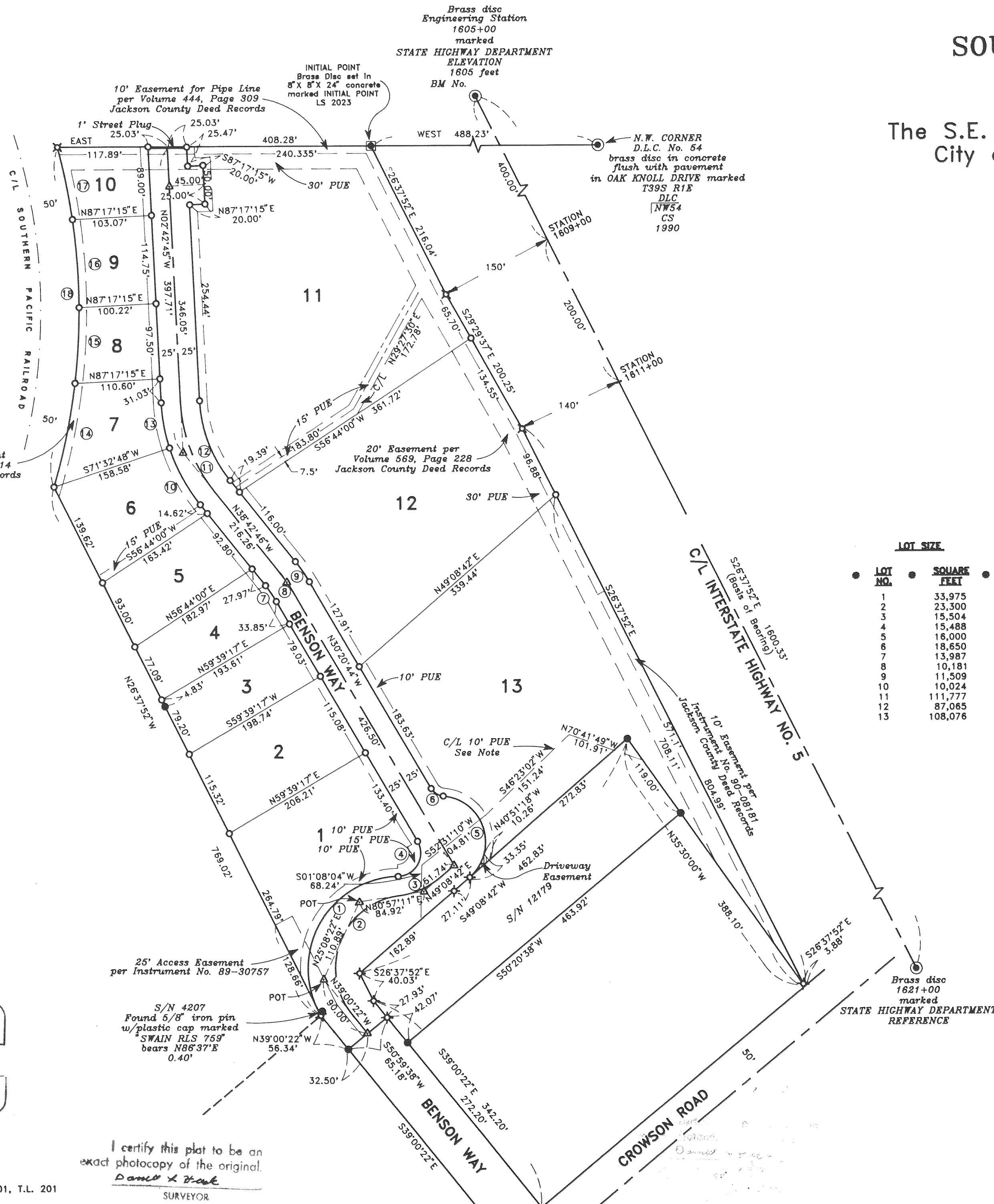


SOUTH VALLEY BUSINESS PARK

Located in:

The S.E. 1/4 of Section 14, T.39S., R.1E., W.M.
City of Ashland, Jackson County, Oregon



