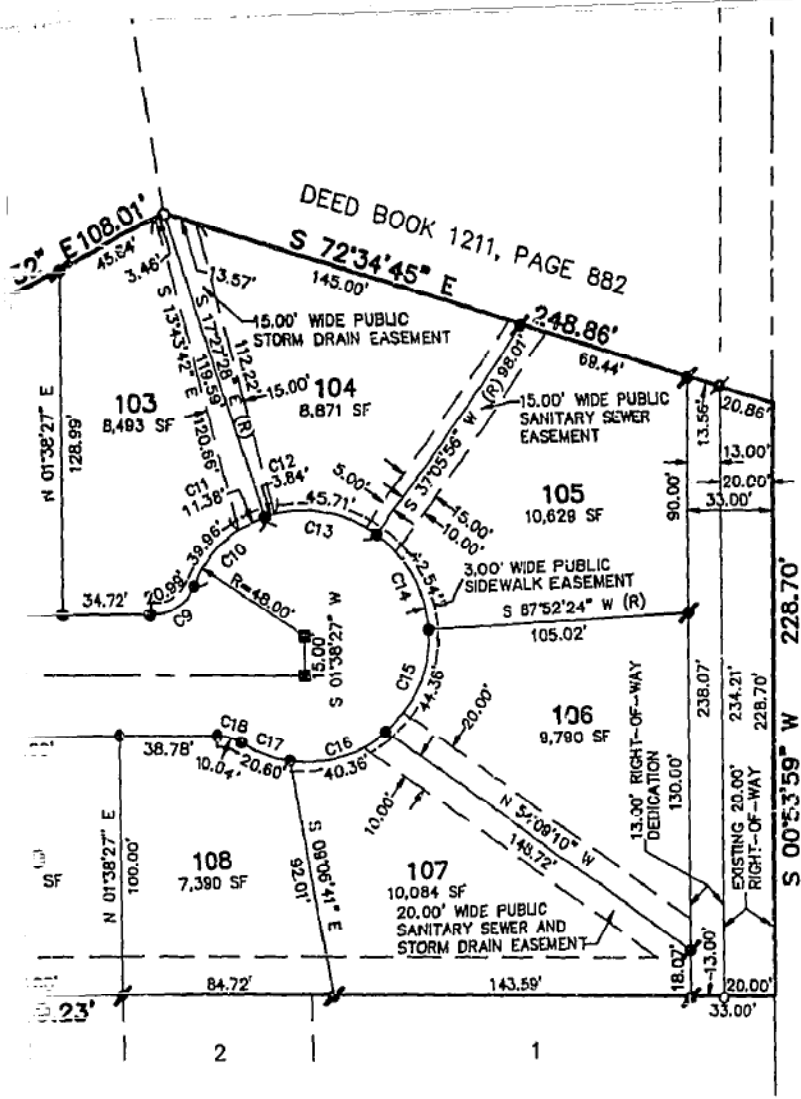


06°
 223.00'
 26.18'
 CB - N 58°22'14" E
 26.18'



5





N.W. 174TH AVENUE (C.R. No. 610)

SHEET 1 OF 2

3

6



1971

LOC

DECLARATION

KNOW ALL MEN BY THESE PRESENTS: THAT PLD ASSOCIATES, AN OREGON PARTNERSHIP AND THE OWNER OF THE LANDS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, DOES HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED MAP OF "GRENELEFE NO. 4" TO BE A TRUE AND CORRECT PLAT THEREOF, ALL LOT LINES BEING OF THE DIMENSIONS SHOWN AND ALL STREETS AND EASEMENTS OF THE WIDTHS THEREIN SET FORTH AND DO HEREBY DEDICATE TO USE OF THE PUBLIC AS PUBLICWAYS FOREVER ALL STREETS AND HEREBY GRANT ALL EASEMENTS SHOWN OR NOTED ON SAID MAP.

SURVEY

THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.

SURVEY

PLD ASSOCIATES

Michael K. Duncan
MICHAEL K. DUNCAN
DUNCAN DEVELOPMENT COMPANY, PARTNER

David S. Larimer
DAVID S. LARIMER
LARIMER COMPANY, PARTNER

Dennis L. Pahlisch
DENNIS L. PAHLISCH
PAHLISCH HOMES, PARTNER

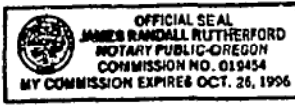
I, MICHAEL K. DUNCAN, SURVEYOR, ENGINEER, INC. OF THE STATE OF OREGON, THE WILLAMETTE SURVEY, "ALPHA" SECTION, THENCE S 62° 07' OF A 06° 43' 140.43 THENCE 248.88 S 00° 53' SCOTT REFERENCE N 01° 30'

ACKNOWLEDGMENT
STATE OF OREGON }
WASHINGTON COUNTY } SS

THIS CERTIFIES THAT ON THIS 26th DAY OF May, 1993, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED MICHAEL K. DUNCAN, WHO FIRST BE DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF DUNCAN DEVELOPMENT COMPANY, DAVID S. LARIMER, WHO FIRST BEING DULY SWORN DID SAY THAT HE IS PRESIDENT OF LARIMER CO., AND DENNIS L. PAHLISCH WHO FIRST BEING DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF PAHLISCH HOMES, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANIES, SAID COMPANIES BEING THE PARTNERS OF PLD ASSOCIATES, AND DO ACKNOWLEDGE SAID INSTRUMENT TO BE OF THEIR OWN FREE ACT AND DEED.

