

PREPARED FOR:

Valley Core Development, LLC
Ryan Csaftis
871 Medford Center
Medford, OR 97504

STONEGATE ESTATES CONDOMINIUM

Being located in the Northwest One-Quarter of Section 34, Township
37 South, Range 1 West of the Willamette Meridian, in the City of
Medford, Jackson County, Oregon.

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH
209.250, OREGON REVISED STATUTES

PURPOSE: To survey and monument exterior boundary and depict the Units LCE and GCE boundaries of STONEGATE ESTATES CONDOMINIUM.

PROCEDURE: Utilizing a Trimble 5600 Total Station, Trimble 5700 Global Positioning System (GPS) and Trimble Data Collectors with Trimble Survey Controller Software, all found monuments were tied within closed loop traverses or via redundant ties.

Records utilized for this survey: Document Number 06-039074 of the Official Records of Jackson County, Oregon, and Stonegate Estates, Phase I, a planned community in the City of Medford, Jackson County, Oregon, according to the official plat thereof, recorded in Volume 31, Page 69 of the Records of Jackson County, Oregon, and filed as Survey Number 18980 in the office of the Jackson County Surveyor.

Utilizing record distances, angles and found monuments per said Stonegate Estates, Phase I, the exterior boundary of STONEGATE ESTATES CONDOMINIUM was established as depicted hereon.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that VALLEY CORE DEVELOPMENT, LLC, an Oregon Limited Liability Company, hereinafter referred to as Declarant, is the fee title owner of the real property depicted hereon and more particularly described in the "SURVEYOR'S CERTIFICATE" herewith, and does hereby dedicate to the City of Medford for public use, all public utility easements, as shown hereon. Declarant hereby declares that the Plat is a correct representation of the land as laid out by us as STONEGATE ESTATES CONDOMINIUM, and does hereby commit the land and improvements shown on this plat to the operation of the Condominium Law 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. STONEGATE ESTATES CONDOMINIUM shall be subject to (1) the Declaration of Condominium Ownership for STONEGATE ESTATES CONDOMINIUM and (2) the By-Laws of the STONEGATE ESTATES CONDOMINIUM Owners Association to be recorded simultaneously with this plat.

IN WITNESS WHEREOF, signed this 14th day of September, 2007.

Ryan Csaftis
Ryan Csaftis, Member
VALLEY CORE DEVELOPMENT, LLC

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:

All that real property described in Document Number 06-039074 of the official records of Jackson County, Oregon, being located in Northwest One-Quarter of Section 34, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon, more particularly described as follows:

TRACT "D" in Stonegate Estates, Phase I, a planned community in the City of Medford, Jackson County, Oregon, according to the official plat thereof, recorded in Volume 31, Page 69 of the Records of Jackson County, Oregon.

Cael E. Neathamer
Cael E. Neathamer
Surveyor

SURVEYOR STATEMENT TO COMPLY WITH PARAGRAPH
100.115(2d), OREGON REVISED STATUTES

This plat accurately depicts the boundaries of the units and that the construction of the buildings, units and common elements as depicted on the Plat are complete.

THE DECLARATION OF CONDOMINIUM OWNERSHIP, COVENANTS, CONDITIONS AND RESTRICTIONS HAVE BEEN RECORDED IN DOCUMENT NUMBER 2007-44449 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

THE BYLAWS OF STONEGATE ESTATES CONDOMINIUM OWNERS ASSOCIATION HAVE BEEN RECORDED IN DOCUMENT NUMBER 2007-44450 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

APPROVALS:

Examined and approved this 21 day of SEPTEMBER, 2007.

[Signature]
City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 100.110 have been paid as of Sept. 24, 2007.

Karen K. Heade Deputy
Tax Collector Deputy

Examined and approved as required by O.R.S. 92.100 this 24th day of SEPTEMBER, 2007.

DAN ROSS Assessor
William Johnson Deputy

RECORDING

FILED FOR RECORD THIS THE 24th DAY OF Sept., 2007 AT 3:18 CLOCK P.M. AND RECORDED IN VOLUME 33 OF PLATS AT PAGE 59 OF THE RECORDS OF JACKSON COUNTY, OREGON, AND DOCUMENT NUMBER 2007-44451 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

Kathleen P. Beckett County Clerk
Sonya J. Morgan Deputy

STATE OF OREGON }
County of Jackson } SS

Personally appeared the above named Ryan Csaftis, known to me as a Member of VALLEY CORE DEVELOPMENT, LLC, an Oregon Limited Liability Company, and by authority of its bylaws or by resolution of its board of directors, acknowledged the foregoing instrument, pursuant to the authority of its corporate bylaws, to be his voluntary act and deed.

WITNESS my hand and seal this 14th day of September, 2007.

Before me: *Mark Neathamer*
Mark Neathamer NOTARY PUBLIC-OREGON
COMMISSION NO.: 374275
MY COMMISSION EXPIRES: Oct. 30th, 2007

RELEASE

PremierWest Bank, as holders of beneficiary interest under that certain Trust Deed dated December 2, 2005 and recorded December 14, 2005 as Instrument Number 2005-075626, and modified by Trust Deed dated December 18, 2006 and recorded December 22, 2006 as Instrument Number 2006-064087 in the Official Records of Jackson County, Oregon, do hereby release from lien of said Trust Deed all property shown hereon as dedicated to public use.

Signed this 14 day of September, 2007.

Gene A. Taylor
Gene A. Taylor, Vice President
PremierWest Bank

STATE OF OREGON }
County of Jackson } SS

Personally appeared the above named Gene A. Taylor, known to me as the Vice President, PremierWest Bank, and acknowledged the foregoing instrument, to be his voluntary act and deed.

WITNESS my hand and seal this 14th day of September, 2007.

