

APPROVAL:

EXAMINED AND APPROVED this 6 day of MAY, 2003.

Paul D. Lavin
City Surveyor

EXAMINED AND APPROVED as required by O.R.S. 100.110 as

of May 7th, 2003.

Jeffrey D. Dot
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS or other charges as required by O.R.S. 100.110 have been

paid as of May 7, 2003.

Carol Applegate, Deputy
Tax Collector

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that BURRILL RESOURCES, INC., an Oregon Corporation, successor in interest to Eugene F. Burrill Lumber Co., an Oregon Corporation, is the owner in fee simple of the lands hereon described in the Surveyor's Certificate, and does hereby make, establish and declare that this Plat is a correct representation of the land as laid out by Burrill Resources, Inc. as LEAR WAY INDUSTRIAL PARK CONDOMINIUMS, and does hereby commit the land and improvements shown on this Plat to the operation of the Oregon Condominium Act as set forth in ORS Chapter 100 and that said land and improvements are subject to the provisions of ORS 100.005 to 100.625. LEAR WAY INDUSTRIAL PARK CONDOMINIUMS shall be subject to (1) the Declaration of Condominium Ownership for LEAR WAY INDUSTRIAL PARK CONDOMINIUMS and (2) the By-Laws of the LEAR WAY INDUSTRIAL PARK CONDOMINIUMS Homeowner Association to be recorded simultaneously with this Plat.

Michael E. Burrill
Michael E. Burrill, President
BURRILL RESOURCES, INC.



STATE OF OREGON
County of Jackson

Personally appeared the above named Michael E. Burrill, to me personally known, who being duly sworn, did say that he is the President of BURRILL RESOURCES, INC. an Oregon corporation, and acknowledges the foregoing instrument to be his voluntary act and deed. Before me on the 5th day of May, 2003.

BY: Debra A. Note
Notary Public for Oregon
My Commission Expires: Aug. 27, 2003

*** AFFIDAVITS OF CONSENT ***

FROM PREMIERWEST BANK RECORDED AS Doc. No. 03-29392, O.R.

*** RECORDING ***

Filed for record this 7th day of MAY, 2003,
at 2:19 o'clock P.M., and recorded in Volume 29, of Plats at
Page 14, of records of Jackson County, Oregon.

KATHLEEN S. BECKETT County Clerk
CHERYL AVBERIS Deputy

Declaration of Condominium Ownership, Covenants, Conditions, Restrictions and By-Laws of the Lear Way Industrial Park Condominiums Owner's Association recorded as Doc. No. 03-29393, O.R.

LEAR WAY INDUSTRIAL PARK CONDOMINIUMS

A Flexible Condominium
Located in the NE 1/4 of Section 7,
T.37S., R.1W., W.M.
being a portion of Lots 3 & 4

of
KING CENTER SUBDIVISION, Unit No. 1
City of Medford
Jackson County, Oregon
for
BURRILL RESOURCES, INC.
c/o Burrill Real Estate
3560 Excel Drive, Suite #101
Medford, OR 97504

February 6, 2003

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

I, RICHARD L. BATH, DO HEREBY CERTIFY THAT I AM A DULY REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, LICENSE NO. 1069, AND I FURTHER DO HEREBY DECLARE THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE TRACT OF LAND SHOWN HEREON, AND THAT SAID PLAT AND SURVEY CONFORM WITH THE ORDINANCES OF THE CITY OF MEDFORD AND THE STATUTES OF THE STATE OF OREGON, AND THAT THE FOLLOWING IS AN ACCURATE SURVEY AND TITLE DESCRIPTION OF TRACT'S EXTERIOR BOUNDARY:

Commencing at the northeast corner of Lot Four (4) of KING CENTER SUBDIVISION, Unit No. 1, to the City of Medford, Jackson County, Oregon, according to the official plat thereof, now of record, thence North 89°23'22" East 169.99 feet (record North 89°23'48" East 170.00 feet) to the northwest corner of Tract A described in deed record as No. 96-29523 of the Official Records of Jackson County, Oregon, for the Initial point of beginning; thence South 00°52'02" East 386.65 feet (record South 00°51'35" East 386.63 feet) to a point of curve; thence 31.415 feet along the arc of a 20.00 foot radius curve to the right (the long chord to which bears South 44°07'58" West [record South 44°08'25" West] 28.28 feet to a point situated on the south boundary of the tract described in deed recorded as No. 94-31101 of said Official Records; thence South 89°07'58" West (record South 89°08'25" West), along said south boundary, 536.71 feet; thence North 00°52'02" West 409.145 feet to the north boundary of aforesaid Lot Four (4) of KING CENTER SUBDIVISION, Unit No. 1; thence North 89°23'22" East (record North 89°23'48" East) 556.72 feet to the initial point of beginning.

