

97-17275

DECLARATION OF REDMOND BUSINESS PARK LIMITED PARTNERSHIP

This Declaration of Unit Ownership is made by REDMOND BUSINESS PARK LIMITED PARTNERSHIP, an Oregon Limited Partnership, hereinafter referred to as "Declarant", as owner of the real property Deschutes County, State of Oregon, described as follows:

Lot 5 of Redmond Business Park Subdivision, in the City of Redmond, County of Deschutes, State of Oregon.

The land is owned by Declarant in fee simple.

Section 1. DEFINITIONS:

1.1 "Condominium" shall mean Central Cascade Business Park Condominiums.

1.2 "Plat" means the plat for Central Cascade Business Park Condominiums recorded in the Office of the County Clerk, Deschutes County, Oregon, simultaneously with the recording of this Declaration.

1.3 "Unit" means the individual unit owned by a unit owner.

2. NAME: The name of the condominiums subject to this Declaration shall be: Central Cascade Business Park Condominiums.

3. UNIT DESIGNATION: The units shall be designated as Unit A, Unit B, Unit C and Unit D, all in Building "1" as shown on the Plat being recorded and Unit E, Unit F, Unit G, Unit H, Unit J and Unit K in Building "2" being recorded simultaneously. The approximate area of each unit shall be 1800 square feet for Units A, B, C, D, F, G, H. & J, and 2160 square feet for Units E and K, one story, without a basement, located on Lot 5 of the Redmond Business Park Subdivision in the City of Redmond, Deschutes County, Oregon. The units are generally constructed of concrete foundation/slab, wood frame and siding with composition roof, 4" insulation, and 5/8" sheetrock for only the common walls between units.

4. GENERAL COMMON ELEMENTS: Shall include landscaping, driveways, land, yards, screened trash disposal, parking area, foundations, columns, girders, beams, supports, main walls, roofs, of all buildings as set forth in the plat.

5. ALLOCATION OF INTEREST: Each unit shall have an undivided one-tenth (1/10) interest in the common elements. Allocation of ownership is based upon the total number of units in the Condominium.

6. LIMITED COMMON ELEMENTS: Limited common elements shall be reserved for the exclusive use of that Unit which each adjoins as shown on the plat: none.

CENTRAL CASCADE CORPORATION

P.O. BOX G (541) 548-8800
REDMOND, OR 97756

7. UNIT OWNERSHIP: Each unit owner shall own, exclusive of all other unit owners, all lath, furring, wallboard, plasterboard, plaster, paneling, tiles, wallpaper, paint, finished flooring and any other materials constituting any part of the finished surfaces of the walls, floors and ceilings which shall be a part of the unit. All other portions of the walls, floors or ceilings shall be a part of the common elements.

8. EXPENCES AND PROFITS: Each unit shall have the liability for common expenses and the right of any common profits according to the allocation of the undivided interest of each unit in the common elements.

9. VOTING RIGHTS: Each unit shall be entitled to one vote.

10. USE: The units and the Condominium as a whole shall be used for commercial/industrial purposes as allowed by governmental ordinance and no other.

11. DESIGNATED AGENT: The designated agent for service of process shall be Central Cascade Corporation, P O Box G, Redmond, OR 97756. The designated agent shall be named in the Condominium Information Report form to be filed with the Oregon Real Estate Agency. The designated agent may be changed by filing a supplemental report with the Real Estate Agency.

12. AMENDMENTS: Amendments to this Declaration shall be valid only upon unanimous agreement of the unit owners. Any such amendment shall be filed in the Official Records of Deschutes County, Oregon, and with the Oregon Real Estate Agency for approval if required by law.

13. EASEMENTS: The Unit Owners Association shall have the right to grant easements, rights of way, licenses and other similar interest affecting the general common elements only, pursuant to ORS 100.405 (5).

