

TOWER BUSINESS PARK

(A PLANNED COMMUNITY)

LOCATED IN:
THE N.W. 1/4 OF SECTION 8, T.37S., R.1W., W.M.,
CITY OF MEDFORD,
JACKSON COUNTY, OREGON



*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that we, Ronald F. Brenneman and S. Loretta Brenneman, Trustees of the Ronald F. Brenneman Family Estate Trust under, Tower Business Park, L.L.C. an Oregon limited liability company, and Pentecostal Church of God, Oregon-Southern Idaho District, Inc. an Oregon non-profit corporation, are the owner in fee simple of the lands hereon described, and have subdivided the same into lots, tracts and streets as shown hereon, and the number of each lot and the course and length of all lines are plainly set forth, and that this plat is a correct representation of the subdivision, and we do hereby dedicate to the public for public use the public streets show hereon, together with those easements labeled as public utility easements, and we do hereby create an easement for access over Tract "C" (TOWER EAST) for the benefit of the owners, heirs, and assignees of Lot 2 and Lots 7-11, and we do hereby create the private storm drainage easements for storm drainage purposes across Lots 4, 7 and 8 to benefit the owners of Lots 2, 6, 7, and 8, across Lots 10 and 11 to benefit the owners of Lots 9 and 10, and we do hereby create the private sanitary sewer easement for sanitary sewer purposes across Lot 2 for the benefit of the owner of Lot 7, and we do hereby create the easements for Midway Creek as shown hereon for storm drainage and creek maintenance purposes, for the benefit of the City of Medford, and we do also hereby grant to the City of Medford in fee simple, those areas portrayed and designated hereon as one foot street plugs. By its approval of this plat, the City of Medford declares that upon dedication of the extension of the affected streets, it thereby dedicates the street plugs for public street purposes. We also hereby grant to the City of MEDFORD a perpetual easement for the installation and maintenance of water mains in the area shown hereon as private street. We also hereby create the temporary easement for an emergency vehicle turn around in Lot 12 which is extinguished upon the extension of Arrowhead Drive Northerly. We also hereby create the 20.00 foot wide canal easement across Lots 6, 8, 9, 10 and 12 for the benefit of Rogue River Valley Irrigation District, for access to and maintenance of Hopkins Canal. We hereby designate said Subdivision as TOWER BUSINESS PARK.

IN WITNESS WHEREOF, We have set our hands and seals this 23 day of June, 2003.

STATE OF Oregon)
County of Washington) ss.
Ronald F. Brenneman
Ronald F. Brenneman, Trustee

The foregoing instrument was acknowledged before me this 23rd day of June, 2003, by Ronald F. Brenneman, Trustee on behalf of the Ronald F. Brenneman Family Estate Trust, freely and voluntarily.

Before me: [Signature]
Notary

STATE OF Oregon)
County of Washington) ss.
S. Loretta Brenneman
S. Loretta Brenneman, Trustee

The foregoing instrument was acknowledged before me this 23rd day of June, 2003, by S. Loretta Brenneman, Trustee on behalf of the Ronald F. Brenneman Family Estate Trust, freely and voluntarily.

Before me: [Signature]
Notary

TOWER BUSINESS PARK LLC:

IN WITNESS WHEREOF, I have set my hand and seals this 30th day of June, 2003.

STATE OF OREGON)
County of Jackson) ss.
Reid Murphy
Reid Murphy, Managing Member

The foregoing instrument was acknowledged before me this 30th day of June, 2003, by Reid Murphy, as a managing member on behalf of Tower Business Park, L.L.C., freely and voluntarily.

Before me: Harriet M. Chamberlain
Notary

*** APPROVALS ***

MEDFORD CITY PLANNING:
I certify that, pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved.

Reiko Lott August 1, 2003
Planning Director Date

Examined and approved this 17th day of July, 2003.

Lanney Birkow Paul D. Lewis
City Engineer City Surveyor

Examined and approved as required by O.R.S. 92.100 as of August 6th, 2003.

[Signature]
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of August 6, 2003.

[Signature]
Tax Collector

For order of the County Court approving this plat see Volume 205, Page 793-795 of County Commissioners Journal of Proceedings.

