

MAP OF A.L.T.A. SURVEY

LOCATED in the SE 1/4 of Section 5,
T. 38 S., R. 1 W., W.M.,
in Jackson County, Oregon.

December 28, 1993

Towne and Country Properties
3306 South Pacific Highway
Medford, Oregon 97501

SURVEYED FOR: Project Resources Inc.
4225 Executive Square, Suite 1000
La Jolla, California 92037

SURVEYED BY: Edwards Surveying and Land Planning, Inc.
816 West 8th Street
Medford, Oregon 97501
Phone (503) 776-2313

SURVEYOR'S CERTIFICATE

The undersigned, being a registered surveyor of the State of Oregon, certifies to Towne and Country Properties, MMC, its successors and assigns and American Pacific Title and Escrow Company as follows:

This map and the survey on which it is based were made in accordance with the "Minimum Standard Detail requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 1992, meets the accuracy requirements of an urban survey, as defined therein, and includes items 2, 3, 4, 5, 6, 9, 10, 11 and 13 of Table A thereof. The survey was made on the ground between 11/12/93 and 11/17/93 and correctly shows the area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property, and any other matters situated on the subject property. Except as shown on the survey, there are no visible easements or rights of way of which the undersigned has been advised. Except as shown on the survey, there are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property. The location of each easement, right of way, servitude, and other matters affecting the subject property and listed in the title insurance commitment dated November 8, 1993, issued by American Pacific Title and Escrow Company with respect to the subject property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is a portion of the property described in that title commitment. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of record referenced in such title commitment. The subject property has access to and from a duly dedicated and accepted public street or highway. Except as shown on the survey, the subject property does not serve any adjoining property for drainage, utilities or ingress and egress. The record description of the subject property is a Parcel number of a recorded Partition Plat and forms a mathematically closed figure as shown on the survey. No portion of the subject property as shown on the survey lies within a Special Flood Hazard Area, as described in the Flood Insurance Rate Map for the community in which the subject property is located.

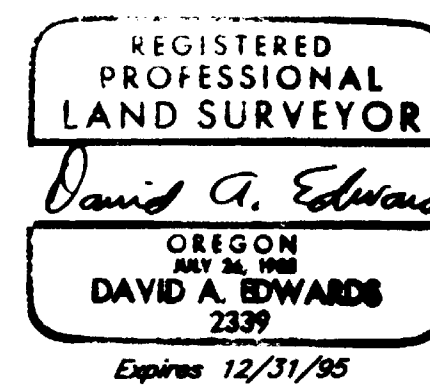
The parties listed above are entitled to rely on the survey and this certificate as being true and accurate.

David A. Edwards

David A. Edwards, L.S.
Registration No. 2339

Dated: December 28, 1993

1-14-94
2
1



LEGAL DESCRIPTION

Parcel 3 of Minor Land Partition recorded as Partition Plat No. P-159-1990 of the Records of Jackson County, Oregon; Index Volume 1, Page 159, County Survey No. 12348, in Jackson County, Oregon.

LEGEND

- ⊙ Indicates Brass cap mon. stamped "J.C.S." fd.
- Indicates 5/8" diam. I. pin w/cap mkd. "D. McMahon LS 1931" fd.
- Indicates 5/8" diam. I. pin fd.
- Indicates 1" diam. I. pipe open fd.
- Indicates 5/8" x 30" steel pin w/red plastic cap mkd. "D.A. EDWARDS-LS 2339" set.
- () Indicates record data per S.N. 12348.
- ⊗ Indicates existing water meter
- ⊕ Indicates existing fire hydrant
- Indicates existing water valve
- Indicates existing storm drain catch basin
- ⊗ Indicates existing gas meter
- ⊕ Indicates existing gas valve
- ⊕ Indicates existing utility pole
- ⊕ Indicates existing utility pole w/guy anchor
- Indicates existing telephone or electric riser box

- BC = Back of Curb
- CF = Curb Face
- E = Electric Line
- EP = Edge Pavement
- E/T = Electric and Telephone
- FNC = Fence
- GAS = Gas Line
- GUY = Guy Anchor
- LA = Landscape Area
- OHNG = Building Overhang
- SW = Sidewalk
- TEL = Telephone Line
- TRSR = Telephone Riser Box
- TVRSR = Cable Television Riser Box
- UP = Utility Pole
- WL = Water Line
- WM = Water Meter
- WV = Water Valve

