

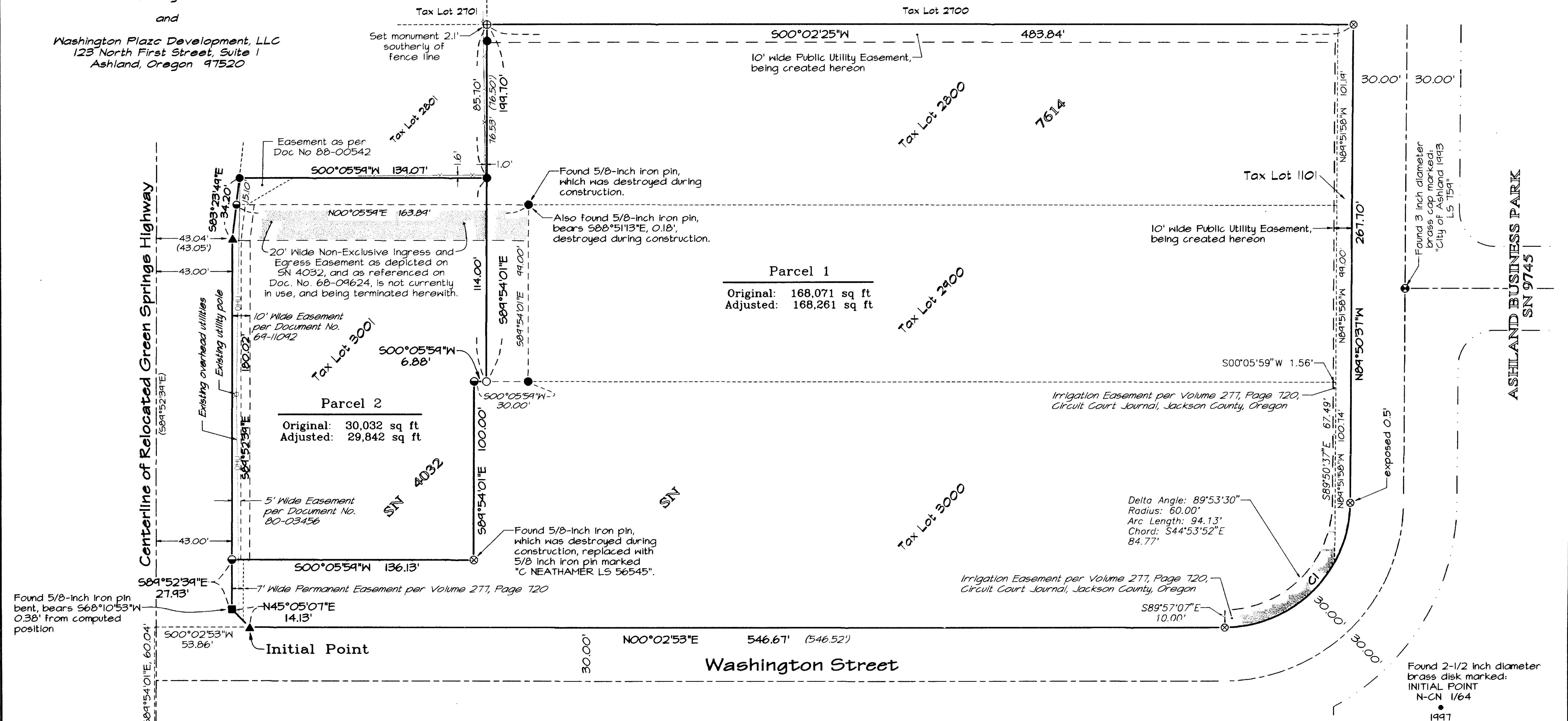
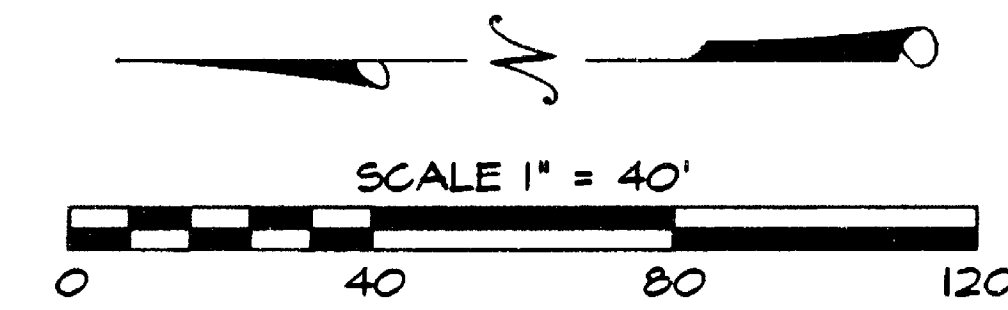
LAND PARTITION SURVEY

