

SURVEY FOR:
REAL PROPERTY RESOURCES
SUITE 200
21235 HAWTHORNE BOULEVARD
TORRANCE, CALIFORNIA 90503



SURVEY BY:
MARQUESS & ASSOCIATES, INC.
1120 EAST JACKSON STREET
P.O. BOX 490
MEDFORD, OREGON 97501

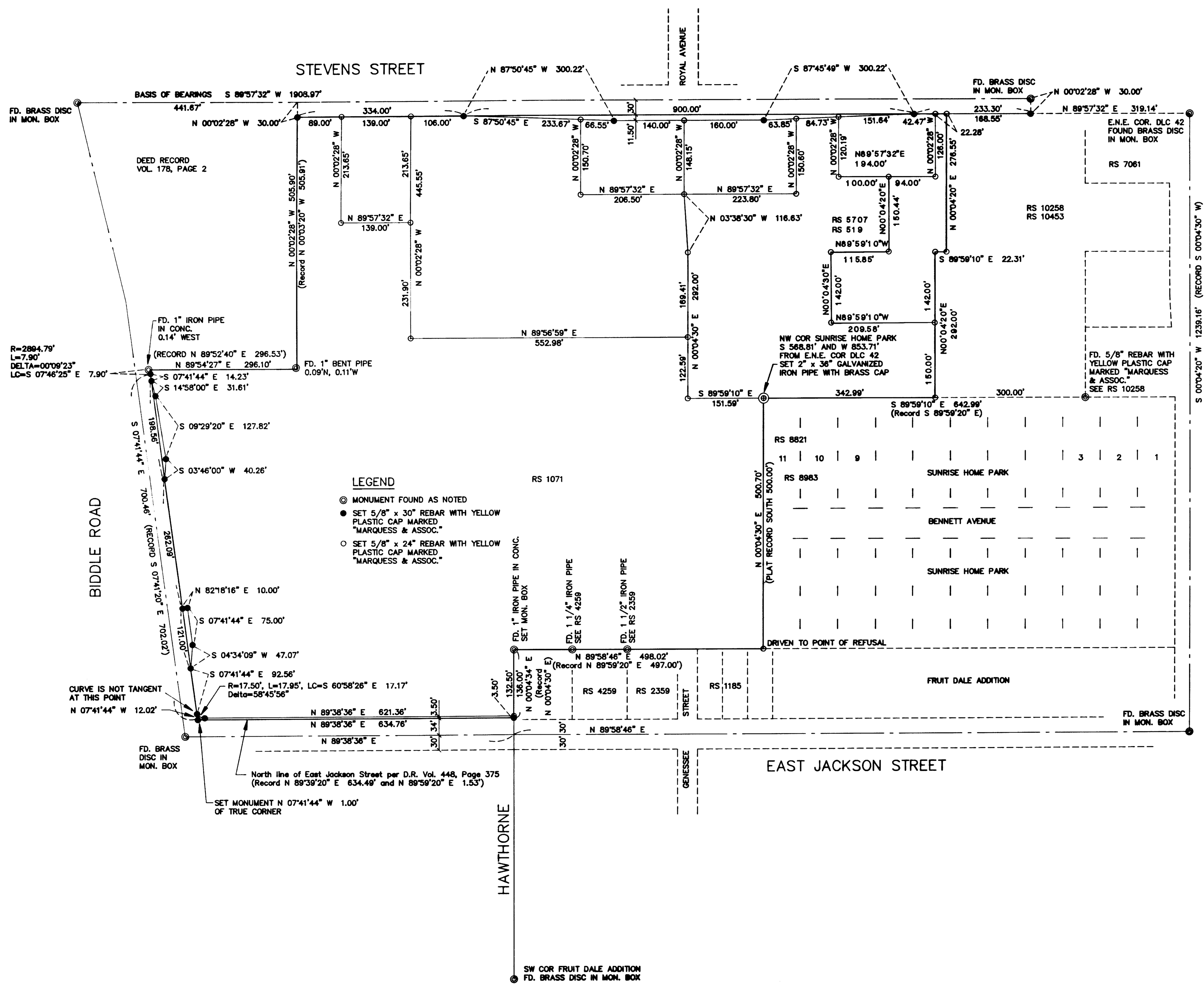
1" = 100'

LOCATION:
WITHIN THE SOUTHWEST AND SOUTHEAST QUARTERS
OF SECTION 19, DONATION LAND CLAIM NO. 42,
TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF MEDFORD, JACKSON COUNTY, OREGON

DATE:
AUGUST 1 1987

RECEIVED
DATE 8/19/87 By: [Signature]
This survey consists of:
1. Survey Map
3. (pages) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]
STATE OF OREGON
ROBERT JOSEPH MALIS
No. 127



- LEGEND**
- ⊙ MONUMENT FOUND AS NOTED
 - SET 5/8" x 30" REBAR WITH YELLOW PLASTIC CAP MARKED "MARQUESS & ASSOC."
 - SET 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP MARKED "MARQUESS & ASSOC."

