SUNRIVER DECLARATION SUBJECTING CERTAIN
AREAS TO THE PLAN OF SUNRIVER

By instrument dated June 20, 1968 and recorded on June 20, 1968 in Volume 159 of the Records of Deeds of Deschutes County, Oregon at Page 198, SUNRIVER PROPERTIES, INC., an Oregon corporation, "the Developer", has established the Plan of Sunriver.

The Plan of Sunriver provides that land may be subjected to the Plan of Sunriver by the filing of a declaration by Developer in the Records of Deeds of Deschutes County, Oregon, subjecting such land to the Plan of Sunriver. The Plan further provides for the classification of land so subjected to the Plan of Sunriver. Such land classifications include "common areas" and "leased scenic areas".

Developer now wishes to subject certain land to the Plan of Sunriver and to provide for the classification thereof.

NOW, THEREFORE, Developer does hereby declare and provide as follows:

Pursuant to Sections 1.2 and 2.1 of the Plan of Sunriver, Developer does hereby declare that the property described on Exhibit "A" attached hereto shall be subject to the Plan of Sunriver and shall constitute "common areas" within the meaning of Section 4.4 of the Plan of Sunriver.

IN WITNESS WHEREOF, Sunriver Properties, Inc. has executed this declaration on the 29 day of December, 1977.

SUNRIVER PROPERTIES, INC.

By R. K. Duplanty
R. K. DUPLANTY, Executive Vice President and General Manager

ATTEST:

Charles P. Hansen
Charles P. Hansen, Secretary

STATE OF OREGON)
) ss.
County of Deschutes)

On this 29 day of December, 1977, personally appeared R. K. DUPLANTY, who, being first duly sworn, did say that he is the Executive Vice President and General Manager of SUNRIVER PROPERTIES, INC., and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and he acknowledged said instrument to be its voluntary act and deed.

Before me:

Jean Sperry
Notary Public for Oregon.
My commission expires: 8-6-78

Exhibit "A"

