

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that VESTA ENTERPRISES, INC an Oregon Corporation, as to an undivided one-third interest, PACTREND, INC. an Oregon Corporation, as to an undivided one-half interest and MAHAR BROTHERS CONSTRUCTION, LLC. an Oregon Limited Liability Company, as to an undivided one-sixth interest, hereinafter as Declarants, are the fee title owners of the real property depicted hereon and more particularly described in the "SURVEYOR'S CERTIFICATE" herewith, do hereby dedicate to the City of Medford for public use all streets, public utility easements and 10-foot Storm Drain Easements as shown hereon. Declarants hereby create a 15-foot wide private utility easement for Water, Sanitary Sewer and Storm Drain services, over, across, under and through Lot 2 for the use Lot 2 and for the benefit of Lot 1 and a 5-foot wide private domestic waterline easement over, across, under and through Lot 19 for the use and benefit of Lot 20, and further the Declarants hereby create a 6-foot wide private storm drain easement for the use and benefit of Lots 5-14 inclusive and for the benefit of Parcel 1 of Partition Plat Number P-27-2002 of the records of Partition Plats in Jackson County, Oregon, Index Volume 13, Page 27, and filed as Survey Number 17280 in the office of the Jackson County Surveyor, as depicted hereon.

Declarants have caused this tract of land to be surveyed and platted into lots, streets, public utility easements, storm drain easements, private utility easements, private domestic waterline easements and private storm drain easements, as shown hereon, and the number of each lot and the course and length of all lines are plainly set forth hereon and this plat is a correct representation of the subdivision. Declarants hereby designate this subdivision as WINDSOR ESTATES.

IN WITNESS WHEREOF, signed this ____ day of _____, 2004.

Steven DeCarlow, President VESTA ENTERPRISES, INC.

IN WITNESS WHEREOF, signed this 14 day of July, 2004.

Lou Mahar, President PACTREND, INC.

IN WITNESS WHEREOF, signed this ____ day of _____, 2004.

Louis Mahar II, President MAHAR BROTHERS CONSTRUCTION, LLC.

STATE OF OREGON }
County of Jackson } SS

Personally appeared the above named Steven DeCarlow, known to me as the President of VESTA ENTERPRISES, INC, an Oregon Corporation, and by authority of its bylaws or by resolution of its board of directors, acknowledged the foregoing instrument, pursuant to the authority of the corporations bylaws, to be his voluntary act and deed.

WITNESS my hand and seal this 15 day of July, 2004.

Before me: LOGAN MILES, NOTARY PUBLIC-OREGON, COMMISSION NO.: 359839, MY COMMISSION EXPIRES: July 29, 2006

STATE OF OREGON }
County of Jackson } SS

Personally appeared the above named Lou Mahar, known to me as the President of PACTREND, INC, an Oregon Corporation, and by authority of its bylaws or by resolution of its board of directors, acknowledged the foregoing instrument, pursuant to the authority of the corporations bylaws, to be his voluntary act and deed.

WITNESS my hand and seal this 14 day of July, 2004.

Before me: LOGAN MILES, NOTARY PUBLIC-OREGON, COMMISSION NO.: 359839, MY COMMISSION EXPIRES: July 29, 2006

Windsor Estates, shall be subject to the Covenants, Conditions and Restrictions as contained in Document Number 04-46921 recorded August 12, 2004, Official Records of Jackson County, Oregon.

WINDSOR ESTATES (A SUBDIVISION)

A Replat of Parcel 2 of Partition Plat Number P-27-2002, recorded April 17, 2002, in the "Record Of Partition Plats" in Jackson County, Oregon, located in the Southwest One-quarter of Section 29, Township 37 South, Range 1 West, of the Willamette Meridian, City of Medford, Jackson County, Oregon.

PREPARED FOR:

PacTrend Inc. Vesta Enterprises, Inc. 1014 N. Riverside Medford, OR. 97501 3501 Cherry Lane Medford, OR. 97504

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:

Parcel Number Two (2) of Partition Plat recorded April 17, 2002, as Partition Plat Number P-27-2002 of "Record of Partition Plats" in Jackson County, Oregon and filed as Survey Number 17280 in the Office of the Jackson County Surveyor.

Cael E. Neathamer, Surveyor

NOTES:

The effect of said property, or any part thereof, lying within the Medford Irrigation District, and subject to all water and irrigation rights, easements for ditches and canals, and all regulations of said District, including any and all assessments, liens and charges assessed, and to be assessed.