CURVE IS NOT TANGENT AT THIS POINT
N 07°41'44" W 12.02'
R=17.50', L=17.95', LC=S 60°58'26" E 17.17'
Delta=58°45'36"

North line of East Jackson Street per D.R. Vol. 448, Page 375
(Record N 89°39'20" E 634.49' and N 89°59'20" E 1.53')

SET MONUMENT N 07°41'44" W 1.00'
OF TRUE CORNER

The East Jackson Street deeds (D.R. Volume 446, Page 332 and Volume 448, Page 375) indicate the angle point monument in East Jackson as being 1.28' west of the west line of the Fruitdale Addition. These deeds apparently were based on a record distance of 1350' for the west line of the Fruitdale Addition from the east line of DLC No. 42. City of Medford Field Book 210, Pages 3 and 5 dated July 16, 1946 indicate the centerline intersection of East Jackson and Hawthorne to be on the west line of the Fruitdale Addition. The actual monumented location of the Fruitdale west line is west of its record location. Lovejoy's Survey 1071 recognized this correction.

The north line of the Fruitdale Addition was established using the found monuments of Recorded Surveys 1071, 2359 and 4259. This location also agrees with the found monuments shown in the City of Medford Field Book 210, Page 3.

The east line of the subdivision and north line of Sunrise Home Park are as previously surveyed by this office for Recorded Surveys 10258 and 10453.

August 1987

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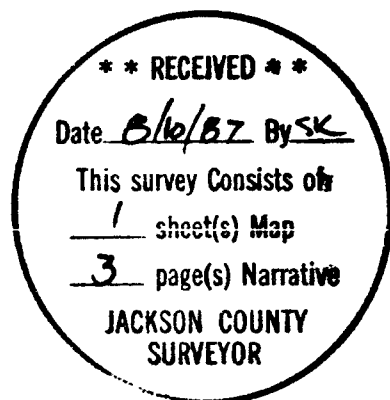
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert Joseph Milts

OREGON
SEPTEMBER 23, 1977
ROBERT JOSEPH MILTS
No. 1270

Robert Joseph Milts

Robert Joseph Milts, P. E.
Professional Land Surveyor



The City of Medford Field Book 284, Page 28, dated February 15, 1961 shows a survey done on Stevens Street. This survey tied in monuments along the north line of DLC No. 42 and shows stations for the monuments. This survey indicates that the City established the south line of Stevens Street to be the same as the north line of DLC No. 42 as determined from the found monuments at the east northeast corner of DLC No. 42 and the northeast corner of the COPCO tract.

The City also shows finding a second monument (a 1" I.P. at the Sears northwest corner, see RS 1071) south and east of the COPCO corner. Our measurements for the monuments along Stevens Street, and then calculating the position of the COPCO corner from the City notes, would put the corner at a distance a couple of tenths greater than the record distance of 1786.2 feet from the east northeast corner of DLC No. 42. After further research in the Boyden records we found that in 1959, Lee Pinkham who was employed by Mark Boyden, had measured this distance to be 1786.48 feet, which would agree closely with the position calculated from the City notes. Using the position the City found for the northeast corner of the COPCO tract, we then calculated the position of the southeast corner of the COPCO tract. Then the distance on the south line agreed within a few hundredths of fitting the curve on Biddle Road based on City monumentation.

The Medford Shopping Center site was originally surveyed and monumented by Recorded Survey No. 1071 which was filed by Leland Lovejoy in December of 1957. We found from field measurements the distance for the Shopping Center along Biddle Road is actually greater than that shown on the map of RS 1071. We have used the curve location and data as shown on Page 25 of Field Book 284 of the City of Medford. Lovejoy's monument at the southwest corner of the COPCO tract is in the correct location in the north-south direction, but 0.14' too far west to fit the Biddle Road curve. In order to establish the centerline of Biddle Road north of East Jackson Street we used the City angle of $97^{\circ}20'20''$ as shown on Page 25 of the City notes.

MEDFORD CENTER

SURVEY NO. 10945

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: Real Property Resources
Suite 200
21235 Hawthorne Boulevard
Torrance, California 90503

LOCATION: Within the southwest and southeast quarters of
Section 19, Donation Land Claim No. 42, Township 37
South, Range 1 West, Willamette Meridian, City of
Medford, Jackson County, Oregon.

PURPOSE: To survey the lands known as the Medford Shopping
Center, now called the Medford Center. To monument the
outside boundary and to set interior pins, as directed
by the owner, for future use.

EQUIPMENT: Mac 1H EDM, Wild T1A Theodolite

PROCEDURE: The boundaries at the northwest corner of the
subdivision are controlled by the south and east lines of the California Oregon
Power Company tract as described in Volume 178, Page 2 of the Jackson County
Deed Records. This document describes the parcel as being conveyed out of a
larger tract of the grantor and having all corners marked with a 3/4 inch iron
pipe. We have assumed that these monuments, if they could be found, would
indicate the intentions the 1929 deed of conveyance. The original monuments
for this tract were set by C. Z. Boyden, and his description of the tract
appears on Page C-27 of Survey Book A2 (1913 - 1952) at the Jackson County
Surveyor's Office. We searched for, but were not able to field locate any of
the original monuments for this tract, and our conclusions are based on a
search of the City Field Books and the ties and notes of other private surveys
which reference these original monuments. We found that the COPCO monuments
were sometimes called 1/2" pipes and sometimes called 3/4" iron pipes, but
apparently referring to the same monuments. Mr. Mark E. Boyden graciously
provided us with access to the original field notes and worksheet by C. Z.
Boyden for the COPCO survey.