COUNTY AS PER OF THE 90 CAL YEAR ACCOUNT

James Randall Rutherford



INTERIOR CORNER MONUMENTATION

IN ACCORDANCE WITH O.R.S. 92.070, THE INTERIOR CORNERS OF THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH PROPER MONUMENTS. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS AND IS RECORDED IN FEE NO. _____ WASHINGTON COUNTY DEED RECORDS.

APPROVED THIS _____ DAY OF _____, 1993

WASHINGTON COUNTY SURVEYOR 7

GRENELEFE NO. 4

A PORTION OF THE E. H. LENNOX D.L.C. NO. 42
LOCATED IN THE N.W. 1/4 AND THE N.E. 1/4 OF SECTION 30
TOWNSHIP 1 NORTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
WASHINGTON COUNTY, OREGON

SURVEYED: JULY 20, 1993

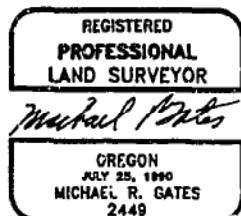
ALPHA ENGINEERING, INC.
9600 SW OAK, PLAZA WEST, SUITE 230
PORTLAND, OREGON 97223

SURVEYOR'S CERTIFICATION

I, MICHAEL R. GATES CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH 5/8" x 30" IRON RODS WITH PLASTIC CAPS INSCRIBED "ALPHA ENG. INC." THE LOT CORNERS, CURVE POINTS AND BOUNDARY LINE CHANGES IN DIRECTION OF THE LANDS REPRESENTED ON THE ANNEXED MAP OF "GRENELEFE NO. 4"; LOCATED IN THE NORTHWEST, AND NORTHEAST ONE QUARTERS OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON; THAT AS THE INITIAL POINT OF SAID SURVEY, I FOUND AND HELD A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "ALPHA ENG., INC.", SAID POINT BEING THE SOUTHWEST CORNER OF LOT 84 OF "GRENELEFE NO. 3", RECORDED IN BOOK 82, PAGES 17-19 OF WASHINGTON COUNTY PLAT RECORDS; THENCE ALONG THE SOUTH BOUNDARY OF SAID "GRENELEFE NO. 3", THE FOLLOWING SEVEN COURSES: S 62° 07' 51" E, 235.36 FEET; THENCE S 28° 15' 53" E, 46.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 223.00 FEET, THROUGH A CENTRAL ANGLE OF 06° 43' 48", 26.19 FEET (CHORD BEARS N 58° 22' 14" E, 26.18 FEET); THENCE S 70° 24' 16" E, 140.43 FEET; THENCE N 28° 12' 20" E, 15.04 FEET; THENCE S 68° 21' 33" E, 135.00 FEET; THENCE N 63° 50' 52" E, 108.01 FEET; THENCE LEAVING SAID NORTH BOUNDARY LINE, S 72° 34' 45" E, 248.86 FEET, TO THE CENTERLINE OF N.W. 174TH AVENUE; THENCE FOLLOWING SAID CENTERLINE, S 00° 53' 59" W, 228.70'; THENCE LEAVING SAID CENTERLINE, ALONG THE NORTH LINE OF "SCOTTLAND PARK", N 88° 21' 33" W, 869.23 FEET, TO THE EAST LINE OF "PARK VIEW NO. 1", RECORDED IN BOOK 22, PAGE 20, WASHINGTON COUNTY PLAT RECORDS; THENCE ALONG SAID EAST LINE, N 01° 38' 14" E, 405.38 FEET TO THE INITIAL POINT.

CONTAINING 244,825 SQUARE FEET, OR 5.62 ACRES.

AS PER O.R.S. 92.070 (2), I, MICHAEL R. GATES ALSO SAY THE POST MONUMENTATION OF THE INTERIOR MONUMENTS WITHIN THIS SUBDIVISION WILL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING COMPLETION OF THE PAVING IMPROVEMENTS OR ONE YEAR FOLLOWING THE ORIGINAL PLAT RECORDATION, WHICHEVER OCCURS FIRST IN ACCORDANCE WITH O.R.S. 92.060.



EXPIRES: 12-31-93

8

30

INC.
SUITE 230

WASHINGTON COUNTY APPROVALS

APPROVED THIS 9TH DAY OF SEPTEMBER 1993
WASHINGTON COUNTY SURVEYOR

BY: R. Donald Soren D.C.S.