Deferred Improvement Agreement with the City of Medford, subject to the terms and provisions thereof, recorded February 11, 1986 as Document Number 86-02433 of the Official Records, of Jackson County, Oregon.

Easements for existing gas main, sanitary sewer, and storm sewer drain which terminate in Windsor Avenue, as recorded June 13, 1996 as Document Number 96-19740 of the Official Records of Jackson County, Oregon. Does not effect this parcel.

Building Site Improvement Agreement, subject to the terms and provisions thereof, with the City of Medford, recorded November 30, 2001 as Documents Numbered 01-57316 and 01-57320 of the Official Records of Jackson County, Oregon.

STATE OF OREGON }
County of Jackson } SS

Personally appeared the above named Louis Mahar II, known to me as the President of MAHAR BROS CONSTRUCTION, LLC, an Oregon Corporation, and by authority of its bylaws or by resolution of its board of directors, acknowledged the foregoing instrument, pursuant to the authority of the corporations bylaws, to be his voluntary act and deed.

WITNESS my hand and seal this 15 day of July, 2004.

Before me: Logan Miles, NOTARY PUBLIC-OREGON, COMMISSION NO.: 359839, MY COMMISSION EXPIRES: July 29, 2006

NARRATIVE TO COMPLY WITH O.R.S. 209.250

Purpose: To survey and monument Client's property pursuant to the conditionally approved Tentative Subdivision Plat, File Number LDS-02-117, October 24, 2002.

Procedure: Utilizing a Nikon DTM-520 Total Station, and a Ranger 200R Data Collector with TDS software, and Trimble 5700 GPS equipment, with a TSCC Data Collector, all found monuments, as depicted hereon, were tied in a closed loop traverse. Based on said traverse, Partition Plat P-27-2002 of the Record of Partition Plats in Jackson County Oregon and filed as Survey Number 17280 in the office of the Jackson County Surveyor and Surveys Numbered 10413, 10568, 15049 all on file in the office of the Jackson County Surveyor, the project boundaries and interior lots were computed and monumented as depicted hereon.

APPROVALS:

I certify that, pursuant to the authority granted in Ordinance Number 5785, this plat is hereby approved. August 6, 2004, Planning Director

Examined and approved this ____ day of _____, 2004. City Engineer, City Surveyor

Examined and approved as required by O.R.S. 92.100 this 10th day of August, 2004. Assessor, Deputy

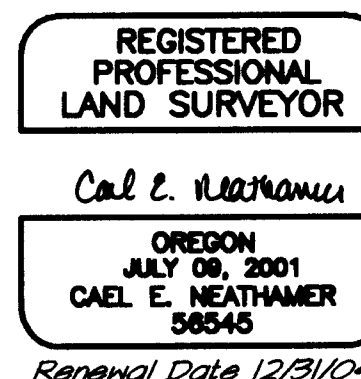
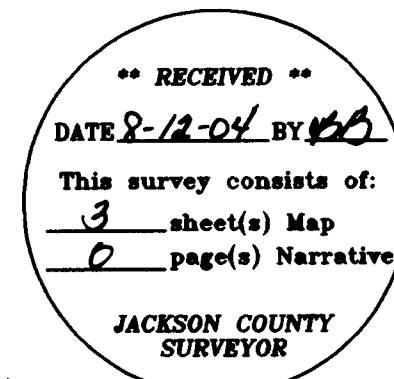
All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of August 10, 2004. Tax Collector, Deputy

RECORDING:

FILED FOR RECORD THIS THE 12th DAY OF August, 2004 AT 11:23 O'CLOCK A.M. AND RECORDED IN VOLUME 30 OF PLATS AT PAGE 51 OF THE RECORDS OF JACKSON COUNTY, OREGON.