INDEX TO SHEETS

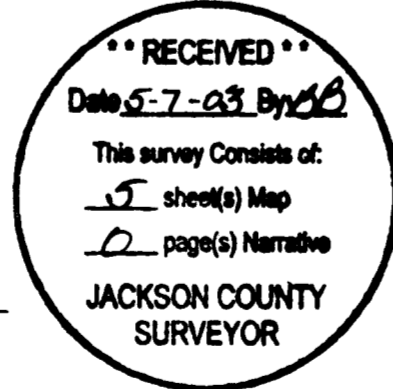
SHEET 1	SIGNATURE SHEET
SHEET 2	OVERALL & UNIT VIEW
SHEET 3	FLOOR PLANS
SHEET 4	UNITS 1 & 2 ELEVATION PLANS
SHEET 5	UNITS 3 & 4 ELEVATION PLANS

****SURVEYOR'S STATEMENT PER O.R.S 100.115(2d)****

This plat accurately depicts the boundaries of the units and that construction of the units and buildings as depicted is complete.

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

PURPOSE: To survey and monument the exterior boundary and depict the Units and Variable Property of LEAR WAY INDUSTRIAL PARK CONDOMINIUMS.
PROCEDURE: Using existing control from FS 15461 together with the recent property line adjustment deed No. 02-61493 O.R., monumented the exterior boundary accordingly. Measurements were then made to the exterior and interior of the units as shown. Elevations are based on brass disk at the intersection of Cardinal Ave. and Commerce Drive. Elevation = 1314.84 derived from City of Medford datum. The original monument marking the N.E. Corner of Lot 4, as shown, had been previously located in 1996, destroyed, and replaced in its original found position.
BASIS OF BEARING: \odot Commerce Drive per FS 15461, Partition Plat P-55-1997

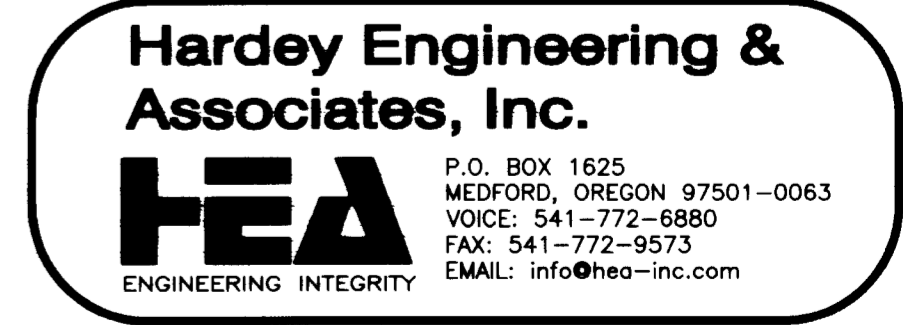


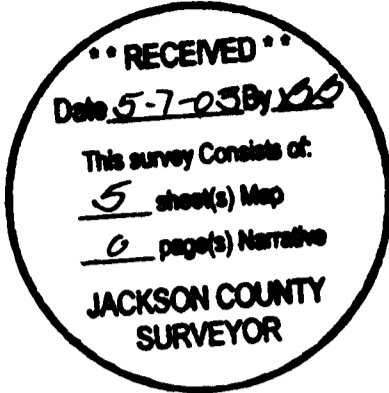
I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