1 WEST,

ARC
OF
16" E.
34' 45" E,

EAST LINE,

APPROVED THIS 13TH DAY OF SEPTEMBER 1993
DIRECTOR OF ASSESSMENT AND TAXATION
(WASHINGTON COUNTY ASSESSOR)

BY: Paul A. Kuffman

APPROVED THIS 13TH DAY OF SEP 1993
WASHINGTON COUNTY BOARD OF COMMISSIONERS

Bonnie L. Hays

Kathy Christy

7777

Linda B. Petus

ATTEST THIS 14TH DAY OF September 1993
DIRECTOR OF ASSESSMENT AND TAXATION
EX-OFFICIO COUNTY CLERK

BY: Laura M. Eakin
DEPUTY



9

STATE OF OREGON }
WASHINGTON COUNTY } SS

I DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS RECEIVED
FOR RECORD ON THE 14TH DAY OF September 1993 AT
11:49 O'CLOCK, A.M., AND RECORDED IN THE COUNTY CLERK RECORDS.

BY: Laura M. Eakin
DEPUTY COUNTY CLERK

ATTEST THIS 14th DAY OF September 1993
DIRECTOR OF ASSESSMENT AND TAXATION
EX-OFFICIO COUNTY CLERK



BY: Laura M. Ekin
DEPUTY

STATE OF OREGON }
WASHINGTON COUNTY } SS

I DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS RECEIVED
FOR RECORD ON THE 14th DAY OF September, 1993 AT
11:49 O'CLOCK, A.M., AND RECORDED IN THE COUNTY CLERK RECORDS.

BY: Laura M. Ekin
DEPUTY COUNTY CLERK

A SUBDIVISION PLAT CONSENT AFFIDAVIT FROM
RR. MARSH AND BARBARA JO MARSH, TRUST
DEED BENEFICIARIES, HAS BEEN RECORDED
AS DOCUMENT NO. 930 75360, WASHINGTON
COUNTY DEED RECORDS.

STATE OF OREGON }
County of Washington } SS

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

PAGE 2 OF 2



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55-00
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93075361
Washington County

SEP 14 1984

DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS

GRENELEFE NO. 4 SUBDIVISION

WASHINGTON COUNTY, OREGON

THIS DECLARATION made on the date hereinafter set forth by the undersigned:

WHEREAS, the undersigned is the owner of that certain real property in the County of Washington, State of Oregon, hereinafter referred to as "said property," more particularly described as follows:

Grenelefe No. 4 Subdivision, as platted in Book 87, Pages 32&33, Plat Records of Washington County, Oregon.

NOW, THEREFORE, the undersigned hereby declare that all of said property is and shall be held, sold and conveyed upon and subject to the conditions, covenants, restrictions, reservations and easements hereinafter set forth, all of which are for the purpose of enhancing and protecting the value, livability and aesthetic quality of said property. These conditions, covenants, restrictions, reservations, and easements constitute covenants to run with the land and shall be binding upon all present and future owners of the property of and interest therein:

I. DEFINITIONS:

The following words when used in the Declaration shall have the following meanings:

A. "Said Property" shall mean and refer to the certain real property hereinbefore described.

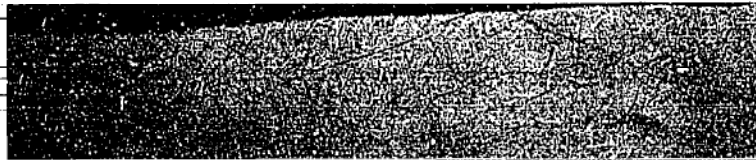
B. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of said property and to any parcel of said property under one ownership consisting of a portion of one or more of such lots and/or contiguous portions of two or more contiguous lots and upon which a dwelling has been constructed or occupied.

C. "Owner" shall mean and refer to the record owner (including contract sellers), whether one or more persons or entities, of all or any part of said property, excluding those having such interest merely as security for the performance of an obligation.

D. "Building Site" shall mean and refer to a lot, or to any parcel of said property under one ownership which consists of a portion of one of such lots or contiguous portions of two or more

RETURN TO:
Stewart Title
9020 SW Washington Square Rd
Tigard, Or. 97223 #390

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ontiguous lots if a building is constructed thereon.

E. "Dwelling Unit" shall mean and refer to that portion of any structure intended to be occupied by one family as a dwelling under applicable zoning and building laws and restrictions.

F. "Set Back" means the minimum distance between the dwelling unit or other structure referred to and given street or road or lot line.

G. "Declarant" shall mean and refer to PLD Associates and its successors and assigned.

II. USE OF LAND

No building or structure shall be created, constructed, maintained or permitted upon said property except upon a building site as hereinabove defined, and no building or structure shall be erected, constructed, maintained or permitted on a building site other than a single detached dwelling unit, except that appurtenances to any dwelling unit, such as private garages, garden houses or similar structures, architecturally in harmony therewith, and a permanent construction, may be erected within the building limits hereinafter set fourth.

III. BUILDING COMPLETION

All buildings shall be completed and painted within six months from the time construction thereof is commenced.

