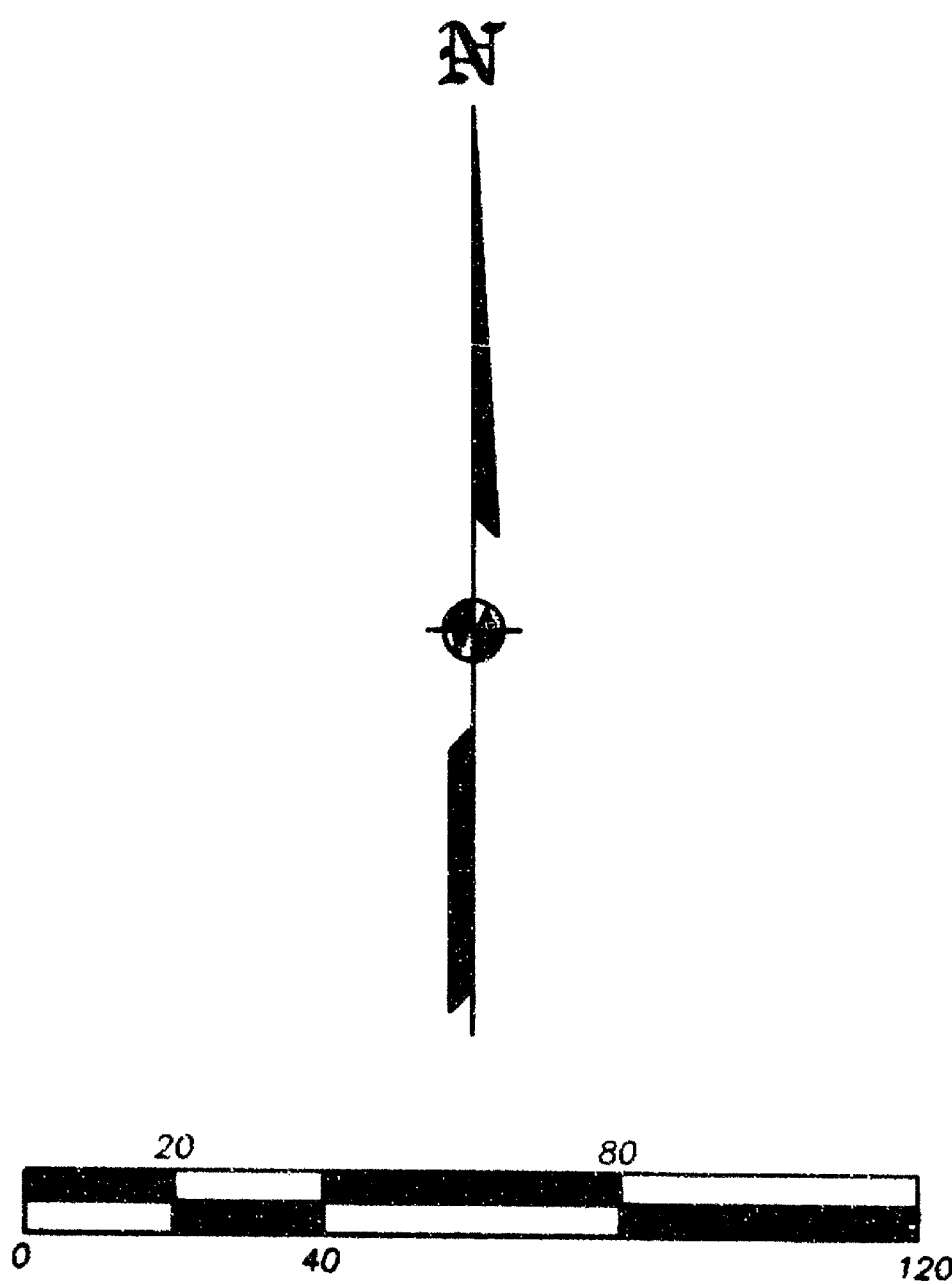


- LEGEND**
- ⊙ = FD. BRASS DISK DONATION LAND CLAIM CORNER AS NOTED. SEE FS16165.
 - ⊙ = FD. BRASS DISK IN MONUMENT CASE MKD. "CITY OF ASHLAND." SEE FS16165.
 - ⊙ = FD. BRASS DISK IN MONUMENT CASE MKD. "CITY OF ASHLAND 1999 LS759" PER FS 16165.
 - = FD. 1" IRON PIPE IN MONUMENT CASE. SEE FS16165.
 - = FD. 5/8" IRON PIN IN MONUMENT CASE. SEE FS16165.
 - = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. "L.J.FRIAR & ASSOC."

