

APPROVALS:

MEDFORD CITY PLANNING:

Director

18 October 2005 Date

Examined and approved this 15 day of September, 2005.

City Surveyor

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS that, OPUS BROADCASTING SYSTEMS INC., an Oregon Corporation, is the owner of the parcel of real property situated in Jackson County, Oregon and has caused the same to be surveyed, mapped and platted as shown hereon, and do hereby create an access easement across Parcel 1 for the benefit of the owners, heirs, and assignees of Parcel 2, as shown hereon, and do also hereby create the 10 foot private sanitary sewer line across Parcel 1 for the benefit of the owners, heirs and assignees of Parcel 2. We hereby dedicate to the City of Medford for public use, that easement labeled as Public Utility Easement.

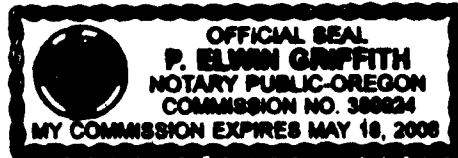
SIGNED THIS 12 DAY OF September, 2005.

STATE OF OREGON } County of Jackson ss.

Before me:

Personally appeared the above named Dean Flock, President and acknowledged the foregoing instrument to be his voluntary act and deed, on behalf of OPUS BROADCASTING SYSTEMS INC., an Oregon Corporation.

Notary Public



OPUS BROADCASTING SYSTEMS INC:

DRAN FLOCK, President

PARTITION PLAT NO. P-93-2005

LAND PARTITION (LDP-04-104)

LOCATED IN:

LOT 17, BLOCK 2 OF NORTHWEST MEDFORD LIGHT INDUSTRIAL PARK UNIT NO. 2 IN THE SE 1/4 OF SECTION 23, T37S, R2W, WM CITY OF MEDFORD, JACKSON COUNTY, OREGON

FOR:

OPUS BROADCASTING SYSTEMS INC. 511 ROSSANLEY DRIVE MEDFORD, OREGON 97501

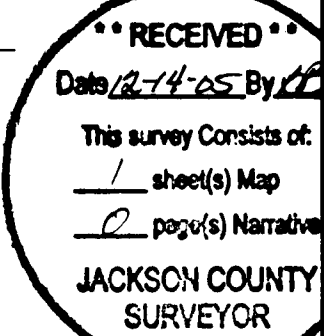
FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 19002

SURVEYOR'S CERTIFICATE:

I, Darrell L. Huck, a duly Registered Survey of the State of Oregon, do hereby certify that this map correctly represents a survey made by me or under my direction and complies with the regulations for land partitions and the following is an accurate description of the parent tract of land as set forth hereon:

BEGINNING at a point for the Southwest corner of Lot 17 in Block 2 of NORTHWEST MEDFORD LIGHT INDUSTRIAL PARK UNIT NO. 2, in the City of Medford, according to the Official Plat thereof, now of record in Jackson County, Oregon, said point being the Southwest corner of tract described per Instrument No. 02-30695 of the Official Records of said Jackson County, said point also being the INITIAL POINT OF BEGINNING: thence North 00°02'40" East along the Westerly line of said tract 253.01 feet (Record 242.91 feet) to a point on the Southerly boundary of tract described as Parcel 1 in Instrument No. 99-62442 said Official Records; thence along said Southerly boundary along the arc of a 768.70 foot radius curve to the left (the long chord to which bears North 79°17'50" East 189.56 feet) an arc distance of 190.04 feet to a point on the Northerly boundary of the aforementioned Lot 17; thence along the boundary of said Lot 17 South 89°27'00" East 19.28 feet; thence along the arc of a 328.14 foot radius curve to the right (the long chord to which bears South 69°22'53" East 225.20 feet) an arc distance of 229.87 feet; thence South 35°07'52" East 21.36 feet; thence South 46°50'49" West 282.76 feet; thence North 89°27'00" West 222.53 feet to the INITIAL POINT OF BEGINNING.

