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

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



AFTER RECORDING RETURN TO:

E. Shannon Johnson
Lien & Johnson
4855 River Rd., N.
Keizer, OR 97303

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

Senior Housing NW, LLC, called Declarant, is the owner of fee simple title to the real property located in the City of Sherwood, Washington County, Oregon, and described as:

See Exhibit A attached hereto and by this reference incorporated herein.

Declarant constructed an assisted living facility on the subject property after receiving approval for such facility from the City of Sherwood under that certain land use case entitled "PA 99-4/SP 99-9 Senior Housing NW." A condition of such approval was that the Declarant record a deed restriction limiting the use of the facility to an "Assisted Living Facility only" (Condition 11). This restrictive covenant is being executed and recorded to comply with such condition.

In consideration of approval by the City of Sherwood, and as a condition of such approval as set forth above, Declarant makes the following declarations as to limitations, restrictions and uses to which the subject property may be put, and specifies that such declarations shall constitute covenants to run with the land comprising the subject property, as provided by law, and shall be binding on all parties and all persons claiming under them, and for the benefit of only the City of Sherwood and no other party, it being the intent of Declarant that no other party may enforce this restriction.

Neither Declarant nor its successor in interest may use the subject property for any principal use other than as an assisted living facility or construct or apply for or obtain a building permit to construct or place any structure other than an assisted living facility on the subject property. These limitations shall not preclude uses that are incidental to the principal use of operating an assisted living facility. As used herein, "assisted living facility" shall mean a program approach, within a physical structure, which provides and coordinates a range of services, available on a 24-hour basis, for support of resident independence in a residential setting. Sherwood Zoning and Community Development Code 1.202.06. This declaration of restrictions is designed to keep the subject property in conformance with that certain land use approval and the condition set forth above. Declarant reserves the right, for itself and its successors in interest in title to the subject property, to petition, request or apply for an amendment of the condition set forth above and Declarant further reserves the right to apply for a

building permit or other approvals should such condition be modified, deleted or replaced. Declarant acknowledges that land use approval or other types of approval may be required in such instances.

The restrictions created by this Declaration may be removed only by the written consent, duly acknowledged and recorded, of the City Manager for the City of Sherwood.

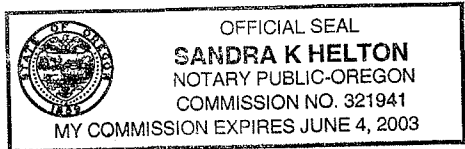
Dated 8-24, 2002.

SENIOR HOUSING NW, LLC

By: [Signature]
Name: Craig Smith
Title: President
Grecco, LLC
Managing Member

STATE OF OREGON)
)ss.
County of MULTNOMAH)

This instrument was acknowledged before me this 24th day of August, 2002, by CRAIG SMITH as MANAGING MEMBER of Senior Housing NW, LLC, an Oregon limited liability company, on behalf of the company.



Sandra
NOTARY PUBLIC FOR OREGON
My Commission Expires: 6/4/03



EXHIBIT "A"

PROPERTY DESCRIPTION
PARCEL 2 OF PARTITION PLAT 1997-042

A tract of land described as Parcel 2 of Partition Plat 1997-042 of Washington County Plat Records, recorded as Document Number 97047822, and being more particularly described as follows:

Beginning at a 5/8" iron rod with a yellow plastic cap marked "REPETTO PLS 657" marking the northeast corner of said Parcel 2; thence following the east line of said Parcel 2, South 00°08'12" East a distance of 16.47 feet to the "INITIAL POINT" of said Plat; thence following the boundary of said Parcel 2 the following seventeen courses and distances:

South 00°34'26" East a distance of 475.93 feet;
South 89°45'11" West a distance of 203.80 feet;
South 89°45'11" West a distance of 16.50 feet;
South 00°30'38" East a distance of 324.27 feet;
North 89°38'41" East a distance of 16.50 feet;
South 00°43'56" West a distance of 81.74 feet;
North 43°24'50" West a distance of 159.34 feet;
North 89°38'41" East a distance of 51.48 feet;
North 00°31'58" West a distance of 369.62 feet;
North 45°14'47" West a distance of 28.37 feet;
North 59°15'27" East a distance of 53.86 feet;
North 89°29'18" East a distance of 73.44 feet;
North 00°30'42" West a distance of 156.65 feet;
South 89°29'18" West a distance of 104.00 feet;
North 00°30'42" West a distance of 243.26 feet;
North 89°46'45" East a distance of 14.26 feet;
North 89°46'45" East a distance of 219.69 feet to the Point of Beginning; having an area of 2.418 acres.

