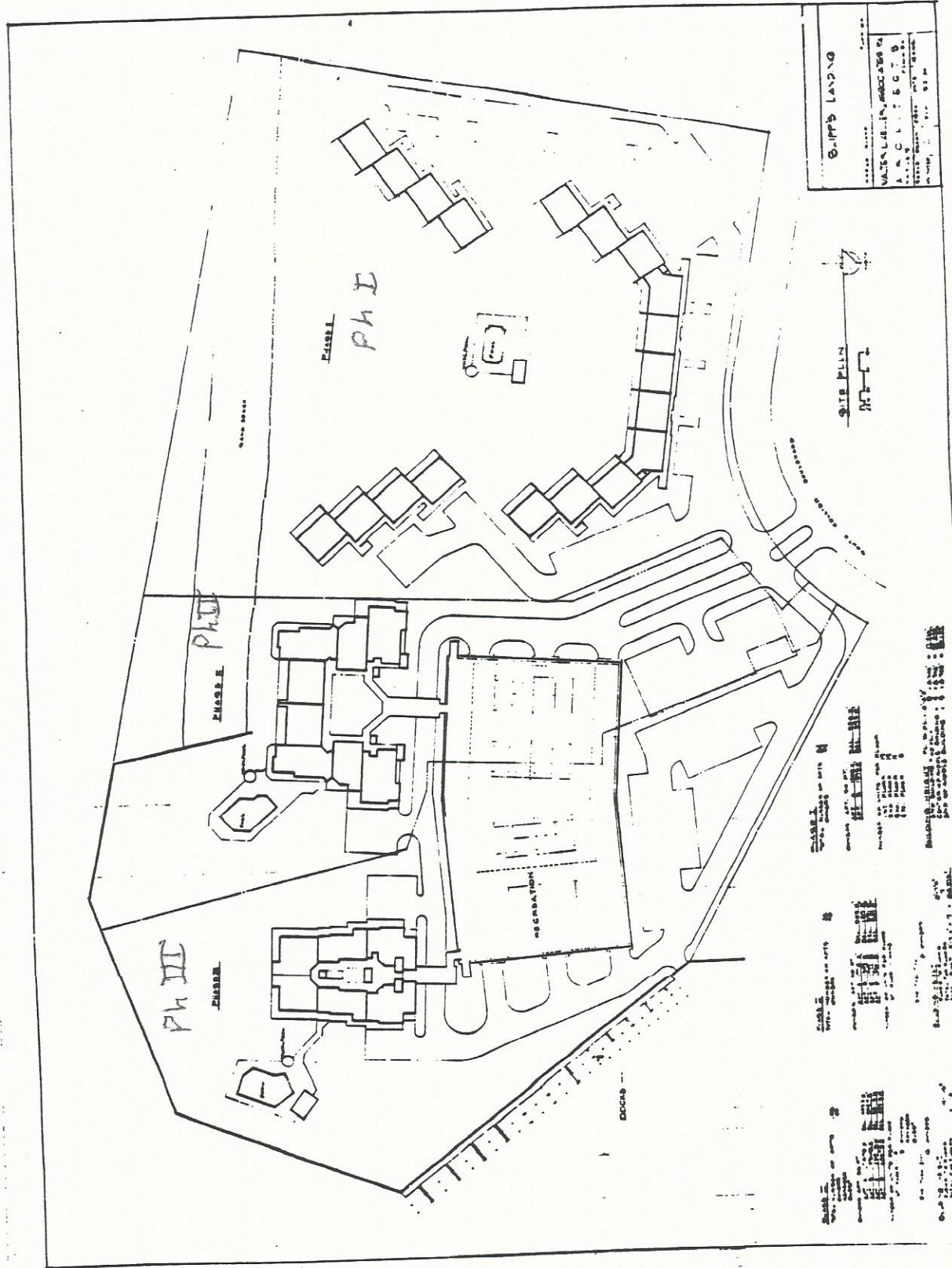
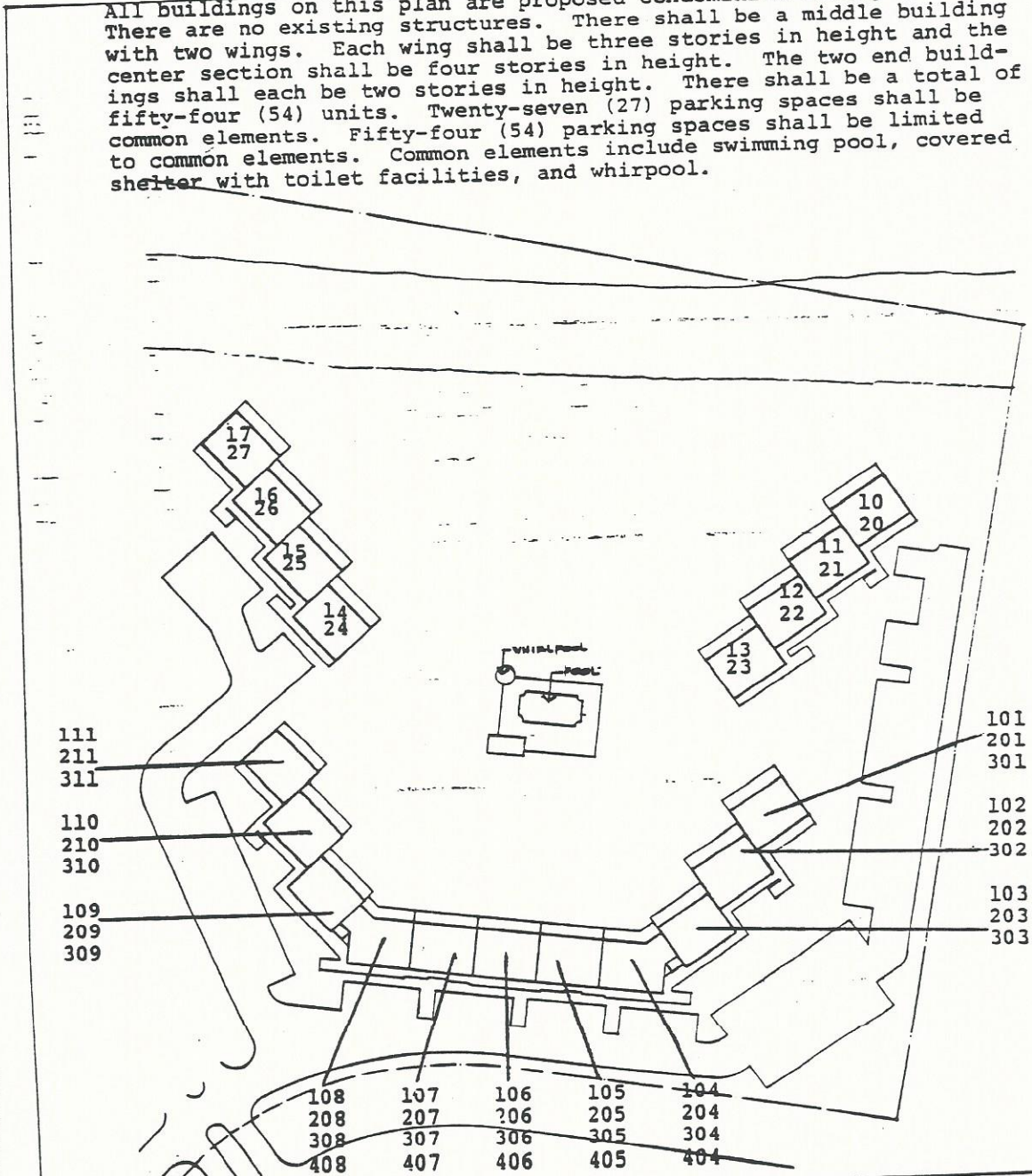