Darrell L. Huck SURVEYOR

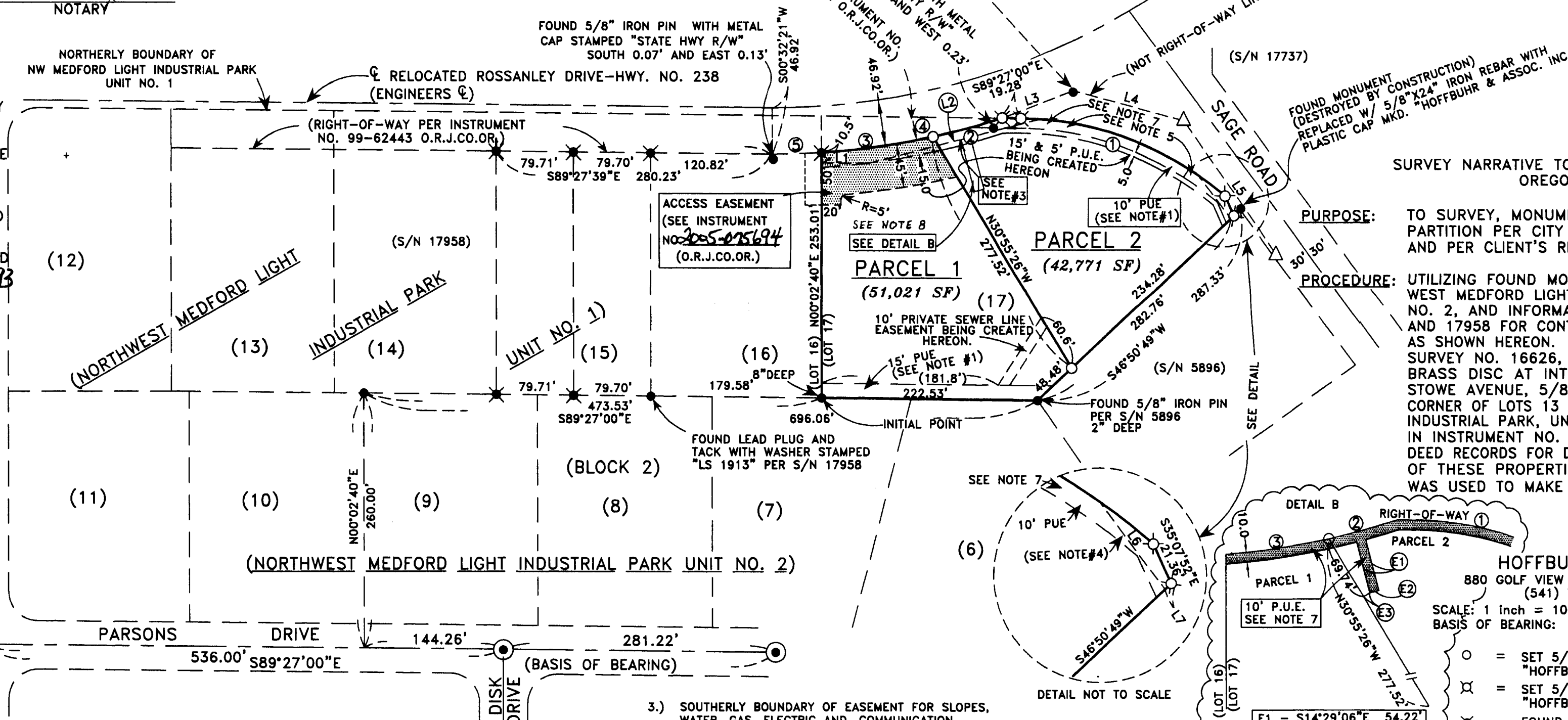


CIT SMALL BUSINESS LENDING CORPORATION IS THE BENEFICIARY OF THAT CERTAIN TRUST DEED RECORDED JUNE 5, 2002 AS DOCUMENT NO. 02-30696 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

SEE AFFIDAVIT OF CONSENT FILED FOR RECORD THE 14th DAY OF December, 2005 AND RECORDED AS INSTRUMENT NO. 2005-075693 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

LINE TABLE with columns: LINE, LENGTH, BEARING. Rows L1 through L7.

CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, CHORD, CHORD BEARING. Rows 1 through 5.



