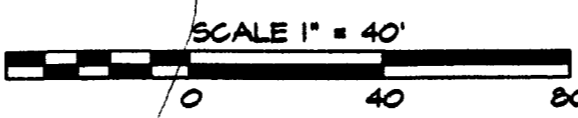


STORM DRAIN DROP INLETS:

S21	RIM=1427.1' IN/IN # 5/8 1423.4'
S22	RIM=1427.4' IN/IN # 5/8 1423.4'
S23	RIM=1427.1' IN/IN # 5/8 1423.1'
S24	RIM=1427.8' IN/IN # 5/8 1422.2'
S25	RIM=1428.2' IN/IN # 1/2 1422.1'

- LEGEND**
- Indicates a set 5/8 inch iron pin, 30 inches in length, with an orange plastic cap marked "C. NEATHAMER L5 56545".
 - Indicates a found 5/8 inch iron pin with plastic cap marked "L.J. FRIAR & ASSOC.", per SN 16745, or, as noted hereon.
 - ⦿ Indicates a found monument as noted hereon.
 - ⊙ Indicates a computed position, nothing found or set.
 - (()) Indicates record information per Document No. 02-06275 of the Official Records of Jackson County, Oregon.
 - () Indicates record information per SN 16745.
 - SN Indicates a survey filed number in the office of the Jackson County Surveyor.
 - O— Indicates existing overhead utility line(s).
 - P— Indicates an existing utility pole.
 - T— Indicates an existing utility marked buried telephone line.
 - ⊞ Indicates an existing telephone pedestal.
 - W— Indicates an existing utility marked water line.
 - ⊞ Indicates an existing water meter.
 - ⊞ Indicates an existing water valve.
 - ⊞ Indicates an existing water air release valve or blow-off.
 - SS— Indicates an existing utility marked sanitary sewer line.
 - SD— Indicates an existing utility marked storm drain line.
 - G— Indicates an existing utility marked gas line.
 - F— Indicates an existing fence line as noted hereon.
 - Ⓐ Indicates an easement to Martin Heitkamp, as set forth in Volume 55, Page 305 of the Deed Records of Jackson County, Oregon.
 - Ⓑ Indicates a perpetual easement and right of way to construct, repair, maintain and use a sanitary sewer lines, including the terms and provisions thereof, as set forth in Volume 428, Page 214 of the Deed Records of Jackson County, Oregon.
 - Ⓒ Indicates the easterly line of a 10' wide perpetual easement and right of way to construct, repair, maintain and use water transmission lines, including the terms and provisions thereof, as set forth in Volume 438, Page 243 of the Deed Records of Jackson County, Oregon.
 - Ⓓ All existing, future or potential common law or statutory easements of access between the right of way of the relocated Pacific Highway and the heretofore 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 Volume 373, Page 101, of the Deed Records of Jackson County, Oregon.
 - Ⓔ Designated access angle point per Volume 373, Page 101, at centerline station 466+35.00, 40.00' right.
 - Ⓕ Designated access angle point per Volume 373, Page 101, at centerline station 465+40.00, 40.00' right.
 - Ⓖ Designated access at right of way per Volume 373, Page 101, at centerline station 464+53.33, 35.00' right.
 - Ⓗ Permanent easement to construct and maintain highway slopes, and to construct, relocate, operate, and maintain T.V., telephone, and electric powerline facilities, and appurtenances thereto, including the terms and provisions thereof, granted to the State of Oregon, by and through its Department of Transportation, Highway Division, as set forth in Document No. 87-08388 of the Official Records of Jackson County, Oregon. The applicable points are located in relationship to the relocated centerline of Pacific Highway as follows: 466+40.00, 40.00' right; 467+00.00, 85.00' right; and, 467+16.45, 65.00.



LINE TABLE

LINE	BEARING	DISTANCE
L1	S37°44'04"E	40.81'
L2	S37°44'45"E	40.80'
L3	N00°02'25"W	16.32'
L4	N52°10'56"E	10.00'

GENERAL NOTES

1-foot contour interval.
2-foot index contour interval.

Basis of bearings: Geodetic North based on N65 datum, attained by Global Positioning System (GPS) observations. Bearing base applied to the relocated centerline of the Rogue Valley Highway (Pacific Highway 99).

Basis of elevations: City of Medford Bench Mark No. C-205, with a published elevation of 1428.751 feet.

All existing underground utilities, as depicted hereon, were located with reasonable accuracy, as marked on the ground by affected agencies and utility companies. Oregon Administrative Rules Chapter 95, Division 1, Definitions, 95-001-0010 (12) states: "reasonable accuracy" means location within 24 inches of the outside lateral dimensions of both sides of an underground facility.

Title report Exception #6, Easement per Volume 105, Page 472, is blanked in nature, and does not specify the exact location of the easement(s).

Title report Exception #6, an easement per Volume 376, Page 353, specifies one pole only, but does not specify its location.

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

PURPOSE: Perform an ALTA/ACSM Land Title Survey and submit to First American Title Insurance Company of Oregon, pursuant to Client's instructions.

PROCEDURE: Utilizing a Nikon DTM-520, a Trimble 5100 Global Positioning System (GPS), and a Trimble TSCc data collector with Trimble Survey Controller software, all four monuments were tied via closed traverses or by redundant ties. Records utilized hereon: Volume 373, Page 101 of the Deed Records of Jackson County, Oregon; Document Number 02-06275 of the Official Records of Jackson County, Oregon; and Surveys Numbered 8723, 13953, 16745 and Roll Map 103/5, as filed in the office of the Jackson County Surveyor.

Utilizing the found monuments set per SN 8723 and 13953, and Roll Map 103/5, established the relocated centerline of the highway. Utilizing the right of way dedicated per said Volume and Page, established the northeasterly right of way being common with the westerly boundary of the subject tract.

