

Exhibit "A"

Real property in the County of Lane, State of Oregon, described as follows:

BEGINNING AT THE NORTHWEST CORNER OF LOT 8, BLOCK 1 OF WHITNEY'S ADDITION TO EUGENE CITY AS PLATTED AND RECORDED IN BOOK T, PAGE 588 OF THE LANE COUNTY OREGON DEED RECORDS, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY OF OLIVE STREET; THENCE NORTH $0^{\circ} 05' 13''$ WEST ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 237.24 FEET; THENCE LEAVING SAID RIGHT-OF-WAY NORTH $89^{\circ} 56' 08''$ EAST A DISTANCE OF 155.59 FEET; THENCE SOUTH A DISTANCE OF 117.04 FEET; THENCE NORTH $89^{\circ} 56' 08''$ EAST A DISTANCE OF 4.58 FEET TO A POINT WHICH LIES 160.00 FEET EAST OF THE RIGHT-OF-WAY OF OLIVE STREET; THENCE SOUTH $0^{\circ} 05' 13''$ EAST, PARALLEL TO SAID RIGHT-OF-WAY A DISTANCE OF 80.20 FEET; THENCE NORTH $89^{\circ} 56' 08''$ EAST A DISTANCE OF 0.27 FEET TO THE WEST LINE OF THAT PROPERTY DESCRIBED IN THAT PUBLIC ALLEY DEDICATION RECORDED JANUARY 04, 2001, RECEPTION NO. 2001-000487 IN THE LANE COUNTY OREGON DEEDS AND RECORDS; THENCE ALONG LAST SAID WEST LINE SOUTH $0^{\circ} 02' 36''$ EAST A DISTANCE OF 40.00 FEET TO THE NORTH LINE OF THE AFORE-DESCRIBED PLAT OF WHITNEY'S ADDITION TO EUGENE CITY; THENCE ALONG SAID NORTH LINE SOUTH $89^{\circ} 56' 08''$ WEST A DISTANCE OF 160.23 FEET TO THE POINT OF BEGINNING, IN LANE COUNTY, OREGON.

EXHIBIT B

Areas of Units and Allocation of Interest in Common Elements

EXHIBIT B
Areas of Units and Allocation of Interest in Common Elements

<u>Unit No.</u>	<u>Area (Sq. Ft.)</u>	<u>Allocation</u>
<i>Commercial:</i>		
101	528	0.84%
102	1,049	1.66%
103	847	1.34%
<i>Residential:</i>		
201	1,431	2.27%
202	1,917	3.04%
203	829	1.31%
204	927	1.47%
205	905	1.43%
206	1,331	2.11%
207	1,293	2.05%
208	1,322	2.10%
209	1,236	1.96%
210	1,295	2.05%
301	1,838	2.91%
302	1,521	2.41%
303	829	1.31%
304	927	1.47%
305	905	1.43%
306	1,331	2.11%
307	1,296	2.05%
308	1,327	2.10%
309	1,234	1.96%
310	1,291	2.05%
401	1,443	2.29%
402	1,919	3.04%
403	1,231	1.95%
404	927	1.47%
406	1,331	2.11%
407	1,441	2.28%
408	1,327	2.10%
409	1,619	2.57%
410	1,291	2.05%
501	1,443	2.29%
502	1,919	3.04%
503	837	1.33%
504	922	1.46%
505	910	1.44%
506	1,331	2.11%

EXHIBIT B
Areas of Units and Allocation of Interest in Common Elements

<u>Unit No.</u>	<u>Area (Sq. Ft.)</u>	<u>Allocation</u>
507	1,324	2.10%
508	1,327	2.10%
509	1,232	1.95%
510	1,291	2.05%
601	2,069	3.28%
602	1,164	1.84%
603	1,162	1.84%
604	1,528	2.42%
605	1,173	1.86%
606	1,707	2.71%
607	1,203	1.91%
<i>Parking:</i>		
P-1	129	0.01%
P-2	130	0.01%
P-3	130	0.01%
P-4	130	0.01%
P-5	130	0.01%
P-6	134	0.01%
P-7	150	0.01%
P-8	127	0.01%
P-9	130	0.01%
P-10	132	0.01%
P-11	132	0.01%
P-12	150	0.01%
P-13	135	0.01%
P-14	135	0.01%
P-15	135	0.01%
P-16	130	0.01%
P-17	132	0.01%
P-18	150	0.01%
P-19	137	0.01%
P-20	137	0.01%
P-21	137	0.01%
P-22	127	0.01%
P-23	128	0.01%
P-24	137	0.01%
P-25	137	0.01%
P-26	137	0.01%
P-27	130	0.01%
P-28	125	0.01%

