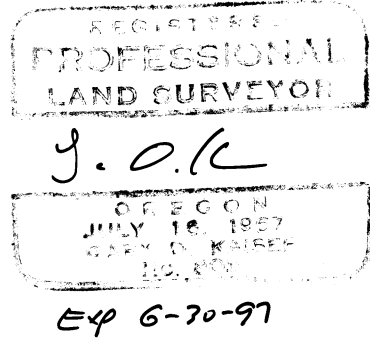


*** SURVEYORS CERTIFICATE ***

I, Gary D. Kaiser a duly registered professional land surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments, the land represented on the attached Partition Plat, the boundaries being described as follows:

Commencing at a 5/8" rebar with plastic cap found set for the Initial Point of the Partition Plat No. P-76-1993 of "Records of Partition Plats" in Jackson County, Oregon and filed as Survey No. 13652 in the Office of the County Surveyor; thence along the Northwesterly right-of-way line of South Shasta Avenue, 333.807 feet on the arc of a 2894.79-foot radius curve right (the long chord bears North 41° 57' 12" East, 333.622 feet); thence continue along said avenue line, North 45° 15' 25" East, 11.74 feet to a 5/8" x 30" rebar with plastic cap set for the most Easterly corner of a Tract described in Instrument No. 79-21713, Official Records of said County, for the INITIAL POINT OF BEGINNING; thence along the Northeasterly boundary of said Tract, North 41° 22' 00" West, 338.27 feet to a point on the average centerline of Little Butte Creek; thence along said creek average centerline, North 77° 06' 00" East, 61.50 feet; thence continue along said creek average centerline, North 60° 08' 00" East, 108.40 feet; thence continue along said creek average centerline, North 38° 32' 00" East, 43.365 feet to the most Westerly corner of Parcel No. 3 of Partition Plat No. P-17-1990 of "Records of Partition Plats" in Jackson County, Oregon and filed as Survey No. 11981 in Office of the County Surveyor; thence leaving said creek average centerline, South 44° 44' 35" East, 282.485 feet to the most Southerly corner of said Parcel No. 3; thence along the Northwesterly right-of-way line of said South Shasta Avenue, South 45° 15' 25" West, 220.00 feet to the INITIAL POINT OF BEGINNING.

J. D. K. SURVEYOR



*** DECLARATION ***

Known all men by these presents, that GEORGE BAUMGARDNER is the owner of the land represented on this Partition Plat and more particularly described in Surveyor's Certificate, and has caused the same to be partitioned into parcels as shown on the Partition Plat. I hereby create for the benefit of Parcel No. 1 those 20-foot wide parking easements shown hereon across Parcel Nos. 2 and 3.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 12 DAY, OF FEBRUARY, 19 97.

Signature of George Baumgardner, GEORGE BAUMGARDNER

STATE OF OREGON WASHINGTON COUNTY OF JACKSON (S.S.) SHANOGAN

Personally appeared the above named GEORGE BAUMGARDNER and acknowledge the foregoing instrument to be his voluntary act and deed.

Subscribed and sworn to before me this 12th day of FEBRUARY, 19 97.

Signature of Notary Public, NOTARY PUBLIC FOR THE STATE OF OREGON WASHINGTON

*** APPROVALS ***

Examined and approved by the City Administrator/Planning Director of the City of Eagle Point, Jackson County, Oregon.

Dated this 26th day of FEBRUARY, 19 97.

Signature of John D. Luthy, CITY ADMINISTRATOR/PLANNING DIRECTOR

Examined and approved this 4th day of March, 19 97.

Signature of Gary D. Kaiser, COUNTY SURVEYOR

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of March 6th, 1997.

Signature of Ron Anderson, ASSESSOR; Signature of Linda Adsett, Deputy, TAX COLLECTOR

Signature of Ron Anderson, DATE March 6th, 1997; Signature of Linda Adsett, Deputy, DATE March 6, 1997

*** RECORDERS CERTIFICATE ***

Filed for record this 6th day of MARCH, 19 97 at 2:01 O'CLOCK, P.M. and Recorded as Partition Plat No. P-18-1997 of the Records of Jackson County, Oregon Index Volume 8, Page 18.