RECORDING:

Filed for record this 7th day of AUGUST, 2003 at 3:08 o'clock P.M. and recorded in Volume 29 of Plats at Page 33 of Records of Jackson County, Oregon.

Kathleen S. Beckett Barbara Shaw
County Clerk Deputy

*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON)
County of Jackson) ss.

I, Douglas C. McMahan, a duly 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 hereon shown and this plat is a correct representation of the same, and the following is an accurate description of the tract:

Commencing at a brass disc monumenting the West one-quarter (1/4) corner of Section 8 in Township 37 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence South 89°54'05" East along the East-West centerline of said Section 8, a distance of 30.00 feet to a point on the Easterly right-of-way line of Crater Lake Avenue, said point being marked with a brass disc for the INITIAL POINT OF BEGINNING; thence North 00°04'31" West along said right-of-way line 559.36 feet; thence North 05°34'34" East 200.74 feet; thence North 00°02'31" West 36.53 feet to a point on the Northerly boundary of that tract, being the last tract described in Instrument No. 92-37938 of the Deed Records of said Jackson County; thence leaving said right-of-way line South 89°50'31" East along the Northerly boundary of said tract, 552.47 feet to a point on the average centerline of Hopkins Canal; thence along said average centerline South 56°01'13" East 97.48 feet; thence along the arc of a 405.33 foot radius curve to the left (the long chord to which bears South 68°35'22" East 176.42 feet) an arc distance of 177.84 feet; thence South 81°09'32" East 218.44 feet; thence South 77°19'07" East 267.30 feet to the Northeast corner of tract described in Instrument No. 93-08026 of said Deed Records; thence leaving the average centerline of Hopkins Canal, South 00°05'29" East along the Easterly boundary of said tract, 585.25 feet to a point on the aforementioned East-West centerline of said Section 8; thence North 89°54'05" West along said East-West centerline, 1293.84 feet to the INITIAL POINT OF BEGINNING.

Douglas C. McMahan
Surveyor

PENTECOSTAL CHURCH OF GOD:

IN WITNESS WHEREOF, We have set our hands and seals this 27th day of June, 2003.

STATE OF Oregon)
County of Linn) ss.

The foregoing instrument was acknowledged before me this 27th day of June, 2003, by Harold Gore as President on behalf of the Pentecostal Church of God, Oregon-Southern Idaho District, Inc., freely and voluntarily.

Before me: [Signature]
Notary

Harold Gore
Harold Gore, President

STATE OF Oregon)
County of Linn) ss.

The foregoing instrument was acknowledged before me this 27th day of June, 2003, by Michael D. Skaggs as Secretary on behalf of the Pentecostal Church of God, Oregon-Southern Idaho District, Inc., freely and voluntarily.

Before me: [Signature]
Notary

Michael D. Skaggs
Michael D. Skaggs, Secretary

Klamath First Federal Savings and Loan Association, the undersigned beneficiary of a certain Trust Deed recorded April 10, 2002 as Document No. 02-20069 of the Official Records of Jackson County, Oregon, affecting the land described herein, hereby releases from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

By: [Signature]
Title: VICE PRESIDENT

STATE OF OREGON)
County of Jackson) ss.

The foregoing instrument was acknowledged before me this 24th day of June, 2003, by Steve Herrick as Loan Officer, N.P. on behalf of Klamath First Federal Savings and Loan Association, freely and voluntarily.

Before me: [Signature]
Notary

REGISTERED
PROFESSIONAL
LAND SURVEYOR

I certify this plat to be an exact photocopy of the original.
[Signature]
SURVEYOR