EXHIBIT VII
PLANS

- Page 1 - Overall site plan
- Page 2 - Phase I plot plan
- Page 3 - Unit plan - Phase I - "A" type
- Page 4 - Unit plan - Phase I - "B" type
- Page 5 - Phase II plot plan
- Page 6 - Phase II - Ground floor plan
- Page 7 - Unit plan - Phase II - "A" type
- Page 8 - Unit plan - Phase II - "B" type
- Page 9 - Unit plan - Phase II - "C" type
- Page 10 - Unit plan - Phase II - "D" type
- Page 11 - Phase III plot plan
- Page 12 - Phase III ground floor plan
- Page 13 - Unit plan - Phase III - "A" type
- Page 14 - Unit plan - Phase III - "B" type
- Page 15 - Unit plan - Phase III - "C" type
- Page 16 - Unit plan - Phase III - "D" type
- Page 17 - Social Pavilion
- Page 18 - Survey



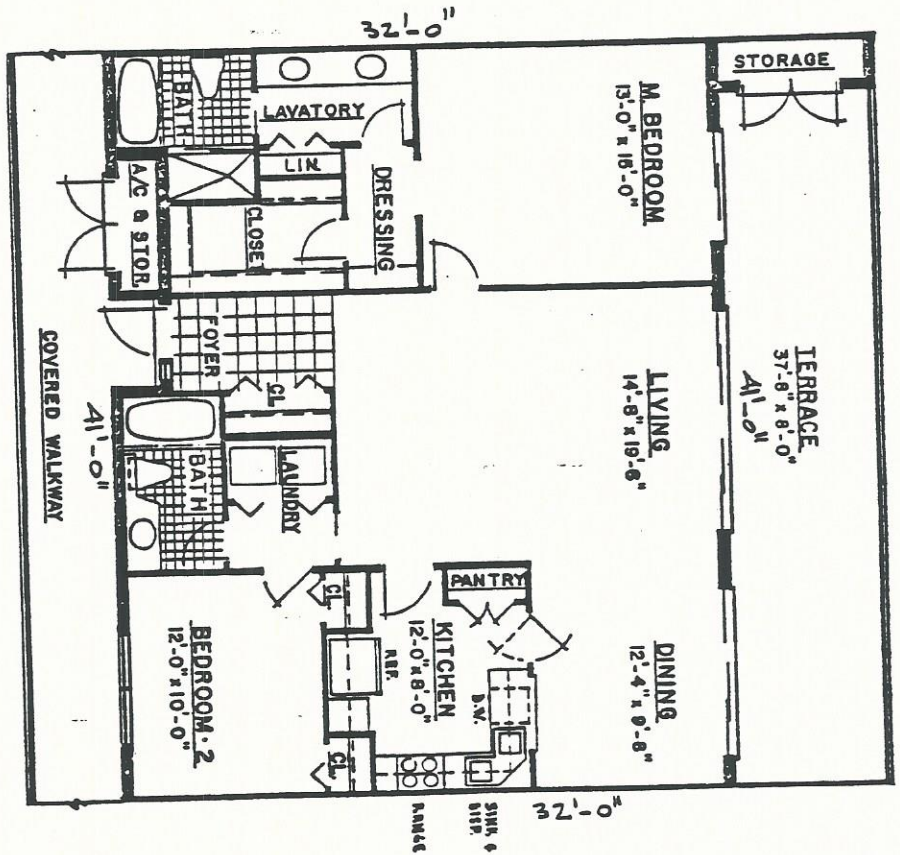
All buildings on this plan are proposed condominium living units. There are no existing structures. There shall be a middle building with two wings. Each wing shall be three stories in height and the center section shall be four stories in height. The two end buildings shall each be two stories in height. There shall be a total of fifty-four (54) units. Twenty-seven (27) parking spaces shall be common elements. Fifty-four (54) parking spaces shall be limited to common elements. Common elements include swimming pool, covered shelter with toilet facilities, and whirlpool.



Approximate size of buildings:
 Two end buildings- 164 ft. by 40 ft. each.
 Center segment of middle building- 205 ft. by 40 ft.
 Each wing of middle building - 123 ft. by 40 ft.

Phase I
 SITE PLAN

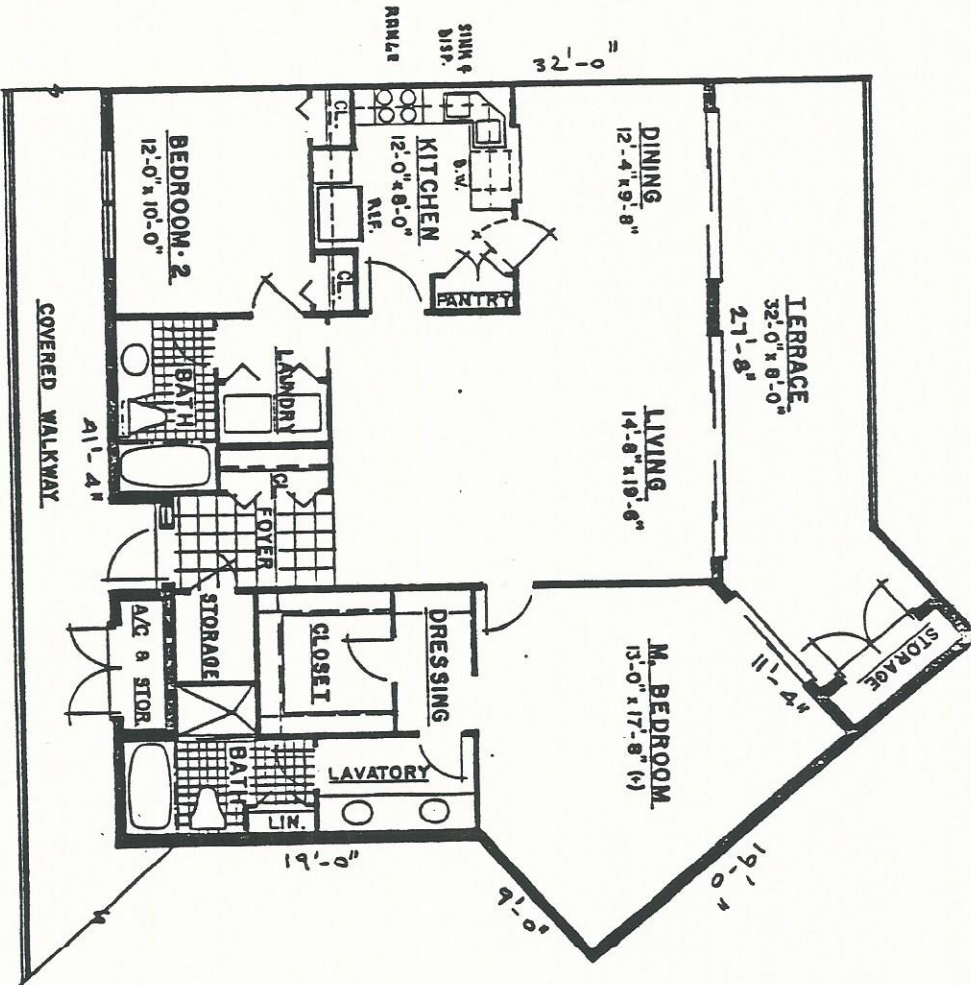
SHIPP'S LANDING			
PLANNING			
MAPLEWOOD			
WALTER L. KELLER ASSOCIATES, P.A.			
ARCHITECTS			
SCALE	DATE	BY	APP.
AS SHOWN	11/11/88	WJK	WJK