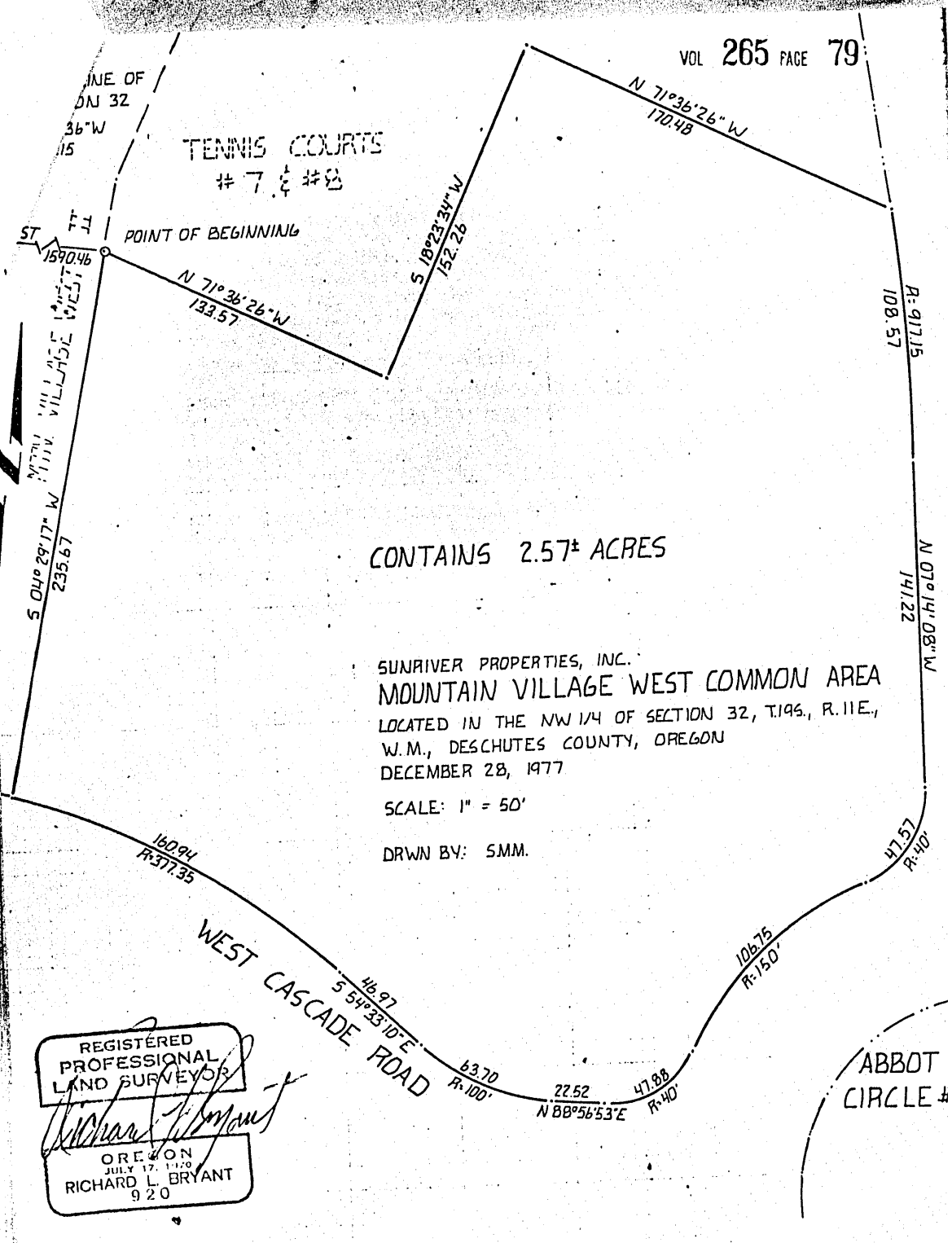
PROPERTY DESCRIPTION

Mountain Village West Common

A tract of land containing 2.57 acres, more or less, located in the NW ¼ of Section 32, T.19S., R.11E., W.M., Deschutes County, Oregon, being more particularly described as follows: Commencing at the Northwest corner of said Section 32; thence S 00° 07' 36" W along the West line of said Section 32 a distance of 370.15 feet; thence East a distance of 1590.46 feet to the true point of beginning for the tract being described;

thence S 04° 29' 17" W along the Easterly boundary of the plat of Mountain Village West II a distance 235.67 feet to the Northerly right-of-way line of West Cascade Road as per the plat of Mountain Village West I;
thence along said right-of-way line on the arc of a 377.35 foot radius curve to the right a distance of 160.94 feet, the chord of which bears S 66° 42' 21" E a distance of 159.84 feet;
thence continuing along said right-of-way line S 54° 33' 10" E a distance of 46.97 feet;
thence continuing along said right-of-way line on the arc of a 100.00 foot radius curve to the left a distance of 63.70 feet, the chord of which bears S 72° 48' 10" E a distance of 62.63 feet;
thence continuing along said right-of-way line N 88° 56' 53" E a distance of 22.52 feet;
thence continuing along said right-of-way line on the arc of a 40.00 foot radius curve to the left a distance of 47.88 feet, the chord of which bears N 54° 39' 23" E a distance of 45.07 feet;
thence along the Northerly right-of-way line of Abbot Circle #4 as per the plat of Mountain Village East I on the arc of a 150.00 foot radius curve to the right a distance of 106.75 feet, the chord of which bears N 40° 45' 28" E a distance of 104.51 feet;
thence leaving said Northerly right-of-way line on the arc of a 40.00 foot radius curve to the left a distance of 47.57 feet, the chord of which bears N 26° 57' 22" E a distance of 44.96 feet;
thence N 07° 14' 08" W a distance of 141.22 feet;
thence on the arc of a 917.15 foot radius curve to the left a distance of 108.57 feet, the chord of which bears N 10° 37' 35" W a distance of 108.51 feet;
thence N 71° 36' 26" W along the southerly boundary line of Tennis Courts #7 and #8 as described in the Declaration recorded in Volume 257, Page 777, Deschutes County Records;
thence continuing along said Southerly line S 18° 23' 34" W a distance of 152.26 feet;
thence continuing along said Southerly line N 71° 36' 26" W

a distance of 133.57 feet to the true point of beginning and terminus of this description.



McCULLOUGH, BRYANT & ASSOC., INC.
SUNRIVER, OREGON

OVERLOOK--MOUNTAIN VIEW--ABBOT DRIVE COMMON

A tract of land containing 0.97 acres lying in SW 1/4SE 1/4, Section 32, T19S, R11E, W.M., Deschutes County, Oregon, described as follows: Commencing at the SE corner of said Section 32; thence S89°10'19"W, along the south line of said section, 2652.33 feet, to the south one-quarter corner of said section; thence N38°10'02"E, 821.78 feet, to the point of beginning, said point being the P.T. of curve #22 as shown on Sheet #1 of the plat of Overlook Park, such point also being common to the boundary of Mountain View Lodges;

thence S35°16'07"W (S35°34'30"W by record) along the boundary of said Mountain View Lodges, 180.73 feet;

thence around a 150 foot radius curve right 158.76 feet (long chord bears S57°19'15"E, 151.45 feet);

thence around a 94.16 foot radius curve left 84.38 feet (long chord bears S52°40'22"E, 81.59 feet);