Before me: *Mark Neathamer*
Mark Neathamer NOTARY PUBLIC-OREGON
COMMISSION NO.: 374275
MY COMMISSION EXPIRES: Oct. 30th, 2007

SHEET INDEX:

- SHEET 1 - TITLE SHEET.
- SHEET 2 - PLAT SHEET.
- SHEET 3 - EASEMENTS SHEET.
- SHEET 4 - UNITS 1 - 4 DETAILS.
- SHEET 5 - UNITS 5 - 8 DETAILS.
- SHEET 6 - UNITS 9 - 12 DETAILS.
- SHEET 7 - UNITS 13 - 14 DETAILS.
- SHEET 8 - GARAGE DETAILS.

NOTES

STONEGATE ESTATES CONDOMINIUM is subject to the following matters of record as contained in the title report supplied for this project.

Regulations, levies, liens assessments, rights of way and easements for ditches and canals of the Medford Irrigation District.

Regulations, levies, liens assessments, rights of way and easements for ditches and canals of the Talent Irrigation District.

An easement created by instrument, including the terms and provisions thereof, recorded on September 19, 1961, as Volume 513 page 416 in the Official Records of Jackson County, Oregon, in favor of PacificCorp, an Oregon corporation, or its predecessor in interest, for the transmission and distribution of electricity, and other purposes (Specific location not disclosed).

An easement created by instrument, including the terms and provisions thereof, recorded on September 25, 1962, as Volume 533 page 408 in the Official Records of Jackson County, Oregon, in favor of the adjacent property, for a power line easement. (Specific location not disclosed).

An easement created by instrument, including the terms and provisions thereof, recorded on July 1, 2004, as 2004-037525, and also recorded on July 6, 2004, as 2004-038411 in the Official Records of Jackson County, Oregon, in favor of the City of Medford, for a storm drainage system.

An easement created by instrument, including the terms and provisions thereof, recorded on July 9, 2004, as 2004-039196, in the Official Records of Jackson County, Oregon, in favor of the City of Medford, for a storm drainage system.

An easement created by instrument, including the terms and provisions thereof, recorded on February 9, 2005, as 2005-007381, in the Official Records of Jackson County, Oregon, in favor of the City of Medford, for a sanitary sewer.

Easements as delineated on the recorded plat, for public utilities.

Easement as delineated on the recorded plat per SN 18980, for a 20-foot Medford Irrigation District canal.

Terms, provisions, covenants, conditions, restrictions, easements, and/or setbacks, imposed by instrument, recorded on November 22, 2005, as 2005-071348, and rerecorded on November 24, 2005, as 2005-072218, in the Official Records of Jackson County, Oregon.

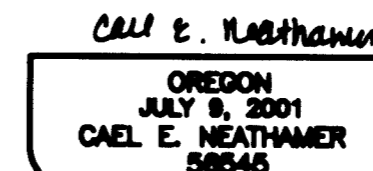
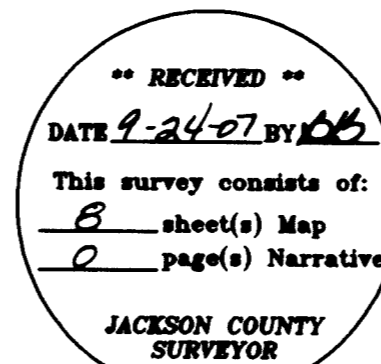
An easement created by instrument, including the terms and provisions thereof, recorded on October 27, 2006, as 2006-055818, in the Official records of Jackson County, Oregon, in favor of the City of Medford, for the purpose of constructing, reconstructing, maintenance, using, operating and repairing pipeline facilities of the municipal water system.

Building Site Improvement Agreement, including the terms and provisions thereof, with the City of Medford, recorded on December 13, 2006, as 2006-062197, in the Official Records of Jackson County, Oregon.

Building Site Improvement Agreement, including the terms and provisions thereof, with the City of Medford, recorded on March 20, 2007, as 2007-013515, in the Official Records of Jackson County, Oregon.

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

Cael E. Neathamer
Cael E. Neathamer
Surveyor



PREPARED BY: Neathamer Surveying, Inc.
3132 State Street, Suite 110
P.O. Box 1584
Medford, Oregon 97501-0120
Phone (541) 732-2869
FAX (541) 732-1382

