

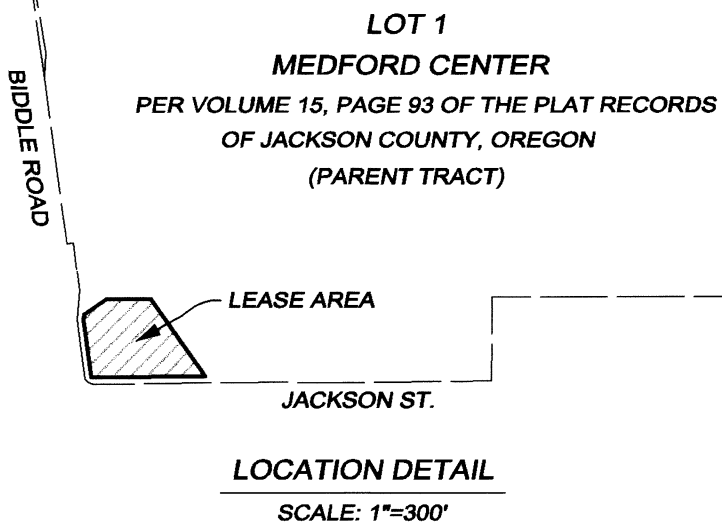
# ALTA/ACSM LAND TITLE SURVEY

SURVEYOR  
MARQUESS & ASSOCIATES, INC.  
P.O. BOX 490  
MEDFORD, OREGON 97501  
PHONE: (541) 772-7115

LOCATED IN:  
S.W. 1/4 OF SECTION 19, TOWNSHIP 37 SOUTH, RANGE 1 WEST,  
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

CURVE TABLE					
NO.	△	RADIUS	ARC	TANGENT	CHORD BEARING
C-1	58°45'56"	17.50'	17.95'	9.85'	S 60°58'26" E - 17.17'
	(58°45'12")				(S 60°58'35" E)

**\*\* RECEIVED \*\***  
Date 10-14-99 By \*\*  
This survey consists of:  
- sheet(s) Map  
- page(s) Narrative  
- JACKSON COUNTY SURVEYOR



## MISCELLANEOUS NOTES

### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE LINE BETWEEN A RECOVERED 5/8 INCH IRON PIN WITNESS MONUMENT BEARING NORTH 7°41'20" WEST, 1.00 FEET FROM THE SOUTHWEST CORNER OF PARCEL "D" AND A RECOVERED 5/8 INCH IRON PIN MONUMENT AT THE SOUTHEAST CORNER OF SAID PARCEL "D", HAVING A RECORD COMPUTED BEARING OF NORTH 88°43'58" EAST AS REFERENCED BY SURVEY NO. 11082, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

### VERTICAL DATUM

ELEVATIONS AND TOPOGRAPHY SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1929. CITY OF MEDFORD BENCHMARK NO. A-252 WAS USED FOR THIS SURVEY WHICH IS A BRASS DISC SET IN CONCRETE IN THE SOUTHEAST BASE OF A SIGNAL POLE LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF JACKSON STREET & BIDDLE ROAD. BENCHMARK ELEVATION = 1349.59 FEET.

### ZONING DESIGNATION

REGIONAL COMMERCIAL (CR). FRONT BUILDING SETBACKS ARE 10 FEET. SIDE AND REAR HAVE ZERO SETBACKS.

### LEASE AREA

17,055 SQUARE FEET ( 0.39 ACRES )

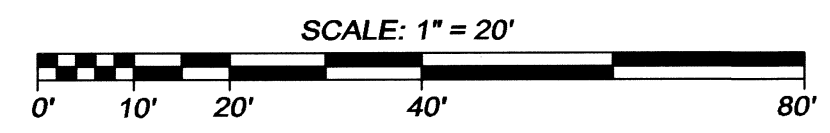
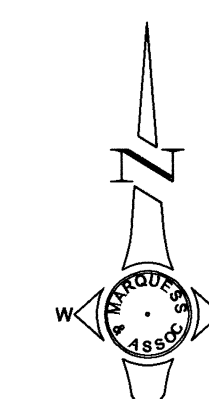
### PARKING & ACCESS

MUTUAL PARKING & ACCESS AGREEMENTS EXIST BETWEEN THE LESSEE AND ALEXANDER HAAGAN PROPERTIES OPERATING PARTNERSHIP L.P. DBA MEDFORD CENTER AS DESCRIBED IN INSTRUMENT NO. 97-18138.