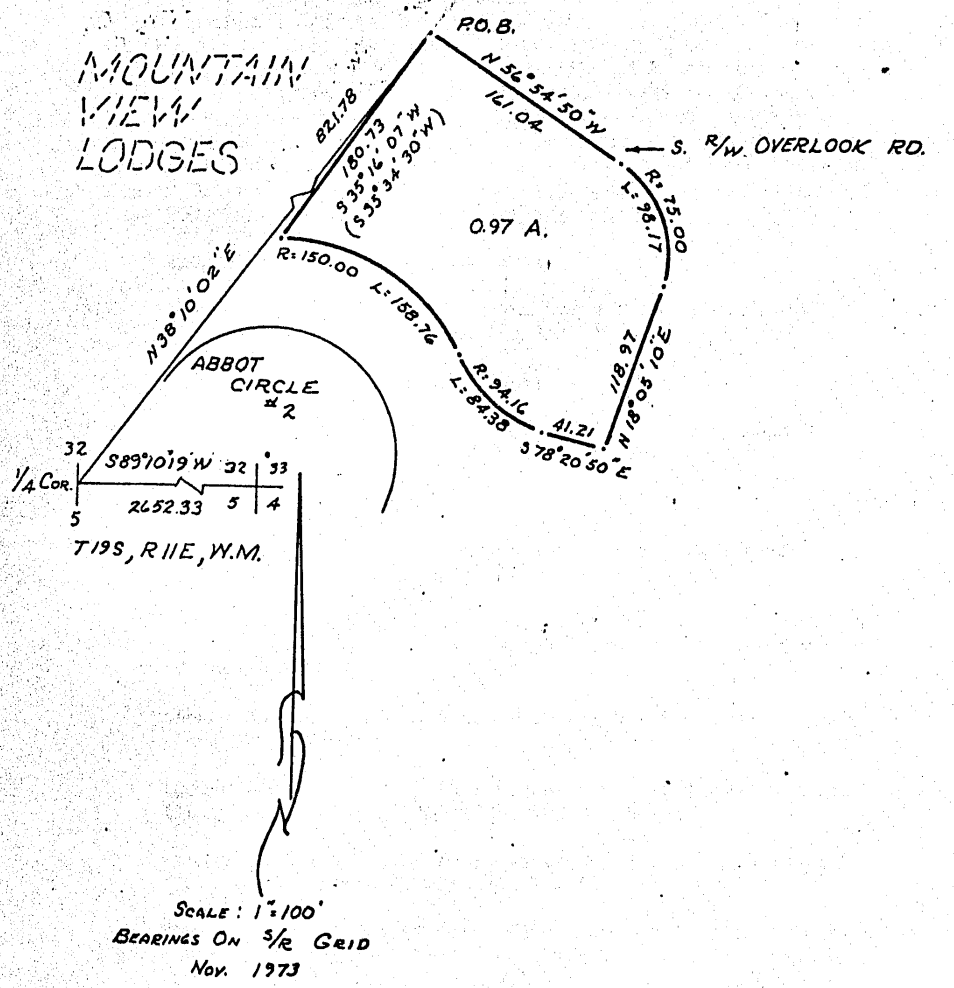
thence S78°20'50"E, 41.21 feet;

thence N18°05'10"E, 118.97 feet;

thence around a 75 foot radius curve left 98.17 feet (long chord bears N19°24'43"W, 91.31 feet);

thence N56°54'50"W, 161.04 feet to the point of beginning.

OVER LOOK - MOUNTAIN VIEW - ABBOT DRIVE
COMMON



MC CULLOUGH, BRYANT & ASSOC.
SUNRIVER, OREGON
J.K.B.

OVERLOOK BEAVER SOUTH COMMON

A tract of land containing 4.14 acres lying in the SW 1/4SE 1/4, Section 32, T19S, R11E, and NW 1/4NE 1/4, Section 5, T20S, R11E, W.M., Deschutes County, Oregon, described as follows: Commencing at the SE corner of Section 32; thence S89°10'19"W along the south line of said section, 2652.23 feet to the south one-quarter corner of said section; thence N37°49'18"E, 881.56 feet to the point of beginning; said point being common to the point of tangency of Curve #12, Sheet #1, of the plat of Overlook Park and the southwest corner of the land titled "Common Area between Overlook Drive and Beaver Drive" as dedicated on December 16, 1971 and filed in Book 181, Page 300: Deschutes County Deed Records;

thence S56°54'50"E, 161.04 feet;

thence around a 135 foot radius curve right 176.71 feet (long chord bears S19°24'43"E, 164.36 feet);

thence S18°05'10"W, 118.31 feet;

thence around a 198.84 foot radius curve right 264.16 feet (long chord bears S26°05'18"E, 245.16 feet);

thence S11°58'11"W, 265.48 feet;

thence around a 90 foot radius curve left 102.86 feet (long chord bears S20°46'22"E, 97.36 feet);

thence S53°30'54"E, 30.49 feet; to the westerly right-of-way of a 60 foot road known as Beaver Drive as shown on the plat of Forest Park II;