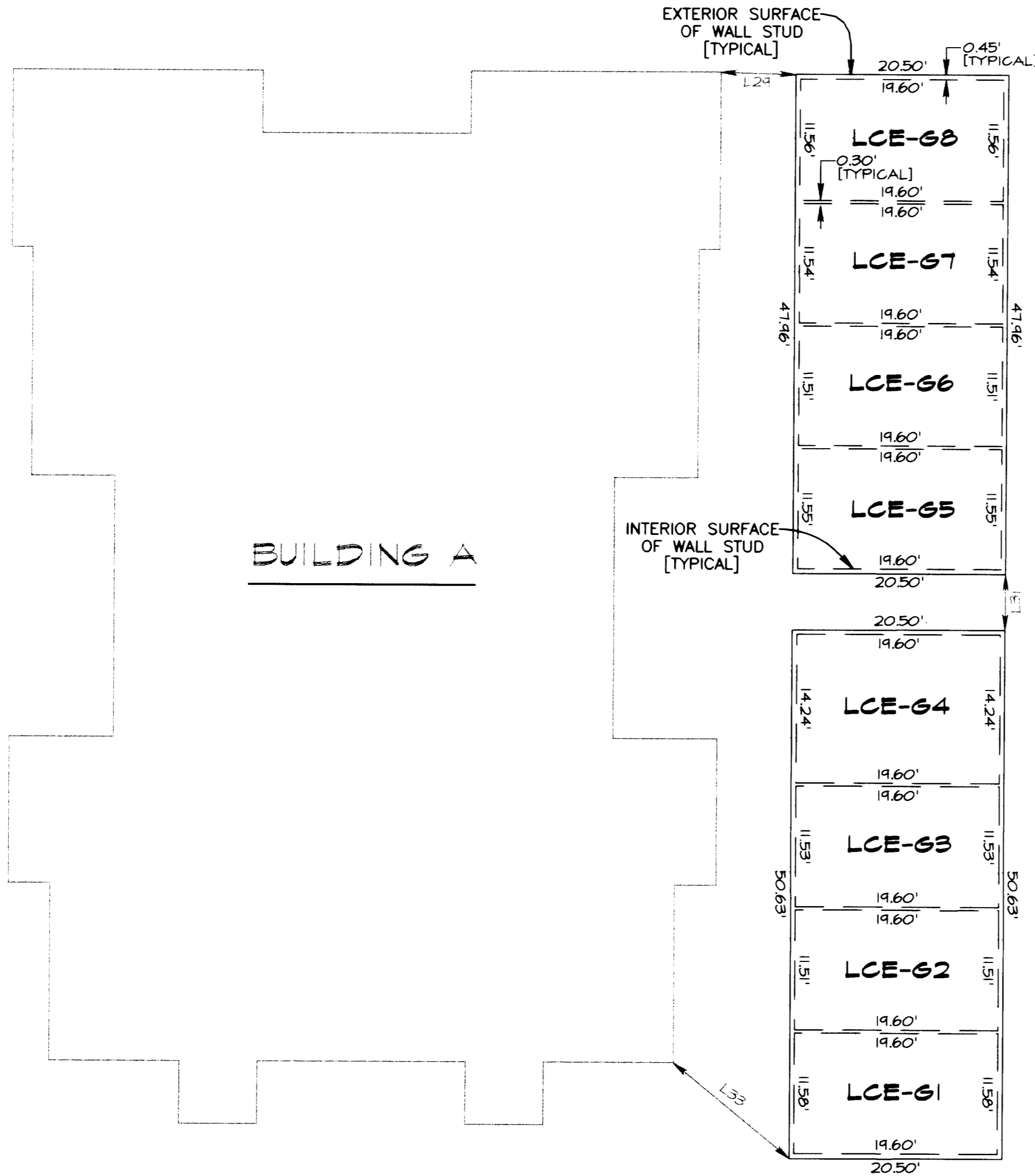
PROJECT NUMBER: 05070 PLOT DATE: September 14, 2007
Sheet 1 of 8

PREPARED FOR:

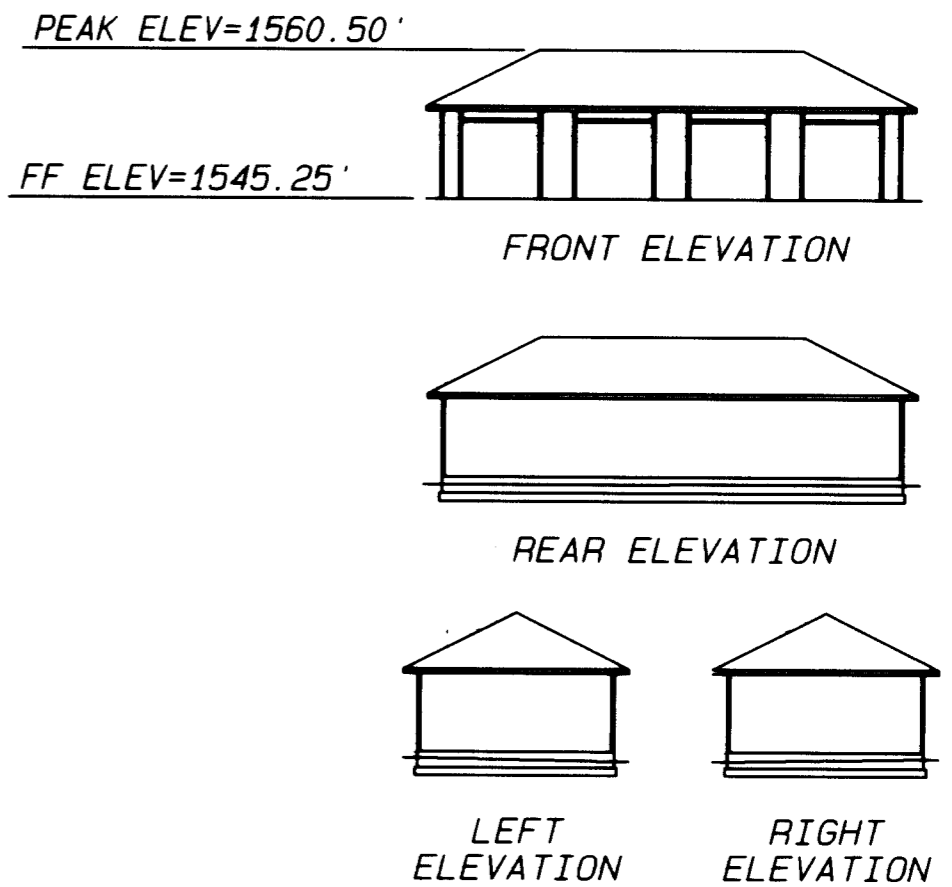