Richard L. Bath
SURVEYOR



Richard L. Bath
OREGON
JULY 30, 1976
RICHARD L. BATH
No. 1069
RENEWS 12/31/03



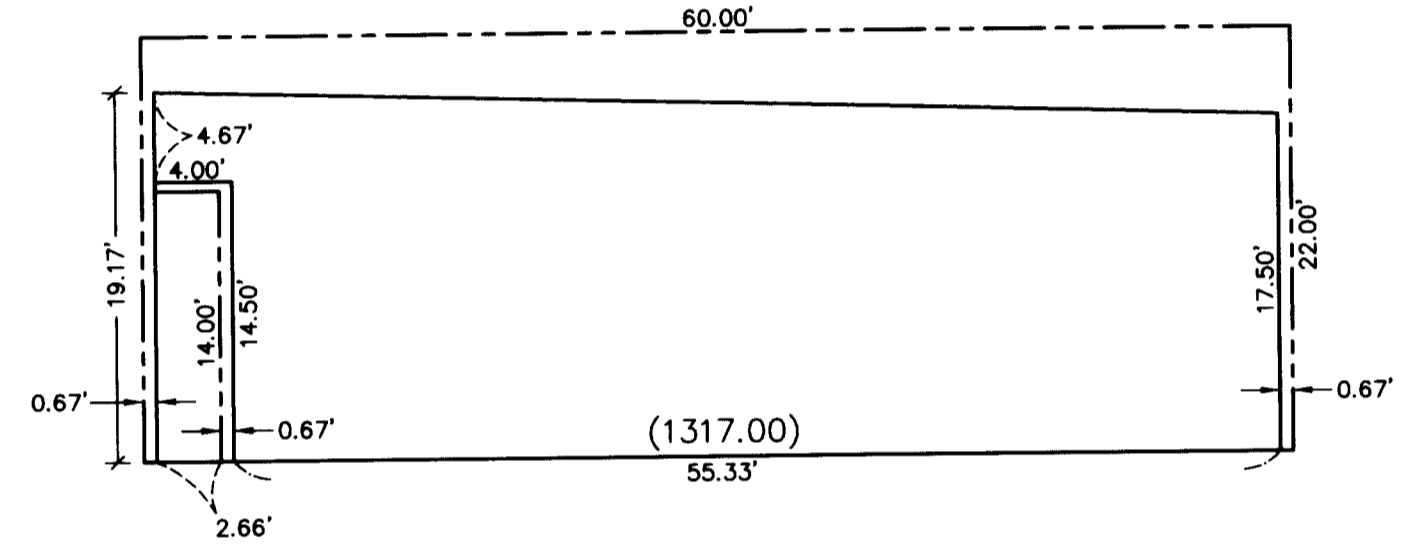
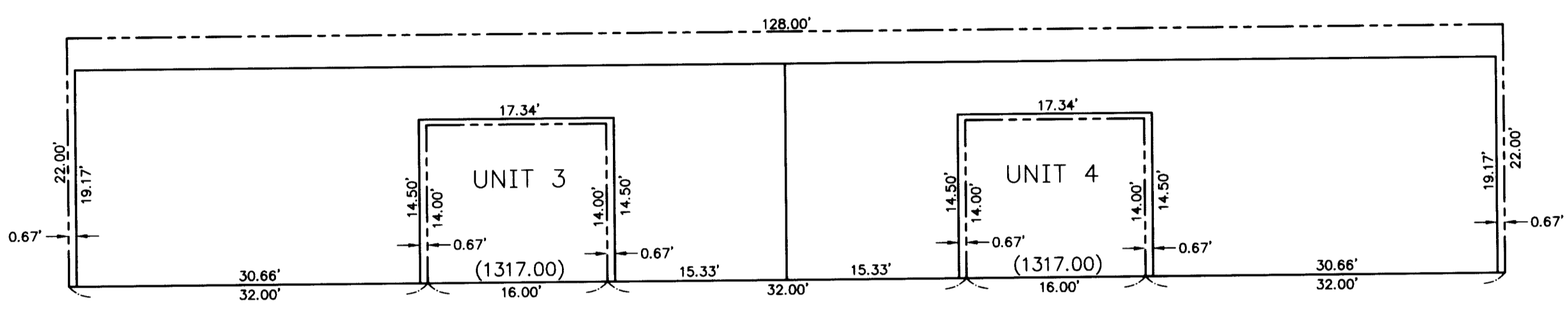
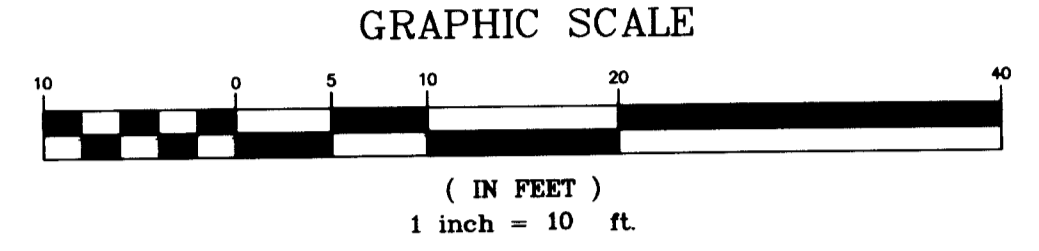