TYPICAL FLOOR PLAN TYPE 'A'

SHIPP'S LANDING, PHASE '1'

1300 S.F. LIVING AREA
 336 S.F. TERRACE & STORAGE
 1636 S.F. TOTAL



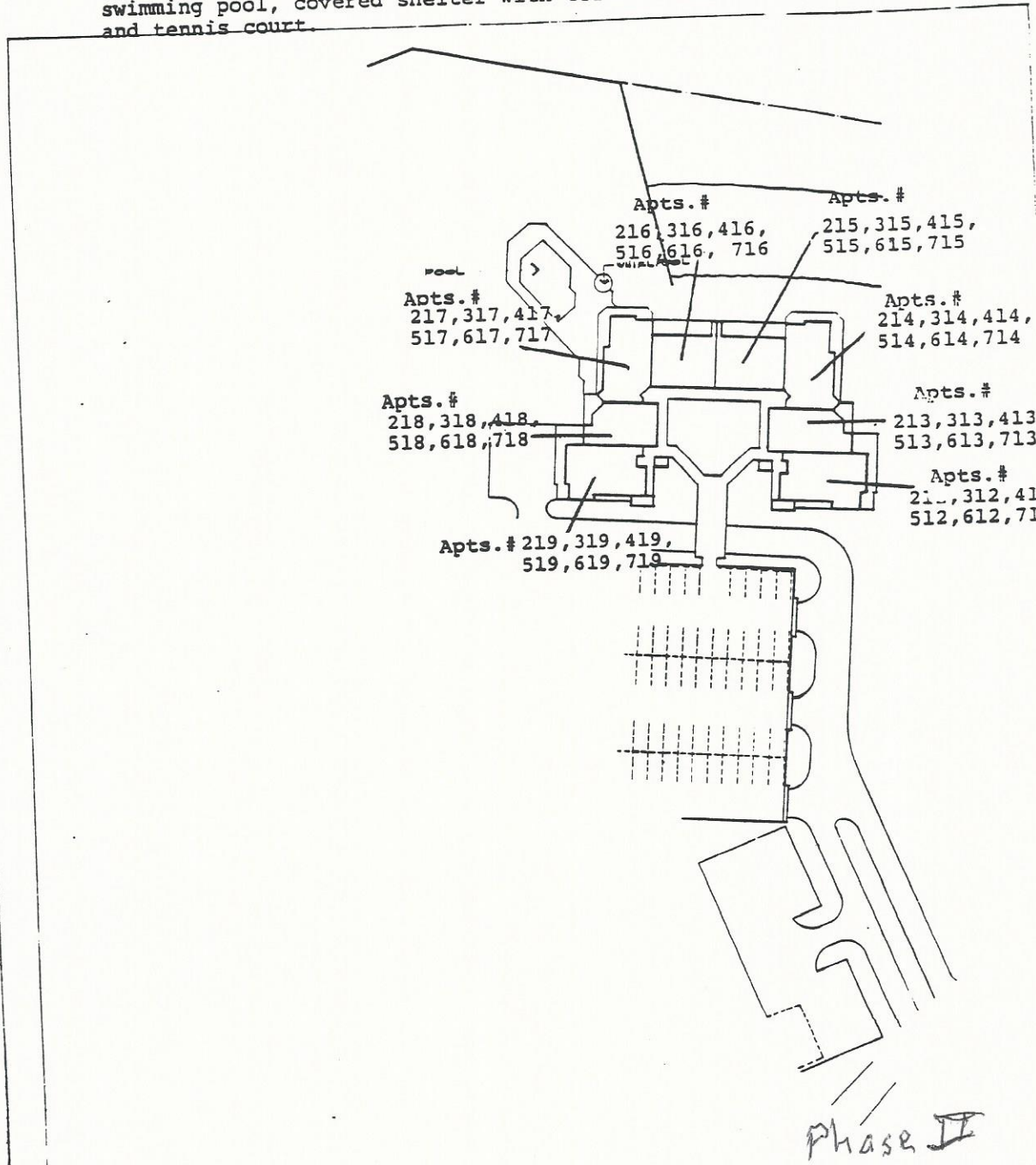
TYPICAL FLOOR PLAN TYPE 'B'

SHIPP'S LANDING, PHASE 1

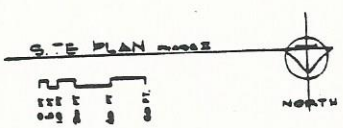
1375 S.F. LIVING AREA
295 S.F. TERRACE & STORAGE
1670 S.F. TOTAL

Walter L. Keller AIA
Naples, Florida 33937

All buildings on this plan are proposed condominium living units. There are no existing structures. There shall be one building in this phase, seven (7) stories in height. There shall be forty-eight (48) living units. Forty-eight (48) parking spaces shall be limited common elements. Twenty-four (24) swimming pool, covered shelter with toilet facilities, whirlpool and tennis court.