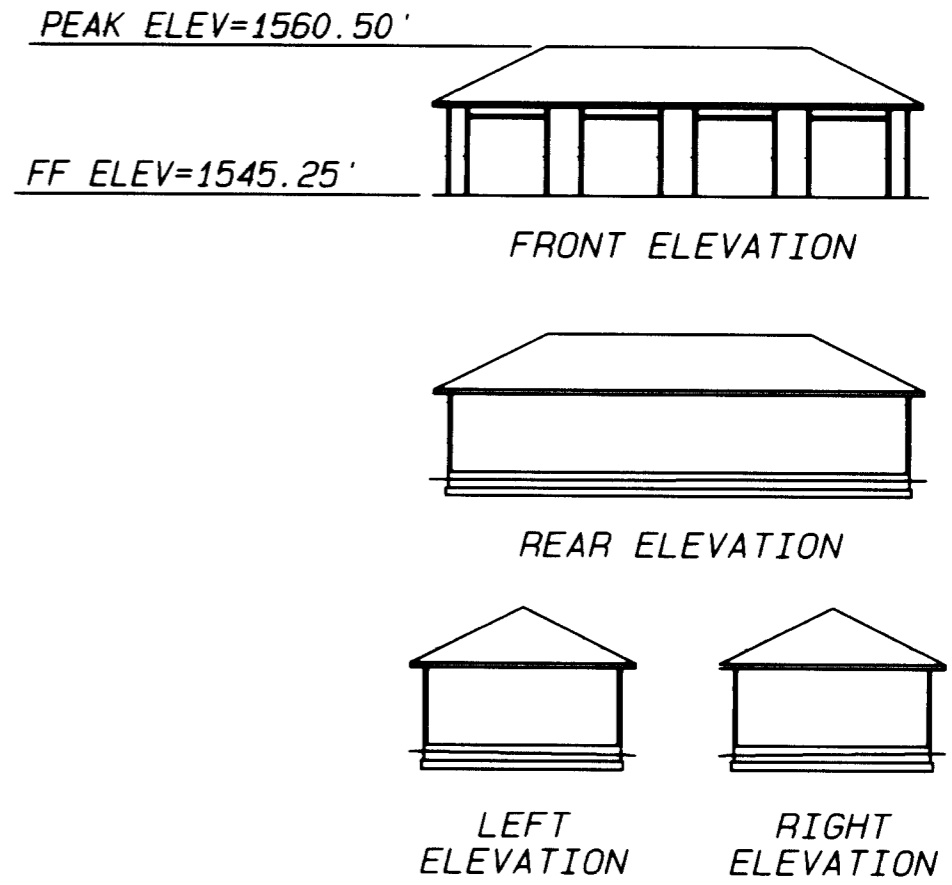
Valley Core Development, LLC
 Ryan Csajtis
 871 Medford Center
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STONEGATE ESTATES CONDOMINIUM