- Indicates easement
- Indicates existing building overhang
- Indicates existing fence line
- Indicates existing water line
- Indicates existing gas line
- Indicates existing sanitary sewer line
- Indicates existing electric line
- Indicates existing telephone line
- Indicates existing electric and telephone line
- Indicates existing cable television line

Vol. & Pg. = Deed records for Jackson County, Oregon

Doc. No. = Official records for Jackson County, Oregon

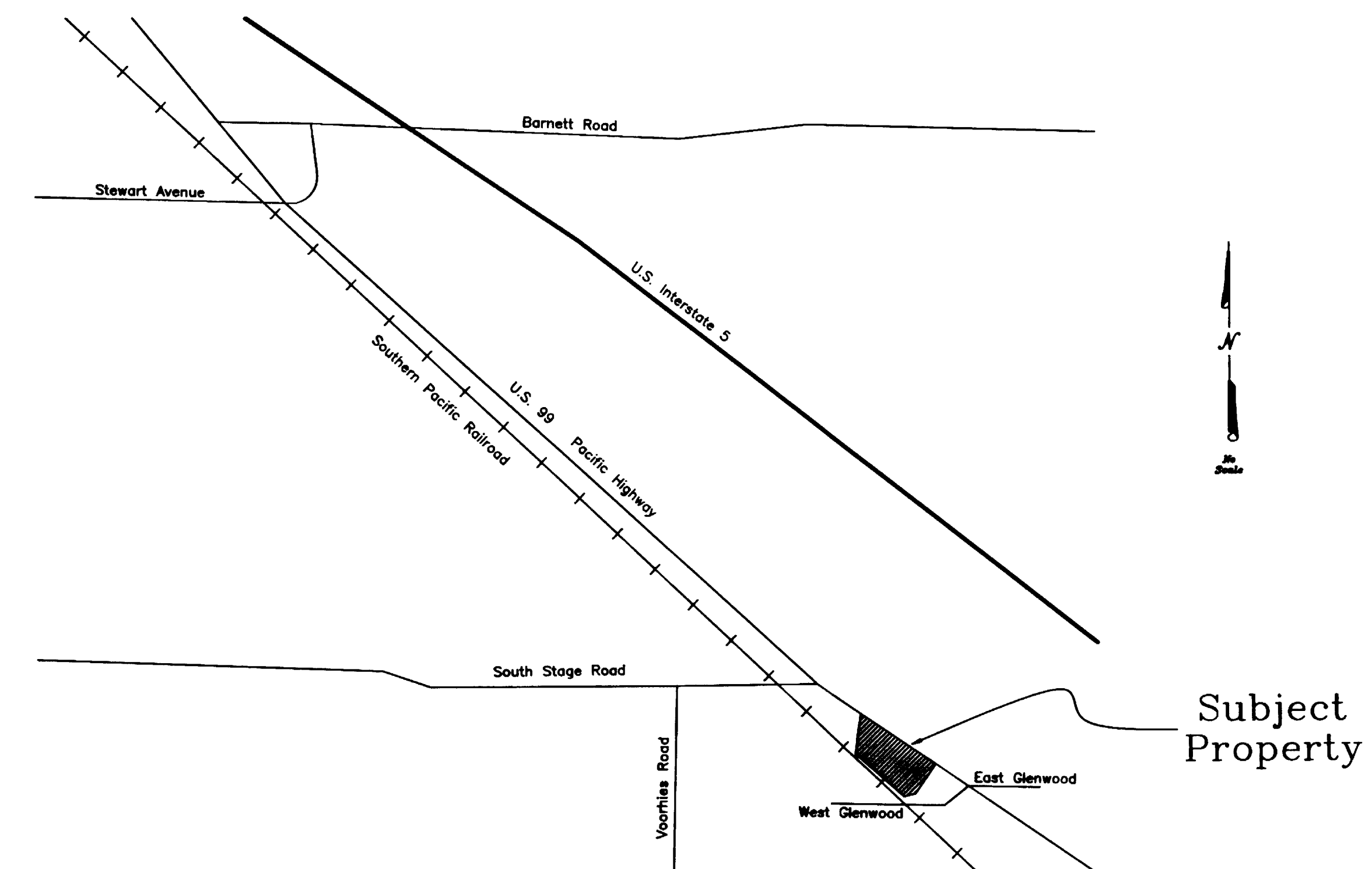
J.C.S. = Jackson County Surveyor

S.N. = Survey Number

W.M. = Witness Monument

BASIS OF BEARINGS: Survey Number 11834

Vicinity Map



Subject Property

Edwards Surveying & Land Planning Inc.