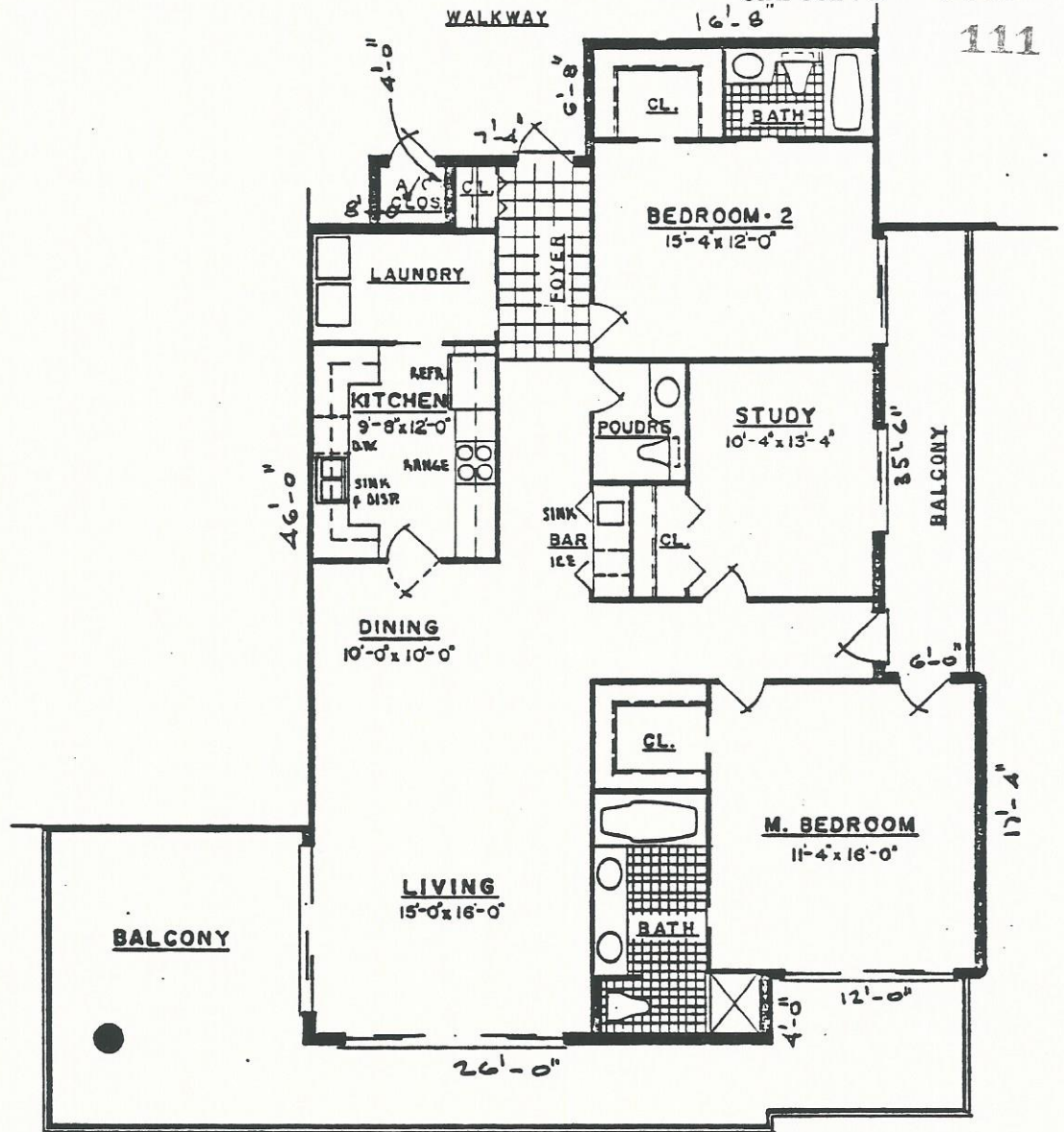


Approximate size of building -
204 ft. by 138 ft.



S. PPS LANDING					
PHASE II					
NO.	DATE	BY	CHKD.	DATE	BY
1	10-20-78	VLK			

NAME: VALTER L. KELLER, ASSOCIATES PA
 ARCHITECTS
 ADDRESS: 1000 S. ...
 PHONE: ...



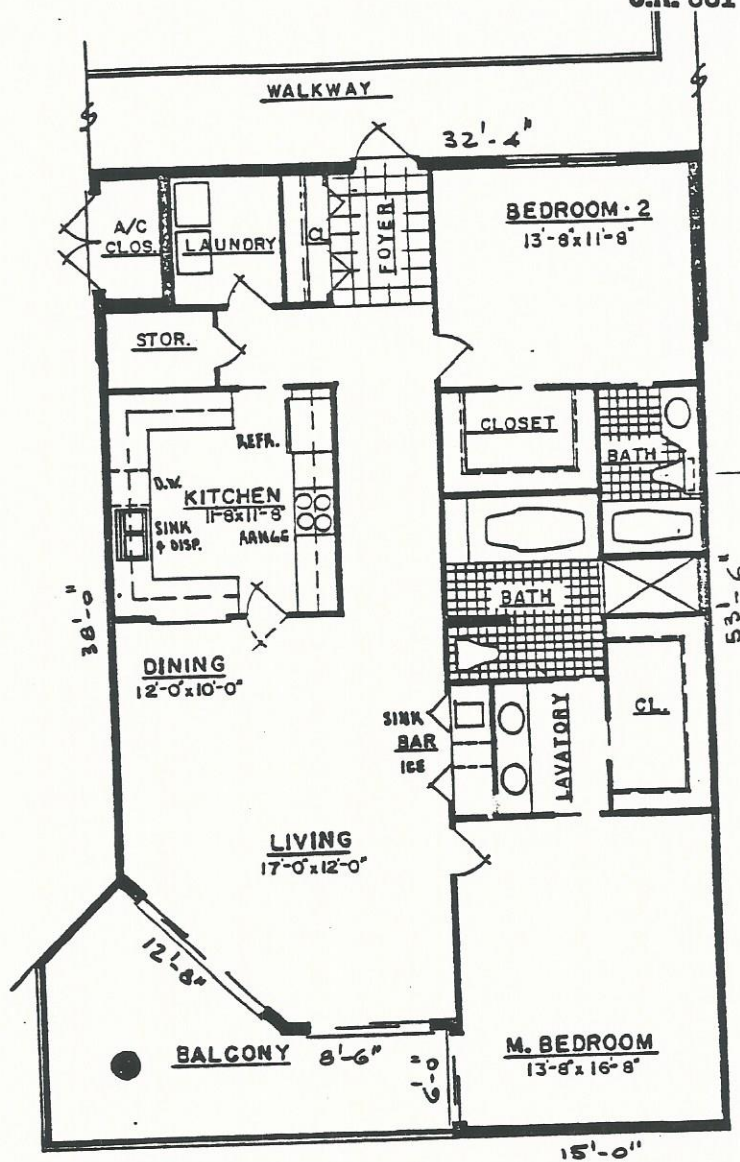
TYPICAL FLOOR PLAN — TYPE 'A'