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BUILDING A



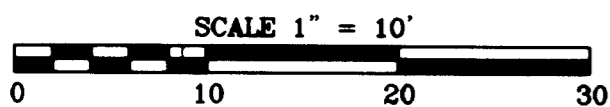
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Carl E. Neathamer
 Surveyor

LEGEND:

- INDICATES A FOUND 5/8-INCH DIAMETER IRON PIN WITH A YELLOW PLASTIC CAP MARKED "OFFENBUR AND ASSOC., INC.". PER SN 10480.
- GCE INDICATES GENERAL COMMON ELEMENT.
- LCE INDICATES LIMITED COMMON ELEMENT.
- SQ FT INDICATES THE NUMBER OF SQUARE FEET WITHIN A CLOSED AREA SUCH AS A UNIT.
- FF INDICATES A FINISHED FLOOR.
- ELEV INDICATES A SPECIFIED ELEVATION.

LINE TABLE

LINE	BEARING	DISTANCE
L29	S88°15'31"E	7.20'
L31	S00°22'56"W	5.36'
L33	N50°40'56"W	14.47'



RECEIVED
 DATE 9-21-07 BY *CS*
 This survey consists of:
 8 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Carl E. Neathamer

OREGON
 JULY 8, 2001
 CAEL E. NEATHAMER
 58545

Renewal Date 12/31/08

BASIS OF SURVEY:

Basis of Bearings is Geodetic North based on NGS 84 Datum, established by Global Positioning System Observations.

Basis of elevations: City of Medford Benchmark Number "B-98", with a published elevation of 1643.471 feet.

PREPARED BY: **Neathamer Surveying, Inc.**
 3132 State Street, Suite 110
 P.O. Box 1584
 Medford, Oregon 97501-0120
 Phone (541) 732-2869
 FAX (541) 732-1382