LEAR WAY INDUSTRIAL PARK CONDOMINIUMS

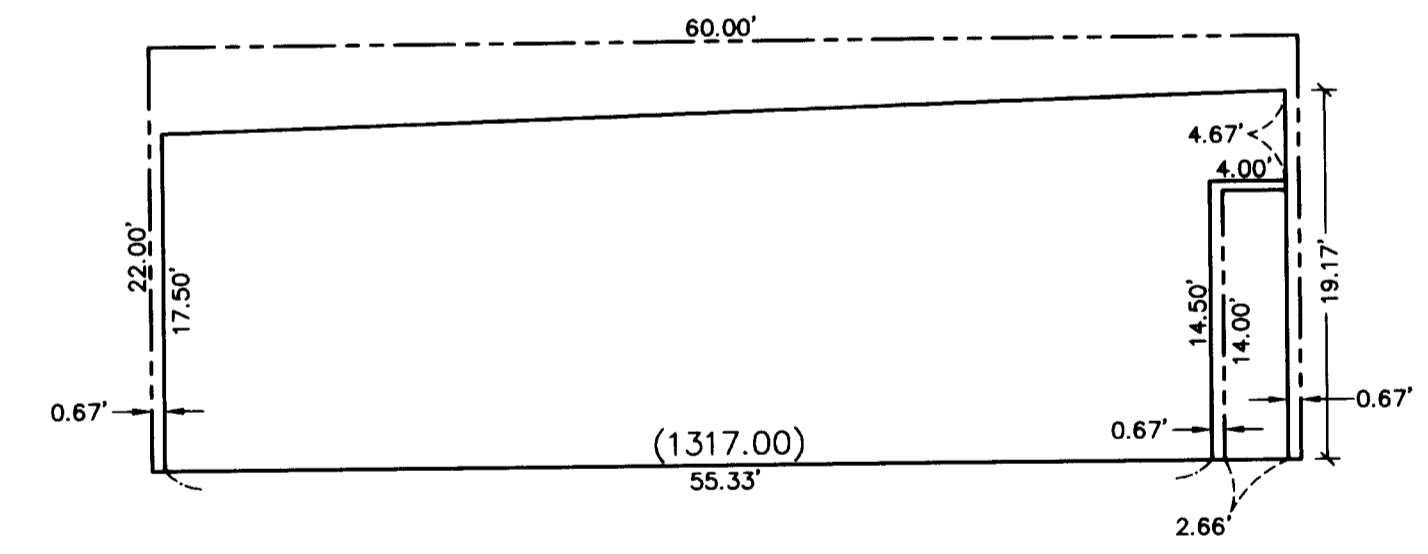
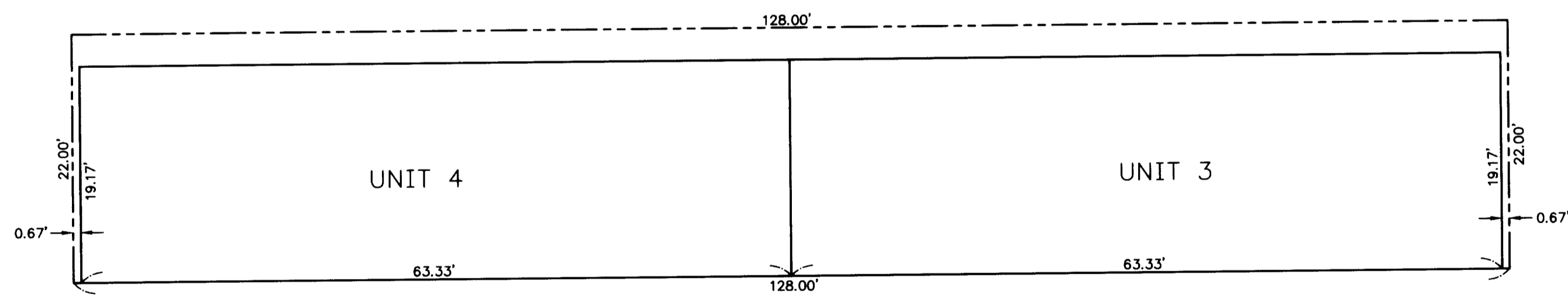
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being a portion of Lots 3 & 4
of
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City of Medford
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for
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c/o Burrill Real Estate
3560 Excel Drive, Suite #101
Medford, OR 97504

February 6, 2003

LEGEND
 - - - - - = Property line
 - - - - - = Exterior concrete face of unit
 _____ = Unit ownership boundary
 (1317.00) = Floor elevation based on City of Medford BM A-229



BUILDING II



NOTES

- 1) Inside unit dimensions are to interior face of concrete wall.
- 2) Floor elevations are at top of concrete slab.
- 3) Ceiling dimensions are from top of concrete floor slab to bottom of ceiling joists.
- 4) Outside unit dimensions are to exterior face of concrete wall.