FOR THE ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE COMMISSIONERS JOURNAL, VOLUME 207, PAGE 1956

Kathleen S Beckett, County Clerk, Barbara J Shaw, Deputy



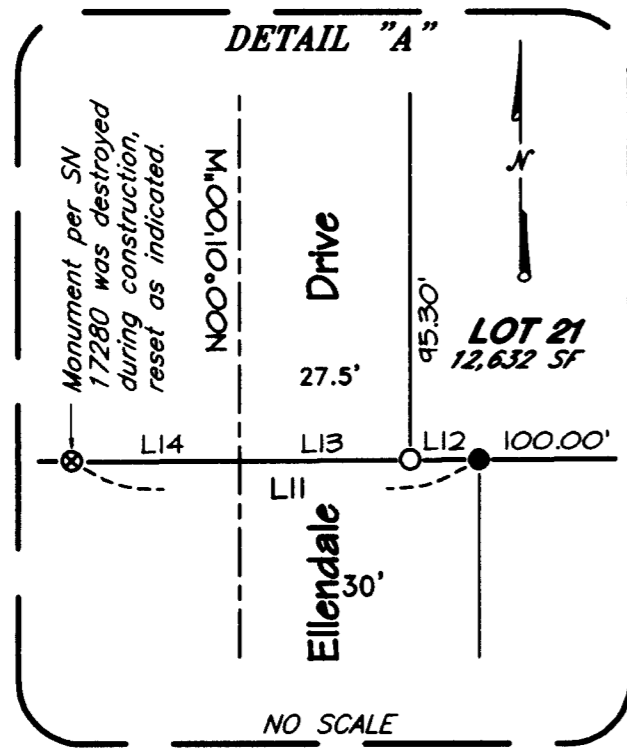
PREPARED BY: Neathamer Surveying, Inc. 100 East Main St., Suite N P.O. Box 1584 Medford, Oregon 97501-0120 Phone (541) 732-2869 FAX (541) 732-1382 PROJECT NUMBER: 01046 DATE: July 14, 2004 Sheet 1 of 3

WINDSOR ESTATES

(A SUBDIVISION)

A Replat of Parcel 2 of Partition Plat Number P-27-2002, recorded April 17, 2002, in the "Record Of Partition Plats" in Jackson County, Oregon, located in the Southwest One-quarter of Section 29, Township 37 South, Range 1 West, of the Willamette Meridian, City of Medford, Jackson County, Oregon.

PREPARED FOR:
Vesta Enterprises, Inc.
 3501 Cherry Lane
 Medford, OR. 97504
PacTrend Inc.
 1014 N. Riverside
 Medford, OR. 97501