PARTITION PLAT NUMBER: 9-7-2002
 A PROPERTY LINE ADJUSTMENT

Located in the Northeast One-Quarter of Section 14, in Township 39 South, Range 1 East of the Willamette Meridian, in the City of Ashland, Jackson County, Oregon.

PREPARED FOR:

Rex Bounds
 1150 Tolman Creek Road
 Ashland, Oregon 97520
 and
 Washington Plaza Development, LLC
 123 North First Street, Suite 1
 Ashland, Oregon 97520



Parcel 1
 Original: 168,071 sq ft
 Adjusted: 168,261 sq ft

Parcel 2
 Original: 30,032 sq ft
 Adjusted: 29,842 sq ft

Delta Angle: 89°53'30"
 Radius: 60.00'
 Arc Length: 94.13'
 Chord: S44°53'52"E
 84.77'

Found 2-1/2 inch diameter brass cap marked: SWAIN SURVEYING 1/4 COR S 11 S 14 LS 754 SURVEY MONUMENT 1984

LEGEND

- ⊕ Indicates a set 5/8-inch diameter by 30-inch long iron pin, with an orange plastic cap marked "C NEATHAMER LS 56545", set flush or as noted herein.
- Indicates a set lead and tack with a brass washer marked "NEATHAMER LS 56545".
- Indicates a found 5/8-inch diameter iron pin with yellow plastic cap marked "E.L. SWAIN RLS 754", or as noted herein, refer to SN T614.
- ⊙ Indicates a found lead and tack with a brass washer marked "RLS 754", refer to SN T614.
- ▲ Indicates a found 5/8-inch diameter iron pin with yellow plastic cap marked "ANDREWS RLS 1626". Origin unknown.
- Indicates a computed position, nothing found or set, unless otherwise noted herein.
- x— Indicates an existing fence.
- () Indicates record information as per SN T614.
- SN Indicates a recorded survey by number in the office of the Jackson County Surveyor.
- Doc. No. Indicates a document recorded number in the Official Records of Jackson County, Oregon.

BASIS OF BEARINGS:

500°02'32"W 661.99' (661.965)

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

Purpose: Perform a boundary survey and prepare a Property Line Adjustment, Partition Plat pursuant to Client's instructions.

Procedure: Utilizing a Nikon DTM-520 and a Ranger 200-R with TDS software, all found monuments were tied in a closed traverse.

Based on said traverse, Surveys Numbered 4032, T614, 9705, and 9745 on file in the Jackson County Surveyor's Office, and Document Numbers T2-11033, 98-60277, and 01-27279, Official Records of Jackson County, Oregon, the project boundaries and interior lots were computed and monumented as depicted herein.

I hereby certify that this is an exact copy of the original.
Carl E. Neathamer
 Surveyor

REGISTERED PROFESSIONAL LAND SURVEYOR

Carl E. Neathamer

OREGON
 JULY 09, 2001
 CAEL E. NEATHAMER
 56545

Renewal Date 12/31/02

CURVE TABLE

CURVE #	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	89°53'30"	70.00'	109.82'	N44°53'52"W	48.90'

BASIS OF BEARINGS:

True Meridian at the North-South Centerline of Section 14, as derived from the N.O.A.A. Net, Established in 1968 and on file in the Jackson County Surveyor's Office. Bearing reference is between the North One-Quarter of Section 14 and the North-Center North One-Sixty Fourth corner of Section 14, as depicted herein, and as contained on Survey Number T614, on file in the Jackson County Surveyor's Office

PREPARED BY: **Neathamer Surveying, Inc.**
 304 South Central Avenue
 Medford, Oregon 97501
 Phone (541) 732-2869
 FAX (541) 732-1382

PROJECT NUMBER: 01025 DATE: January 24, 2002

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, Washington Plaza Development, LLC, an Oregon limited liability company, hereinafter as Washington, and Rex Benow Bounds, hereinafter as Bounds, are the fee title owners of the real properties depicted hereon and more particularly described in the "SURVEYOR'S CERTIFICATE" herewith.