1,778 S. F. LIVING AREA

602 S. F. BALCONY

2,380 TOTAL

Phase II

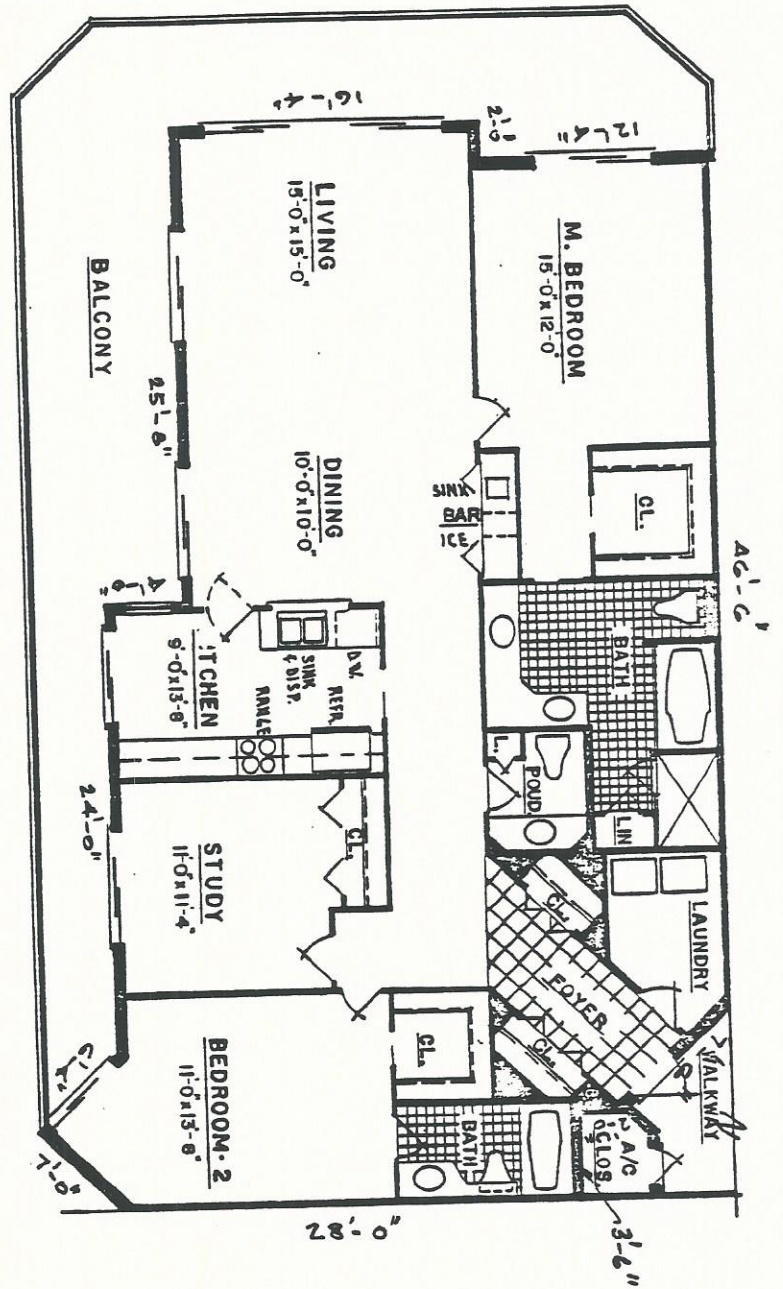


TYPICAL FLOOR PLAN — TYPE 'B'

1,549 S.F. LIVING AREA
 189 S.F. BALCONY

1,738 TOTAL

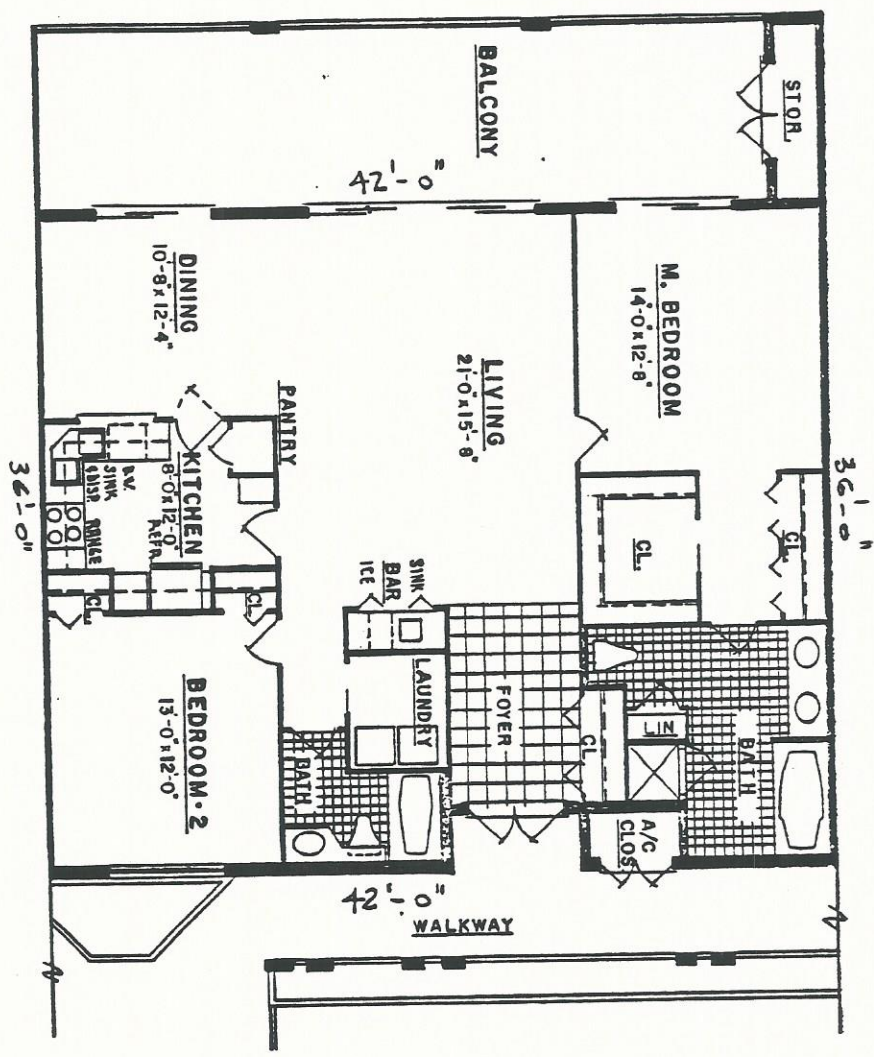
PHASE II



TYPICAL FLOOR PLAN — TYPE 'C'