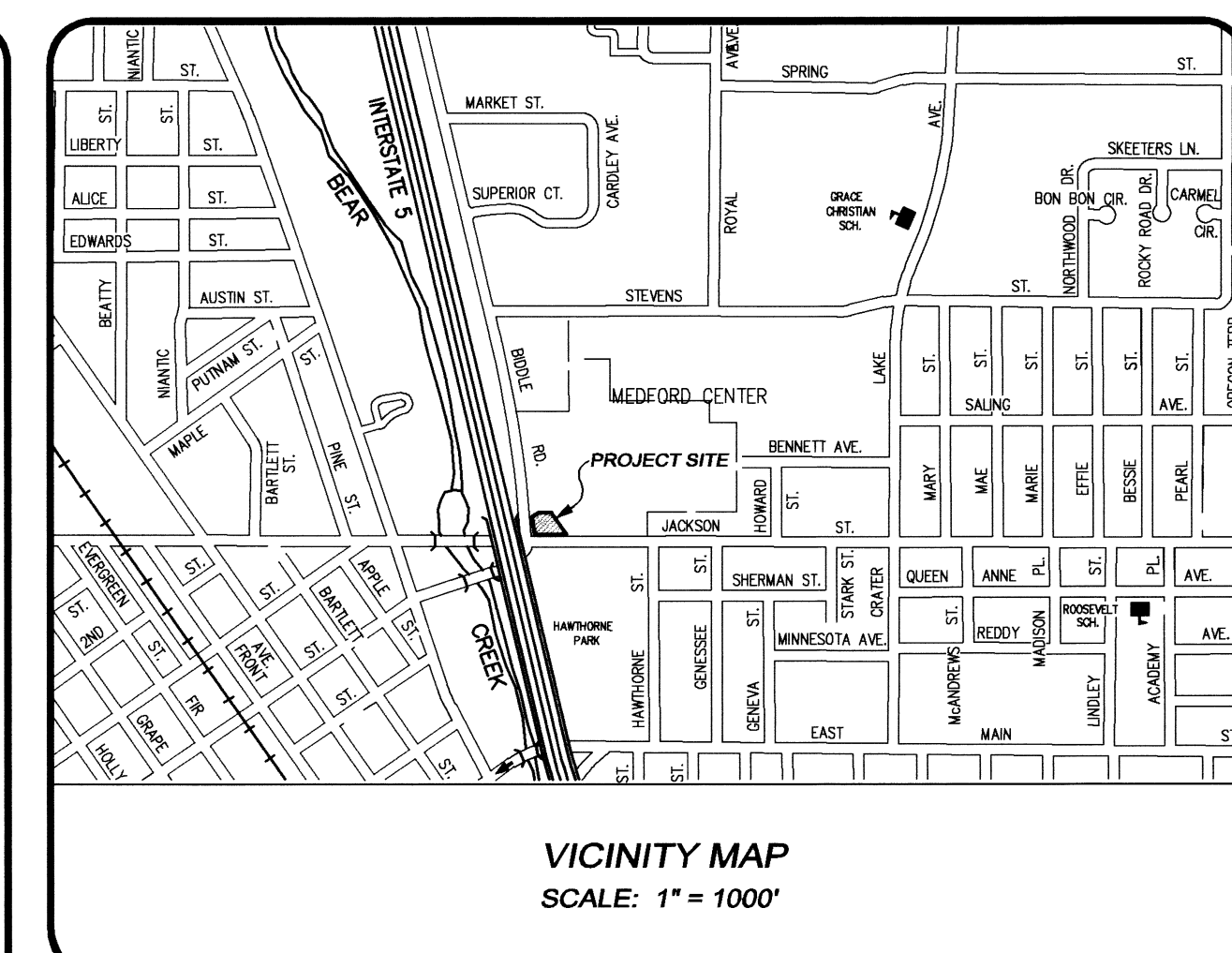