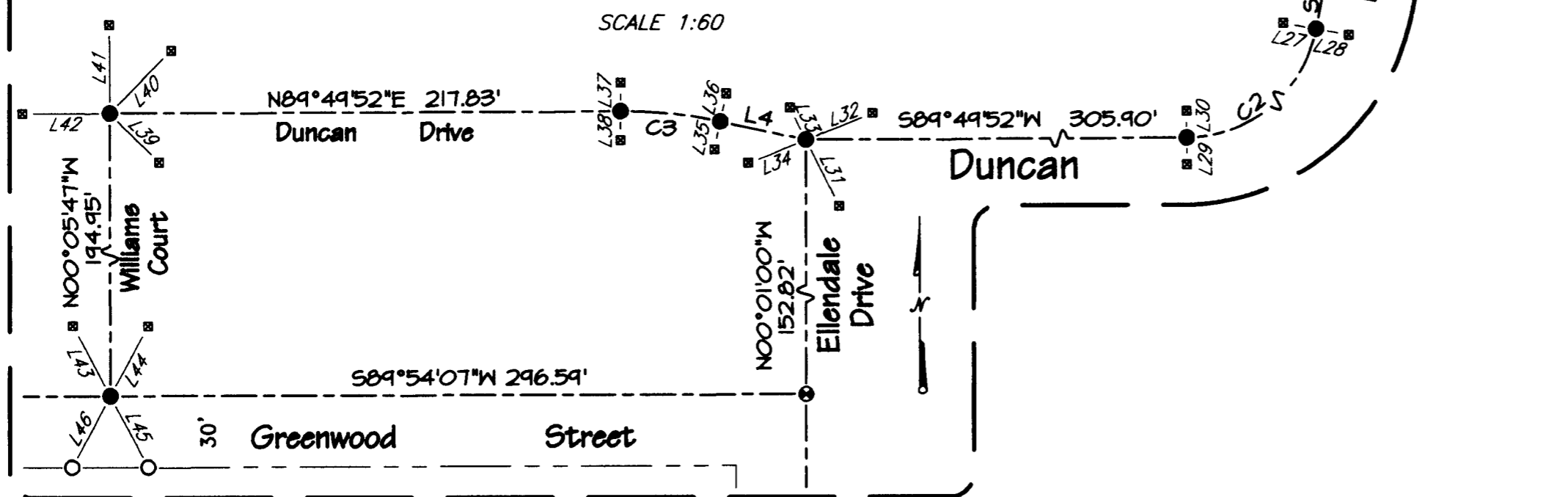


LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S57°28'13"W	8.73'	L24	S57°28'13"E	11.71'
L2	S32°31'47"W	40.83'	L25	S79°19'44"E	14.32'
L3	S32°31'47"W	30.00'	L26	N79°19'44"W	14.17'
L4	S77°54'30"E	37.38'	L27	N79°19'44"W	14.24'
L5	N00°05'47"W	30.00'	L28	S79°19'44"E	14.25'
L6	N00°01'00"W	30.07'	L29	S00°10'08"E	11.47'
L7	S57°28'13"E	47.24'	L30	N00°10'08"W	11.33'
L8	S57°28'13"E	8.73'	L31	S26°42'03"E	31.50'
L9	N89°54'07"E	35.00'	L32	N68°21'26"E	30.44'
L10	N89°54'07"E	35.00'	L33	N26°42'03"W	15.32'
L11	S89°46'15"W	60.00'	L34	S68°21'26"W	26.54'
L12	S89°46'15"W	2.50'	L35	S12°05'30"W	12.13'
L13	S89°46'15"W	27.50'	L36	N12°05'30"E	12.16'
L14	S89°46'15"W	30.00'	L37	N00°10'08"W	12.13'
L15	S89°44'52"W	8.13'	L38	S00°10'08"E	12.40'
L16	S89°44'52"W	15.34'	L39	S45°10'24"E	29.77'
L17	N10°40'11"E	16.17'	L40	N44°49'48"E	37.09'
L18	S10°40'11"W	6.16'	L41	N00°05'47"W	37.30'
L19	N16°31'35"E	31.21'	L42	S89°44'52"W	37.13'
L20	N47°54'43"E	31.11'	L43	N28°13'00"W	33.64'
L21	S16°31'35"W	42.47'	L44	N28°29'38"E	33.53'
L22	S47°54'43"W	42.34'	L45	S28°13'00"E	34.01'
L23	N57°28'13"W	11.23'	L46	S28°29'38"W	34.17'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	21°51'36"	150.00'	57.23'	S21°35'54"W	56.88'
C2	79°04'41"	147.50'	203.79'	S50°15'02"W	187.96'
C3	12°15'38"	200.00'	42.80'	N84°02'19"W	42.72'
C4	68°08'24"	177.79'	211.44'	S23°24'01"E	199.20'
C5	12°05'50"	460.58'	97.24'	S63°31'08"E	97.06'
C6	33°28'37"	177.79'	103.88'	S06°04'08"E	102.41'
C7	19°13'14"	177.79'	54.64'	S32°25'03"E	54.36'
C8	15°26'33"	177.79'	47.92'	S49°44'57"E	47.77'
C9	87°20'15"	20.00'	30.44'	S13°48'05"E	27.62'
C10	89°34'57"	20.00'	31.27'	N73°04'34"E	28.18'
C11	7°26'09"	460.58'	59.77'	S65°50'58"E	59.73'
C12	17°36'59"	122.50'	37.66'	S19°28'41"W	37.52'
C13	19°11'51"	177.50'	59.47'	N20°16'07"E	59.20'
C14	3°46'27"	120.00'	7.90'	S12°33'24"W	7.90'
C15	24°33'20"	175.00'	75.00'	N22°56'51"E	74.43'
C16	10°35'13"	175.00'	32.34'	N40°31'08"E	32.29'
C17	10°35'13"	175.00'	32.34'	N51°06'20"E	32.29'
C18	75°23'14"	120.00'	157.89'	N52°08'15"E	146.75'
C19	32°06'49"	175.00'	98.09'	N72°27'21"E	96.81'
C20	1°19'06"	175.00'	4.03'	N89°10'19"E	4.03'
C21	89°50'52"	30.00'	47.04'	S44°54'26"W	42.37'
C22	79°10'12"	20.00'	27.64'	N39°36'06"W	25.44'
C23	10°58'56"	185.00'	35.46'	N84°40'40"W	35.41'
C24	57°25'16"	20.00'	20.04'	S61°27'29"E	19.22'
C25	79°05'09"	45.00'	62.11'	S72°17'27"E	57.30'
C26	42°08'40"	45.00'	33.10'	N47°05'38"E	32.36'
C27	42°47'55"	45.00'	33.61'	N04°37'21"E	32.84'
C28	40°44'26"	45.00'	32.00'	N37°08'50"W	31.33'
C29	57°25'16"	20.00'	20.04'	S28°48'25"E	19.22'
C30	89°54'54"	20.00'	31.42'	N44°54'10"E	28.28'
C31	90°00'06"	20.00'	31.42'	S45°05'50"E	28.28'
C32	89°55'07"	20.00'	31.39'	N44°56'34"E	28.26'
C33	89°55'39"	30.00'	47.09'	N44°52'03"E	42.40'
C34	34°39'47"	177.79'	107.56'	S40°08'20"E	105.93'