816 West 8th Street
Medford, OR 97501
Tel.: (503) 776-2313
FAX: (503) 776-9978



223 SW "I" Street
Grants Pass, OR 97526
Tel.: (503) 471-7059
FAX: (503) 471-7809

SURVEYING • ENGINEERING • PLANNING

SURVEY NUMBER 13815

SURVEY NARRATIVE TO COMPLY WITH CHAPTER 209, PARAGRAPH 250,
OREGON REVISED STATUTES

SURVEY FOR: Project Resources, Inc.
4225 Executive Sq., Suite 1000
La Jolla, California 92037

Towne and Country Properties
3306 South Pacific Hwy.
Medford, Oregon 97501

LOCATION: In the SE 1/4 of Section 5, T. 38 S.,
R. 1 W., W.M. in Jackson County, Oregon.

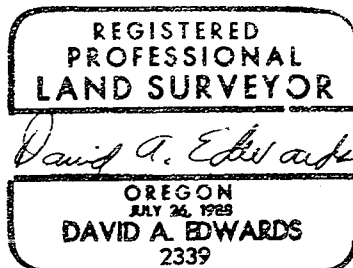
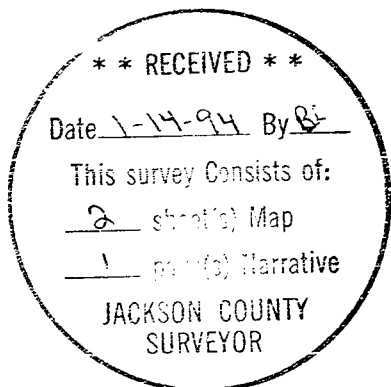
PURPOSE: A.L.T.A. mortgage survey. To perform an
A.L.T.A. survey to urban standards as modified
by directives from the clients, including
location of boundaries, improvements and
utilities as shown on the accompanying map.

PROCEDURE: Utilizing for control the found monuments
and data per Partition Plat No. P-159-1990,
enclosed the site within a closed traverse.
This control loop returned a closure of about
1:50,000. Computed the boundaries as shown and
replaced one missing monument at the record
position. Monument set on this survey consists
of a 5/8" x 30" steel pin with red plastic cap
mkd. "D.A. EDWARDS-LS 2339".

BASIS OF
BEARINGS: Survey Number 11834 as shown.

EQUIPMENT: Nikon DTM-A5 Electronic Total Station.

DATE
COMPLETED: December 28, 1993.