Utilizing said Document No. 02-06275 and the monuments defining the west line of Donation Land Claim No. 38, established the True Point of Beginning. Pursuant to said document, held the north-northwesterly boundary parallel to said claim line, and the easterly boundary parallel to said right of way. It was resolved that the intent of the creating deed was to hold the northerly and southerly boundaries perpendicular to said right of way, and was computed as such. The southwest deed corner was established, as depicted hereon.

Drawing N.W.SI Projects/Breeze, Registar/Starline Properties, LLC/Alta Surveypro

RECEIVED
DATE: 12-14-04 BY: [Signature]
This survey consists of:
1 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

ALTA/ACSM LAND TITLE SURVEY

I, Cael E. Neathamer, a registered land surveyor, License Number L5 56545, in and for the State of Oregon and legally doing business in Jackson County, Oregon, do hereby certify, to the best of my professional knowledge, information and belief, to Starline Properties, LLC, 1066 Tamara Circle, Medford, Oregon, 97504, and their respective successors and assigns:

- (1) the accompanying survey, ALTA/ACSM Land Title Survey of the property located at 2777 South Pacific Highway, Medford, Oregon 97504, commonly known as Jackson County Assessor's Map No. 38 1W 05A, Tax Lot 300, hereinafter as Survey, represents a true and correct survey made by me or under my direction on September 15, 28, 29, and November 8 and 18, 2004, of the land therein particularly described;
- (2) the Survey and the information, courses and distances shown thereon are correct;
- (3) the title lines and lines of actual possession are the same;
- (4) the land described in the Survey is the same as described in the title insurance commitment described below;
- (5) the area of the subject property and the size, location and type of buildings and improvements and any other matters situated on the subject property as shown and all buildings and improvements are within the boundary lines and applicable setback lines of the property;
- (6) there are no violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of said buildings and improvements, except as shown on the Survey;
- (7) there are no easements or uses affecting this property appearing from a careful physical inspection of the same, or other than those shown and depicted on the Survey;
- (8) there are no encroachments on the adjoining properties, streets, or alleys by any of said buildings, structures and improvements, other than as shown on the Survey;
- (9) there are no party walls or visible encroachments on said described property by streets, alleys or buildings, structures or other improvements situated on adjoining property, except as shown on the Survey;
- (10) all utility services required for the operation of the premises either enter the premises through adjoining public streets, or the Survey shows the point of entry and location of any utilities that pass through or are located on adjoining land;
- (11) the Survey shows the location and direction of all visible storm drainage systems for the collection and disposal of all roof and surface drainage, except as shown on the Survey;
- (12) any discharge into streams, rivers or other conveyance system is shown on the Survey, except as noted on said survey;
- (13) the subject property has access to and from the Rogue Valley Highway (Highway 99), a duly dedicated and accepted public road;
- (14) except as shown on the Survey, the subject property does not serve any adjoining property for drainage, utilities, or ingress or egress;
- (15) the record description of the subject property forms a mathematically closed figure.

The undersigned has received and examined a copy of First American Title Insurance Company of Oregon, 1225 Crater Lake Avenue, Suite 101, Medford, Oregon 97504, Order Number 7164-434064, and the location of any matter shown thereon, to the extent it can be located, has been shown on this Survey with the appropriate recording reference.

The parties listed above are entitled to rely on the Survey and this certificate as being true and accurate.

This Survey is made in accordance with the 1999 "Minimum Standard Detail Requirements for Land Surveys", jointly established by American Land Title Association ("ALTA") and American Congress on Surveying and Mapping ("ACSM") and meets the requirements of an Urban Survey, as defined in the current accuracy standards jointly adopted by ALTA and ACSM and includes items 1, 4, 5, 6, 8, 10, 11 (b), and 12 of Table A thereof.

By: Cael E. Neathamer Date: 12-14-04
Cael E. Neathamer, PLS 56545

LEGAL DESCRIPTION

All that real property located within Donation Land Claim No. 38, being in the Northeast One-quarter of Section 5, Township 38 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon. The exterior boundary of which is more particularly described as follows:

Commencing at a point on the old northeasterly right of way of the Pacific Highway No. 99, said point bears 135.40 feet North and 24.48 feet East of the Southwest Corner of Donation Land Claim No. 38 (Record: a 3/4 inch iron pipe that bears 135.81 feet North and 24.35 feet East); thence North 00°02'25" West and parallel with the West line of said Claim No. 38, Township 38 South, Range 1 West, 10.00 feet (Record: North 00°03' West); to the northeasterly right of way of said highway per Volume 373, Page 101 of the Deed Records of Jackson County, Oregon, and the True Point of Beginning; thence continuing North 00°02'25" West, and parallel to said claim line, 300.10 feet (Record: North 00°03' West); thence North 52°10'56" East, 506.06 feet (Record: North 52°04' East, 506.06); thence South 37°44'04" East, 650.00 feet (Record: South 37°51' East, 650.00 feet); thence South 52°10'56" West, 689.90 feet (Record: South 52°04' West); to aforesaid northeasterly right of way of said highway per said Volume 373, Page 101; thence along said right of way, North 37°44'04" West, 412.81 feet (Record: North 37°51' West); and the Point of Beginning.

REGISTERED PROFESSIONAL LAND SURVEYOR
Cael E. Neathamer
OREGON
JULY 08, 2001
CAEL E. NEATHAMER
56545
Renewal Date 12/31/04

PREPARED BY: Neathamer Surveying, Inc.
3126 State St, Suite 200
PO Box 1584
Phone (541) 732-2869
FAX (541) 732-1382

DATE: December 14, 2004 PROJECT NUMBER: 04092
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