IV. ARCHITECTURAL CONTROL

A. No building, including incidental out buildings, structure, improvement, obstruction, ornament, fence, wall, hedge, or landscaping shall be erected, placed or altered on said property, until the construction plans, specifications and plans showing location of structure and location of any trees to be removed have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and location with respect to topography and finished grade elevation and view obstruction and conformance to the approved grading and drainage plan. The building plans to be submitted shall consist of one complete set of plans and specifications in the usual form showing insofar as appropriate, (1) the size and dimensions of the improvements, (2) the exterior design (3) approximate exterior color scheme, (4) location of improvements on the lot, including driveway, parking areas, and (5) location of existing trees to be removed. These plans and specifications shall be left with the Committee until 60 days after notice of completion has been received by the Committee. This is for the purpose of determining whether, after an inspection by the Committee, the improvement complies

substantially with the plans and specifications submitted. In the event that the Committee shall determine that such improvements do not comply with such plans and specifications, it shall notify the property owners in writing within the 60 day period, whereupon the property owner shall, within a reasonable time either remove such improvements or alter it so that it will comply with such plans and specifications.

B. The initial membership of the Committee shall be: Mike Duncan, Dave Larimer and Dennis Pahlisch. Signatures of any two of the above constitutes Architectural Control Committee approval.

C. The Committee may designate a representative to act for it. In the event of death or resignation of any member of the Committee, the remaining member or members shall have full authority to designate a successor. Neither the members of the Committee nor its designated representatives shall be entitled to any compensation for services performed pursuant to this covenant. At any time, two-thirds of the then record owners of the lots shall have the power by a duly recorded written instrument to change the membership of the Committee or withdraw from the Committee or restore to it any of its powers and duties.

D. The Committee's approval or disapproval as required in these covenants, shall be in writing. In the event the Committee or its designated representative fails to approve or disapprove within 30 days after plans and specifications have been submitted to it or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, it shall be presumed that approval has been given and the related covenants shall be deemed to have been fully complied with.

E. Declarant, or their successors, assume no responsibility by virtue of approving any plan for the improvement, construction or alteration of any structure hereunder.

F. It shall be the desire and intent of declarant to prevent adjacent houses from being constructed alike, such that from exterior style, floor plan, etc., said property would acquire a "tract" appearance.

G. It shall be the duty of the owner or occupant of any building site to maintain in proper condition the area between the property line of said building site and the nearest curb or improved street, including public sidewalks within said area.

V. DWELLING UNIT CONSTRUCTION

A. No building may be erected on any of the said building sites unless it contains a minimum of 1750 square feet of floor area, exclusive of open porches, garages, garden houses and other appurtenances. In the case of a two-story dwelling, the lower or ground level shall not be less than 1000 square feet, with a minimum total square footage of 1950 square feet.

B. Front elevation shall include brick trim features acceptable to the Architectural Control Committee. Exterior walls shall be of double wall construction with siding such as cedar, spruce, redwood or materials approved by the Architectural Control Committee. Exterior stain or paint colors shall be approved by the Architectural Control Committee. Windows shall be of wood, solid vinyl, vinyl clad, or anodized metal frame construction. All dwelling units shall have a double car garage or larger. Roofing shall be of wood shake or shingle, tile, Celotex Presidential laminated shingles (40 year) or a reasonable substitute acceptable to the Architectural Control Committee. All flashing must be painted. All chimneys must be constructed of brick or other masonry materials acceptable to the Architectural Control Committee.

VI. EXISTING TREES

Every attempt shall be made to preserve existing trees. No tree of diameter greater than a six inch base may be removed without approval of the Architectural Control Committee.

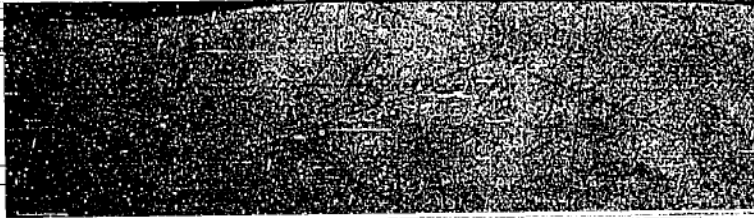
VII. HEDGES, FENCES AND WALLS

A. No shrub, trees or bushes shall be allowed to grow to a height which unduly restricts the view from adjoining property and the Architectural Control Committee, at its discretion, after an investigation, may require any offending shrub, tree or bush to be pruned, trimmed or removed.

B. Fences shall be consistent with the Fence Design Plans attached hereto, marked Exhibits "A" & "B" and incorporated as part of this Declaration of Conditions, Covenants and Restrictions for Grenelefe No. 4 Subdivision. Quality of fence installation workmanship must be acceptable to the Architectural Control Committee. Fences are to remain natural wood color. No fences shall be stained or painted.

C. No hedge, fence hedge wall, boundary wall, retaining wall or similar structure shall be erected or maintained between any front set back line of any building site and any street line serving as a boundary line for such building site, unless approval of the Committee as to material, form, size and color is first obtained.