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	119°17'10"	120.00'	249.83'	207.09'	S29°17'34"W
2	125°25'41"	95.00'	207.97'	168.86'	N21°49'20"E
3	31°48'29"	105.00'	58.29'	57.55'	N65°02'56"E
4	119°15'50"	30.00'	62.45'	51.77'	S29°18'14"W
5	134°13'45"	60.00'	140.56'	110.55'	N17°58'11"W
6	54°44'20"	20.00'	19.11'	18.39'	N57°42'54"W
7	08°22'02"	170.00'	24.83'	24.80'	S34°31'45"E
8	08°22'02"	195.00'	28.48'	28.45'	N34°31'45"W
9	08°22'02"	220.00'	32.13'	32.10'	N34°31'45"W
10	21°01'19"	230.00'	84.39'	83.92'	S28°12'06"E
11	36°00'01"	205.00'	128.81'	126.70'	N20°42'45"W
12	36°00'01"	180.00'	113.10'	111.25'	N20°42'45"W
13	14°58'41"	230.00'	60.13'	59.96'	S10°12'06"E
14	09°42'22"	814.49'	137.98'	137.81'	N11°40'25"E
15	06°54'23"	814.49'	98.11'	98.05'	N03°21'39"E
16	08°05'13"	814.49'	114.88'	114.79'	N04°07'51"W
17	06°44'29"	814.49'	95.77'	95.71'	N11°32'23"W
18	31°26'49"	814.49'	446.74'	441.16'	N00°48'17"E

NOTE: SEE NARRATIVE STATEMENT PERTAINING TO CURVES #14 THRU #18.

LOT SIZE

LOT NO.	SQUARE FEET
1	33,975
2	23,300
3	15,504
4	15,488
5	16,000
6	18,650
7	13,987
8	10,181
9	11,509
10	10,024
11	111,777
12	87,065
13	108,076

HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON STREET MEDFORD, OREGON
779-4641

BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1 inch = 100 feet May 25, 1993

BASIS OF BEARING - N.O.A.A. true bearing on the East boundary of Section 14, the reference line for this survey is the centerline of Interstate Highway No. 5 as shown on OAK KNOLL MEADOWS PHASE 2

- = Set 5/8"x24" Iron pin with plastic cap stamped "D. Huck LS 2023".
- ⊗ = Set 5/8"x30" Iron pin with plastic cap stamped "D. Huck LS 2023".
- = Found 5/8" Iron pin per S/N 12179 marked "D. McMahan LS 1913" unless otherwise noted.
- ⊙ = Found brass cap monument.
- △ = Set 2" dia. brass disc stamped LS 2023 on a 1" dia. pipe in a monument case.
- PUE = Easement for public utilities, sidewalk, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer, construction and maintenance.
- POT = Point on Tangent.

NOTE: 10' P.U.E. as dedicated per Partition Plat No. 90-1990, recorded in Volume 1, Page 90 of "Partition Plats" in Jackson County, Oregon and on file as Survey No. 12179 in the Office of the Jackson County Surveyor.

REGISTERED PROFESSIONAL LAND SURVEYOR

Darrell L. Huck
OREGON (EXPIRES 4/1/93)
DARRELL L. HUCK
2023

EX-6/30/93

I certify this plat to be an exact photocopy of the original.
Darrell L. Huck

SURVEYOR

102/40

SOUTH VALLEY BUSINESS PARK

Located in:

The S.E. 1/4 of Section 14, T.39S., R.1E.,W.M.
City of Ashland, Jackson County, Oregon

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that we, ERV TONEY CONSTRUCTION, INC., AN OREGON CORPORATION, and ERV TONEY is the owner in fee simple of the lands hereon described, and that we have subdivided the same into lots and streets as shown hereon, and the number of each lot and the course and length of all lines are plainly set forth, and that this plat is a correct representation of the subdivision, and we do hereby dedicate to the public for public use the street shown hereon, together with those easements labeled as public utility easements. We hereby designate said subdivision as SOUTH VALLEY BUSINESS PARK. We hereby grant to the City of Ashland in fee simple that area designated as a street plug. By its approval of this plat, the City of Ashland undertakes that upon approved dedication of the extension of the affected street, it will deed the street plug for public street purposes.