IN WITNESS WHEREOF, I set my hand and seal this 25th day of January, 2002.

Signature of David R. Layer, Member, Washington Plaza Development, LLC.

Signature of Rex Benow Bounds, Member, Washington Plaza Development, LLC.

STATE OF OREGON } SS
County of Jackson }

Personally appeared the above named David R. Layer, known to me as a member of Washington Plaza Development, LLC, and acknowledged the foregoing instrument to be his voluntary act and deed.

WITNESS my hand and seal this 25th day of January, 2002.

Signature of Notary Public - Oregon.



STATE OF OREGON } SS
County of Jackson }

Personally appeared the above named Rex Benow Bounds, known to me, and acknowledged the foregoing instrument to be his voluntary act and deed.

WITNESS my hand and seal this 25th day of January, 2002.

Signature of Notary Public - Oregon.



NOTES

The fence line depicted on SN 7614, being along the most easterly boundary of said survey, no longer exists.

Parcels 1 and 2 are subject to the following matters of record:

Parcel 1 and 2 are situated in the Talent Irrigation District, and subject to the levies and assessments thereof, water and irrigation rights, easements for ditches and canals and regulations containing the same.

Rights of the public in and to any portion lying within the limits of public roadways, if any, and/or rights of private parties over and portion lying within existing roadways or driveways not disclosed by the public records. (Effects Parcels 1 and 2).

Right-of-way easement for the purpose of carrying water or gas, granted to the City of Ashland, a Municipal Corporation, as recorded in Volume 109, Page 496 of the Deed Records of Jackson County, Oregon. (Effects Parcels 1 and 2).

Easement for the transmission and distribution of electricity, granted the California Oregon Power Company, as recorded in Volume 360, Page 198, of the Deed Records of Jackson County, Oregon, does not effect either of these parcels.

All existing, future or potential common law or statutory abutter's easements of access between the right-of-way of the relocated Green Springs Highway and the property as described in Volume 262, Page 438 of the Deed Records of Jackson County, Oregon, except at designated points, were bargained, sold, conveyed and relinquished to the State of Oregon, by and through its State Highway Commission, as recorded in Volume 507, Page 183 of the Deed Records of Jackson County, Oregon. (Effects Parcel 1).

Easement for the transmission and distribution of electricity, granted the Pacific Power and Light Company, as recorded in Volume 524, Page 502, of the Deed Records of Jackson County, Oregon, does not effect either of these parcels.

Easement for ingress and egress, and the right to construct an approach and light standard, granted to the American Oil Company, a Maryland Corporation, in Lease recorded in Volume 542, Page 110, of the Deed Records of Jackson County, Oregon, and as set forth in the deed to Atlantic Rockfield Company, a Delaware Corporation, recorded as Document Number 88-00542, of the Deed Records of Jackson County, Oregon. (Effects Parcel 1).

T39 IE 14A, Tax Lot 2800, 2900 & 3001

LAND PARTITION SURVEY

PARTITION PLAT NUMBER: P-7-2002
A PROPERTY LINE ADJUSTMENT

Located in the Northeast One-Quarter of Section 14, in Township 39 South, Range 1 East of the Willamette Meridian, in the City of Ashland, Jackson County, Oregon.

SURVEYOR'S CERTIFICATE:

I, Cael E. Neathamer, a 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 shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary:

All that real property situated in the Northeast One-Quarter of Section 14, Township 39 South, Range 1 East of the Willamette Meridian, within the City on Ashland, Jackson County, Oregon, more particularly described as follows:

Commencing at a brass disk marking the Northwest corner of the Northeast One-Quarter of Section 14; thence South 89°54'01" East, a distance of 60.04 feet; thence South 00°02'53" West, a distance of 53.86 feet to a found 5/8-inch diameter iron pin with a yellow plastic cap marked "ANDREWS RLS 1626" (origin is unknown), being at a point at the easterly right-of-way of Washington Street, and the Initial Point of Beginning; thence along said right-of-way line North 45°05'07" East, a distance of 14.13 feet to the southerly right-of-way of the relocated Green Springs Highway; thence along last said right-of-way, South 84°52'39" East, a distance of 27.93 feet to a found lead and tack with a brass washer marked "LS 759"; thence continuing along said right-of-way South 84°52'39" East, a distance of 180.02 feet to a found 5/8-inch diameter iron pin with a yellow plastic cap marked "ANDREWS RLS 1626" (origin is unknown); thence continuing along said right-of-way South 83°23'49" East, a distance of 34.20 feet to a found 5/8-inch diameter iron pin with a yellow plastic cap marked "EL SWAIN RLS 759"; thence leaving said right-of-way South 00°05'59" West, a distance of 139.07 feet to a found 5/8-inch diameter iron pin with a yellow plastic cap marked "EL SWAIN RLS 759"; thence South 89°54'01" East, a distance of 85.70 feet to a set 5/8-inch diameter iron pin with an orange plastic cap marked "C NEATHAMER LS 56545"; thence South 00°02'25" West, a distance of 483.84 feet to a point at the northerly right-of-way of Washington Street, to a set 5/8-inch diameter iron pin with an orange plastic cap marked "C NEATHAMER LS 56545"; thence along said right-of-way North 84°50'37" West, a distance of 267.70 feet to a set 5/8-inch diameter iron pin with an orange plastic cap marked "C NEATHAMER LS 56545", at the beginning of a tangent curve to the right, having a radius of 70.00 feet and a delta angle of 89°53'30"; thence along the arc of said curve a distance of 109.82 feet (the long chord of which bears North 44°53'52" West, a distance of 98.90 feet); thence continuing along said right-of-way North 00°02'53" East, a distance of 546.67 feet to the Initial Point of Beginning.

Signature of Cael E. Neathamer, Surveyor.

NOTES (CONTINUED)

Permanent easement for the purpose of locating irrigation facilities, and a 7-foot wide permanent easement for the purpose of locating drainage facilities, and for the purpose of constructing, maintaining and repairing the slopes of cuts or fills, appropriated by the State of Oregon, by and through its State Highway Commission, in the Stipulated Judgment of the Jackson County, Oregon, Circuit Court, dated March 7, 1973, filed in Volume 277, Page 720, Jackson County, Oregon, Circuit Court Journal. (Effects Parcel 1).

Limited access described in the Stipulated Judgment of the Jackson County, Oregon, Circuit Court, dated March 7, 1973, filed in Volume 277, Page 720, Jackson County, Oregon, Circuit Court Journal. (Effects Parcel 1).

Agreement, including the terms and provisions thereof, dated January 14, 1977, by and between the City of Ashland, a Municipal Corporation, and Frank H. Goddard and Jayce H. Goddard, husband and wife, recorded February 8, 1977, as Document Number 77-02606, Official Records of Jackson County, Oregon, and amended by Addendum to Agreement recorded March 15, 1977, as Document Number 77-04984, Official Records of Jackson County, Oregon. (Effects Parcel 1).

Restriction as set forth in Document Number 89-01163, Official Records of Jackson County, Oregon, to wit: "No motel shall be constructed on the above described premises. This restriction is for the benefit and protection of the Knights' Inn Motel of Ashland, 2354 Highway 66, Ashland, Oregon." (Effects Parcel 1).

Restriction regarding fencing, curbs, etcetera, as contained in Document Number 68-09626, Official Records of Jackson County, Oregon. (Effects Parcel 2).

An easement, including the terms and provisions thereof, for one pole with overhead wires and cables for electrical, telephone, television, or other utility use, granted to the City of Ashland as contained in Document Number 69-11042, Official Records of Jackson County, Oregon. (Effects Parcel 2).

All existing, future or potential common law or statutory abutter's easements of access between the right of way of the relocated Greensprings Highway and the herein described property, except at designated points, were bargained, sold, conveyed and relinquished to the State of Oregon, by and through its State Highway Commission, by deed recorded in Document Number 72-11033, Official Records of Jackson County, Oregon. (Effects Parcel 2).

A grant of easement, including the terms and provisions thereof, for underground communication facilities, granted to Pacific Northwest Bell Telephone Company, a corporation, as contained in Document Number 80-03456, Official Records of Jackson County, Oregon. (Effects Parcel 2).

Declaration of covenants, conditions, and restrictions effecting Parcel 1, as more fully set forth in instrument recorded as Document Number 01-46811, Official Records of Jackson County, Oregon. (Effects Parcel 1).

The Bylaws of Washington Professional Plaza Homeowners Association, subject to the terms and provisions thereof, recorded October 1, 2001, as Document Number 01-46810, Official Records of Jackson County, Oregon. (Effects Parcel 1).

Existing leases, if any, and rights of parties in possession, other than month to month tenancies. (Effects Parcels 1 and 2).