PROJECT NUMBER: 05070 PLOT DATE: September 14, 2007

Sheet 8 of 8 © LTM DPC

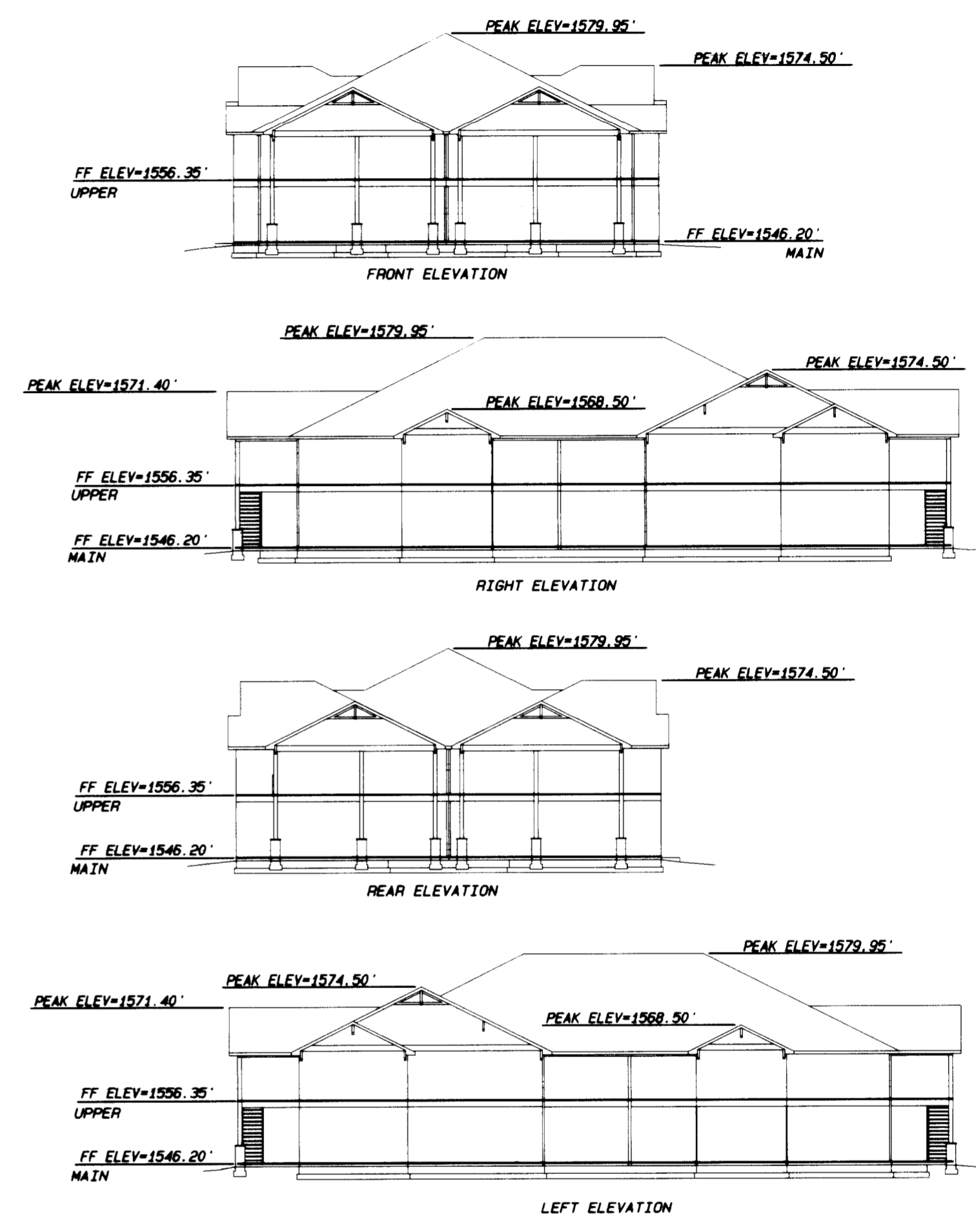
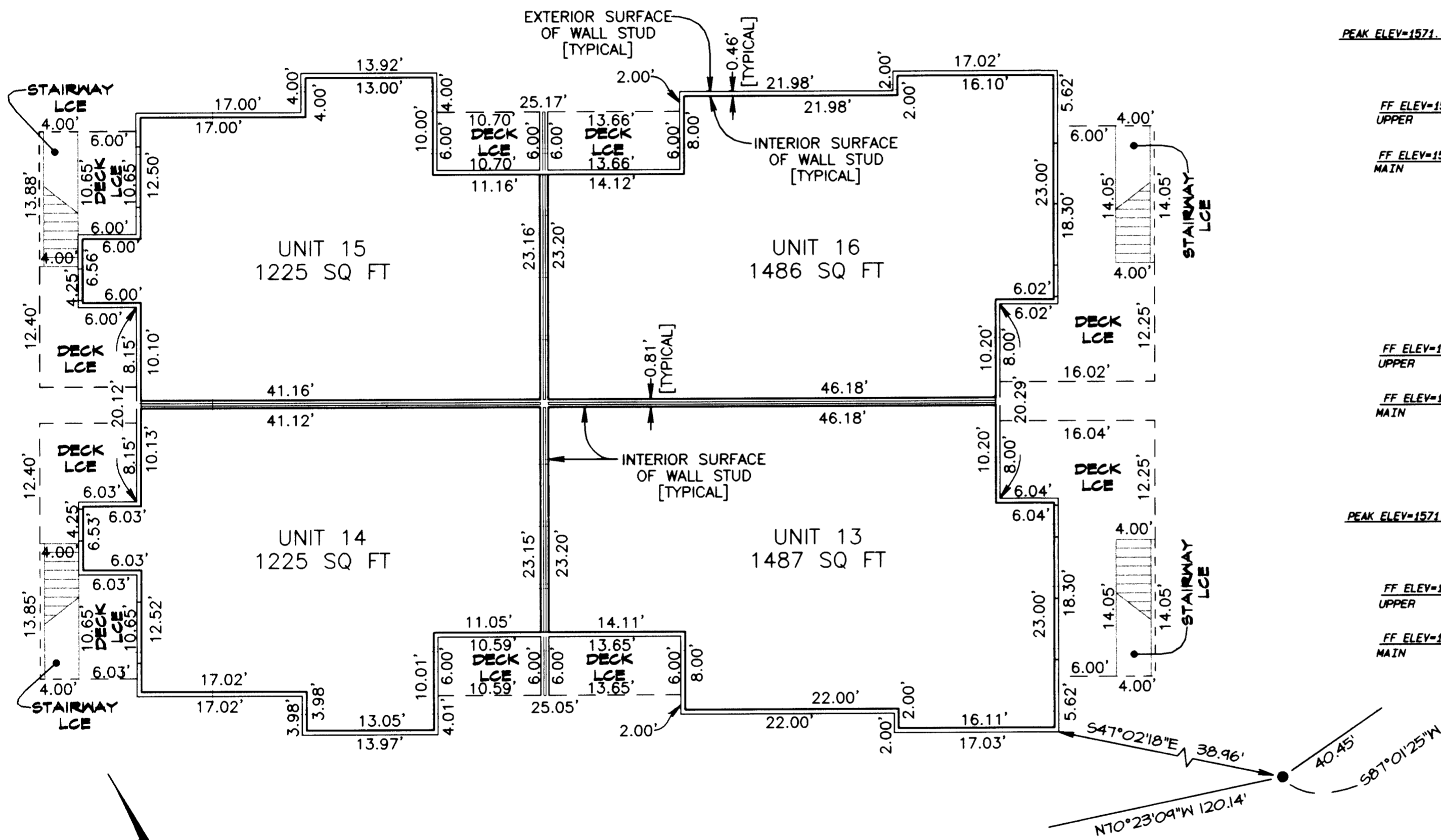
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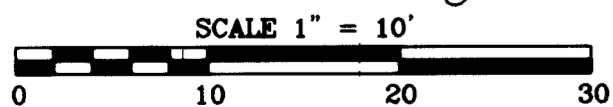
**BUILDING B
 UPPER FLOOR**