PHASE II

1,777 S.F. LIVING AREA
 521 S.F. BALCONY
2,298 TOTAL

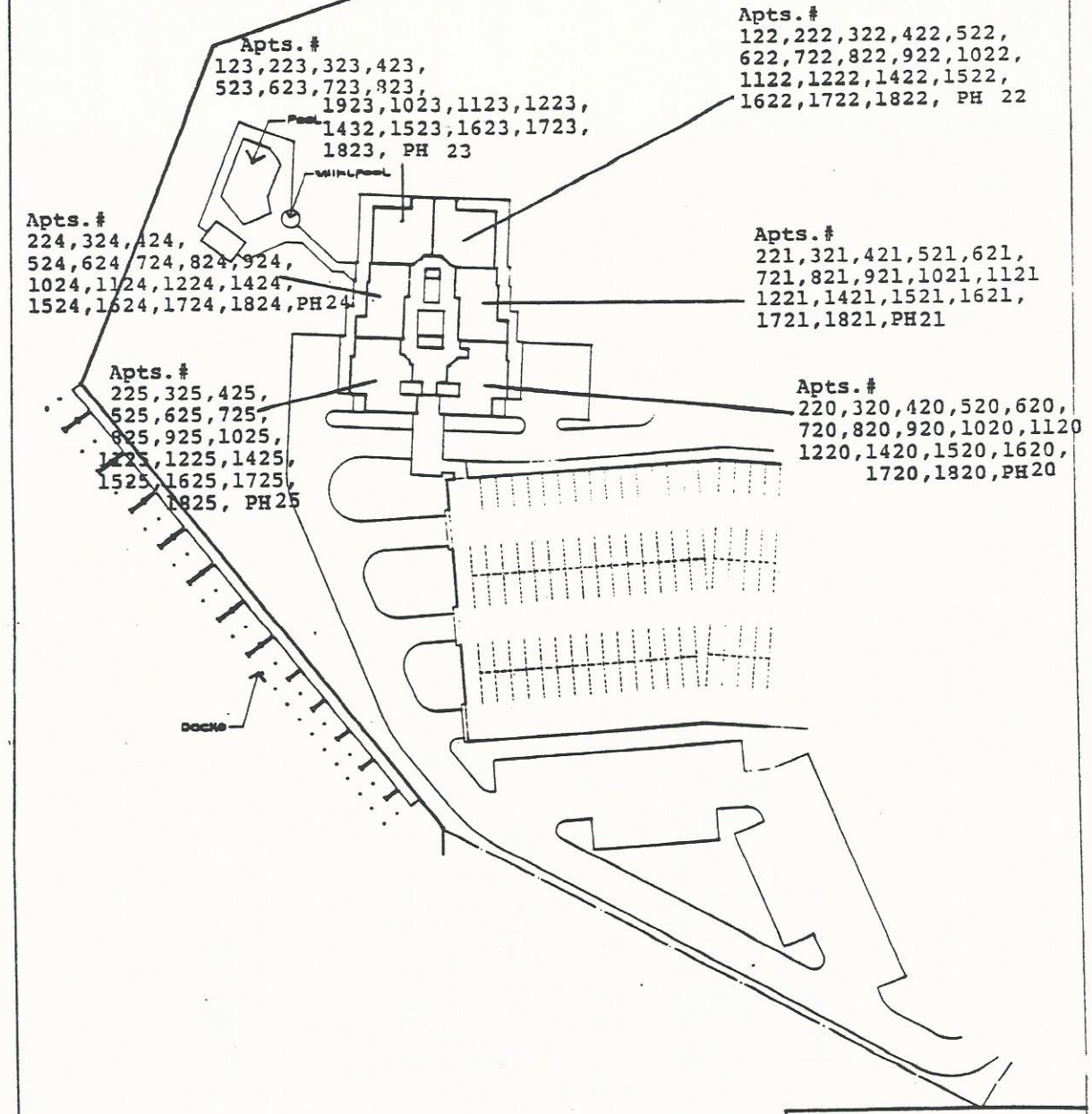


TYPICAL FLOOR PLAN — TYPE 'D1'

PHASE II

1,510 S. F. LIVING AREA
 387 S. F. BALCONY
1,897 TOTAL

All buildings on this plan are proposed condominium living units. There are no existing structures. There shall be one building consisting of seventeen (17) floors. There shall be one hundred and four (104) living units. Fifty-four (54) parking spaces shall be limited common areas. The ground floor shall contain a guest room, a manager's apartment and two living units.



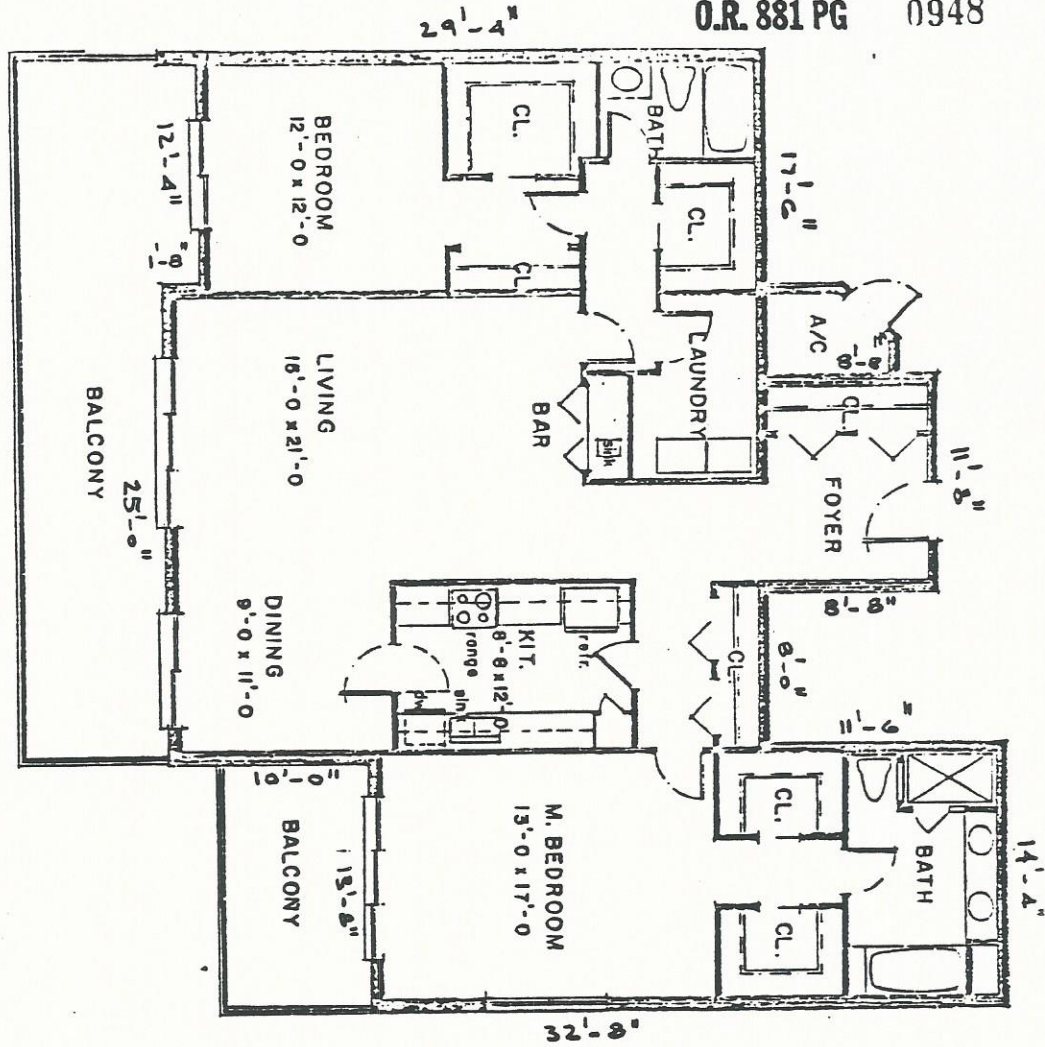
SITE PLAN Phase III



GUPP'S LANDING				
PHASE III				
AREA ISLAND		PLANNING		
WALTER L. KELLER, ASSOCIATES, P.A.				
ARCHITECTS				
NAPLES, FLORIDA				
SCALE	DESIGN	ARCH.	DATE	COORD.
AS NOTED	JR	W.L.K.	9-21-68	

Common areas include swimming pool, covered shelter with toilet facilities, whirlpool, two (2) tennis courts, and a social pavilion. Phase III shall also include a seawall and twenty-four (24) dock slips that will be available to unit owners on a rental basis.

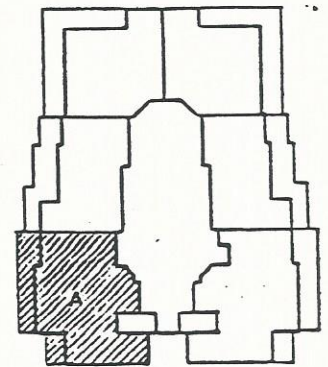
Approximate size of building - 100 ft. by 140 ft.