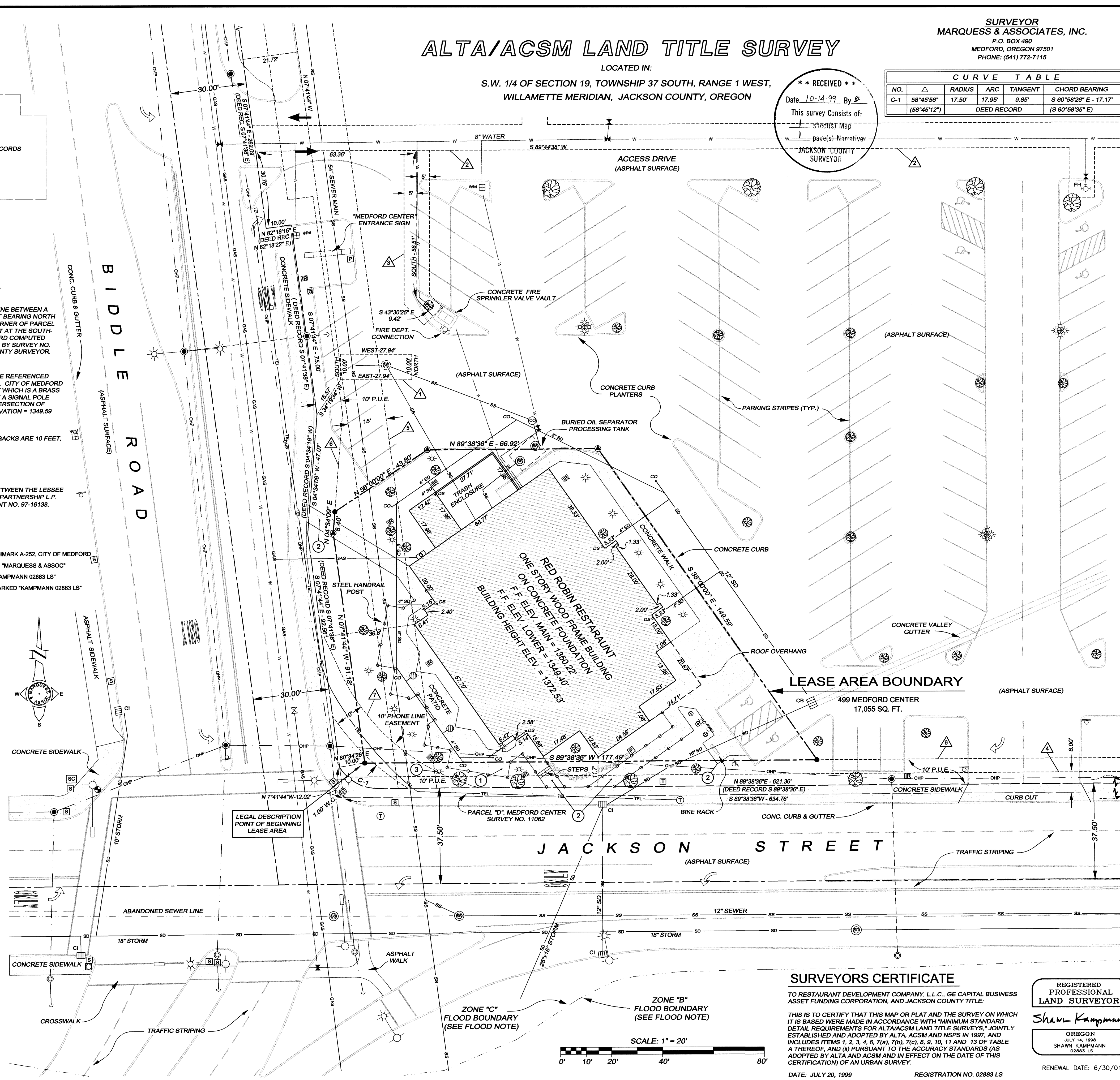
DATE OF SURVEY: JULY 15, 1999