EXHIBIT B
Areas of Units and Allocation of Interest in Common Elements

<u>Unit No.</u>	<u>Area (Sq. Ft.)</u>	<u>Allocation</u>
P-29	156	0.01%
P-30	130	0.01%
P-31	137	0.01%
P-32	137	0.01%
P-33	137	0.01%
P-34	128	0.01%
P-35	161	0.01%
P-36	152	0.01%
P-37	150	0.01%
P-38	150	0.01%
P-39	147	0.01%
P-40	135	0.01%
P-41	135	0.01%
P-42	135	0.01%
P-43	135	0.01%
P-44	135	0.01%
P-45	135	0.01%
P-46	135	0.01%
P-47	135	0.01%
<i>Storage:</i>		
S-1	26	0.01%
S-2	24	0.01%
S-3	35	0.01%
S-4	34	0.01%
S-5	34	0.01%
S-6	34	0.01%
S-7	34	0.01%
S-8	34	0.01%
S-9	34	0.01%
S-10	34	0.01%
S-11	34	0.01%
S-12	36	0.01%
S-13	20	0.01%
S-14	30	0.01%
S-15	27	0.01%
S-16	26	0.01%
S-17	24	0.01%
S-18	24	0.01%
S-19	24	0.01%
S-20	24	0.01%

EXHIBIT B
Areas of Units and Allocation of Interest in Common Elements

<u>Unit No.</u>	<u>Area (Sq. Ft.)</u>	<u>Allocation</u>
S-21	23	0.01%
S-22	23	0.01%
S-23	23	0.01%
S-24	23	0.01%
S-25	23	0.01%
S-26	21	0.01%
S-27	23	0.01%
S-28	23	0.01%
S-29	23	0.01%
S-30	23	0.01%
S-31	23	0.01%
S-32	22	0.01%
S-33	23	0.01%
S-34	23	0.01%
S-35	23	0.01%
S-36	24	0.01%
S-37	36	0.01%
S-38	30	0.01%
S-39	26	0.01%
S-40	26	0.01%
S-41	26	0.01%
S-42	26	0.01%
S-43	26	0.01%
S-44	26	0.01%
S-45	26	0.01%
S-46	26	0.01%
S-47	26	0.01%
S-48	24	0.01%
S-49	24	0.01%
S-50	24	0.01%
S-51	24	<u>0.01%</u>
Total:		100.00%

EXHIBIT C

Allocation of Common Profits

EXHIBIT C
Allocation of Common Profits

<u>Unit No.</u>	<u>Area (Sq. Ft.)</u>	<u>Allocation</u>
<i>Commercial:</i>		
101	528	0.85%
102	1,049	1.68%
103	847	1.36%
<i>Residential:</i>		
201	1,431	2.29%
202	1,917	3.07%
203	829	1.33%
204	927	1.48%
205	905	1.45%
206	1,331	2.13%
207	1,293	2.07%
208	1,322	2.12%
209	1,236	1.98%
210	1,295	2.07%
301	1,838	2.94%
302	1,521	2.43%
303	829	1.33%
304	927	1.48%
305	905	1.45%
306	1,331	2.13%
307	1,296	2.07%
308	1,327	2.12%
309	1,234	1.98%
310	1,291	2.07%
401	1,443	2.31%
402	1,919	3.07%
403	1,231	1.97%
404	927	1.48%
406	1,331	2.13%
407	1,441	2.31%
408	1,327	2.12%
409	1,619	2.59%
410	1,291	2.07%
501	1,443	2.31%
502	1,919	3.07%
503	837	1.34%
504	922	1.48%
505	910	1.46%
506	1,331	2.13%

EXHIBIT C
Allocation of Common Profits

<u>Unit No.</u>	<u>Area (Sq. Ft.)</u>	<u>Allocation</u>
507	1,324	2.12%
508	1,327	2.12%
509	1,232	1.97%
510	1,291	2.07%
601	2,069	3.31%
602	1,164	1.86%
603	1,162	1.86%
604	1,528	2.45%
605	1,173	1.88%
606	1,707	2.73%
607	1,203	<u>1.93%</u>
Total:		100.00%

EXHIBIT D-1

Listing of Commercial Expenses

1. 4% of administrative expenses, printing, postage and operating supplies.
2. 4% of Association insurance charges.
3. 4% of taxes, licenses, accounting, legal, design, architectural, engineering, and other professional services.
4. 4% of Association electricity charges.
5. 4% of Association professional management charges.
6. 4% of landscape maintenance charges for street side tree wells.
7. 4% of electrical, plumbing, and other supplies, repairs, and cleaning.
8. 4% of cleaning and maintenance of canopies.
9. 4% of Association security charges and emergency/security systems (including fire system and sprinkler servicing and inspections).
10. 4% of bad debt allowance for all Units.
11. 4% of lien filings.
12. 4% of pest control in areas.
13. 4% of rooftop maintenance and repairs.
14. 4% of Association telephone charges (for fire alarm system only).
15. 4% of state and federal income taxes for interest earned.
16. 4% of general building maintenance.
17. 4% of expenses for Association committees relating to all Units.
18. 4% of common element repairs for which Association is responsible.