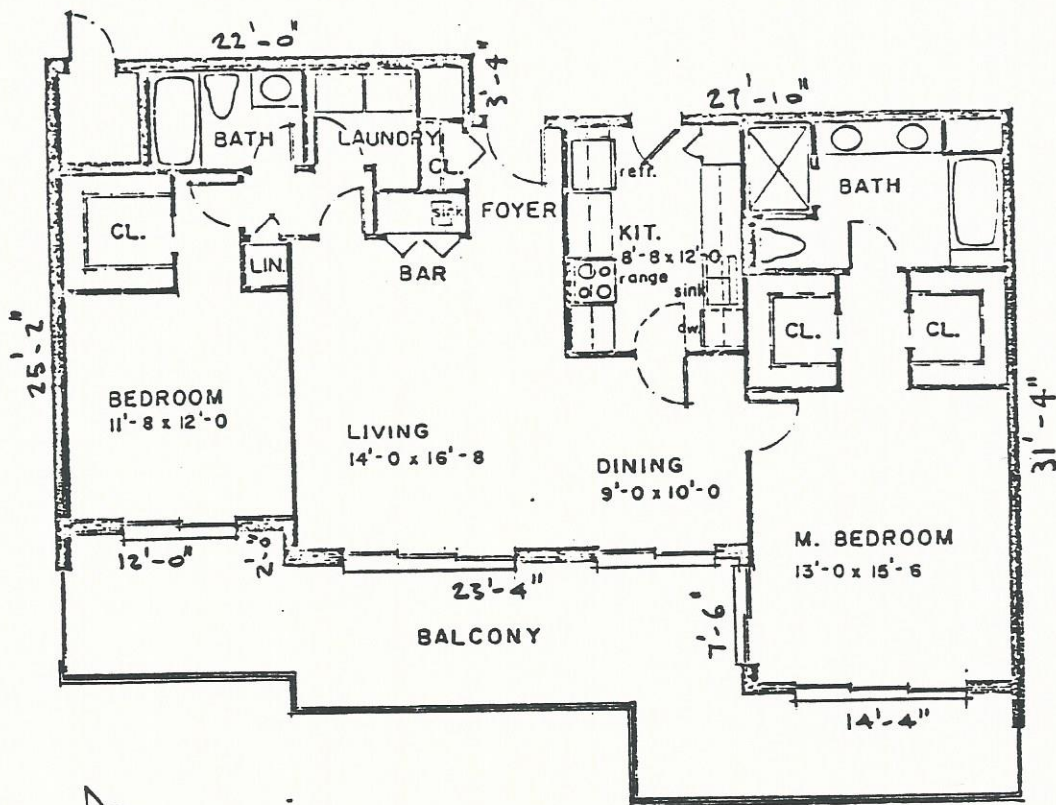


PHASE III

TYPICAL FLOOR PLAN TYPE 'A'

1711 S.F. LIVING AREA
 429 S.F. BALCONY
 2,140 S.F. TOTAL

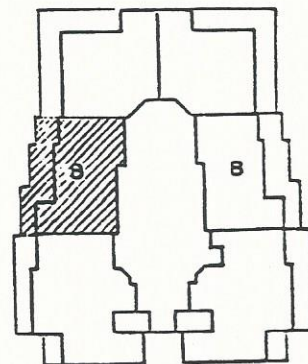


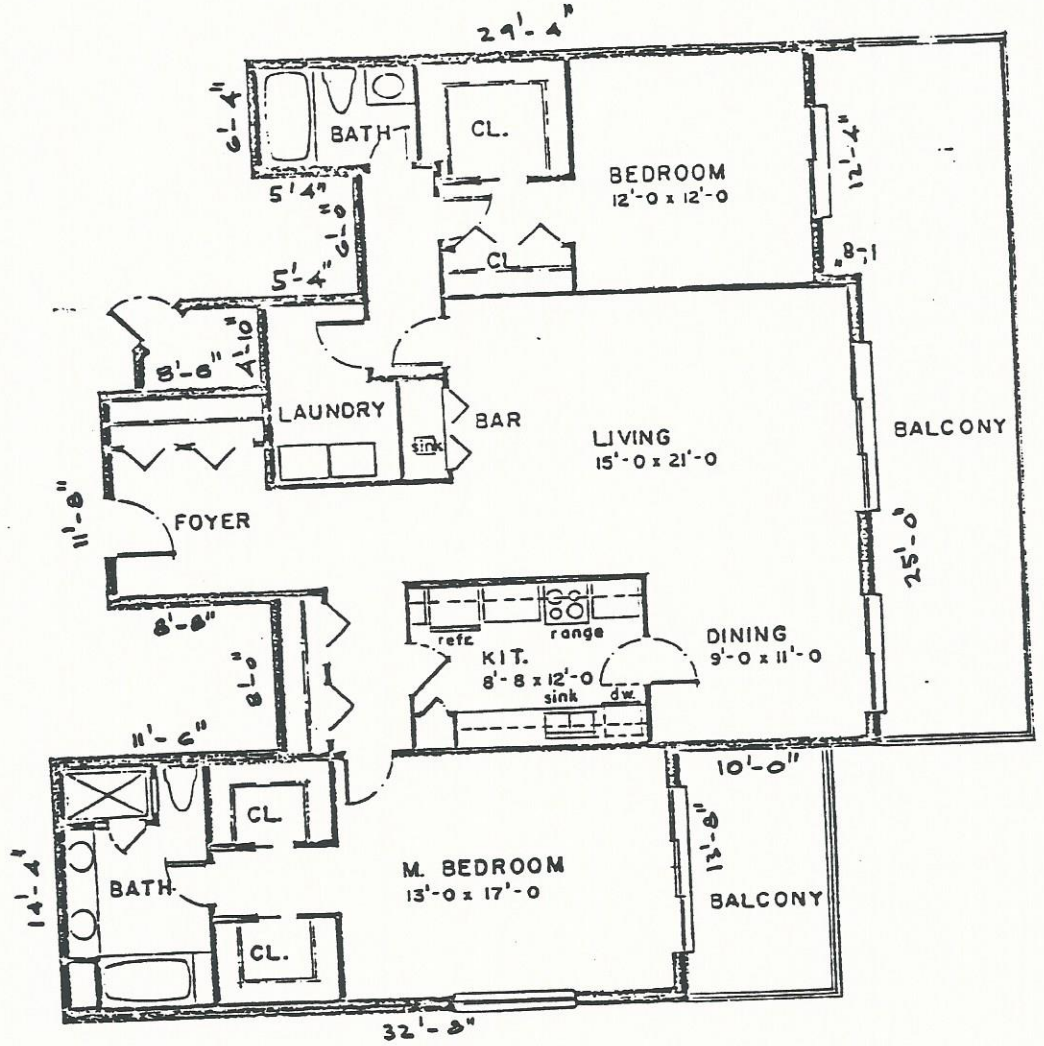


PHASE III

TYPICAL FLOOR PLAN - TYPE 'B'