- () = RECORD DATA AS SHOWN.
- DR = DEED RECORD.
- FS = FILED SURVEY #
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
- PUE = PUBLIC UTILITY EASEMENT
- PE = PRIVATE PEDESTRIAN EASEMENT.
- PPAE = PUBLIC PEDESTRIAN ACCESS EASEMENT
- X- = FENCE LINE.

BASIS OF BEARINGS
 NOAA TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 9 AS DERIVED FROM THE NOAA NET ESTABLISHED IN 1968 AND ON FILE WITH THE JACKSON COUNTY SURVEYOR'S OFFICE. THE REFERENCE LINE FOR BEARING CONTROL WAS TAKEN FROM MONUMENTS ALONG THE CENTERLINE OF CALIFORNIA STREET AS SHOWN ON SURVEY NO. 16165 IN THE JACKSON COUNTY SURVEYOR'S OFFICE AND AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET
 DATE: AUGUST 29, 2001 SCALE: 1" = 40'



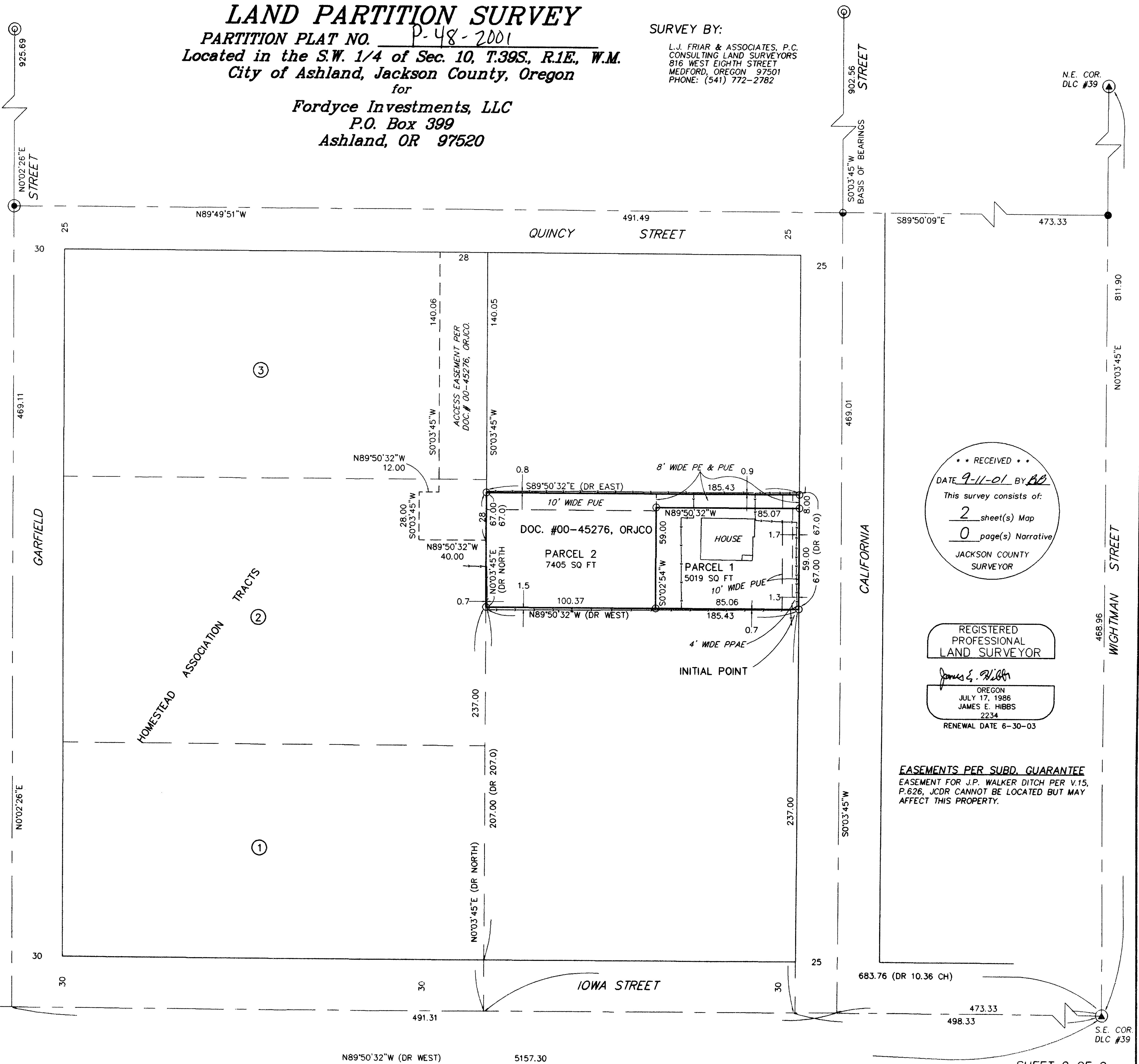
I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