Signature of Kathleen S. Beckett, COUNTY CLERK

Signature of Harry LeBaron, DEPUTY

COUNTY SURVEYOR FILE NO. 15301

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT. J. D. K. SURVEYOR

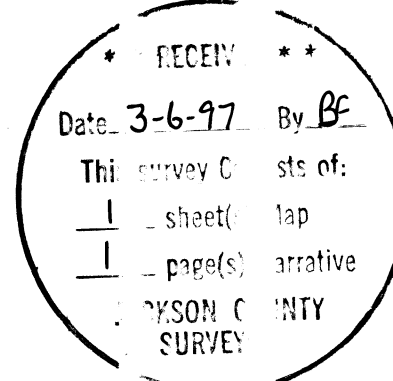
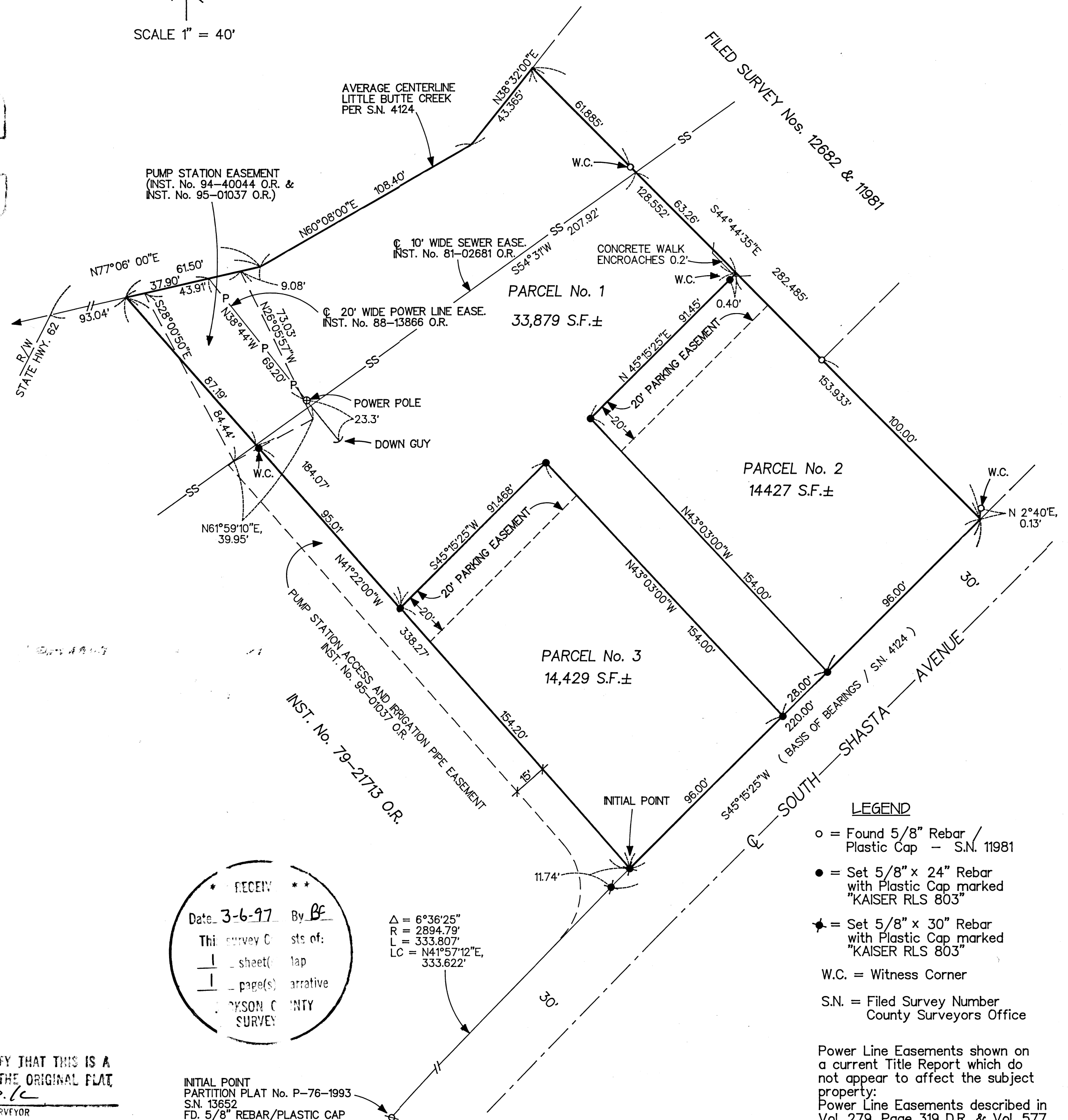
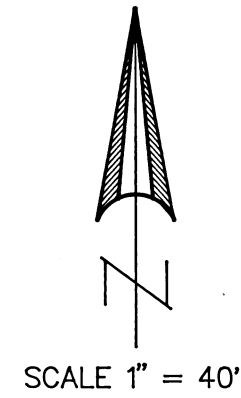
PARTITION PLAT No. P-18-1997