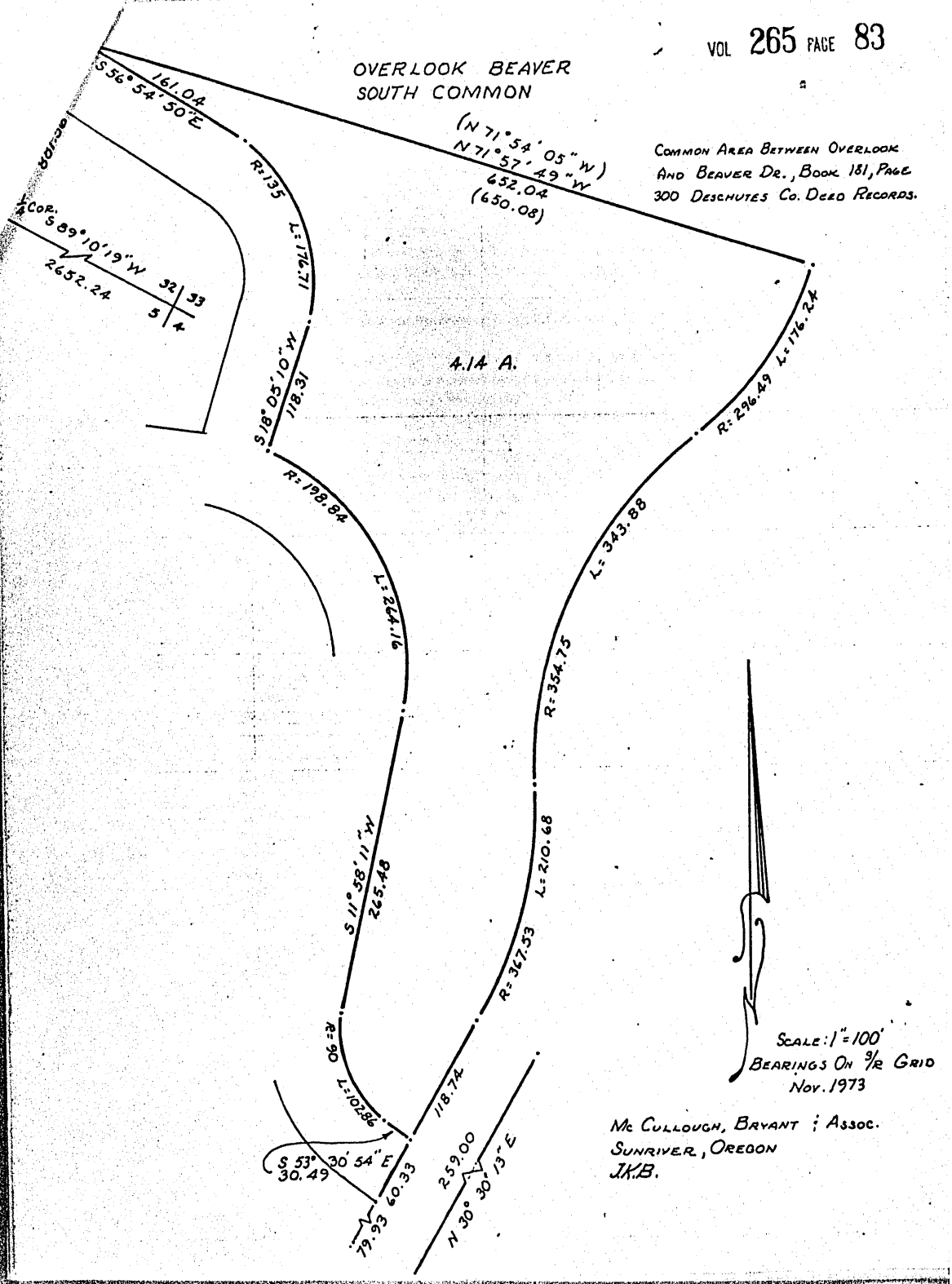
thence N30°30'13"E along the westerly right-of-way of said road 118.74 feet;

thence around a 367.53 foot radius curve left 210.68 feet (long chord bears N14°05'11"E, 207.81 feet);

thence around a 354.75 foot radius curve right 343.88 feet (long chord bears N25°26'06"E, 330.58 feet);

thence around a 296.49 foot radius curve left 176.24 feet (long chord bears N36°11'36"E, 173.66 feet, said point being common to the P.T. of Curve #15 as shown on Sheet 1 of the plat of Forest Park II and the southeast corner of the said common area between Overlook Drive and Beaver Drive;

thence N71°57'49"W along the south line of said common area 652.04 feet to the point of beginning (N71°54'05"W, 650.08 feet by record).