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4



VIII. LANDSCAPING

All front yard landscaping must be completed within six months from the date of completion of the residence constructed thereon. All front yard landscaping must include two deciduous trees two inches in diameter at the base.

IX. SIDEWALKS

Purchaser of building sites shall install, at purchaser's cost, concrete sidewalks to county standards along front property lines, and side property lines in the case of corner lots, and concrete driveways from the edge of the finished surface of the public street to the property line and then concrete to connect with the paved surface of the floor of the garage.

X. EASEMENTS

Said property shall be subject to mutual and reciprocal easements as shown on recorded plat.

XI. PROPERTY USE RESTRICTIONS

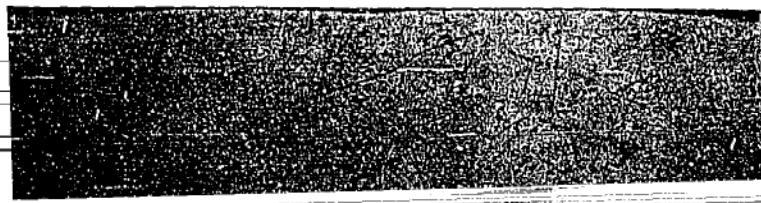
A. Unless written approval is first obtained from the Architectural Control Committee, no sign of any kind shall be displayed to public view on any building or dwelling unit on said property except one professional sign of not more than five square feet advertising the property for sale or rent, or a sign used by the builder to advertise the property during the construction and sales period. If a property is sold or rented, any sign relating thereto shall be removed immediately, except that the builder or its agent may post a "sold" sign for a reasonable period following a sale.

B. No animals, livestock or poultry of any kind shall be raised, bred or kept on any part of said property, except dogs, cats or other household pets provided that such household pets are not kept, bred or maintained for any commercial purpose or do not become a nuisance.

C. No part of said property shall be used or maintained as a dumping ground for rubbish, trash, garbage, or any other waste.

No garbage, trash or other waste shall be kept or maintained on any part of said property except in a sanitary container. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition

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SEP 14 1982

and shall be screened from public view.

D. No noxious or offensive activity or noxious or offensive or unsightly conditions shall be permitted upon any part of said property, nor shall anything be done thereof which may be or become an annoyance or nuisance to the neighborhood.

E. No trailer, camper-truck, tent, garage, barn, shack, or other outbuilding shall at any time be used as a residence temporarily or permanently on any part of said property.

F. No boats, trailers, trucks (except pickups), campers or truck-campers and like equipment, or junk cars or other unsightly vehicles shall be allowed on any part of said property nor on public ways adjacent thereto, excepting only within the confines of an enclosed garage or other screened enclosure, and no portion of same may project beyond the enclosed area except under such circumstances, if any, as may be prescribed by written approval by the Architectural Control Committee. All other parking of equipment shall be prohibited except as approved by the Architectural Control Committee.

G. No exterior antennas or aerials shall be permitted unless required for reception, and then only if approved by the Architectural Control Committee. Satellite dish receivers must be approved by the Architectural Control Committee as to size, location, color, and site screening.

H. No outdoor overhead wire or service drop for the distribution of electric energy or for telecommunication purposes nor any pole, tower or other structure, supporting said outdoor overhead wires, shall be erected, placed or maintained within said property. All purchasers of building sites, their heirs, successors and assigns shall use underground service wires to connect their dwelling units to the underground electric or telephone utility facilities.

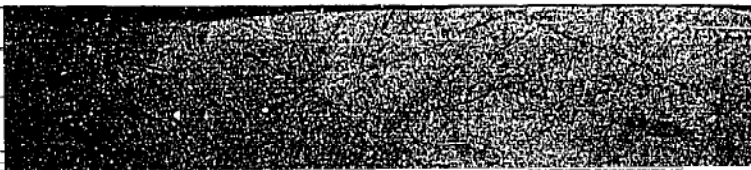
I. No outbuildings, lean-tos, sheds, pool houses, wood storage facilities, and/or equipment storage facilities shall be constructed upon the lot without prior written approval from the Architectural Control Committee.

XII. OTHER BUILDINGS

A. A designated real estate company may be granted the right to construct and maintain a sale office upon suitable site on said property during the period of construction and sale of all of the dwelling units to be built in the subdivision.

B. Builders are permitted to erect temporary or portable sheds as tool houses and for other uses common to residential

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construction and to maintain them until each structure is finished.

XIV. MAINTENANCE ASSESSMENTS

SEP 14 1994

A. The Architectural Control committee shall maintain or provide for the maintenance and improvement of Landscapes Easements and open land within or contiguous to Grenelefe No. 4 & 5, available for the use and benefit of persons residing therein. In this connection, the Architectural Control Committee shall have the authority to make judgments reasonable and necessary in the conduct of these responsibilities. The Architectural Control Committee shall maintain or provide for the maintenance and improvement of the entry wall and the entry wall easement.