SUBJECT TO: All easements, restrictions and rights-of-way of record.

Doc.: 20601

Date: Wednesday, June 05, 2002

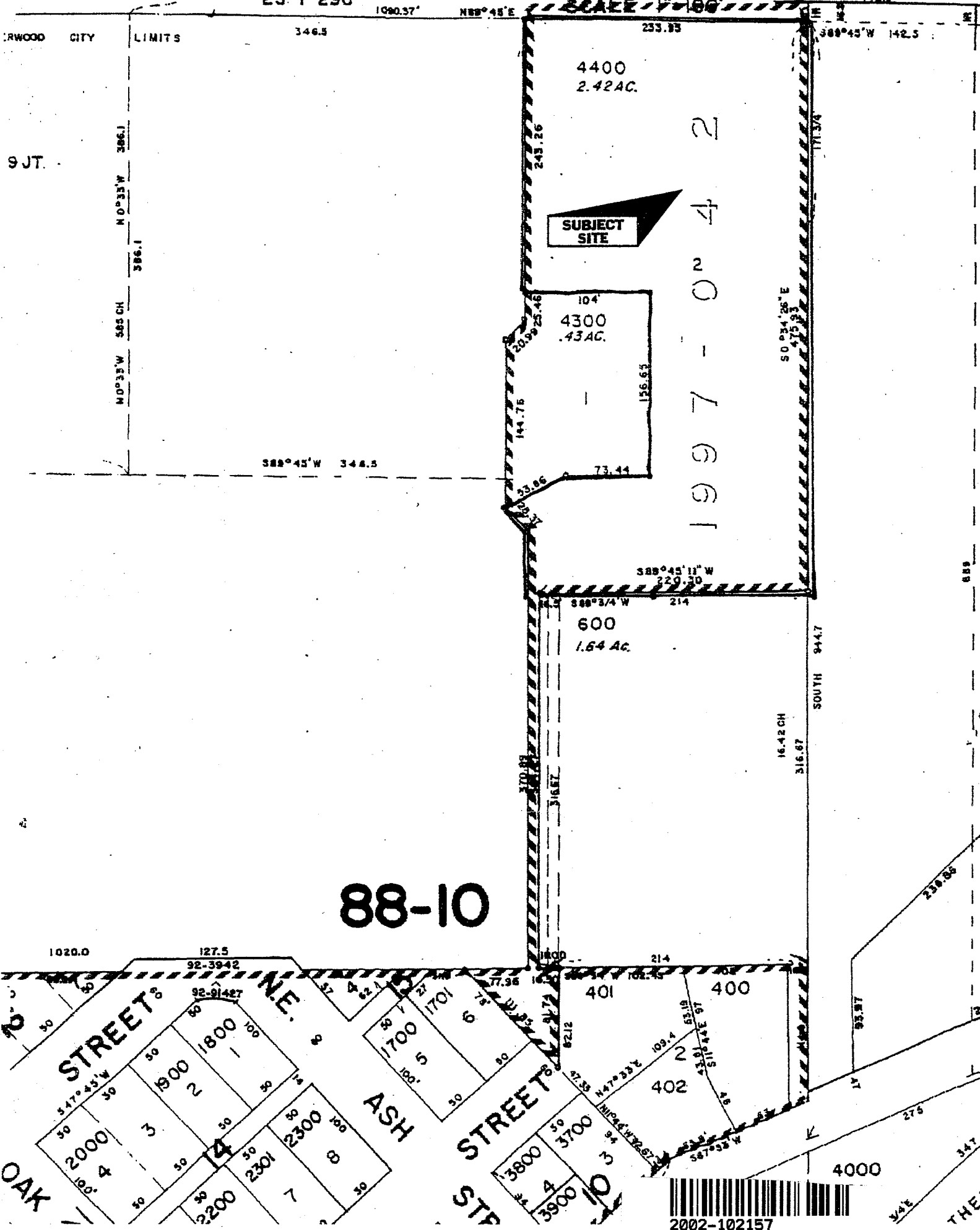


2002-102157

SEE MAP
25 I 29C

WASHINGTON COUNTY OREGON

SCALE 1" = 100'



88-10