COMMON AREA BETWEEN OVERLOOK AND BEAVER DR., BOOK 181, PAGE 300 DESCHUTES CO. DEED RECORDS.

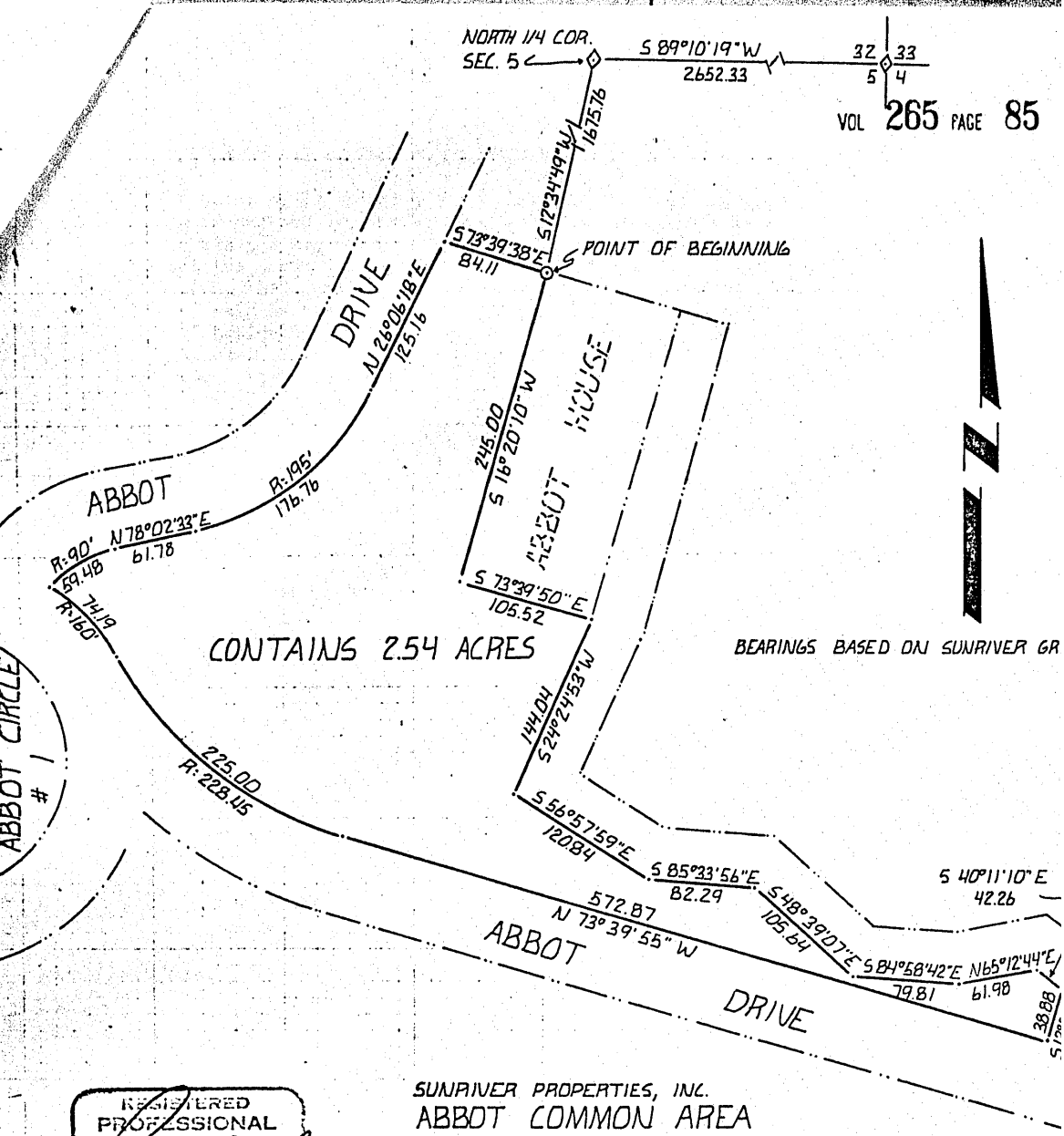
SCALE: 1" = 100'
BEARINGS ON S/R GRID
NOV. 1973

MC CULLOUGH, BRYANT & ASSOC.
SUNRIVER, OREGON
J.K.B.