1,296 S.F. LIVING AREA
 400 S.F. BALCONY
 1,696 S.F. TOTAL

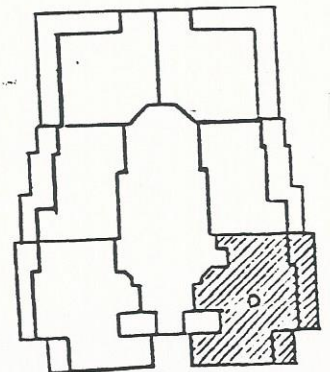


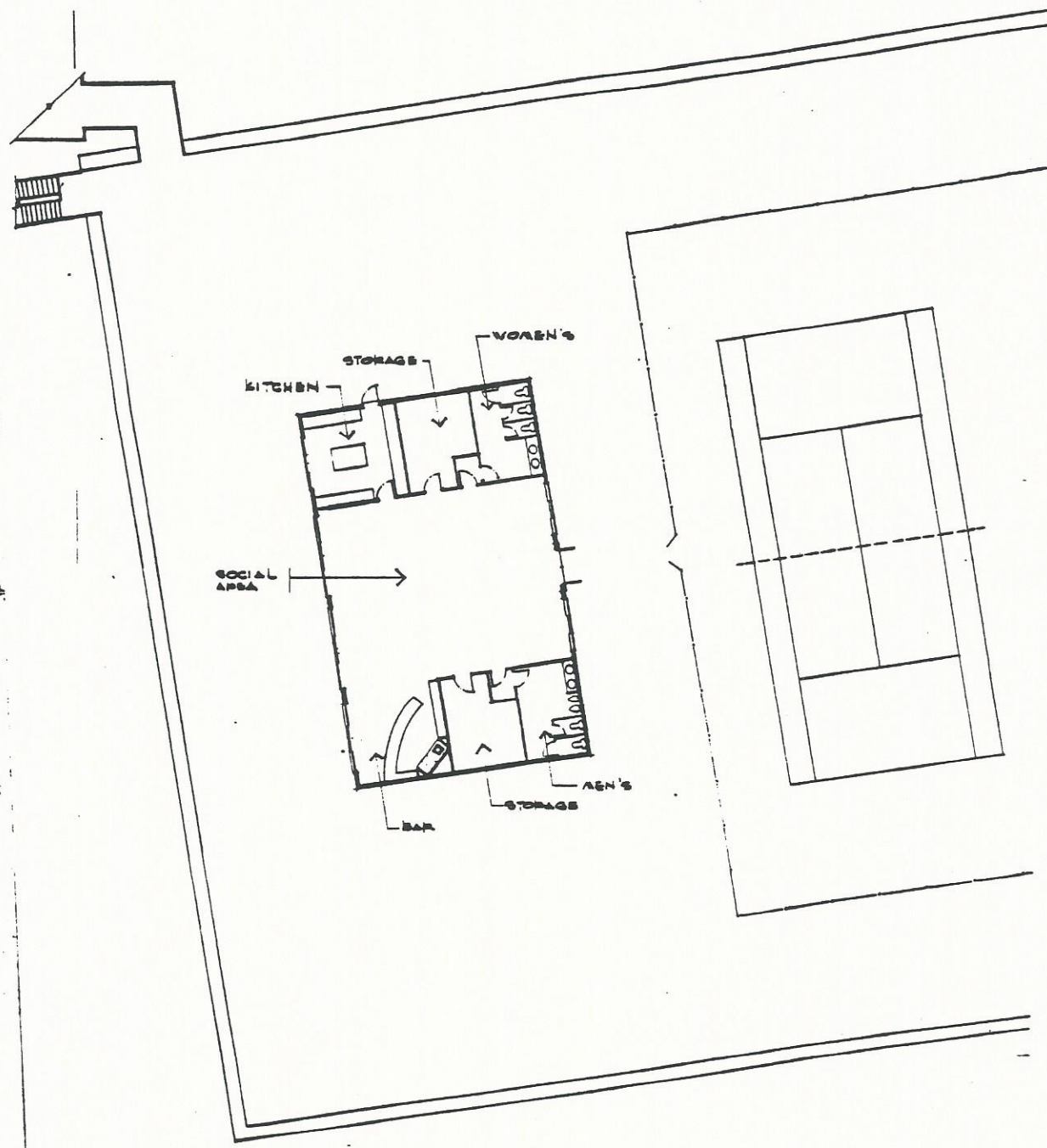


PHASE III

TYPICAL FLOOR PLAN - TYPE "D"

1,681 S.F. LIVING AREA.
 429 S.F. BALCONY
 2,110 S.F. TOTAL



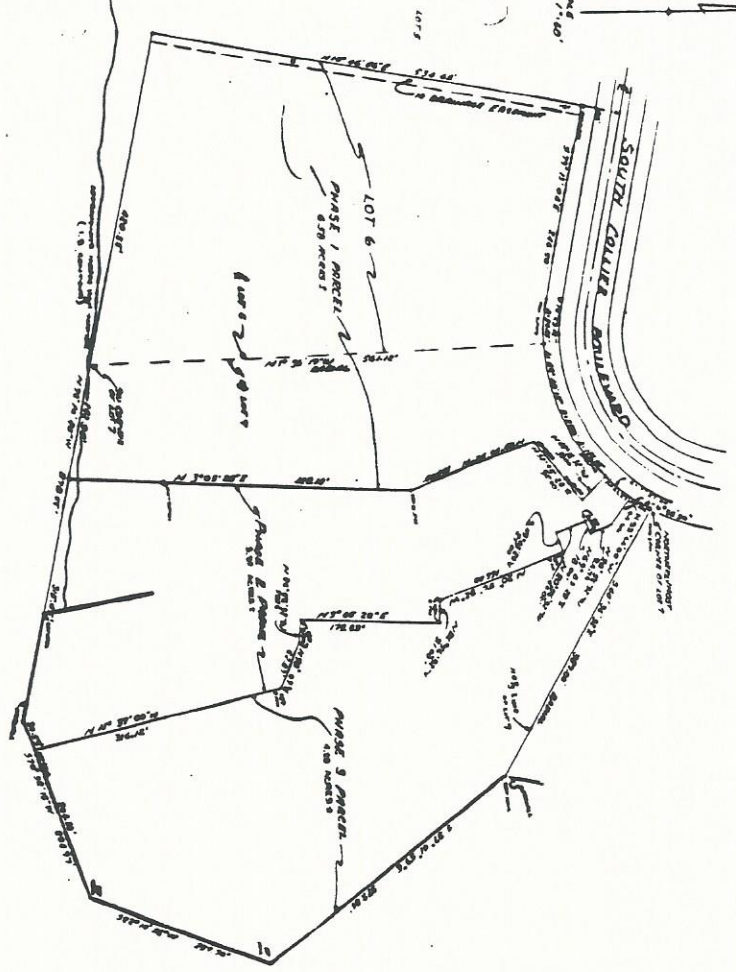


PHASE I SOCIAL PAVILION



SLIPPS LANDING
PAGE 2

ARABIC ISLAND FLORIDA
 WALTER WELLS ASSOCIATES P.L.
 ARCHITECTS
 MACLEOD
 FLORIDA
 2000 S. W. 10TH ST. SUITE 200
 MIAMI, FL 33135



CROSSING PASS

(City of Portland, Oregon)

FOR ROLL
 PLANNING DIVISION
 1500 COMMERCIAL AVENUE, S.W.
 PORTLAND, OREGON 97204

DEED INSTRUMENT
 Grant of Lot 6, Block 2, of Squir College Blvd. to the City of Portland, Oregon, as provided for in the City of Portland, Oregon, Ordinance No. 122,000, as amended, and recorded in Volume 122, Page 122 of the Public Records of the County of Multnomah, Oregon.

PHASE 1 PROJECT
 The City of Portland, Oregon, hereby grants to the City of Portland, Oregon, the right to use and occupy the land described in the above instrument for the purpose of the Squir College Blvd. project, as provided for in the City of Portland, Oregon, Ordinance No. 122,000, as amended, and recorded in Volume 122, Page 122 of the Public Records of the County of Multnomah, Oregon.

PHASE 2 PROJECT
 The City of Portland, Oregon, hereby grants to the City of Portland, Oregon, the right to use and occupy the land described in the above instrument for the purpose of the Squir College Blvd. project, as provided for in the City of Portland, Oregon, Ordinance No. 122,000, as amended, and recorded in Volume 122, Page 122 of the Public Records of the County of Multnomah, Oregon.

PHASE 3 PROJECT
 The City of Portland, Oregon, hereby grants to the City of Portland, Oregon, the right to use and occupy the land described in the above instrument for the purpose of the Squir College Blvd. project, as provided for in the City of Portland, Oregon, Ordinance No. 122,000, as amended, and recorded in Volume 122, Page 122 of the Public Records of the County of Multnomah, Oregon.