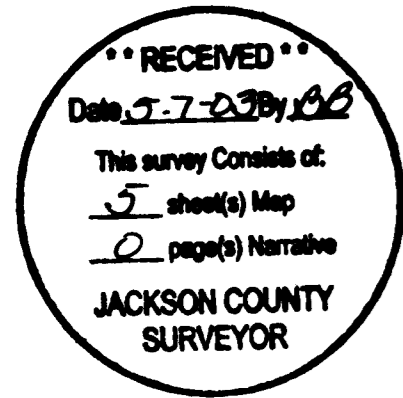
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Richard L. Bath
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Richard L. Bath
OREGON
JULY 30, 1976
RICHARD L. BATH
No. 1069
RENEWS 12/31/03

Hardey Engineering & Associates, Inc.
HEA
ENGINEERING INTEGRITY
P.O. BOX 1625
MEDFORD, OREGON 97501-0063
VOICE: 541-772-6880
FAX: 541-772-9573
EMAIL: info@hea-inc.com

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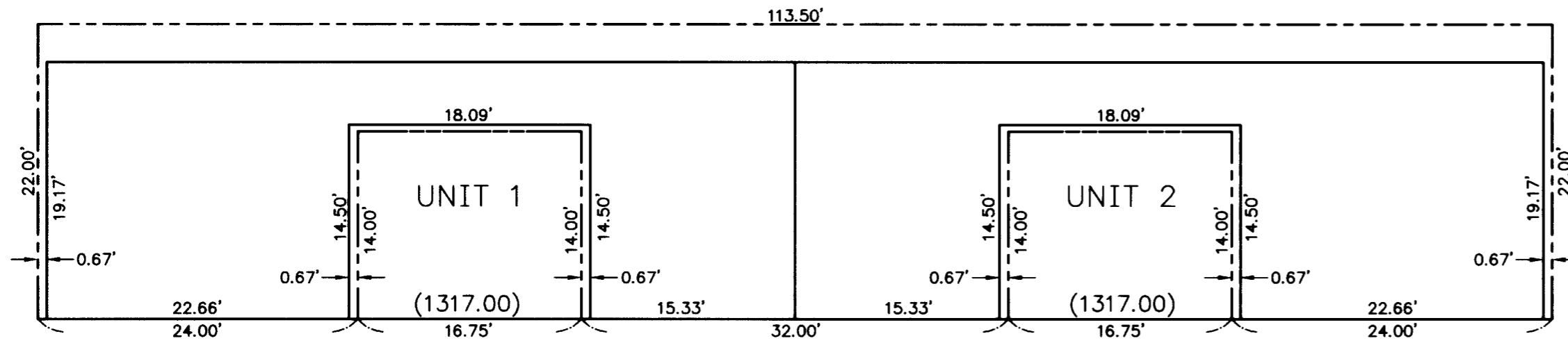
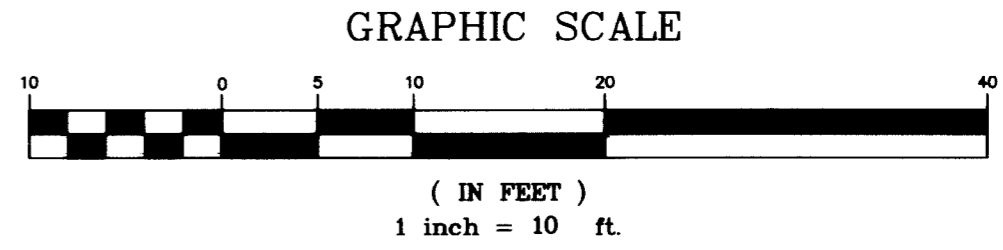
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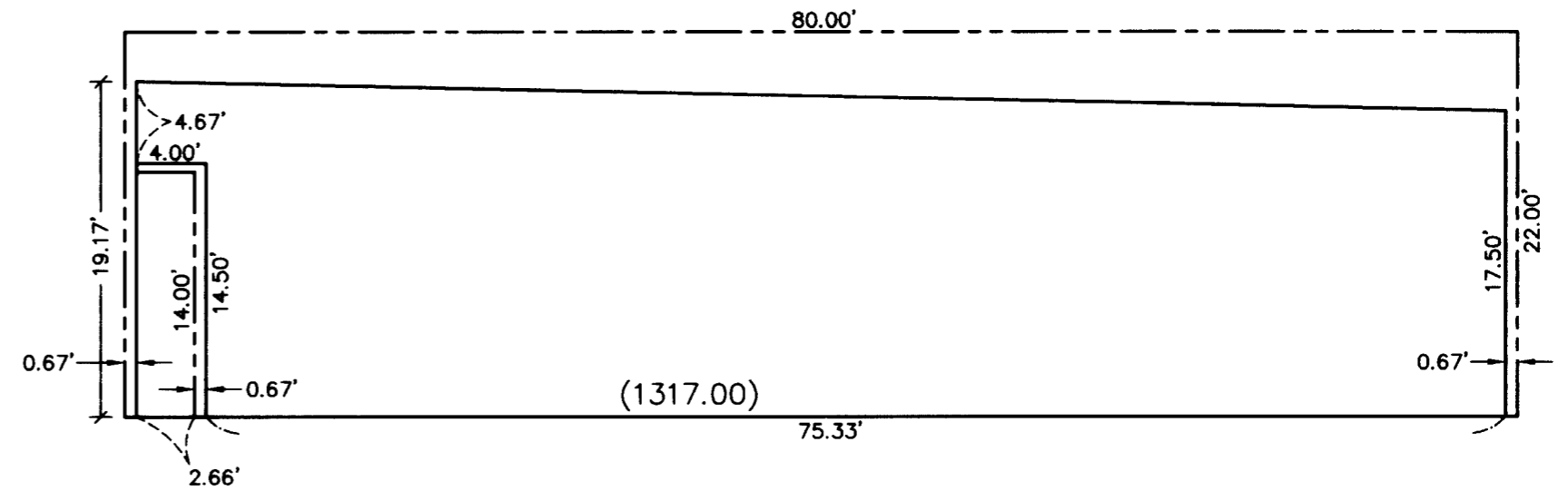
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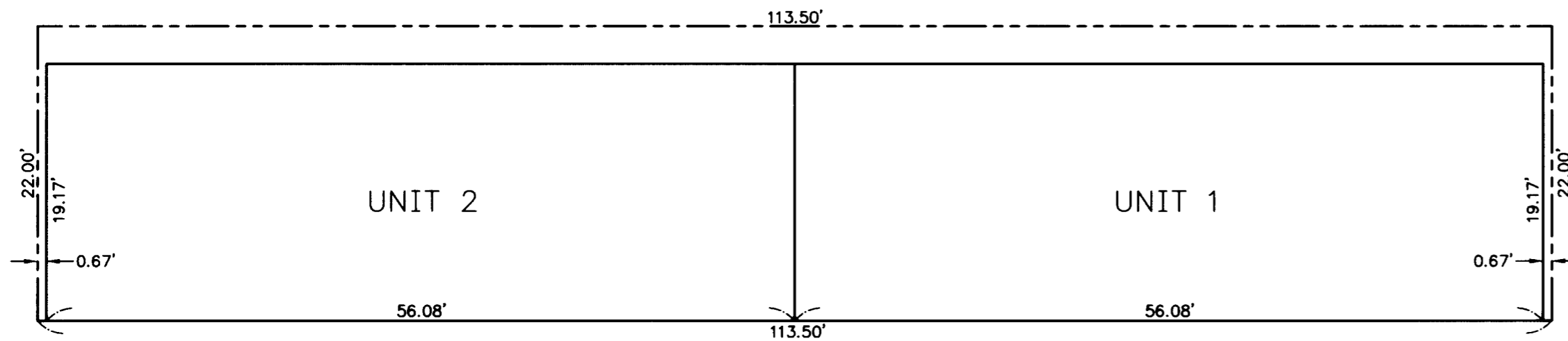