PROPERTY DESCRIPTION — ABBOT COMMON AREA

A tract of land containing 2.54 acres lying in Section 5, T.20S., R.11E., W.M., Deschutes County, Oregon, described as follows: commencing at the northeast corner of said Section 5; thence S 89° 10' 19" W along the north line of said section, 2652.33 feet to the north 1/4 corner of said section; thence S 12° 34' 49" W 1675.76 feet to the point of beginning, marked by a 5/8" iron rod, said point also being the point of beginning of that tract of land described in Book 197, Page 424, Deschutes County Deed Records:

thence along the boundary of said tract, S 16° 20' 10" W 245.00 feet;
thence S 73° 39' 50" E 105.52 feet to the westerly right of way of a 40 foot easement described in Book 197, Page 424, Deschutes County Deed Records;
thence S 24° 24' 53" W along the westerly and southerly right of way of said easement 144.04 feet;
thence S 56° 57' 59" E 120.84 feet;
thence S 85° 33' 56" E 82.29 feet;
thence S 48° 39' 07" E 105.64 feet;
thence S 84° 58' 42" E 79.81 feet;
thence N 65° 12' 44" E 61.98 feet;
thence S 40° 11' 10" E 42.26 feet;
thence S 13° 50' 08" W 38.88 feet to the north right of way of Abbot Drive, as platted in Meadow Village;
thence N 73° 39' 55" W along the north boundary of said road 572.87 feet;
thence around a 288.45 foot radius curve right 225.00 feet (288.56 foot radius curve right 225.38 by plat), (long chord bears N 51° 19' 08" W 219.34 feet);
thence around a 160 foot radius curve left 74.19 feet (long chord bears N 42° 13' 25" W 73.37 feet) to the intersection of the north right of way of Abbot Circle No.1, as staked, and the east right of way of Abbot Drive, as described in the plat of Fairway Island;
thence northerly along the east right of way of Abbot Drive, around a 90 foot radius curve right 59.48 feet (long chord bears N 59° 07' 16" E 58.41 feet);
thence N 78° 02' 33" E 61.78 feet;
thence around a 195 foot radius curve left 176.76 feet (long chord bears N 52° 04' 24" E 170.77 feet);
thence N 26° 06' 18" E 125.16 feet;
thence leaving the easterly right of way of Abbot Drive and going S 73° 39' 38" E 84.11 feet to the point of beginning.



REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
JULY 17, 1970
RICHARD L. BRYANT
920

SUNRIVER PROPERTIES, INC.

ABBOT COMMON AREA

LOCATED IN SECTION 5, T.20S., R.11E., W.M., DESCHUTES CO., OREGON

DECEMBER 27, 1977

SCALE: 1" = 100'

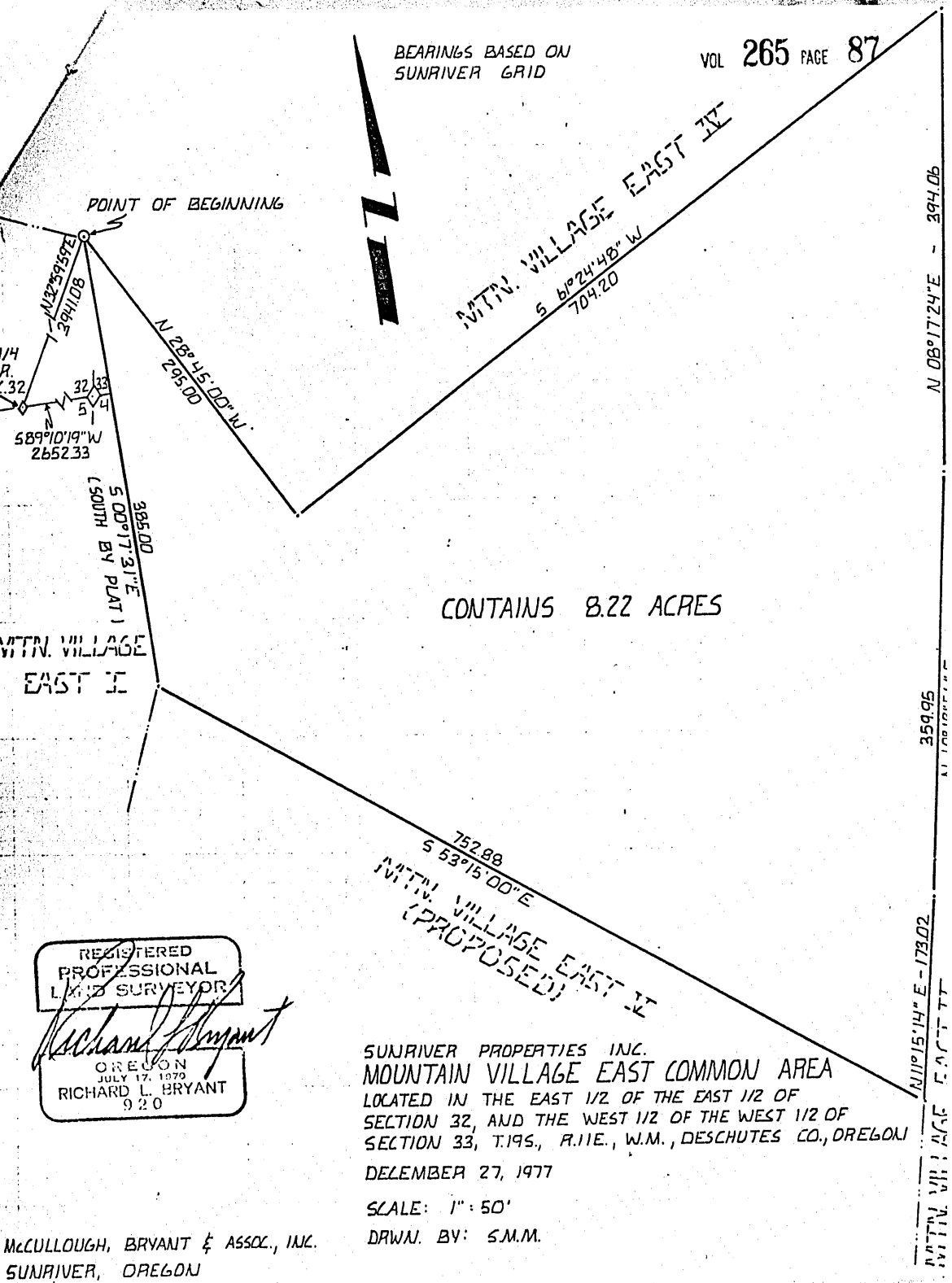
DRWN. BY: S.M.M.