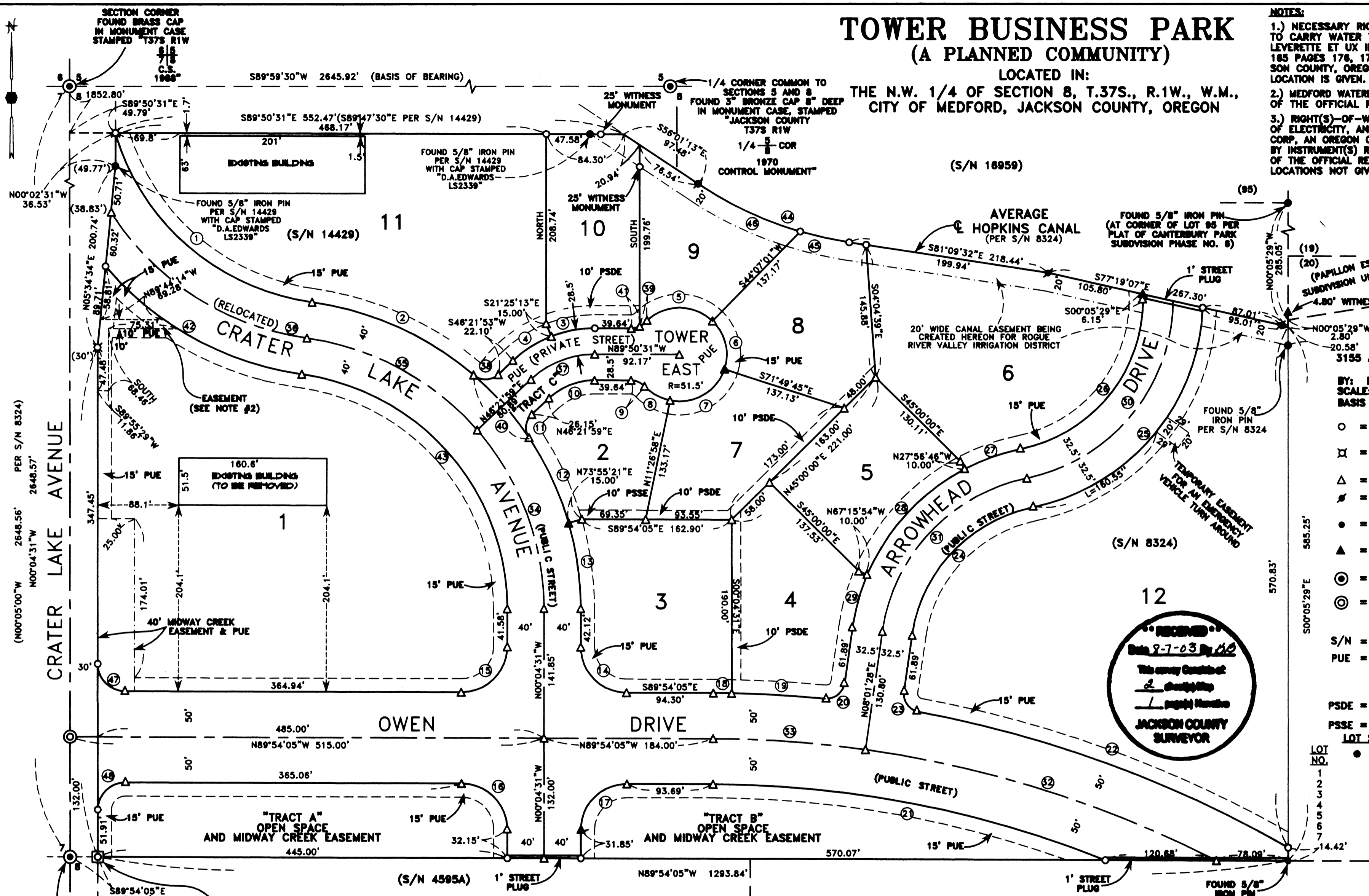
Douglas C. McMahan
DOUGLAS C. McMAHAN
RENEWS 12/31/04

TOWER BUSINESS PARK (A PLANNED COMMUNITY)

LOCATED IN:
THE N.W. 1/4 OF SECTION 8, T.37S., R.1W., W.M.,
CITY OF MEDFORD, JACKSON COUNTY, OREGON

NOTES:

- 1.) NECESSARY RIGHT-OF-WAY FOR IRRIGATION DITCH OR PIPE TO CARRY WATER TO OTHER TRACTS, RESERVED BY WALTER H. LEVERETTE ET UX IN DEED RECORDED APRIL 21, 1927 IN VOLUME 185 PAGES 176, 177 AND 178 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON, AFFECTS THIS PROPERTY BUT NO SPECIFIC LOCATION IS GIVEN.
- 2.) MEDFORD WATERLINE EASEMENT PER INSTRUMENT NO. 02-54840 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- 3.) RIGHT(S)-OF-WAY FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, AND FOR OTHER PURPOSES, GRANTED TO PACIFIC-CORP, AN OREGON CORPORATION, OR ITS PREDECESSOR IN INTEREST, BY INSTRUMENT(S) RECORDED FEBRUARY 22, 1974 AS NO. 74-02184 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, SPECIFIC LOCATIONS NOT GIVEN.