IN WITNESS WHEREOF, we have set our hand and seals this 12th day of July, 1993

ERV Toney
ERV TONEY

STATE OF OREGON)
County of Jackson) ss.

On July 12, 1993, personally appeared the above named ERV TONEY, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Cheryl A. Ferns
CHERYL A. FERNS
NOTARY PUBLIC - OREGON
My Commission Expires 12-23-93

ERV TONEY CONSTRUCTION, INC.:

ERV Toney
ERV TONEY

STATE OF OREGON)
County of Jackson) ss.

On July 12, 1993, personally appeared the above named ERV TONEY, to me personally known, who being duly sworn, did say that he, the said ERV TONEY, is the President of ERV TONEY CONSTRUCTION, INC., the within named corporation, and that the said instrument was signed on behalf of said corporation by authority of its Board of Directors, and ERV TONEY acknowledges said instrument to be the free act of said corporation.

Before me:

Cheryl A. Ferns
CHERYL A. FERNS
NOTARY PUBLIC - OREGON
My Commission Expires 12-23-93

*** APPROVALS ***

Ashland City Planning:

We certify that, pursuant to authority granted to us by the City of Ashland Planning Commission in open meeting of February 8, 1988. This plat is hereby approved by the City of Ashland Planning Commission, dated this 25 day of JANUARY, 1994.

Attest: *John M. [Signature]* President
John M. [Signature] Secretary

Examined and approved this 24 day of January, 1994.

James H. Olson
City Surveyor

Talent Irrigation District:

This plat and the dedication hereof is subject to the condition that Talent Irrigation District has no obligation to deliver water, although this land is subject to the statutory powers, rules and regulations of Talent Irrigation District.

Examined and approved by the Talent Irrigation District in regular session this 15th day of June, 1993.

Alvin [Signature] President
John [Signature] Secretary

Examined and approved as required by O.R.S. 92.100 as of January 27, 1994

Ann E. Cacka
Assessor, Department of Assessment

Examined and approved as required by O.R.S. 92.095 as of January 27, 1994

Charles E. Wade
Tax Collector

Water Rights Statement:

There are no water rights appurtenant to this property.

REGISTERED PROFESSIONAL LAND SURVEYOR

Darrell L. Huck
DARRELL L. HUCK
2022
Exp. 12/31/93

*** RECEIVED ***
Date 2-1-94 By SK
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

I certify this plat to be an exact photocopy of the original.
Darrell L. Huck
SURVEYOR

*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON)
County of Jackson) ss.

I, Darrell L. Huck, a duly Registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law the tract of land hereon shown and the plat is a correct representation of the same, and the following is an accurate description of the boundary lines:

Commencing at the Northwest corner of Donation Land Claim No. 54 in Section 14, Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon; thence WEST 488.23 feet to a point on the Westerly right-of-way line of Interstate Highway No. 5, said point being marked with a brass disc in concrete for the INITIAL POINT OF BEGINNING; thence along said westerly right-of-way line South 26°37'52" East 216.04 feet; thence South 29°29'37" East 200.25 feet; thence South 26°37'52" East 804.99 feet; thence leaving said right-of-way line North 35°30'00" West 388.10 feet; thence South 49°08'42" West 462.83 feet; thence South 26°37'52" East 40.03 feet; thence South 39°00'22" East 27.93 feet; thence South 50°59'38" West 65.18 feet; thence North 39°00'22" West 56.34 feet; thence North 26°37'52" West 769.02 feet to the Easterly right-of-way line of the Southern Pacific Railroad, said point being 50.00 feet from the center line of the railroad main line as it now exists; thence Northeasterly along the curvature of said railroad right-of-way line, parallel to and 50.00 feet from said main line as it now exists, along the arc of a 814.49 foot radius curve to the left (the long chord to which bears North 00°48'17" East 441.16 feet) an arc distance of 446.74 feet; thence leaving said right-of-way line EAST 408.28 feet to the INITIAL POINT OF BEGINNING.