Drawing S:\Layer & Assoc\PLA Partition Plat.pro

PREPARED FOR:

Rex Bounds
1150 Tolman Creek Road
Ashland, Oregon 97520

Washington Plaza Development, LLC
123 North First Street, Suite 1
Ashland, Oregon 97520

RELEASE

PremierWest Bank, as holders of beneficiary interest under that certain Trust Deed, Line of Credit dated June 14, 2001, and recorded June 15, 2001, as Instrument Number 01-27280, Official Records of Jackson County, Oregon, affecting the land depicted hereon, do hereby release from lien of said trust deed and Assignment of Rents, all property described in the "SURVEYOR'S CERTIFICATE" hereon, dedicated to public use.

Signed this 25th day of January, 2002.

Signature of Wayne Thompson, Assistant-Vice President, PremierWest Bank.

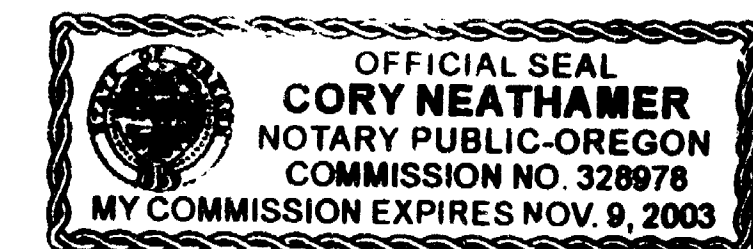
STATE OF OREGON } SS
County of Jackson }

Personally appeared the above named Wayne Thompson, known to me as the Assistant-Vice President, PremierWest Bank.

WITNESS my hand and seal this 25th day of January, 2002.

Before me:

Signature of Notary Public - Oregon.



APPROVALS:

Signature of Ashland Planning Department, Planning Action Number: 2001-120.

1.30.2002 DATE

Examined and approved this 28th day of January, 2002.

Signature of Jan Holman, City Surveyor.

All taxes, fees, assessments, or other charges as required by O.R.S. 92.045 have been paid as of FEBRUARY 4, 2002.

Signature of Wallis Johnson, Assessor, Date 2-4-2002.

Signature of Carol Applegate, Tax Collector, Date 2-4-2002.

RECORDING

FILED FOR RECORD THIS THE 4th DAY OF FEB, 2002 AT 3:24 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-7-2002 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON. INDEX VOLUME 13.

PAGE 2. Signature of Kathleen S. Beckert, County Clerk, and Kevyn L. Putman, Deputy.

COUNTY SURVEYOR FILE NO. 17198

I hereby certify that this is an exact copy of the original.

Signature of Cael E. Neathamer, Surveyor.

REGISTERED PROFESSIONAL LAND SURVEYOR

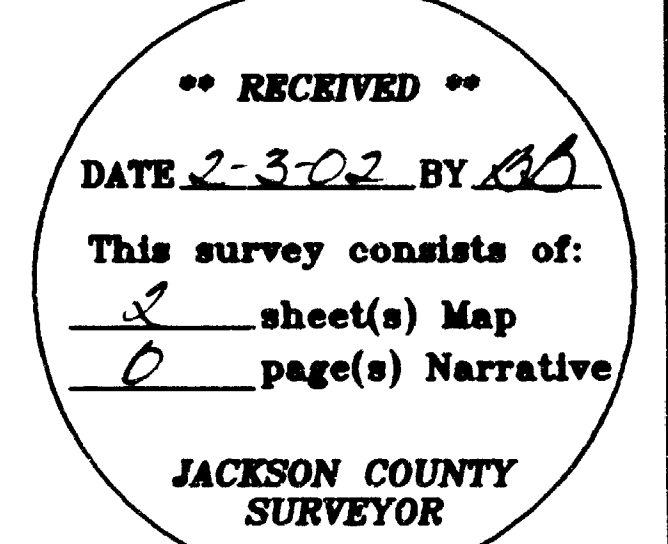
Signature of Cael E. Neathamer.

OREGON JULY 08, 2001 CAEL E. NEATHAMER 56545

Renewal Date 12/31/02

PREPARED BY: Neathamer Surveying, Inc. 304 South Central Avenue Medford, Oregon 97501 Phone (541) 732-2869 FAX (541) 732-1382

PROJECT NUMBER: 01025 DATE: January 24, 2002



Sheet 1 of 2