UNITS 1 & 2 WEST ELEVATION

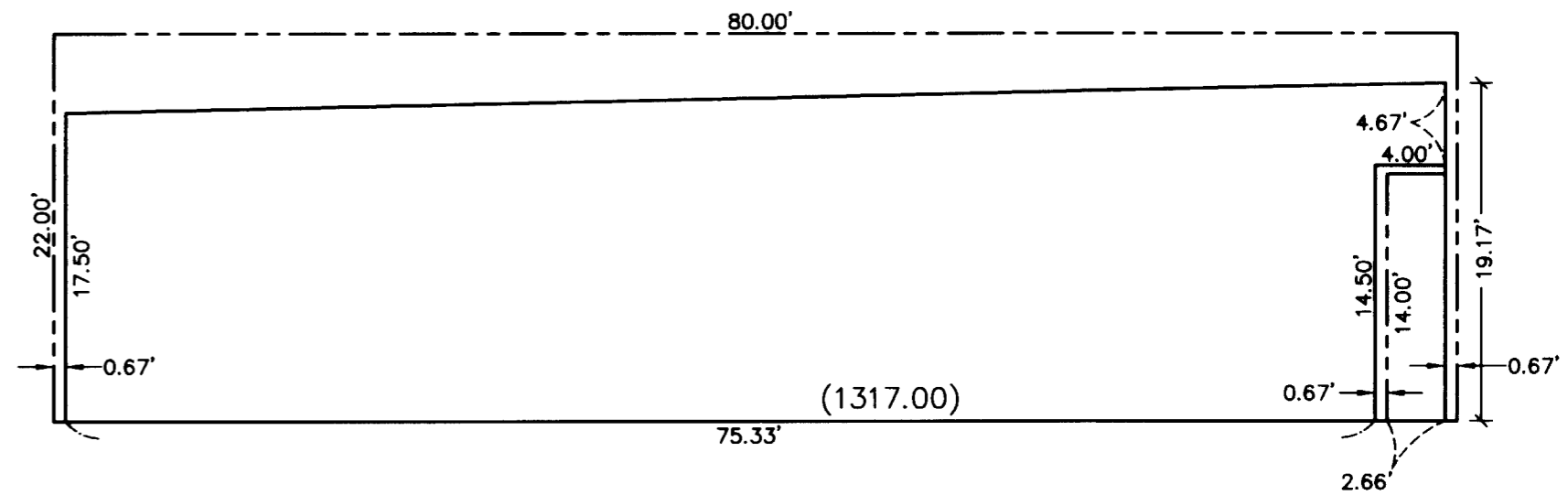


UNIT 2 SOUTH ELEVATION

BUILDING I



UNITS 1 & 2 EAST ELEVATION



UNIT 1 NORTH ELEVATION

NOTES

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Richard L. Bath
 SURVEYOR

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Richard L. Bath
 OREGON
 JULY 30, 1976
 RICHARD L. BATH
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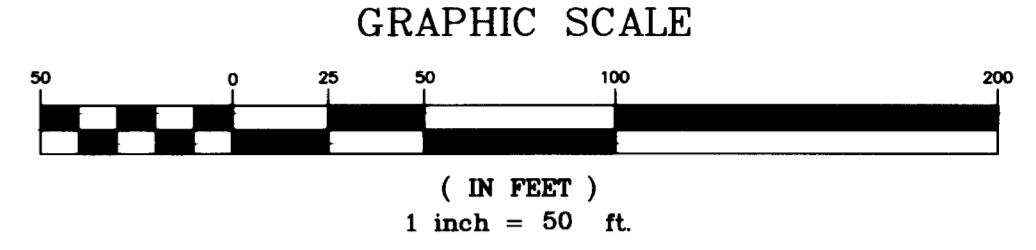
Hardey Engineering & Associates, Inc.
HEA
 ENGINEERING INTEGRITY
 P.O. BOX 1625
 MEDFORD, OREGON 97501-0063
 VOICE: 541-772-6880
 FAX: 541-772-9573
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February 6, 2003

RECEIVED
 Date 5-7-03 By AB
 This survey Consists of:
5 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR



NE Cor. Lot 1 per R1
 NE Cor. Parcel 2 per R2
 Fd. 5/8" iron pin w/ plastic cap per R2

LEGEND

- = Fd. 3" Brass Disk in asphalt per R1
- = Set 5/8" x 30" iron rebar w/ orange plastic cap marked "Hardey Eng. & Assoc."
- = Property line
- - - = Exterior concrete face of unit
- - - = Unit ownership boundary
- FS = Filed Survey #
- PUE = Public Utility Easement
- O.R. = Official Records of Jackson County, Oregon
- L1 = See line table
- C1 = See curve table
- CC&R's = Covenants, Conditions & Restrictions to be recorded with this plat
- G.C.E. = General Common Element
- R1 = KING CENTER SUBDIVISION, UNIT 1
- R2 = Partition Plat P-55-1997 (FS 15461)
- R3 = FS 15560
- d.r. = Deed Record Measurement
- [Hatched Box] = Future Building Location
- [Diagonal Lines Box] = Non-Withdrawable Variable Property

