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

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



5500
5600
After Recording Return To:
Rebecca Biermann Tom
Ball Janik LLP
101 SW Main St, Ste 1100
Portland, Oregon 97204

**SUPPLEMENTAL DECLARATION
OF CONDOMINIUM OWNERSHIP FOR
SEXTON PLACE CONDOMINIUMS,
SUPPLEMENTAL PLAT NO. 2, ANNEXATION OF STAGE 3**

This SUPPLEMENTAL DECLARATION OF CONDOMINIUM OWNERSHIP FOR SEXTON PLACE CONDOMINIUMS, SUPPLEMENTAL PLAT NO. 2, ANNEXATION OF STAGE 3 (this "Supplemental Declaration"), to be effective upon its recording in the deed records of Washington County, Oregon pursuant to the provisions of the Oregon Condominium Act, is made and executed this 28th day of July 2003, by SEXTON PLACE, L.L.C., a Washington limited liability company ("Declarant").

Recitals:

A. Declarant previously executed that certain Declaration of Condominium Ownership for Sexton Place Condominiums (the "Original Declaration") and those certain Bylaws of Sexton Place Condominiums Owners' Association, dated April 1, 2003, both of which were recorded in the deed records of Washington County, Oregon on April 11, 2003 as Fee No. 2003-056458; that certain Supplemental Declaration of Condominium Ownership for Sexton Place Condominiums Supplemental Plat No. 1, Annexation of Stage 2 dated May ____, 2003 and recorded in the deed records of Washington County, Oregon on May 19, 2003 as Fee No. 2003-079378 (the "Other Declaration"). The Original Declaration and the Other Declaration are collectively referred to as the "Prior Declarations." Section 11 of the Original Declaration conferred on Declarant the authority to annex additional property to the Condominium, including the property legally described on the attached Exhibit A (the "Stage 3 Property").

B. Declarant now desires to annex the Stage 3 Property to the Condominium on the terms and conditions contained in this Supplemental Declaration.

Declarations:

1. Definitions. Except to the extent set forth in this Supplemental Declaration, capitalized terms used herein shall have the meanings given to such terms in the Original Declaration.

2. Property Subject to Annexation. The Stage 3 Property hereby annexed pursuant to the provisions of the Act is the land in fee simple legally described on the attached Exhibit

A, together with all easements, rights, and appurtenances belonging thereto and all improvements now existing or hereafter constructed on such land.

3. Units.

3.1 General Descriptions of Buildings. The Stage 3 Property contains five (5) Buildings. Buildings 3, 4 and 5 contain four (4) Units each, and Buildings 9 and 10 contain six (6) Units (each of these, a "Unit"). The Buildings are of wood construction, have composition roofs and no basement. Buildings 3, 4 and 5 have three (3) stories. Buildings 9 and 10 have two (2) stories.

3.2 General Description, Location, and Designation of Units. Upon recordation of this Supplemental Declaration and the Stage 3 Supplemental Plat, the Condominium shall consist of a total of 74 Units. The Units are located on a generally level site, as shown on a supplemental plat of the Stage 3 Property that is being recorded in the deed records of Washington County, Oregon concurrently with this Supplemental Declaration and any revisions of such plats subsequently recorded (the "Stage 3 Supplemental Plat"). The Units are designated by Building and Unit as numbers 3-1, 3-2, 3-3 and 3-4; 4-1, 4-2, 4-3, and 4-4; 5-1, 5-2, 5-3, and 5-4; 9-1, 9-2, 9-3, 9-4, 9-5 and 9-6; 10-1, 10-2, 10-3, 10-4, 10-5 and 10-6. Units 3-1 through 3-4 are located in Building 3; Units 4-1 through 4-4 are located in Building 4; Units 5-1 through 5-4 are located in Building 5; Units 9-1 through 9-6 are located in Building 9; and Units 10-1 through 10-6 are located in Building 10.

3.3 Boundaries of Units. Each Unit shall be bounded by the interior surfaces of its perimeter and bearing walls, floors, ceilings, windows and window frames, doors and door frames, and trim, and shall include both the interior surfaces so described (including the unexposed face of the sheetrock and the underside of the finished floor or top surface of any concrete slab, as applicable) and the air space so encompassed and shall exclude those portions of the walls, floors or ceilings that materially contribute to the structural or shear capacity of the Condominium. In addition, each Unit shall include the outlet of any utility service lines, including water, sewer, electricity, or cable television, and of ventilating or air conditioning ducts, but shall not include any part of such lines or ducts themselves. The enclosed garage designated on the Plans for each Unit (whether or not the garage is adjacent to or on the same floor as such Unit), as bounded in the manner described above in this Section 3.3, the stairwell and stairway to Units located on the second floor and third floor, as applicable, and as shown on the Plans, and the fireplace within each Unit (but not the chimney extending above the roofline of a Unit) shall also form a part of the Unit. The area in square feet of each Unit created by this Supplemental Declaration is listed on Exhibit B and on the Stage 3 Supplemental Plat.