LEGEND:

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I hereby certify that this is
 an exact copy of the original.
 Carl E. Neathamer
 Surveyor



RECEIVED
 DATE 9-24-07 BY [Signature]
 This survey consists of:
 5 sheet(s) Map
 1 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

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 LAND SURVEYOR**
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 Sheet 7 of 8 © LTM DPC

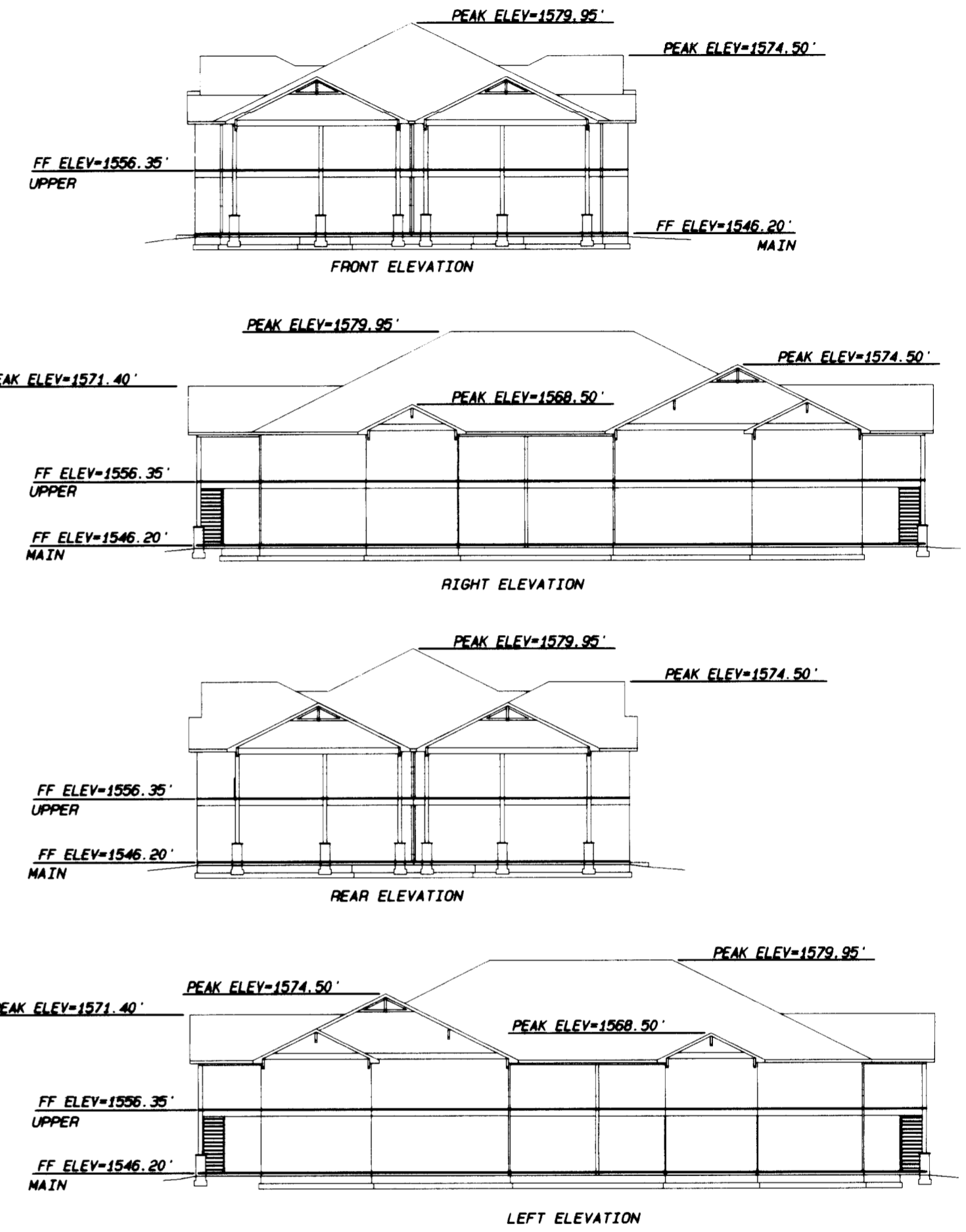
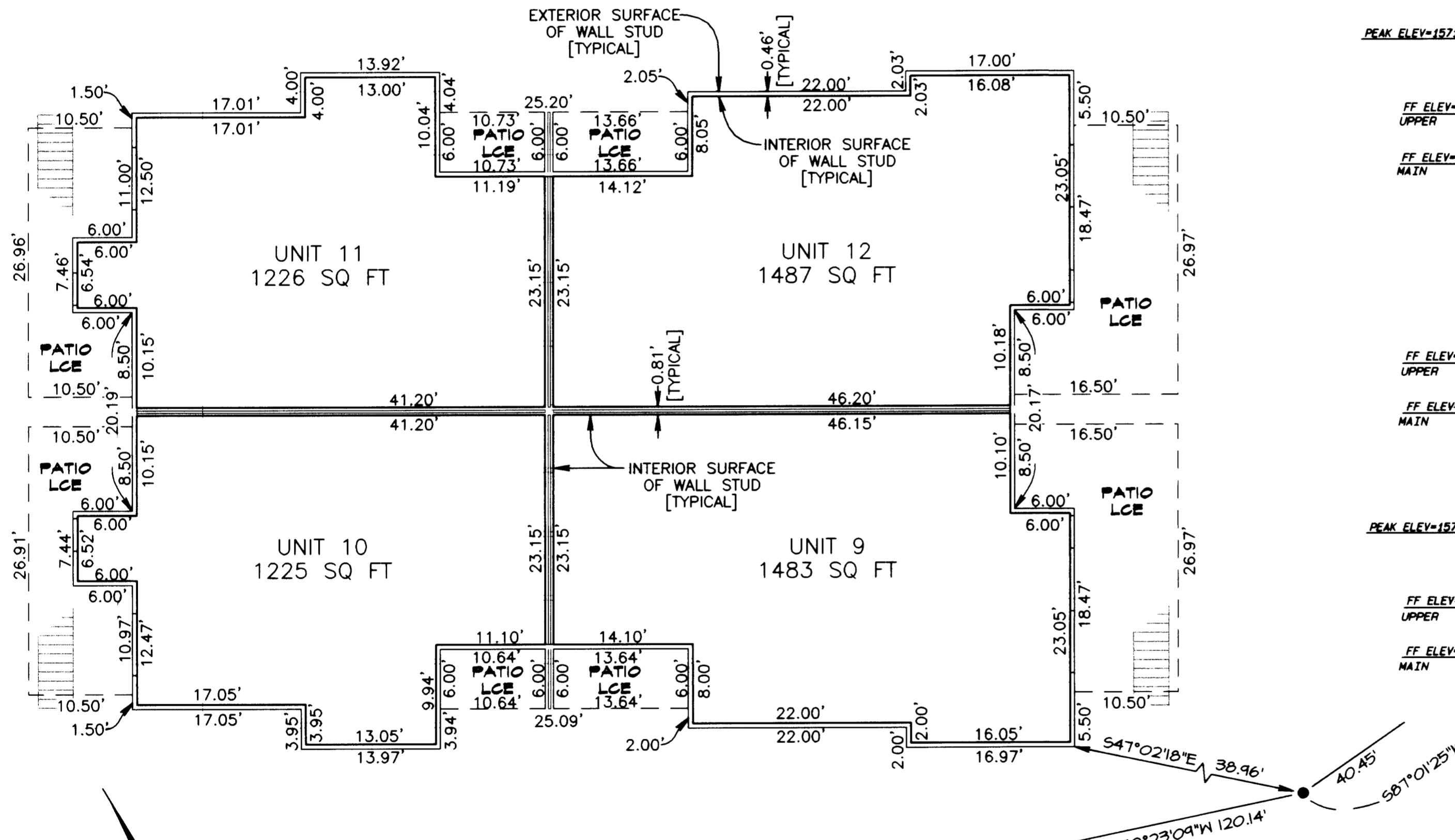
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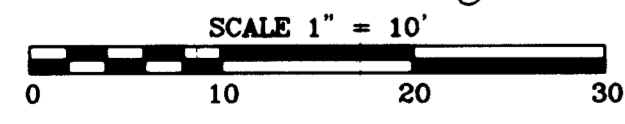
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 Sheet 6 of 8