Darrell L. Huck
SURVEYOR

I, Victoria Koenig, am the undersigned beneficiary of a certain Trust Deed recorded April 14, 1989, as Instrument No. 89-07558, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown as dedicated to the public for public use.

Signed this 2nd day of July, 1993

Victoria K. Koenig
Victoria Koenig

Before me:

Wickie Wheelon
WICKIE WHELON
NOTARY PUBLIC - OREGON
My Commission Expires AUG 04 1995

We, Bank of Southern Oregon, are the undersigned beneficiaries of a certain Trust Deed recorded August 5, 1993, as Instrument No. 93-25826, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown as dedicated to the public for public use.

Signed this 9 day of September, 1993

Michael Neyt
Michael Neyt
(President)

Before me:

Wickie Wheelon
WICKIE WHELON
NOTARY PUBLIC - OREGON
My Commission Expires AUG 04 1995

I, Burl Brim Jr., am the undersigned beneficiary of a certain Trust Deed recorded August 5, 1993, as Instrument No. 93-25858, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown as dedicated to the public for public use.

Signed this 8th day of September, 1993

Burl Brim Jr.
Burl Brim Jr.

Before me:

Cheryl A. Ferns
CHERYL A. FERNS
NOTARY PUBLIC - OREGON
My Commission Expires 12-23-93

For order of the County Court approving this plat see Volume _____, page _____ of County Commissioners Journal of Proceedings.

Filed for record this 1 day of February, 1994 at 8:20 Clock P.M. and recorded in Volume 19 of Plats at page 7 of records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

Jay A. Rameter
Deputy

10/9/90

SURVEY NO. 13830

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

Survey for: Erv Toney Construction
2870 Wedgewood Lane
Ashland, Oregon 97520

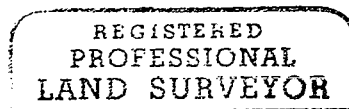
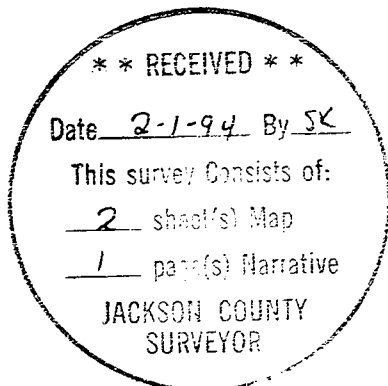
Location: Southeast one-quarter (1/4) of Section 14,
Township 39 South, Range 1 East of the
Willamette Meridian in the City of Ashland,
Jackson County, Oregon

Purpose: To survey, monument and prepare a plat for
SOUTH VALLEY BUSINESS PARK per client's
request

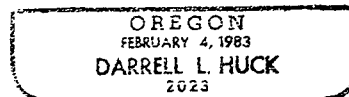
Procedure: Control established for Recorded Survey No.
12179, which was done by this office, was used for this survey.
The actual width of the railroad right-of-way was questioned and
after much research evidence was found to show that the railroad
had a valid claim to 50 feet from the centerline of the tracks as
described in Volume 13, page 736 of Deed Records in Jackson County,
Oregon. Measurements were made to the centerline of the existing
railroad mainline. The existing curve radius was found to be in
close agreement with the recorded radius as shown on the railroad
map on file with the County Surveyor. The record radius was held
to control the curve and the subdivision line was computed to be 50
feet from and parallel to the mainline centerline. Computations
were made and arc lengths were computed for chord definition curve.
Lots were computed and monuments set per client's request as shown
on the attached map.

Basis of Bearing: N.O.A.A. True Bearing on the East boundary of
Section 14, the reference line for this survey
is the centerline of Interstate Highway No. 5
as shown on OAK KNOLL MEADOWS PHASE 2

Date: May 25, 1993



Darrell L. Huck



Darrell L. Huck
L.S. 2023 - Oregon
Expires 12/31/93
Hoffbuhr & Associates, Inc.
1062 East Jackson Street
Medford, Oregon 97504