McCULLOUGH, BRYANT & ASSOC., INC.
SUNRIVER, OREGON

PROPERTY DESCRIPTION -- MOUNTAIN VILLAGE EAST COMMON AREA

A tract of land containing 8.22 acres, lying in the East ½ of the East ½ of Section 32, and the West ½ of the West ½, Section 33, T.19S., R.11E., W.M., Deschutes County, Oregon, described as follows: commencing at the southeast corner of said Section 32, thence S 89° 10' 19" W along the south line of said section, 2652.33 feet to the south ¼ corner of said section; thence N 32° 59' 59" E 3941.08 feet to the point of beginning, said point being at a common point of the plats of Mountain Village East I and Mountain Village East IV and also being the most southerly point of Tract B as platted in Mountain Village East II;

thence S 00° 17' 31" E along the boundary of the plat of said Mountain Village East I, 385.00 feet;
thence leaving said boundary and going S 53° 15' 00" E 752.88 feet to the boundary of the plat of Mountain Village East II;
thence N 11° 15' 14" E along the boundary of said plat, 173.02 feet;
thence N 10° 18' 56" E 359.95 feet;
thence N 08° 17' 24" E 394.06 feet to the boundary of the plat of Mountain Village East IV;
thence S 61° 24' 48" W along the boundary of said plat 704.20 feet;
thence N 28° 45' 00" W 295.00 feet to the point of beginning.



REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
JULY 17, 1970
RICHARD L. BRYANT
920

SUNRIVER PROPERTIES INC.

MOUNTAIN VILLAGE EAST COMMON AREA

LOCATED IN THE EAST 1/2 OF THE EAST 1/2 OF SECTION 32, AND THE WEST 1/2 OF THE WEST 1/2 OF SECTION 33, T.19S., R.11E., W.M., DESCHUTES CO., OREGON

DECEMBER 27, 1977

SCALE: 1" = 50'

DRWN. BY: S.M.M.

McCULLOUGH, BRYANT & ASSOC., INC.
SUNRIVER, OREGON

PROPERTY DESCRIPTION -- OVERLOOK COMMON AREA

A tract of land containing 0.96 acres, lying in the southeast $\frac{1}{4}$ of Section 32, T.19S., R.11E., W.M., Deschutes County, Oregon, described as follows: commencing at the south $\frac{1}{4}$ corner of said Section 32; thence N 89° 10' 19" E along the south line of said section, 475.87 feet; thence North 1962.99 feet to the point of beginning, marked by a 2" iron pipe, said point also being the initial point of the plat of Overlook Park III, Block 11;

thence N 65° 50' 56" W along the boundary of said plat, 32.87 feet to the southeast corner of the plat of Polehouse II;
thence N 46° 30' 13" W along the boundary of said plat, 160.10 feet;
thence N 32° 05' 41" E 42.91 feet;
thence around a 129.31 foot radius curve right 178.28 feet (long chord bears N 28° 22' 19" W 164.49 feet);
thence N 11° 07' 29" E 78.80 feet;
thence around a 71.46 foot radius curve left 48.03 feet (long chord bears N 08° 07' 45" W 47.14 feet) to the easterly right of way of a 60 foot road known as Overlook Road as shown on the plat of Overlook Park;
thence S 48° 06' 05" E along said right of way 223.01 feet to the boundary of the plat of Overlook Park;
thence S 42° 08' 14" E along the boundary of said plat 421.27 feet (S 41° 37' 43" E 425.00 feet by plat);
thence leaving said boundary and going N 66° 51' 43" E 83.00 feet to the point of beginning.