CENTERLINE REFERENCE POINT DETAIL:



NOTE:

"Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE.

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

Carl E. Neathamer
 Surveyor

BASIS OF BEARINGS:

Partition Plat Number P-27-2002, filed for record April 17, 2002, at Volume 13, of records, Page 27 of plots, in the Official Records of Jackson County Oregon, and filed as Survey Number 17280, in the office of the Jackson County Surveyor. Bearings applied between found monuments as page #2 herewith.

** RECEIVED **
 DATE 8-12-04 BY BB
 This survey consists of:
3 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

**REGISTERED
 PROFESSIONAL
 LAND SURVEYOR**

Carl E. Neathamer
 OREGON
 JULY 08, 2001
 CAEL E. NEATHAMER
 58545
 Renewal Date 12/31/04

PREPARED BY: **Neathamer Surveying, Inc.**
 100 East Main St., Suite N
 P.O. Box 1584
 Medford, Oregon 97501-0120
 Phone (541) 732-2869
 FAX (541) 732-1382

PROJECT NUMBER: 01046 DATE: July 14, 2004

WINDSOR ESTATES (A SUBDIVISION)

A Replat of Parcel 2 of Partition Plat Number P-27-2002, recorded April 17, 2002, in the "Record Of Partition Plats" in Jackson County, Oregon, located in the Southwest One-quarter of Section 29, Township 37 South, Range 1 West, of the Willamette Meridian, City of Medford, Jackson County, Oregon.

PREPARED FOR:

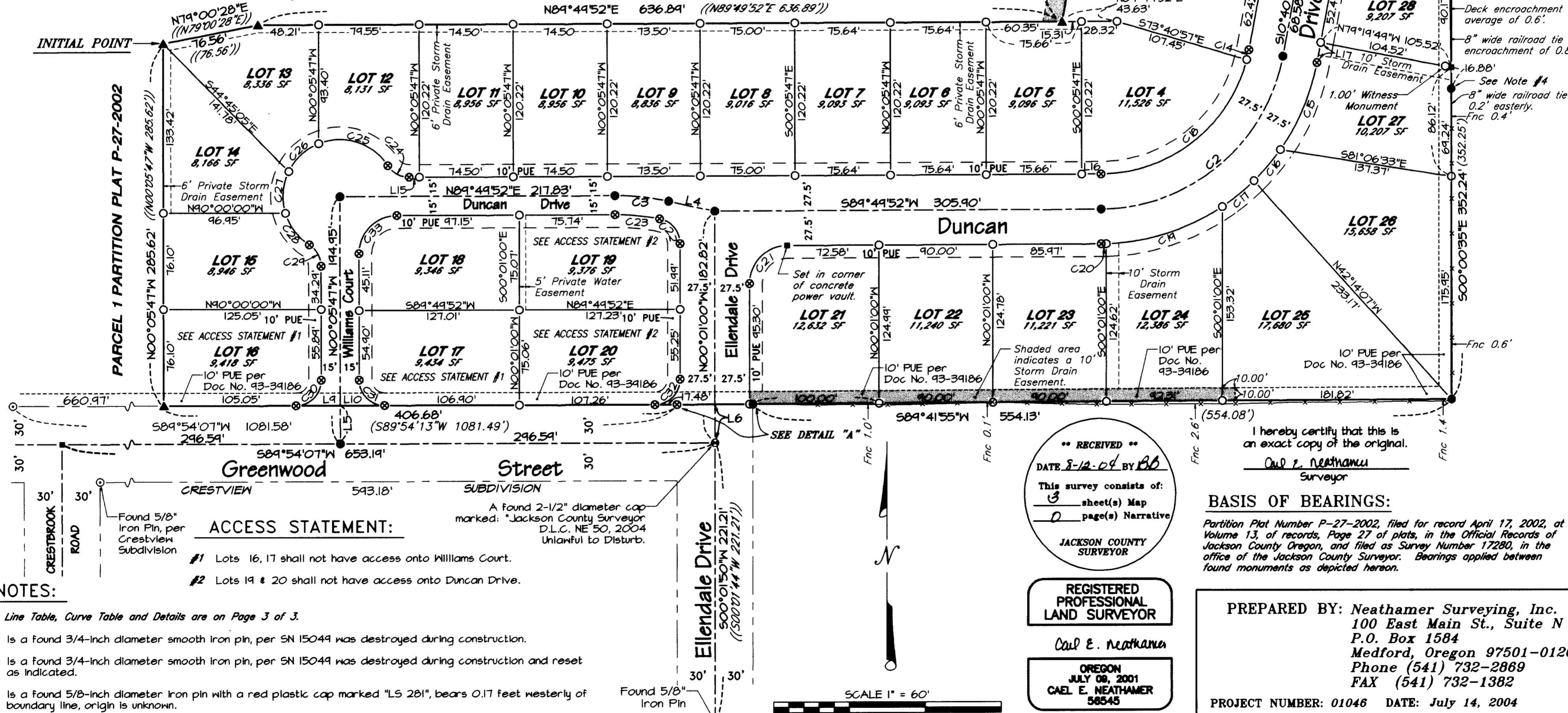
PacTrend Inc. Vesta Enterprises, Inc.
1014 N. Riverside Medford, OR. 97501 3501 Cherry Lane Medford, OR. 97504