- = SET 5/8"x24" REBAR WITH PLASTIC CAP STAMPED "D.McMAHAN LS 1913".
 - ⊗ = SET 5/8"x30" REBAR WITH PLASTIC CAP STAMPED "D.McMAHAN LS 1913".
 - △ = DEFERRED MONUMENT
 - ⊕ = FOUND 5/8" IRON PIN WITH CAP STAMPED "L.J. FRIAR & ASSOC." PER S/N 16959.
 - = FOUND 5/8" IRON PIN, UNLESS OTHERWISE NOTED.
 - ▲ = SET LEAD PLUG AND TACK WITH BRASS WASHER STAMPED "LS 1913". (See CS 18628)
 - ⊙ = FOUND BRASS CAP MONUMENT AS NOTED.
 - ⊚ = SET 5/8"x24" METAL CAP STAMPED "LS 1913". REFERENCE POINTS ON FILE AT MEDFORD ENGINEERING DEPARTMENT.
- S/N = FILED SURVEY NUMBER.
PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
PSDE = PRIVATE STORM DRAINAGE EASEMENT.
PSSE = PRIVATE SANITARY SEWER EASEMENT.

LOT NO.	LOT SIZE SQUARE FEET	LOT NO.	LOT SIZE SQUARE FEET
1	150,233	8	23,682
2	18,214	9	19,006
3	31,063	10	21,765
4	25,803	11	85,637
5	21,895	12	141,178
6	50,623	"TRACT A"	35,763
7	21,102	"TRACT B"	34,730
		"TRACT C"	17,670

RECORDED
Date 2-7-03 By *DCM*
This survey conducted by *Douglas C. McMah*
Jackson County Surveyor

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	87°04'38"	290.00	290.00	283.53	N46°55'22"W
2	33°58'13"	340.00	108.48	182.77	N87°27'48"W
3	21°34'43"	128.00	46.40	46.11	S72°22'08"W
4	22°12'48"	128.00	48.82	46.51	S67°28'23"W
5	91°14'47"	51.00	82.02	73.62	S89°29'38"W
6	87°04'38"	51.00	57.57	54.62	N17°31'22"W
7	87°18'43"	51.00	74.88	68.44	N89°48'37"E
8	37°08'48"	51.00	32.38	31.83	S82°33'09"E
9	47°17'18"	20.00	18.51	18.04	S87°11'54"E
10	47°47'30"	71.00	84.85	83.33	N87°18'44"E
11	77°51'45"	20.00	27.88	28.67	N87°28'08"E
12	17°28'04"	340.00	103.36	102.96	N24°47'11"W
13	18°00'08"	340.00	94.98	94.66	N87°04'38"W
14	89°48'34"	80.00	78.39	70.80	N44°59'18"W
15	87°18'28"	80.00	78.09	70.82	S48°00'42"W
16	87°48'34"	80.00	78.39	70.80	S44°59'18"E
17	87°10'28"	80.00	78.09	70.82	N48°00'42"E
18	00°58'00"	1280.00	20.00	20.00	N88°28'35"W
19	04°38'24"	1280.00	101.23	101.20	N88°39'53"W