SUNRIVER PROPERTIES, INC.

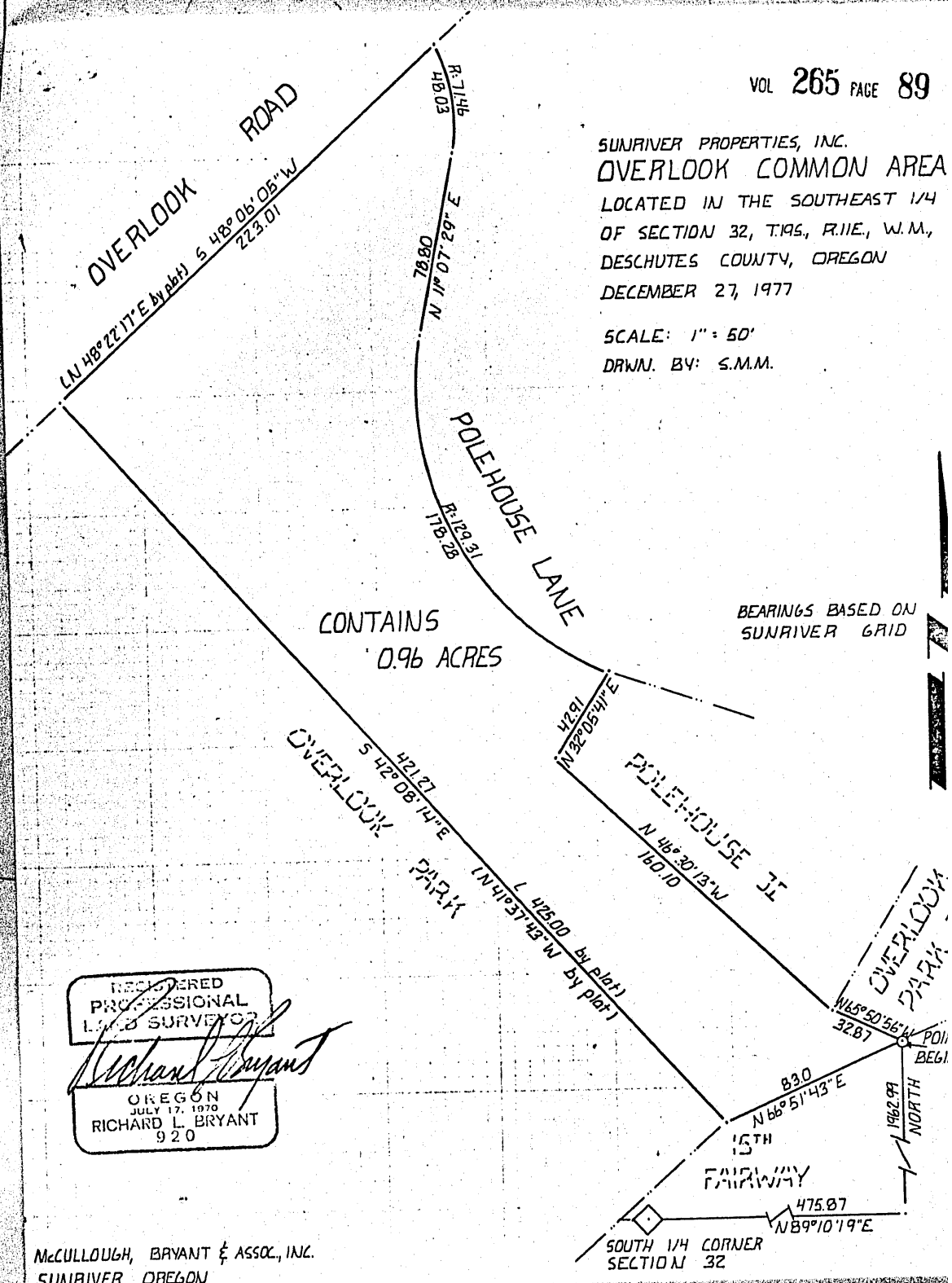
OVERLOOK COMMON AREA

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 32, T.19S., R.11E., W.M., DESCHUTES COUNTY, OREGON

DECEMBER 27, 1977

SCALE: 1" = 50'

DRWN. BY: S.M.M.



REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 17, 1970
RICHARD L. BRYANT
920

McCULLOUGH, BRYANT & ASSOC., INC.
SUNRIVER, OREGON

17457

STATE OF OREGON

County of Deschutes

I hereby certify that the within instrument of writing was received for Record the 30 day of Dec A.D. 1977 at 11:57 o'clock A M., and recorded in Book 265 on Page 75 Records of Deeds

ROSEMARY PATTERSON
County Clerk

By Dorothy J Johnson Deputy