PARCEL 1 PARTITION PLAT P-27-2002

BASIS OF BEARINGS:

N89°49'52"E 636.89' ((N89°49'52"E 636.89'))

- LEGEND:**
- Indicates a set 5/8-inch diameter by 24 inch long iron pin, with orange plastic cap marked "C NEATHAMER LS 56545", the top set flush with the surface, or as noted.
 - ⊗ Indicates a set 5/8-inch diameter by 30 inch long iron pin, with orange plastic cap marked "C NEATHAMER LS 56545", the top set flush with the surface, or as noted.
 - Indicates a set 5/8-inch diameter iron pin, 30 inches in length with an aluminum cap marked "C/L MON LS 56545", top set flush with the pavement.
 - Indicates a set 38-caliber shell casing with a tack and brass tag marked "NEATHAMER LS 56545", set flush in a concrete surface.
 - ▲ Indicates a found 5/8-inch diameter iron pin, with yellow plastic cap marked "NEATHAMER LS 2675", per SN 17280.
 - Indicates a found monument as depicted on SN 15049, or as otherwise noted.
 - ⊙ Indicates a found monument with aluminum cap marked: "BOYDEN PLS 281", as depicted on SN 15049, or as otherwise noted.
 - ⊕ Indicates a Brass Cap as noted hereon.
 - Indicates a computed position, nothing found or set.
 - () Indicates record information pursuant to Survey Number 15049.
 - (()) Indicates record information pursuant to Survey Number 17280.
 - Indicates an existing fence line.
 - SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
 - 10' PUE Indicates an 10.00-foot wide Public Utility Easement, being created hereon.
 - SF Indicates the number of square feet within a closed area, such as a lot.
 - Doc No. Indicates a document recorded number in the Official Records of Jackson County, Oregon.
 - FNC 0.0'— Annotation indicates the distance from the centerline of a fence to the boundary, and the side that the fence lies from said boundary.



- NOTES:**
- #1 Line Table, Curve Table and Details are on Page 3 of 3.
 - #2 Is a found 3/4-inch diameter smooth iron pin, per SN 15049 was destroyed during construction.
 - #3 Is a found 3/4-inch diameter smooth iron pin, per SN 15049 was destroyed during construction and reset as indicated.
 - #4 Is a found 5/8-inch diameter iron pin with a red plastic cap marked "LS 281", bears 0.17 feet westerly of boundary line, origin is unknown.

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

Carl E. Neathamer
Surveyor

BASIS OF BEARINGS:
Partition Plat Number P-27-2002, filed for record April 17, 2002, at Volume 13, of records, Page 27 of plats, in the Official Records of Jackson County Oregon, and filed as Survey Number 17280, in the office of the Jackson County Surveyor. Bearings applied between found monuments as depicted hereon.

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Carl E. Neathamer
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