4. Designation of Common Elements.

4.1 General Common Elements. The General Common Elements annexed to the Condominium pursuant to this Supplemental Declaration (the "General Common Elements") consist of all those portions of the Stage 3 Property exclusive of the



Units and the Limited Common Elements, and such General Common Elements are described in Section 5 of the Original Declaration and as shown on the Stage 3 Supplemental Plat.

4.2 Limited Common Elements. The Limited Common Elements annexed to the Condominium pursuant to this Supplemental Declaration (the "Limited Common Elements") consist of the following portions of the Stage 3 Property: the concrete patios and decks, the use of which is reserved for the Unit that each adjoins, as shown on the Stage 3 Supplemental Plat; and the driveways and sidewalks providing access to the Units, the use of which is reserved for the Unit that each adjoins, as shown on the Stage 3 Supplemental Plat. The dimensions, designation, area, and location of the Limited Common Elements are shown on the Stage 3 Supplemental Plat.

5. Interest in Common Elements. The Units created pursuant to this Supplemental Declaration, together with the Units created pursuant to the Prior Declarations shall be entitled to an equal undivided fractional ownership interest in the Common Elements in the amount of 1/74th each.

6. Effect of Original Declaration. The Stage 3 Property, the Units, the General Common Elements and the Limited Common Elements created pursuant to this Supplemental Declaration shall be governed by the provisions of the Original Declaration and shall be treated for all purposes as forming part of, respectively, the Property, the Units, and the General and Limited Common Elements created pursuant to Prior Declarations. This Supplemental Declaration may be amended only in accordance with the provisions set forth in Section 25 of the Original Declaration with respect to amendment of the Original Declaration. Amendment of any of the provisions of this Supplemental Declaration shall also require the prior written approval of at least 51% of those holders of first Mortgages on Units (based upon one vote for each first Mortgage held) who have given notice to the Association requesting notification of any proposed action that requires the consent of a specified percentage of eligible Mortgagees. Any approval of a Mortgagee required under this Section 6 may be presumed by the Association if such Mortgagee fails to submit a response to a written proposal for an amendment to this Supplemental Declaration within 30 days after it receives notice of such proposal by certified or registered mail, return receipt requested. The Prior Declarations, as supplemented by this Supplemental Declaration, remain in full force and effect.

7. Severability. Each provision of this Supplemental Declaration and the Prior Declarations shall be deemed independent and severable, and the validity or partial invalidity of any provision shall not affect the validity or enforceability of the remaining part of that or any other provision of this Supplemental Declaration or the Prior Declarations.



IN WITNESS WHEREOF, Declarant has caused this Supplemental Declaration to be executed this 28th day of JULY, 2003.

DECLARANT: SEXTON PLACE, L.L.C., a Washington limited liability company

By: PNW CAPITAL, L.L.C., a Washington limited liability company

Its: Managing Member

By: TOFINO, INC., a Washington corporation

Its: Managing Member

By: [Signature]
Its: ASST. VICE PRESIDENT

STATE OF Washington)
County of Clark) ss.

July, 2003, by [Signature], who is the Asst. VP of Tofino, Inc., Managing Member of PNW Capital, L.L.C., Managing Member of Sexton Place, L.L.C., a Washington limited liability company, on behalf of the limited liability company.

MARGARET L. GOSSELIN
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
JANUARY 17, 2006

[Signature]
Notary Public for State of WA
My Commission Expires: 1-17-06

County Assessor

County Tax Collector



WASHINGTON COUNTY
OREGON

APPROVED THIS 26TH DAY OF AUGUST, 2003.

**DIRECTOR OF ASSESSMENT AND TAXATION
(WASHINGTON COUNTY ASSESSOR)**

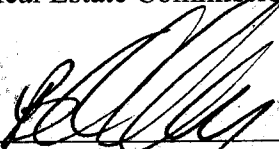
BY: Paul A. Kauffman
PAUL A. KAUFFMAN

SENIOR CARTOGRAPHER



The foregoing Supplemental Declaration is approved pursuant to ORS 100.110 this 25 day of August, 2003, and in accordance with ORS 100.110(7), this approval shall automatically expire if this Supplemental Declaration is not recorded within two (2) years from this date.