- NOTES: 1.) PUE CREATED PER PLAT OF NORTHWEST MEDFORD LIGHT INDUSTRIAL PARK UNIT NO. 2. 2.) PARCEL 2 SHALL NOT HAVE VEHICULAR ACCESS FROM SAGE ROAD OR ROSSANLEY DRIVE (HIGHWAY 238) EXCEPT ACROSS PARCEL 1 WITHIN THE ACCESS EASEMENT BEING CREATED HEREON. 3.) SOUTHERLY BOUNDARY OF EASEMENT FOR SLOPES, WATER, GAS, ELECTRIC AND, COMMUNICATION SERVICES LINES, FIXTURES AND FACILITIES PER INSTRUMENT NO. 99-62442 O.R.J.CO.OR. 4.) SOUTHWESTERLY LINE OF EASEMENT FOR SLOPES WATER, GAS, ELECTRIC AND, COMMUNICATION SERVICES LINES, FIXTURES AND FACILITIES DESCRIBED PER INSTRUMENT NO. 99-62442 O.R.J.CO.OR. 5.) 10' WATER LINE EASEMENT PER INST. NO. 78-12527 & INST NO. 78-25050 O.R.J.CO.OR. 6.) EASEMENT OF RECORD IN FAVOR OF PACIFICORP FOR ELECTRICITY TRANSMISSION PURPOSES PER VOL. 226, PAGE 411 & VOL. 233 PG. 183 J.C.D.R. (LOCATION NOT SPECIFIED) 7.) 10' PUBLIC UTILITY EASEMENT PER INSTRUMENT NO. 00-37755, O.R.J.CO.OR. 8.) STATEMENT PURSUANT TO O.R.S. 92.095 (4) (C): NO DOMESTIC WATER FACILITY HAS BEEN PROVIDED TO PARCEL 1, EVEN THOUGH A DOMESTIC WATER SOURCE DOES EXIST.

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

PURPOSE: TO SURVEY, MONUMENT AND PREPARE A PLAT FOR A PARTITION PER CITY OF MEDFORD FILE NO. LDP-04-104 AND PER CLIENT'S REQUEST.

PROCEDURE: UTILIZING FOUND MONUMENTATION PER PLATS OF NORTHWEST MEDFORD LIGHT INDUSTRIAL PARK UNITS NO. 1 AND NO. 2, AND INFORMATION PER FILED SURVEYS NO. 16626 AND 17958 FOR CONTROL, I ESTABLISH PROPER MONUMENTS AS SHOWN HEREON. I USED INFORMATION SHOWN ON FILED SURVEY NO. 16626, COORDINATES ON FOUND MONUMENTS BRASS DISC AT INTERSECTION OF PARSONS DRIVE AND STOWE AVENUE, 5/8 INCH IRON PINS AT THE NORTHWEST CORNER OF LOTS 13 AND 16 OF NORTHWEST MEDFORD LIGHT INDUSTRIAL PARK, UNIT NO. 1 TO ORIENT TRACT DESCRIBED IN INSTRUMENT NO. 99-62443 OF THE JACKSON COUNTY DEED RECORDS FOR DETERMINING THE NORTHERLY BOUNDARY OF THESE PROPERTIES. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS.

HOFFBUHR & ASSOCIATES, INC. 880 GOLF VIEW DRIVE, SUITE 201 MEDFORD, OREGON 97504 (541) 779-4641

SCALE: 1 Inch = 100 feet DATE: JANUARY 27, 2005 BASIS OF BEARING: PLAT OF NORTHWEST MEDFORD LIGHT INDUSTRIAL PARK, UNIT NO. 2

- Legend for symbols: O = SET 5/8"x24" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC.". X = SET 5/8"x30" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC.". * = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "D.MCMAHAN LS 1913" PER S/N 17958. • = FOUND 5/8" IRON PIN PER PLAT OF NORTHWEST MEDFORD LIGHT INDUSTRIAL PARK, UNIT NO. 1, UNLESS OTHERWISE SHOWN. ⊙ = FOUND BRASS CAP MONUMENT PER PLATS OF NORTHWEST MEDFORD LIGHT INDUSTRIAL PARK UNIT NO. 1 AND UNIT NO. 2. Δ = FOUND BRASS DISK "ODOT CONTROL POINT" PER S/N 17737.

S/N = FILED SURVEY NUMBER O.R.J.CO.OR. = OFFICIAL RECORDS JACKSON COUNTY, OREGON SF = SQUARE FEET, MORE OR LESS PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, TELEPHONE, AS, WATER, ELECTRIC, CABLE TELEVISION, PEDESTRIAN ACCESS AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid. As of December 14th 2005

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 14th DAY OF December, 2005, AT 3:18 O'CLOCK, P.M. AND RECORDED AS PARTITION PLAT NO. P-93-2005 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. (INDEX VOLUME 16 PAGE 93.)

Assessor and Tax Collector signatures and dates (12/14/05).

County Clerk signature: Kathleen S. Beckett

Deputy signature: Carmen D. Helman

REGISTERED PROFESSIONAL LAND SURVEYOR

Darrell L. Huck OREGON FEBRUARY 4, 1983 DARRELL L. HUCK 2023 Expires 6/30/2007

I CERTIFY THIS PLAT TO BE AN EXACT COPY OF THE ORIGINAL. Darrell L. Huck SURVEYOR