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
20	87°37'51"	30.00	30.90	27.89	S81°30'23"W
21	21°48'04"	1190.00	436.91	434.58	S77°01'38"E
22	19°42'58"	1290.00	430.12	428.00	N88°44'38"W
23	87°37'51"	30.00	30.90	27.89	N87°47'38"W
24	70°02'28"	167.00	294.78	192.28	N47°02'42"E
25	78°02'38"	232.00	398.89	288.44	N46°02'26"E
26	78°02'24"	167.00	294.48	211.18	S87°02'13"W
27	18°00'41"	232.00	64.97	62.70	S79°02'38"W
28	38°19'09"	232.00	189.88	188.44	S42°23'40"W
29	14°42'38"	232.00	89.89	89.53	S18°22'47"W
30	77°48'31"	208.00	271.80	281.31	N36°09'40"E
31	70°02'28"	208.00	244.48	228.56	N47°02'42"E
32	18°12'04"	1200.00	402.19	400.27	N72°22'30"W
33	07°58'33"	1200.00	168.00	168.87	N88°58'19"W
34	40°42'02"	308.00	213.20	208.74	N37°28'02"W
35	41°08'18"	308.00	218.40	210.80	N81°21'45"W
36	80°08'57"	300.00	282.58	284.28	N88°51'23"W
37	43°47'30"	100.00	78.43	74.58	N88°18'44"E
38	84°38'23"	20.00	29.56	28.93	S88°41'10"W

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
39	18°45'31"	20.00	6.89	6.88	S82°44'00"W
40	18°28'08"	340.00	91.97	91.88	S41°14'41"E
41	27°35'45"	20.00	9.82	9.53	S78°22'37"W
42	42°02'35"	340.00	248.48	243.93	S89°34'38"E
43	81°31'21"	200.00	371.48	340.88	S41°00'12"E
44	28°08'18"	408.33	177.84	176.43	S88°28'22"E
45	07°45'40"	408.33	84.58	84.51	S77°18'12"E
46	17°28'38"	408.33	123.28	122.81	S84°44'02"E
47	89°48'34"	30.00	47.03	42.36	N44°59'18"W
48	80°10'28"	30.00	47.22	42.48	N48°00'42"E

REGISTERED PROFESSIONAL LAND SURVEYOR
Douglas C. McMah
OREGON JULY 18, 1980
DOUGLAS C. McMAHAN No. 1913
RENEWS 12/31/04

All deferred monuments will be set or reset no later than December 31, 2003.
Douglas C. McMah Surveyor
All deferred monuments are now set, see Document No. 05-008514 of Official Records this 15th day of FEBRUARY, 2005 (See CS 18628)
Approved: *[Signature]* Jackson County Surveyor

I certify this plat to be an exact photocopy of the original.
Douglas C. McMah SURVEYOR

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

SURVEY FOR: Pacific Western of Medford, LLC
1175 East Main Street, Suite 1F
Medford, Oregon 97504

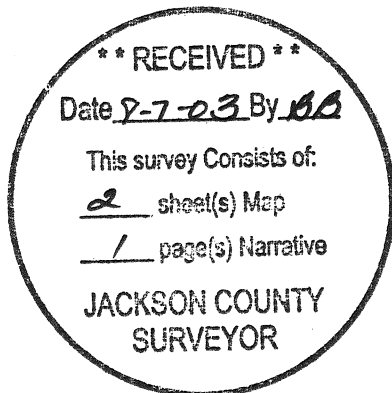
LOCATION: In the Northwest one-quarter (1/4) of Section 8, Township 37 South,
Range 1 West, Willamette Meridian City of Medford, Jackson County,
Oregon.

PURPOSE: To survey, monument and prepare final plat for TOWER BUSINESS
PARK per City of Medford Planning File No. PUD-99-141 and per the
client's request.

PROCEDURE: Utilizing found monumentation per Filed Surveys No. 2348, 8324 and
14429 and other monumentation as shown for control, I established proper
monuments as shown on the accompanying map. All measurements were
made with an electronic total station. Documents No. 99-23939, No. 01-
53512, No. 01-42177, No. 01-42178 and No. 01-48191 of the Jackson
County Deed Records were used to determine the boundary of subject
properties.

BASIS OF
BEARING: File Survey No. 2348 (Northerly Line of Section 8)

DATE: April 25, 2003



Douglas C. McMahan
L.S. 1913 – Oregon
Expires 12/31/04
Hoffbuhr & Associates, Inc.
3155 Alameda Street, Suite 201
Medford, Oregon 97504