## LEGEND

- FOUND BRASS CAP IN CONC. - BENCHMARK A-252, CITY OF MEDFORD
- FOUND 5/8" IRON PIN w/CAP MARKED "MARQUESS & ASSOC"
- SET 5/8" IRON PIN w/CAP MARKED "KAMPMANN 02883 LS"
- SET NAIL & BRASS 1 1/2" WASHER MARKED "KAMPMANN 02883 LS"
- CENTERLINE
- LEASE AREA LINE
- PROPERTY LINE
- EASEMENT LINE
- FLOOD BOUNDARY
- OHP OVERHEAD POWER LINES
- TEL UNDERGROUND TELEPHONE LINE
- GAS GAS LINE
- SD STORM DRAIN
- SS SANITARY SEWER
- W WATER LINE
- FH FIRE HYDRANT
- WM WATER VALVE
- WM WATER METER
- SS SANITARY SEWER MANHOLE
- SC SEWER CLEANOUT
- SM STORM DRAIN MANHOLE
- CB CATCH BASIN
- CI CURB INLET
- AD AREA DRAIN
- PP POWER POLE
- PPG POLE w/ GUY ANCHOR
- PP POWER PEDESTAL
- TP TELEPHONE PEDESTAL
- TM TELEPHONE MANHOLE
- G GAS VALVE
- GM GAS METER
- SL STREET LIGHT
- AL AREA LIGHT
- LL LUMINAIRE LIGHT
- TS TRAFFIC SIGNAL
- SC SIGNAL CONTROLLER
- CS CROSSWALK SIGNAL
- SJ SIGNAL JUNCTION BOX
- IC IRRIGATION CONTROL BOX
- FP FLAGPOLE
- RW ROCKERY WALL
- TS TRAFFIC SIGN
- RDP ROOF DRAIN DOWNSPOUT
- HP HANDICAP PARKING
- WC WITNESS CORNER (AS DESCRIBED)
- LT LANDSCAPE TREE



T37S, R1W, 19CD, FRACTION OF TAX LOT 1200



## LEGAL DESCRIPTION

A TRACT OF LAND SITUATED WITHIN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF MEDFORD, JACKSON COUNTY, OREGON, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT AT THE END OF A NON-TANGENT CURVE LOCATED AT THE SOUTHWESTERLY CORNER OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 94-32680 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, FROM WHICH A 5/8 INCH IRON PIN WITNESS MONUMENT FOR THE SOUTHWEST CORNER OF PARCEL "D" MEDFORD CENTER AS RECORDED IN VOLUME 15, PAGE 93 OF THE PLAT RECORDS OF SAID COUNTY, DATED DECEMBER 24, 1987, BEARS SOUTH 07°41'44" EAST, 11.02 FEET; THENCE NORTH 80°34'38" EAST, 10.00 FEET TO THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED LEASE AREA; THENCE ALONG A LINE PARALLEL WITH AND 10 FEET ADJACENT TO THE WESTERLY LINE OF SAID DESCRIBED TRACT THE FOLLOWING COURSES, NORTH 07°41'44" WEST, 91.18 FEET; THENCE NORTH 04°34'09" EAST, 8.40 FEET; THENCE NORTH 56°00'00" EAST, LEAVING SAID WESTERLY LINE, TO AND ALONG THE FACE OF A CURB A PORTION OF THE DISTANCE, 43.80 FEET; THENCE NORTH 89°38'36" EAST, ALONG THE FACE OF A CURB A PORTION OF THE DISTANCE, 66.92 FEET; THENCE SOUTH 35°00'00" EAST, ALONG THE FACE OF A CURB A PORTION OF THE DISTANCE, 149.59 FEET; THENCE SOUTH 89°38'36" WEST, 177.49 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 17,055 SQUARE FEET, MORE OR LESS.