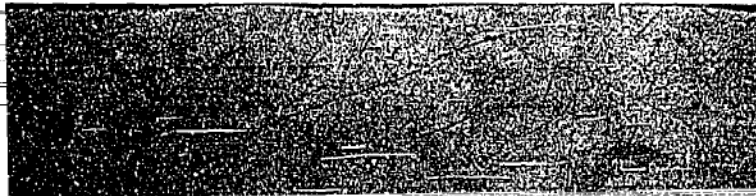
B. Each owner and each vendee of any Lot, whether or not it shall be so expressed in any deed or other conveyance or agreement for conveyance, is deemed to covenant and agree to pay to the Architectural Control Committee regular annual or other regular periodic assessments or charges as established by the Architectural Control Committee. The assessments, together with interest thereon and costs of collection thereof, as herein provided, shall be a charge on the Lot and shall be a continuing lien upon the property against which each such assessment is made. In addition to running with the land, and not in lieu of it, each such assessment, together with interest, costs and reasonable attorneys fees, shall also be the personal obligation of the person or entity who was the Owner of such property at the time such assessment became due. The obligation shall remain a lien upon the Lot until paid or foreclosed, and runs with the land.

C. The maximum regular annual assessment shall be \$200.00 for each Lot subject thereto, unless a higher assessment is approved by a majority of the record owners of lots who return ballots to the Architectural Control Committee.

D. Annual assessments must be fixed at a uniform rate for all Lots and may be collected on an appropriate basis at the discretion of the Architectural Control Committee. If the Architectural Control Committee has any unused assessments at the end of any fiscal year it may, in its sole discretion, elect to distribute such funds to Lot owners in proportion to the assessments made to the Lots during the same fiscal year.

E. The annual assessments provided for herein shall commence as to all Lots on January 1, 1994. Written notice of the annual assessment shall be sent to every Owner subject thereto. The due dates shall be established by the Architectural Control Committee. The Architectural Control Committee shall, upon demand at any reasonable time, furnish a certificate in

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writing signed by a member of the Architectural Control Committee setting forth whether the assessments on a specific Lot have been paid. A reasonable charge may be made by the Architectural Control Committee for the issuance of these certificates; such certificates shall be conclusive evidence of payment of any assessment herein stated to have been paid.

F. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within 30 days after the due date, the assessment shall become delinquent and bear interest from the date of delinquency at the rate of 12% per annum. Upon delinquency, and at any time thereafter, the Architectural Control Committee may file in the office of the Director of Records, County Clerk, or appropriate recorder of conveyances of Washington County, Oregon, a statement of the amount of any such charges or assessments, together with interest, which have become delinquent with respect to any Lot. Upon payment in full, the Architectural Control Committee shall execute and file a proper release of the lien securing the same. The aggregate amount of such assessments, together with interest, costs, expenses and reasonable attorney fees for the filing and enforcement thereof, including at trial and appeal, shall constitute a lien on the Lot with respect to which it is fixed, including any improvement thereon, from the date the notice of delinquency thereof is filed in the office of said Director of Records or County Clerk or other appropriate recording office, until the same has been paid or released as herein provided. Such lien may be enforced by any two members of the Architectural Control Committee in the manner provided by law with respect to such obligations and liens upon real property. In addition to and not in lieu of the lien against the real property to which any unpaid assessment relates, the Owner of said Lot at the time said assessment becomes due shall be personally liable for the expenses, costs, disbursements and attorney fees which shall also be secured by said lien. The Owner at the time such assessment is incurred shall also be personally liable for any deficiency remaining unpaid after any foreclosure on the lien.

XV. DURATION

These conditions, covenants, restrictions, reservations and easements shall be binding upon all parties hereto and all persons claiming under them for a period of 10 years from the date they are recorded, after which time they shall be automatically extended for subsequent period of 10 years unless the owners of said lots, by a two thirds vote, agree to change said covenants in whole or part.

XVI. MODIFICATION

Any modification, repeal or amendment to these CC&R's may be executed and recorded only by the Declarant as long as Declarant

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holds legal title to any lot in the subdivision, or is still in the process of exercising architecture control. Consent of other owners is not required. Other modifications, repeal or amendments may be made only after Declarant has fulfilled its architectural responsibilities and no longer holds legal title to any lot and only if two thirds or more of the lot owners sign and record a written instrument.