Scott W. Taylor
Real Estate Commissioner



By: Brian DeMarco



Exhibit A

The premises are in Washington County and are described as follows:

A tract of land located in the Southeast one-quarter of Section 29, Township 1 South, Range 1 West, of the Willamette Meridian, City of Beaverton, Washington County, Oregon, being more particularly described as follows:

That as the initial point of said survey I found a 5/8" iron rod with yellow plastic cap inscribed "Alpha Eng. Inc." at the Southeast corner of the plat of "Sexton Place Condominiums Supplemental Plat No. 1: Annexation of Stage 2" thence on the Easterly line of said plat, the following three courses: North 00°24'55" West, 101.18 feet; South 89°35'05" West, 89.10 feet; North 00°24'55" West, 80.93 feet; thence leaving said Easterly line, North 89°35'50" East, 363.21 feet to the Westerly right-of-way line of S.W. Murray Blvd.; thence on said Westerly right-of-way line, the following five courses:

On the arc of a 10.00 foot radius curve to the right, being concave Southwesterly, through a central angle of 88°01'34", 15.36 feet (chord bears South 46°23'23" East, 13.90 feet); South 02°22'37" East, 67.13 feet. on the arc of a 7,551.00 foot radius curve to the right, being concave Westerly, through a central angle of 00°26'05", 57.45 feet (chord bears South 02°09'32" East, 57.45 feet); on the arc of a 569.00 foot radius curve to the right, being non-tangent to previous course and concave Westerly, the radius point of which bears North 83°59'05" West, through a central angle of 00°18'23", 3.04 feet (chord bears South 06°10'06" West, 3.04 feet); on the arc of a 581.00 foot radius reverse curve to the left, being concave Easterly, through a central angle of 02°30'37", 25.46 feet (chord bears South 05°03'59" West, 25.45 feet); thence leaving said Westerly right-of-way line, South 89°35'05" West, 161.52 feet; thence South 00°24'55" East, 19.50 feet; thence along the Northerly line of said "Sexton Place Condominiums" and its Easterly extension, South 89°35'05" West, 123.85 feet, to said initial point No. 1.

EXHIBIT B

<u>Area of Units</u>		
<u>Unit</u>	<u>Area in Square Feet</u>	<u>Allocation of Ownership Interest in Common Elements and of Common Profit and Expense</u>
1-1	2,169	1/74
1-2	1,514	1/74
1-3	1,514	1/74
1-4	2,159	1/74
2-1	2,159	1/74
2-2	1,514	1/74
2-3	1,514	1/74
2-4	2,169	1/74
3-1	2,159	1/74
3-2	1,512	1/74
3-3	1,512	1/74
3-4	2,169	1/74
4-1	2,169	1/74
4-2	1,512	1/74
4-3	1,512	1/74
4-4	2,159	1/74
5-1	2,159	1/74
5-2	1,512	1/74
5-3	1,512	1/74



<u>Unit</u>	<u>Area in Square Feet</u>	<u>Allocation of Ownership Interest in Common Elements and of Common Profit and Expense</u>
5-4	2,169	1/74
6-1	1,214	1/74
6-2	1,381	1/74
6-3	1,045	1/74
6-4	1,193	1/74
6-5	1,432	1/74
6-6	1,277	1/74
7-1	1,214	1/74
7-2	1,381	1/74
7-3	1,045	1/74
7-4	1,193	1/74
7-5	1,432	1/74
7-6	1,277	1/74
8-1	1,214	1/74
8-2	1,381	1/74
8-3	1,045	1/74
8-4	1,193	1/74
8-5	1,432	1/74
8-6	1,277	1/74
9-1	1,214	1/74
9-2	1,378	1/74
9-3	1,045	1/74

<u>Unit</u>	<u>Area in Square Feet</u>	<u>Allocation of Ownership Interest in Common Elements and of Common Profit and Expense</u>
9-4	1,193	1/74
9-5	1,430	1/74
9-6	1,277	1/74
10-1	1,214	1/74
10-2	1,378	1/74
10-3	1,045	1/74
10-4	1,193	1/74
10-5	1,430	1/74
10-6	1,277	1/74
11-1	2,157	1/74
11-2	1,519	1/74
11-3	1,519	1/74
11-4	2,159	1/74
12-1	2,157	1/74
12-2	1,519	1/74
12-3	1,519	1/74
12-4	2,159	1/74
13-1	2,147	1/74
13-2	1,519	1/74
13-3	1,519	1/74
13-4	2,169	1/74
16-1	1,214	1/74



<u>Unit</u>	<u>Area in Square Feet</u>	<u>Allocation of Ownership Interest in Common Elements and of Common Profit and Expense</u>
16-2	1,381	1/74
16-3	1,045	1/74
16-4	1,193	1/74
16-5	1,432	1/74
16-6	1,277	1/74
17-1	1,214	1/74
17-2	1,381	1/74
17-3	1,045	1/74
17-4	1,193	1/74
17-5	1,432	1/74
17-6	1,277	<u>1/74</u>
		1