Expires 12/31/95

MAP OF A.L.T.A. SURVEY

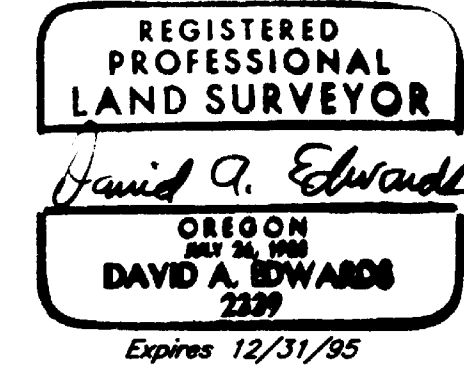
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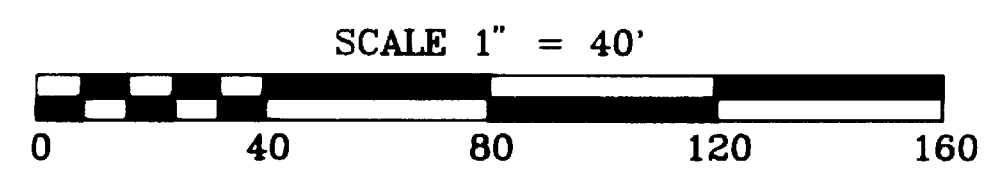
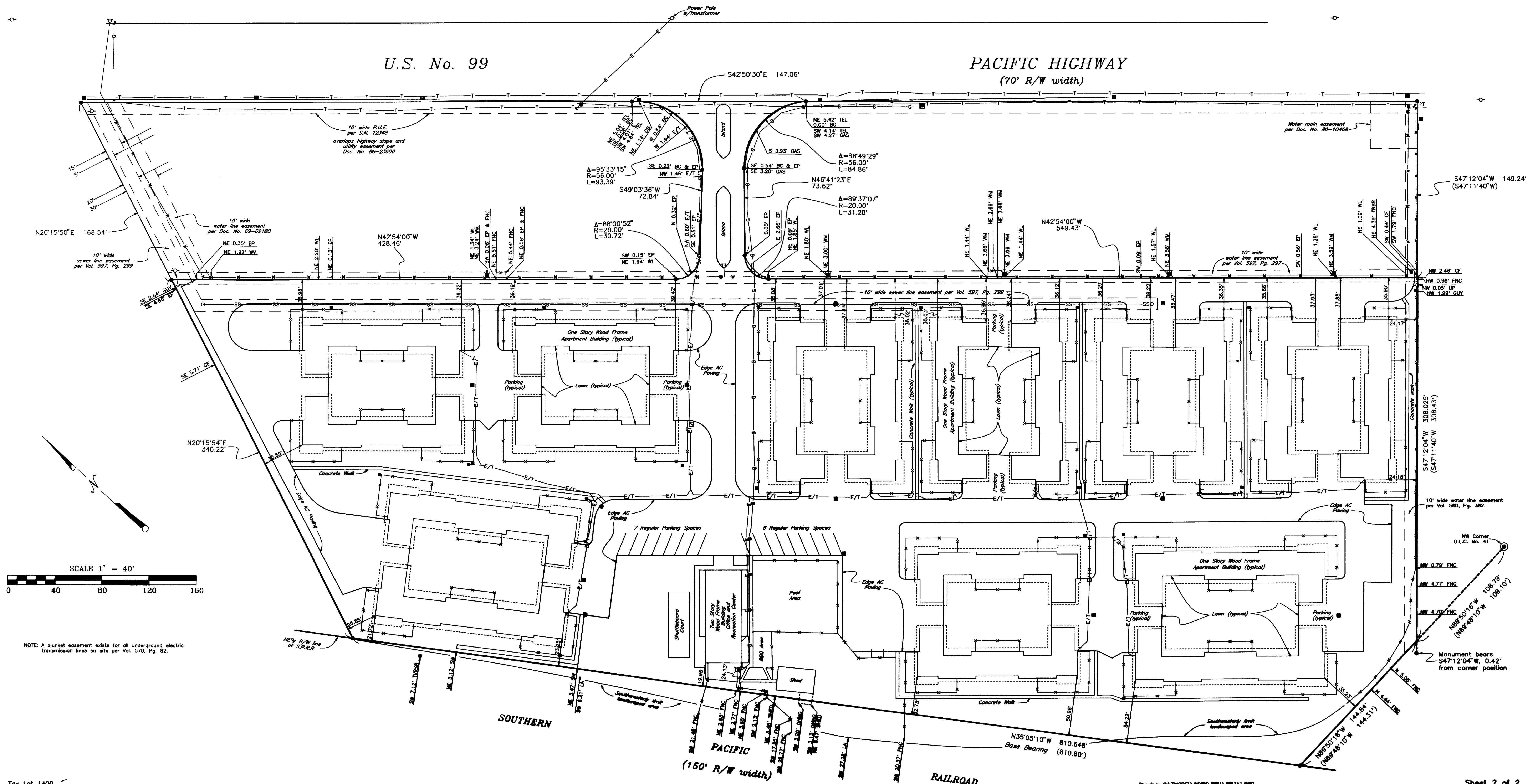
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AREA OF TAX LOT 1400: 354,052 Sq. Ft. (8.128 Acres)



NOTE: A blanket easement exists for all underground electric transmission lines on site per Vol. 570, Pg. 82.