## NOTES CORRESPONDING TO EXCEPTIONS

EXCEPTIONS OF RECORD IN THE JACKSON COUNTY RECORDERS OFFICE AFFECTING LOT 1, MEDFORD CENTER IN VICINITY OF LEASE AREA AS LISTED IN TITLE COMMITMENT ORDER NO. 88176 ISSUED BY JACKSON COUNTY TITLE DATED JULY 16, 1999, ARE IDENTIFIED AS FOLLOWS:

- ⚠ EXCEPTION NO. 31: A 10 FOOT WIDE SEWER EASEMENT AS DESCRIBED WITHIN INSTRUMENT NO. 97-06384 OF THE OFFICIAL RECORDS OF SAID COUNTY.
- ⚠ EXCEPTION NO. 30: A 10 FOOT WIDE WATERLINE EASEMENT AS DESCRIBED WITHIN INSTRUMENT NO. 97-06383 OF THE OFFICIAL RECORDS OF SAID COUNTY.
- ⚠ EXCEPTION NO. 30: A 10 FOOT WIDE WATERLINE EASEMENT AS DESCRIBED WITHIN INSTRUMENT NO. 97-06630 OF THE OFFICIAL RECORDS OF SAID COUNTY.
- ⚠ EXCEPTION NO. 10: AN 8 FOOT WIDE POWERLINE OVERHANG EASEMENT AS DESCRIBED WITHIN VOLUME 462, PAGE 314 OF THE DEED RECORDS OF SAID COUNTY.
- ⚠ EXCEPTION NO. 13: A 15 FOOT WIDE SEWER EASEMENT AS DESCRIBED WITHIN INSTRUMENT NO. 70-11844 OF THE OFFICIAL RECORDS OF SAID COUNTY.
- ⚠ EXCEPTION NO. 19: 10 FOOT WIDE PUBLIC UTILITY EASEMENTS (P.U.E.) AS SHOWN ON THE PLAT AND DEDICATION OF MEDFORD CENTER.
- ⚠ EXCEPTION NO. 14: A 10 FOOT WIDE COMMUNICATION FACILITIES EASEMENT AS DESCRIBED WITHIN INSTRUMENT NO. 76-01361 OF THE OFFICIAL RECORDS OF SAID COUNTY.

## EASEMENT NOTES

ALL EASEMENTS WHICH COULD BE DEPICTED GRAPHICALLY ARE SHOWN HEREON. OTHER EASEMENTS WHICH ARE BLANKET IN NATURE WERE NOT DEPICTED GRAPHICALLY ON THIS PLAT.

## FLOOD NOTE

SUBJECT PROPERTY AS DESCRIBED WITHIN INSTRUMENT NO. 94-32680 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LIES OUTSIDE OF THE FLOOD BOUNDARY AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 410086-0004 C, REVISED ON FEBRUARY 23, 1982. EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE.

## ACCESS NOTES

THE NEAREST PUBLIC ACCESS POINTS TO SUBJECT PROPERTY IS BY BIDDLE ROAD AND WESTBOUND JACKSON STREET.

## IMPROVEMENTS

ALL IMPROVEMENTS EXISTING AT THE TIME OF THIS SURVEY ARE SHOWN HEREON, ALONG WITH ANY VISIBLE ENCROACHMENTS WITHIN OR ADJACENT TO THE SUBJECT PROPERTY LEASE AREA. (SEE STATEMENT OF ENCROACHMENTS.)