EXHIBIT D-2

Listing of Residential Expenses

1. 96% of administrative expenses, operating supplies, printing, and postage relating to Residential Units.
2. 96% of Association telephone charges.
3. 96% of taxes, licenses, accounting, legal, design, architectural, engineering, and other professional services relating to Residential Units.
4. Elevator licenses.
5. 96% of state and federal income taxes for interest earned.
6. 96% of bad debt allowance for all Residential Units.
7. 96% of Association insurance costs.
8. 96% of expenses for Association committees.
9. 96% of lien filings relating to Residential Units.
10. 96% of Association electricity charges.
11. Association water and sewer charges.
12. Electricity for lights and other amenities serving terrace garden, lobby areas, and other areas used principally by Owners of Residential Units.
13. 96% of Association professional management charges.
14. Housekeeping for lobby areas and other areas used principally by Owners of Residential Units.
15. Exterior window cleaning (except for windows of Commercial Units).
16. 96% of general building maintenance.
17. 100% of garage door servicing and Parking Unit, garage door and gate repairs.
18. 96% of Association security charges and emergency/security systems (including fire system and sprinkler servicing and inspections).
19. 96% of Association landscape maintenance charges, in addition to 100% of landscape maintenance charges for the terrace garden area.
20. Trash collection and recycling for Residential Units.

21. Elevator maintenance and repairs.
22. 96% of pest control in common areas.
23. Furniture and drapery cleaning in lobby areas.
24. Holiday decorations for Residential common areas and the sidewalks on Olive Street, if any.
25. Common element carpet cleaning.
26. Terrace garden landscape irrigation and repairs.
27. Terrace garden landscaping replacement.
28. 96% of electrical, plumbing, and other supplies, repairs, and cleaning.
29. 96% of common element repairs for which Association is responsible.
30. 96% of cleaning and replacement of canopies.
31. Natural gas expenses.

EXHIBIT D-3

Allocation of Expenses to Owners of Residential Units

EXHIBIT D-3
Allocation of Expenses to Owners of Residential Units

<u>Unit No.</u>	<u>Area (Sq. Ft.)</u>	<u>Allocation</u>
201	1,431	2.38%
202	1,917	3.19%
203	829	1.38%
204	927	1.54%
205	905	1.51%
206	1,331	2.22%
207	1,293	2.15%
208	1,322	2.20%
209	1,236	2.06%
210	1,295	2.16%
301	1,838	3.06%
302	1,521	2.53%
303	829	1.38%
304	927	1.54%
305	905	1.51%
306	1,331	2.22%
307	1,296	2.16%
308	1,327	2.21%
309	1,234	2.05%
310	1,291	2.15%
401	1,443	2.40%
402	1,919	3.20%
403	1,231	2.05%
404	927	1.54%
406	1,331	2.22%
407	1,441	2.40%
408	1,327	2.21%
409	1,619	2.70%
410	1,291	2.15%
501	1,443	2.40%
502	1,919	3.20%
503	837	1.39%
504	922	1.54%
505	910	1.52%
506	1,331	2.22%
507	1,324	2.20%
508	1,327	2.21%
509	1,232	2.05%
510	1,291	2.15%
601	2,069	3.45%

EXHIBIT D-3**Allocation of Expenses to Owners of Residential Units**

<u>Unit No.</u>	<u>Area (Sq. Ft.)</u>	<u>Allocation</u>
602	1,164	1.94%
603	1,162	1.93%
604	1,528	2.54%
605	1,173	1.95%
606	1,707	2.84%
607	1,203	<u>2.00%</u>
Total:		100.00%

EXHIBIT D-4

Allocation of Expenses to Owners of Commercial Units

EXHIBIT D-4**Allocation of Expenses to Owners of Commercial Units**

<u>Unit No.</u>	<u>Area (Sq. Ft.)</u>	<u>Allocation</u>
101	528	21.78%
102	1,049	43.28%
103	847	<u>34.94%</u>
Total:		100.00%

EXHIBIT D-5

Reserve Allocation

<u>Reserve Item</u>	<u>Residential Expense Allocation</u>	<u>Commercial Expense Allocation</u>
Elevator	100%	0%
HVAC Equipment	96%	4%
Roof	96%	4%
Garage Doors and Gate to Parking Area	100%	0%
Floor Coverings	100%	0%
Interior Painting	100%	0%
Exterior Painting	96%	4%
Railing/Canopies	96%	4%
Interior Lighting	100%	0%
Exterior Lighting	96%	4%
Lobby/Elevator Rugs	100%	0%
Access Control System	100%	0%
Corridor Carpet	100%	0%
Trash Compactor	96%	4%
All other reserve items	96%	4%