LINE TABLE

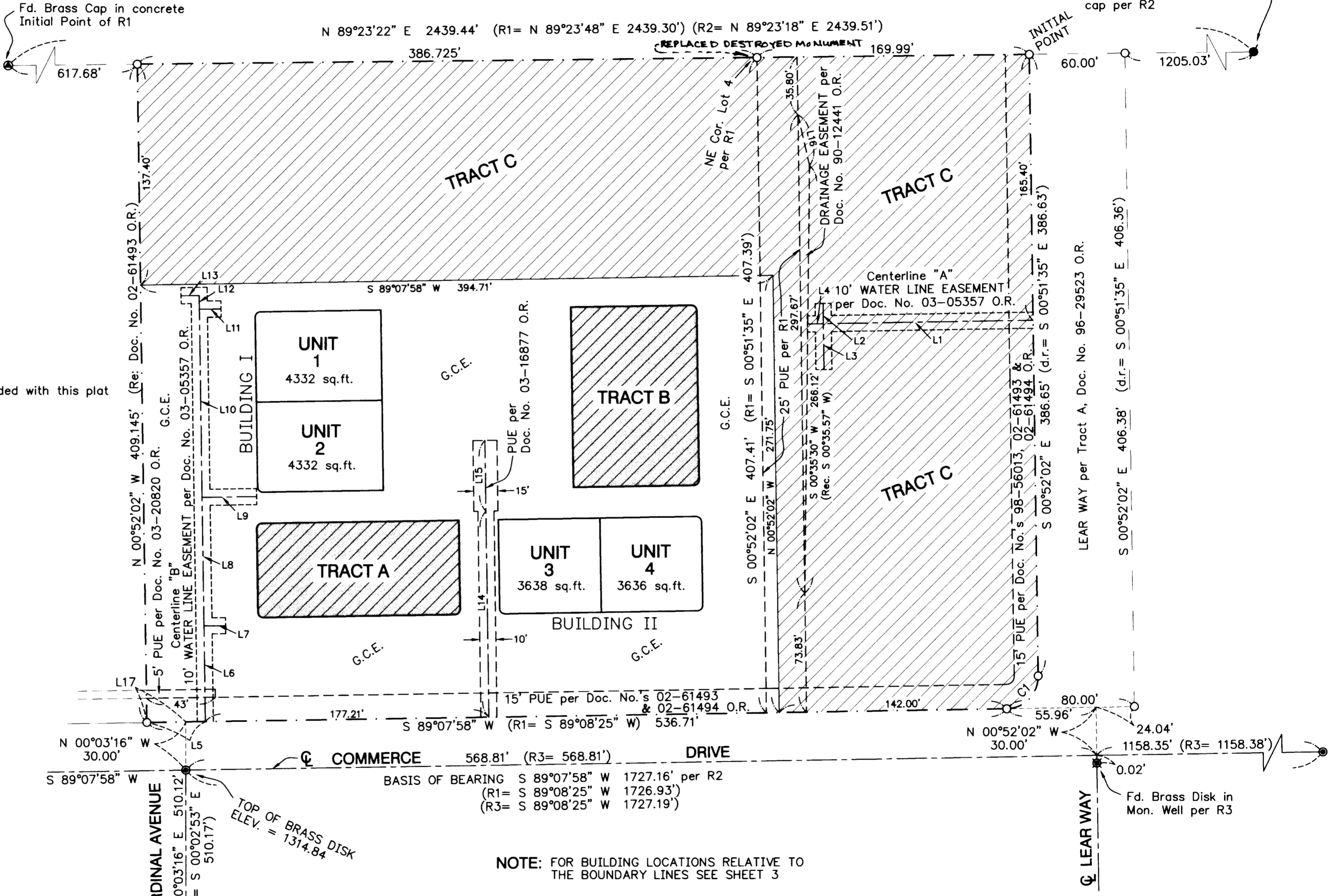
LINE	BEARING	DIST.
L1	S 89°07'58" W	131.00'
L2	N 00°52'02" W	12.50'
L3	S 00°52'02" E	28.50'
L4	S 89°07'58" W	10.00'
L5	N 89°07'58" E	36.50'
L6	N 00°52'02" W	59.25'
L7	N 89°07'58" E	13.50'
L8	N 00°52'02" W	80.00'
L9	N 89°07'58" E	34.00'
L10	N 00°52'02" W	117.00'
L11	N 89°07'58" E	13.50'
L12	N 00°52'02" W	8.50'
L13	S 89°07'58" W	11.27'
L14	N 00°52'02" W	128.00'
L15	N 00°52'02" W	44.00'
L16	N 12°57'20" W	32.35'
L17	N 89°07'58" E	24.29'

CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	LONG CHORD
C1	90°00'00"	31.415'	20.00'	S 44°07'58" W 28.285'

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Richard L. Bath
 SURVEYOR



NOTE: FOR BUILDING LOCATIONS RELATIVE TO THE BOUNDARY LINES SEE SHEET 3

AREAS

TOTAL UNIT OWNERSHIP AREA = 15,938 sq. ft. (0.366 Ac.)
 TOTAL NON-WITHDRAWABLE AREA = 135,974 sq. ft. (3.121 Ac.)
 TOTAL GENERAL COMMON ELEMENT AREA = 75,083 sq. ft. (1.724 Ac.)
 TOTAL CONDOMINIUM AREA = 226,995 sq. ft. (5.211 Ac.)

REGISTERED PROFESSIONAL LAND SURVEYOR

Richard L. Bath
 OREGON
 JULY 30, 1976
 RICHARD L. BATH
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 RENEWS 12/31/03

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