## STATEMENT OF ENCROACHMENTS

- 1 A CONCRETE PATIO ENCRACHES OUTSIDE OF LEASE AREA BY UP TO 6.1 FEET ON THE SOUTH BOUNDARY.
- 2 CONCRETE WALKWAYS ENCRACHES OUTSIDE OF LEASE AREA BY UP TO 10.0 FEET ON THE SOUTH & WESTERLY BOUNDARIES.
- 3 AN AREA LIGHT ENCRACHES OUTSIDE OF LEASE AREA BY 3.6 FEET.

## SURVEYORS CERTIFICATE

TO RESTAURANT DEVELOPMENT COMPANY, L.L.C., GE CAPITAL BUSINESS ASSET FUNDING CORPORATION, AND JACKSON COUNTY TITLE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1997, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11 AND 13 OF TABLE A THEREOF, AND (II) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

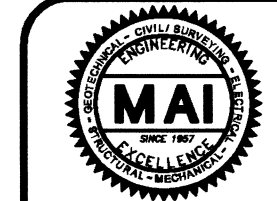
DATE: JULY 20, 1999 REGISTRATION NO. 02883 LS

REGISTERED PROFESSIONAL LAND SURVEYOR

Shawn Kampmann

OREGON JULY 14, 1998 SHAWN KAMPMANN 02883 LS

RENEWAL DATE: 6/30/01



MARQUESS & ASSOCIATES, INC.  
CONSULTING ENGINEERS

1120 EAST JACKSON STREET  
MEDFORD, OREGON 97504  
TELEPHONE: (541) 772-7115 FAX: (541) 779-4079

JOB #: 1-6878.59

DATE: 7-20-1999

DRAWN BY: S.K.

CHECKED BY: C.S.

RESTAURANT DEVELOPMENT CO., L.L.C.

DBA RED ROBIN GOURMET BURGERS

22220 N.E. 25th WAY

REDMOND, WA 98053

SHEET NO. 1 of 1 Sheets

RED ROBIN A.L.T.A.

SURVEY NO. 16295

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

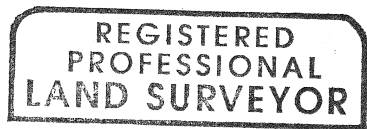
**SURVEY FOR:** Restaurant Development Company, L.L.C.  
 DbA Red Robin Gourmet Burgers  
 22220 N.E. 25<sup>th</sup> Way  
 Redmond, WA 98053

**LOCATION:** Southwest quarter of Section 19, Township 37 South,  
 Range 1 West, Willamette Meridian, City of Medford,  
 Jackson County, Oregon

**PURPOSE:** To survey and monument a fraction of Lot 1, Medford  
 Center, as directed by client, for an ALTA/ACSM Land  
 Title Survey of a lease area for the Red Robin  
 Gourmet Burgers restaurant.

**EQUIPMENT:** Nikon DTM-520 total station w/ ranging prism, Nikon  
 A-7 level, Sokkia SDR 33 electronic field book.

**PROCEDURE:** Utilizing monuments recovered along Jackson Street  
 established during the performance of Survey No.'s  
 10945 and 11062, on file in the office of the Jackson  
 County Surveyor, I calculate the southwesterly  
 boundary of Lot 1, Medford Center. The lease area  
 was established, as directed by the client, to be  
 parallel with and ten feet adjacent to the northerly  
 right of way for Jackson Street and the easterly right  
 of way for Biddle Road, beginning at a point of  
 intersection with the two tangents. Following the  
 courses provided to me, I monument the lease area  
 boundary as shown by the attached plat.



Renewal Date: 6-30-2001

Marquess & Associates  
1120 East Jackson Street  
P.O. Box 490  
Medford, Oregon 97501

(541) 772-7115

July 29, 1999

*Shawn Kampmann*  
SHAWN KAMPMANN P.L.S.