14. OTHER DOCUMENTS AFFECTING OWNERSHIP: The Condominium is subject to the recorded covenants, conditions and restrictions of Redmond Business Park Subdivision, Deschutes County, Oregon, and the Bylaws of the Central Cascade Business Park. The Bylaws limit ownership as follows: No Owner shall transfer either by conveyance, contract of sale or lease any interest in the Owner's Unit which would result in ownership of such Unit being held by more than ten persons.

DECLARANT:

REDMOND BUSINESS PARK LIMITED PARTNERSHIP
 BY
 CENTRAL CASCADE CORPORATION
 an Oregon corporation, General Partner

By: *Robert W. Childers*
 Robert W. Childers, President

STATE OF OREGON)
) SS.
 County of Deschutes)



The foregoing instrument was acknowledged before me by Robert W. Childers, President of Central Cascade Corporation, on this 15th day of April ~~20th~~ May 1997. By: *Patricia L. Yancey*, Notary Public for Oregon. My commission expires 2-9-99.

APPROVAL BY COUNTY TAX ASSESSOR

The foregoing Declaration is approved pursuant to ORS 100.110
 this _____ day of _____, 1997.

APPROVAL BY COUNTY TAX COLLECTOR

The foregoing Declaration is approved pursuant to ORS 100.110
 this _____ day of _____, 1997

APPROVAL BY COMMISSIONER

The foregoing Declaration is approved pursuant to ORS 100.110
 this 22nd day of April, 1997



SCOTT W. TAYLOR
 OREGON REAL ESTATE COMMISSIONER

By: *Scott F. Mayhew*

DECLARANT:

REDMOND BUSINESS PARK LIMITED PARTNERSHIP
BY
CENTRAL CASCADE CORPORATION
an Oregon corporation, General Partner
BY Robert W Childers
Robert W. Childers, President

STATE OF OREGON)
) SS.
County of Deschutes)

The foregoing instrument was acknowledged before me by Robert W. Childers, President of Central Cascade Corporation, on this 15th day of April 1997

APPROVAL BY COUNTY TAX ASSESSOR

The foregoing Declaration is approved pursuant to ORS 100.110 this 24th day of APRIL 1997.

[Signature]

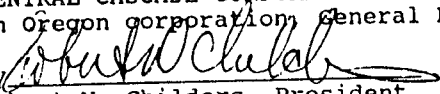
APPROVAL BY COUNTY TAX COLLECTOR

The foregoing Declaration is approved pursuant to ORS 100.110 this ___ day of _____, 1997

APPROVAL BY COMMISSIONER

The foregoing Declaration is approved pursuant to ORS 100.110 this ___ day of _____ 1997

DECLARANT:

REDMOND BUSINESS PARK LIMITED PARTNERSHIP
 BY
 CENTRAL CASCADE CORPORATION
 an Oregon corporation, General Partner
 By 
 Robert W. Childers, President

STATE OF OREGON)
) SS.
 County of Deschutes)

The foregoing instrument was acknowledged before me by Robert W. Childers, President of Central Cascade Corporation, on this _____ day of _____ 1997

APPROVAL BY COUNTY TAX ASSESSOR

The foregoing Declaration is approved pursuant to ORS 100.110
 this _____ day of _____ 1997.

APPROVAL BY COUNTY TAX COLLECTOR

The foregoing Declaration is approved pursuant to ORS 100.110
 this 5th day of Aug 1997

APPROVAL BY COMMISSIONER

The foregoing Declaration is approved pursuant to ORS 100.110
 this _____ day of _____ 1997

STATE OF OREGON)
COUNTY OF DESCHUTES) SS.

I, MARY SUE PENHOLLOW, COUNTY CLERK AND
RECORDER OF CONVEYANCES, IN AND FOR SAID
COUNTY, DO HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT WAS RECORDED THIS DAY:

97 MAY 20 AM 10:54

MARY SUE PENHOLLOW
COUNTY CLERK

BY: M. Sains DEPUTY
NO. 97-17275 FEE 30
DESCHUTES COUNTY OFFICIAL RECORDS