James E. Hibbs
 SURVEYOR

S.W. COR. DLC #39

LAND PARTITION SURVEY
 PARTITION PLAT NO. P-48-2001
 Located in the S.W. 1/4 of Sec. 10, T.39S, R.1E., W.M.
 City of Ashland, Jackson County, Oregon
 for
Fordyce Investments, LLC
 P.O. Box 399
 Ashland, OR 97520

SURVEY BY:
 L.J. FRIAR & ASSOCIATES, P.C.
 CONSULTING LAND SURVEYORS
 816 WEST EIGHTH STREET
 MEDFORD, OREGON 97501
 PHONE: (541) 772-2782



•• RECEIVED ••
 DATE 9-11-01 BY AB
 This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
 OREGON
 JULY 17, 1988
 JAMES E. HIBBS
 2234
 RENEWAL DATE 6-30-03

EASEMENTS PER SUBD. GUARANTEE
 EASEMENT FOR J.P. WALKER DITCH PER V.15, P.626, JCDR CANNOT BE LOCATED BUT MAY AFFECT THIS PROPERTY.

APPROVAL:

B. Smith 9/4/2001
ASHLAND PLANNING DEPARTMENT
PA# 2001-024 PARTITION DATE

LAND PARTITION SURVEY
PARTITION PLAT NO. P-48-2001
Located in the S.W. 1/4 of Sec. 10, T.39S, R.1E, W.M.
City of Ashland, Jackson County, Oregon

for
Fordyce Investments, LLC
P.O. Box 399
Ashland, OR 97520

***** RECORDER'S CERTIFICATE *****
FILED FOR RECORD THIS 11 DAY OF September, 20 01 AT
12:05 O'CLOCK P. M., AND RECORDED AS PARTITION PLAT NO. P-48-2001
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.
INDEX VOLUME 12, PAGE 48
Kathleen S. Beckett COUNTY CLERK
Justin Wilk DEPUTY
COUNTY SURVEYOR FILE NO. 17063

APPROVAL:

EXAMINED AND APPROVED THIS 29th DAY OF August, 20 01
Jan H Olson
CITY SURVEYOR

***** TAX STATEMENT *****

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE
BEEN PAID AS OF SEPTEMBER 11, 20 01

Carol Spiegler Deputy 9-11-01 TAX COLLECTOR DATE
Jeffrey Duff 9-11-01 ASSESSOR DATE

DATE:
AUGUST 29, 2001

***** DECLARATION *****

KNOW ALL MEN BY THESE PRESENTS THAT FORDYCE INVESTMENTS, LLC, IS THE OWNER IN FEE OF THE REAL PROPERTY SHOWN HEREON, MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAS PARTITIONED THE SAME INTO THE PARCELS AS SHOWN ON SHEET 2. FORDYCE INVESTMENTS, LLC DOES HEREBY DEDICATE TO THE CITY OF ASHLAND THE PUBLIC UTILITY EASEMENTS (PUE) AND PUBLIC PEDESTRIAN ACCESS EASEMENT (PPAE) AS SHOWN ON SHEET 2 WITH THE CONDITION THAT CHARTER COMMUNICATIONS ITS SUCCESSORS OR ASSIGNS IN INTEREST SHALL HAVE THE RIGHT TO USE SAID PUE FOR THE PLACEMENT AND MAINTENANCE OF CABLE TV LINES AS LONG AS THEY DO NOT INTERFERE WITH THE PLACEMENT AND MAINTENANCE OF CITY OF ASHLAND UTILITIES. FORDYCE INVESTMENTS, LLC DOES HEREBY MAKE AND ESTABLISH THE THE PRIVATE PEDESTRIAN ACCESS EASEMENT AS SHOWN ON SHEET 2 PROVIDING PEDESTRIAN ACCESS FROM PARCEL TO CALIFORNIA STREET.

William Koenigsberg
WILLIAM KOENIGSBERG, MANAGER
FORDYCE INVESTMENTS, LLC

***** SURVEYOR'S CERTIFICATE *****

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY DECLARE THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME, AND COMPLIES WITH THE REGULATIONS FOR PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