Located in the SW 1/4 of Section 3, and the NW 1/4 of Section 10, T.36S., R.1W., W.M., City of Eagle Point, Jackson County, Oregon

January 30, 1997

SURVEY FOR: Santos Caminos P.O. Box 492 Talent, Oregon 97540

SURVEY BY: Kaiser Surveying 19440 Highway 62 Eagle Point, Oregon 97524



Delta = 6°36'25" R = 2894.79' L = 333.807' LC = 333.622'

- LEGEND: o = Found 5/8" Rebar / Plastic Cap - S.N. 11981; • = Set 5/8" x 24" Rebar with Plastic Cap marked "KAISER RLS 803"; * = Set 5/8" x 30" Rebar with Plastic Cap marked "KAISER RLS 803"; W.C. = Witness Corner; S.N. = Filed Survey Number County Surveyors Office

Power Line Easements shown on a current Title Report which do not appear to affect the subject property; Power Line Easements described in Vol. 279, Page 319 D.R. & Vol. 577, Page 165 D.R.

GARY D. KAISER
R.P.L.S. ORE. 803
C.W.R.E. ORE. 73

KAISER SURVEYING
19440 HIGHWAY 62
EAGLE POINT, OREGON 97524

PHONE
SHADY COVE (541) 878-3995
FAX (541) 878-3995

SURVEY NO. **15301**

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

SURVEY FOR: SANTOS CAMINOS
P.O. BOX 492
TALENT, OR 97540

SURVEY BY: KAISER SURVEYING
19440 HWY. 62
EAGLE POINT, OR 97524

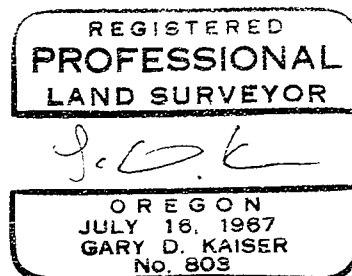
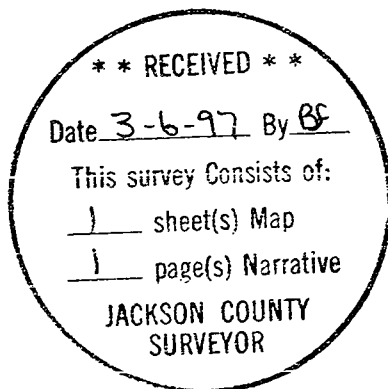
LOCATION: SW ¼ of Section 3 and the NW ¼ of
Section 10, T.36S., R.1W., W.M.,
City of Eagle Point, Jackson County,
Oregon.

BASIS OF BEARINGS: Filed Survey No. 4124 (South Shasta
Avenue R/W)

DATE: January 30, 1997

PURPOSE: Partition Survey of tract described
in Instrument No. 94-04235 O.R.

PROCEDURE: The base control for Filed Survey
Nos. 12682 and 11981 and for the boundaries of tracts
described in Instrument Nos. 79-21713 O.R. and 94-04235 O.R.
are from Filed Survey No. 4124. The average centerline of
Little Butte Creek and the South Shasta Street right-of-way
line were located per Filed Survey No. 4124 using found pins
set on Filed Survey Nos. 11981 and 13652 for control. The
partition boundaries were located per the clients instruction
and the City approval.



Exp 6-30-97