Invalidation of any one of these covenants by judgment of court order shall in no way effect any of the other covenants, which shall remain in full force and effect.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THIS INSTRUMENT TO BE EXECUTED THIS 18th DAY OF August 1993,

PLD Associates
Duncan Development Corporation
By: Michael K. Duncan Pres.
Pahlisch Homes, Inc.
By: Dennis L. Pahlisch Pres.
David S. Larimer
David S. Larimer

STATE OF OREGON, } ss.
County of Washington

FORM No. 23—ACKNOWLEDGMENT,
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Portland, OR 97204 © 1992

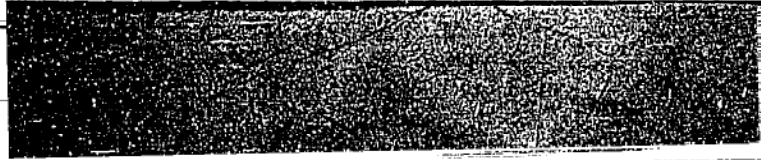
BE IT REMEMBERED, That on this 18th day of August, 19 93, before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within named David S. Larimer, Partner, Dennis L. Pahlisch, President of Pahlisch Homes, partner and Michael K. Duncan, President of Duncan Development Corporation, partner, all partners of PLD Associates, known to me to be the identical individual(s) described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Nicole Rounds
Notary Public for Oregon
My commission expires 6/24/94

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SEP 14 1991

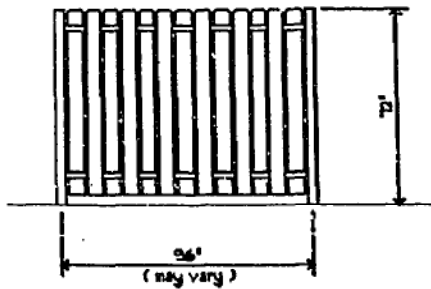
EXHIBIT "A"

TO:

GRENELEFE NO. 4 SUBDIVISION

COVENANTS, CONDITIONS and RESTRICTIONS

YARD PERIMETER FENCING



- Materials:** 6x8 # Cedar tight knot uprights, or
6x8 # Cedar tight knot uprights
- 4x4 # Cedar posts with 2x4 cedar braces, or
4x4 pressure-treated posts with 2x4 braces
- All wood materials are to be left natural (no finishes applied)
- Style:** 'Good Neighbor' - beveled top finish
- Maintenance:** Property owners are to keep fencing in good repair. Broken or decayed fencing must be brought up to "new" condition in a timely manner.

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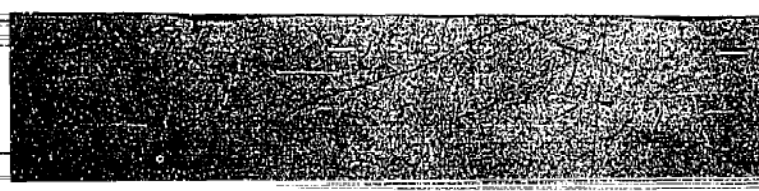
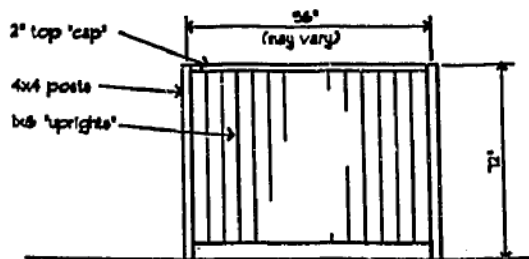


EXHIBIT "B"

TO:

GRENELEFE NO. 4 SUBDIVISION

Covenants, Conditions and Restrictions



Yard Perimeter Fencing

Materials: light knct # red cedar

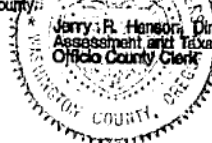
Style: "Total Privacy", Both sides.

Maintenance: Property owners are to keep fencing in good repair.
Broken or decayed fencing must be brought up to new condition in a timely manner.

STATE OF OREGON }
County of Washington } SS

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.

Jerry R. Hanson, Director of Assessment and Taxation, Ex-Officio County Clerk



11

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Return to:
Duncan Development Corporation
15100 S.W. Koll Parkway, Suite E
Beaverton, OR 97006

93092130
Washington County

102

The DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS FOR GRENELEFE ESTATES NO. 4 SUBDIVISION, WASHINGTON COUNTY are hereby amended as follows:

THE FOLLOWING PARAGRAPH WILL REPLACE IV. ARCHITECTURAL CONTROL PARAGRAPHE C. on page 3.

C. The Committee may designate a representative to act for it. In the event of death or resignation of any member of the Committee, the remaining member or members shall have full authority to designate a successor. Neither the members of the Committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. Following thirty six months from the recording of the final subdivision plat for phase 4 of Grenelefe, or upon posting of the completion notice for the final home being constructed therein, which ever occurs first, two-thirds of the then recorded owners of the lots shall have the power by a duly recorded written instrument to change the membership of the Committee or withdraw from the Committee or restore to it any of its powers and duties.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THIS INSTRUMENT TO BE EXECUTED THIS 4th day of November 1993.

Duncan Development Corporation

BY: [Signature] Pres.

Fahlisch Homes, Inc.

By: [Signature] Pres.

Larimer Co.