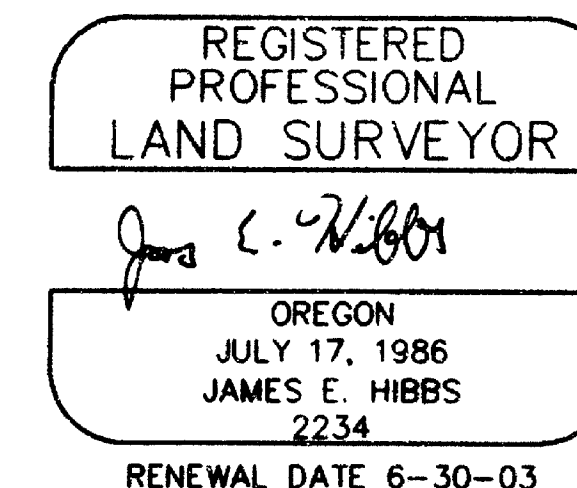
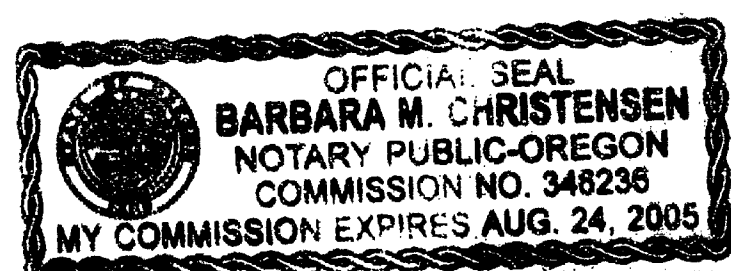
COMMENCING AT THE SOUTHEAST OF DONATION LAND CLAIM NO. 39, TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE ALONG THE SOUTH LINE OF SAID CLAIM, NORTH 89°50'32" WEST, (RECORD WEST), 498.33 FEET TO THE SOUTHERLY PROLONGATION OF THE WEST LINE OF CALIFORNIA STREET; THENCE ALONG SAID WEST LINE AND SOUTHERLY PROLONGATION, NORTH 00°03'45" EAST, 237.00 FEET TO THE SOUTHEAST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT 00-45276, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON AND THE INITIAL POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF SAID TRACT, NORTH 89°50'32" WEST, 185.43 FEET FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WEST LINE OF SAID TRACT, NORTH 00°03'45" EAST (RECORD NORTH), 67.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTH LINE OF SAID TRACT, SOUTH 89°50'32" EAST, (RECORD EAST), 185.43 FEET TO THE WEST LINE OF CALIFORNIA STREET; THENCE ALONG SAID WEST LINE, SOUTH 00°03'45" WEST, 67.00 FEET TO THE INITIAL POINT OF BEGINNING.

STATE OF OREGON)
COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED WILLIAM KOENIGSBERG, MANAGER OF FORDYCE INVESTMENTS, LLC AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND FURTHER ACKNOWLEDGED THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF FORDYCE INVESTMENTS, LLC.,

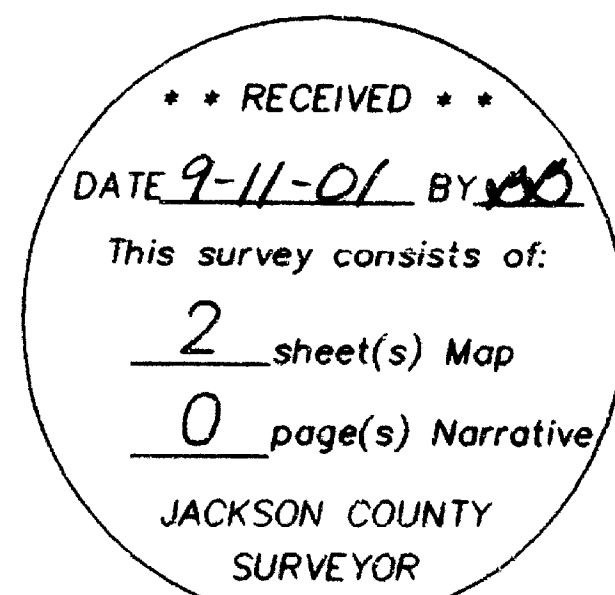
DATED THIS 29 DAY OF August, 20 01

BEFORE ME: Barbara M Christensen
NOTARY PUBLIC OF OREGON.



***** AFFIDAVITS OF CONSENT *****

FROM YAIR STRAUSS RECORDED AS DOC.# 01-43782, ORJCO.



I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
Jan E. Hibbs
SURVEYOR

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

PURPOSE: To survey and monument the corners of two Parcels created through a Land Partition. (Ashland PA# 2001-024)

PROCEDURE: Made ties to monuments as shown on Sheet 2. The West line of the subject tract was held at deed record distance West from the S.E. corner of DLC #39 and held parallel to the East line of said Claim. The South and North lines were held parallel to the South line of said Claim and at deed record distance North from said South line. Computed the Parcel corners per the approved Tentative Plat and set pins as shown on Sheet 2. Those monuments found as well as those set are as shown Sheet 2.

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PH: (541) 772-2782