By: [Signature]



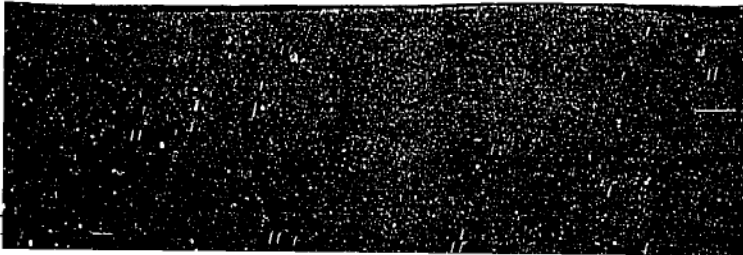
STATE OF OREGON, }
County of Washington } ss.

FORM No. 23—ACKNOWLEDGMENT.
Sevens-Ness Law Publishing Co., Inc.
Portland, OR 97204 © 1992

BE IT REMEMBERED, That on this 4th day of November, 1993, before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within named David S. Larimer, Partner, Dennis L. Fahlisch, President of Fahlisch Homes, partner and Michael K. Duncan, President of Duncan Development Corporation, partner, all partners of PLD Associates, known to me to be the identical individual.s. described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

1-2 [Signature]
Notary Public for Oregon
My commission expires 6/24/94



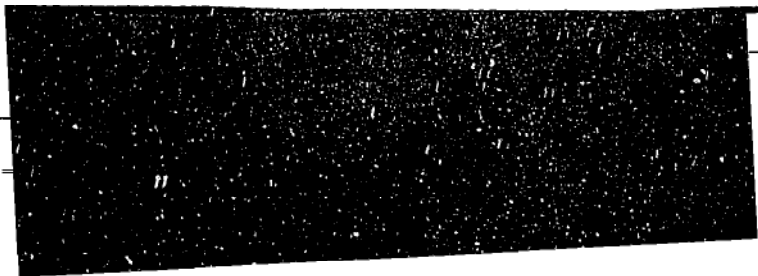
STATE OF OREGON } SS
County of Washington }

I, Jerry R. Hanson, Director of Assessment and Taxation for said County, do hereby certify that the foregoing instrument was received in the office of the Director of said County.

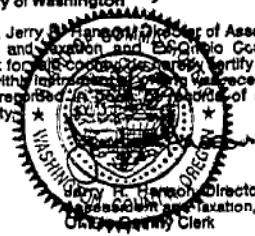


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I, Jerry B. Hanson, Notary Public for Assessment and Taxation and Esch County Clerk for all counties, hereby certify that the within instrument has been received and recorded in the office of said county.



STEWART TITLE COMPANY NO. W-285-96
RETURN DOCUMENT TO DESIGNEE BELOW

Return to:

Pahlisch Duncan Homes
15100 SW Koll Parkway, Suite E
Beaverton, OR 97006

RECORDED BY STEWART TITLE AS AN ACCOMMODATION
ONLY NO LIABILITY IS ACCEPTED FOR THE CONDITION
OF TITLE OR FOR THE VALIDITY, SUFFICIENCY, OR
EFFECT OF THIS DOCUMENT

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12/06/1996 02:36:23pm 13.00

The DECLARATION OF CONDITIONS COVENANTS AND RESTRICTIONS FOR GRENELEFE ESTATES NO. 4 & 5 SUBDIVISION, WASHINTON COUNTY, are hereby amended as follows:

5.8

ADD: PAGE 3. B. ARCHITECTURAL CONTROL

The initial membership of the committees, whose members are Mike Duncan, Dave Larimer and Dennis Pahlisch, will no longer serve as members of the Architectural Control Committee.

The following three names have been designated members of the Architectural Control Committee for Grenelefe Estates No. 4 & 5 effective December 3, 1996.

1. Roseanne Tilden
17979 NW Gilbert Ln.
Portland, OR 97229

Roseanne Tilden

2. Gloria Black
17788 NW Gilbert Ln.
Portland, OR 97229

Gloria Black

3. Joseph Ellings
17854 NW Gilbert Ln.
Portland, OR 97229

Joseph Ellings

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THIS INSTRUMENT TO BE EXECUTED THIS 3rd DAY OF DECMEBER 1996.

PAHLISCH DUNCAN HOMES, LLC

By: *Mike Duncan*
Mike Duncan, Owner/Manager

By: *Dennis Pahlisch*
Dennis Pahlisch, Owner/Manager

By: *David Larimer*
David Larimer, Owner/Manager

By: *Mark Nielsen*
Mark Nielsen, Owner/Manager

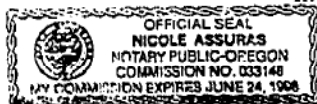
STATE OF OREGON,
County of Washington } ss.

FORM No. 23—ACKNOWLEDGMENT,
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Portland, OR 97204 © 1992

BE IT REMEMBERED, That on this 3rd day of December, 1996, before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within named Mike Duncan, Owner/Manager, Dennis Pahlisch, Owner/Manager, David Larimer, Owner/Manager, and Mark Nielsen, Owner/Manager

known to me to be the identical individual(s) described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Nicole Assuras
Notary Public for Oregon
My commission expires 6/24/98