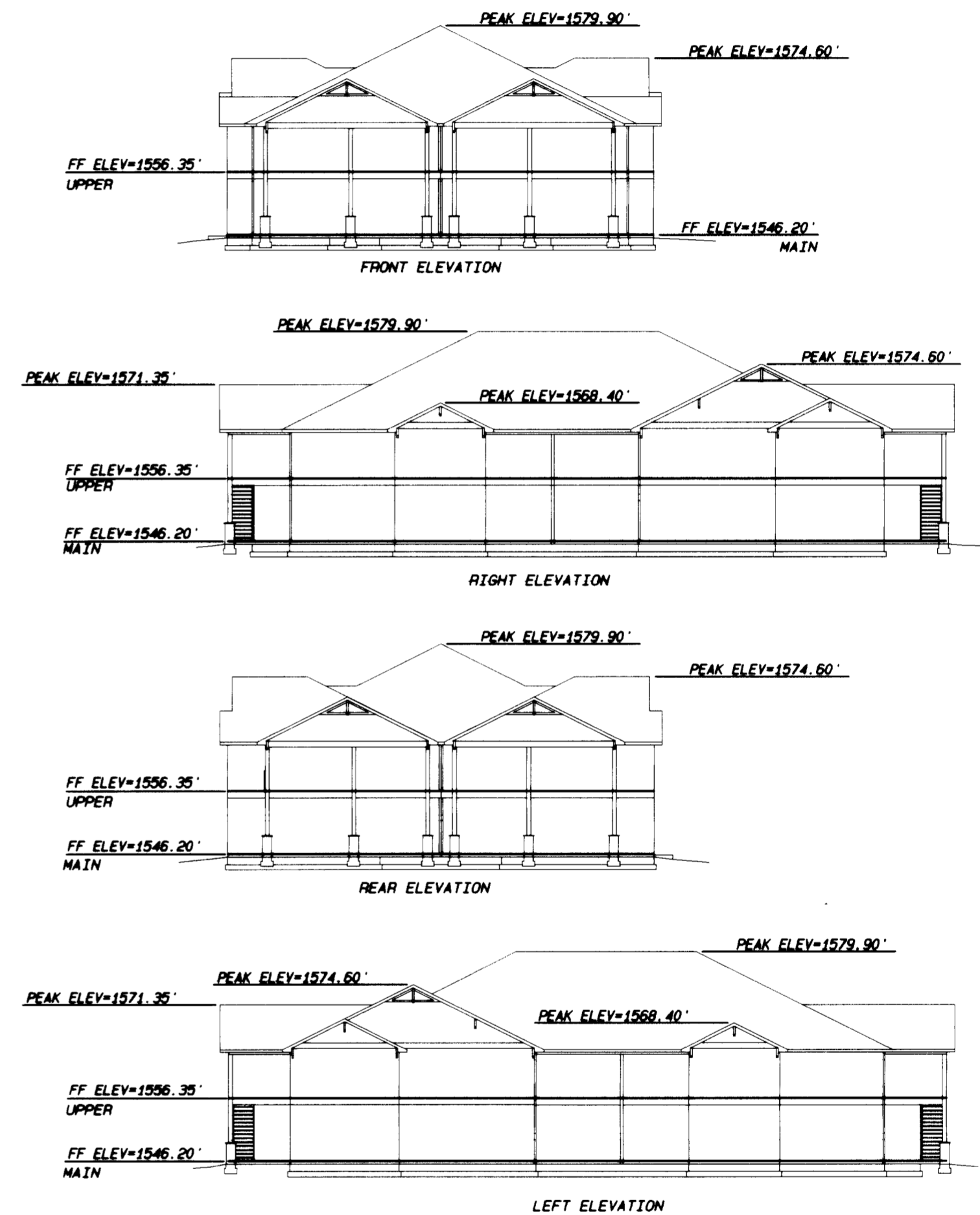
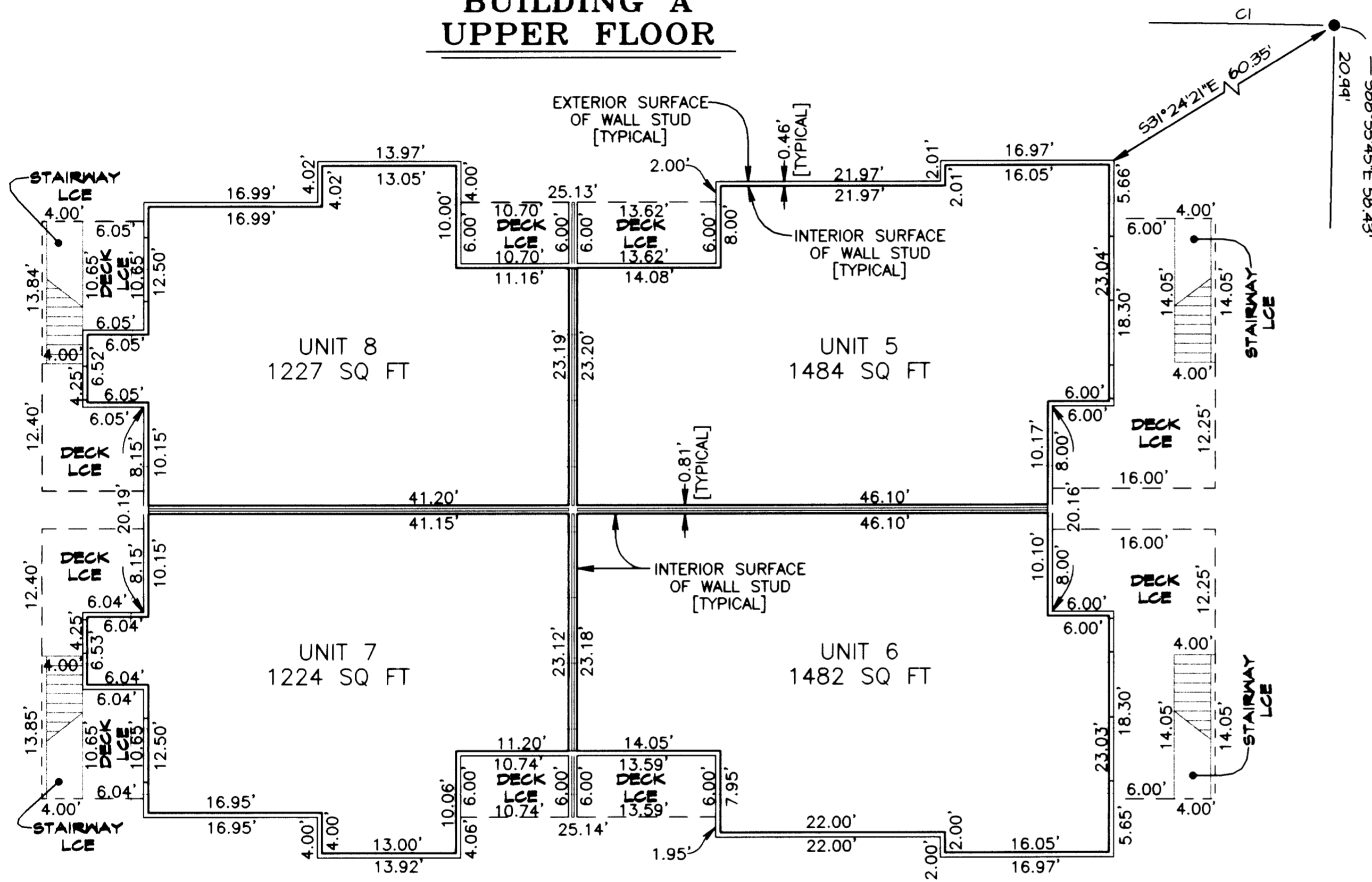
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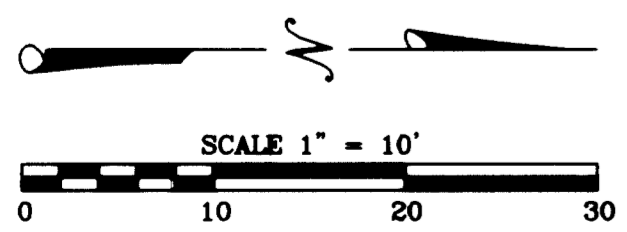
**BUILDING A
 UPPER FLOOR**



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 CARL E. NEATHAMER
 58545
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 Sheet 5 of 8

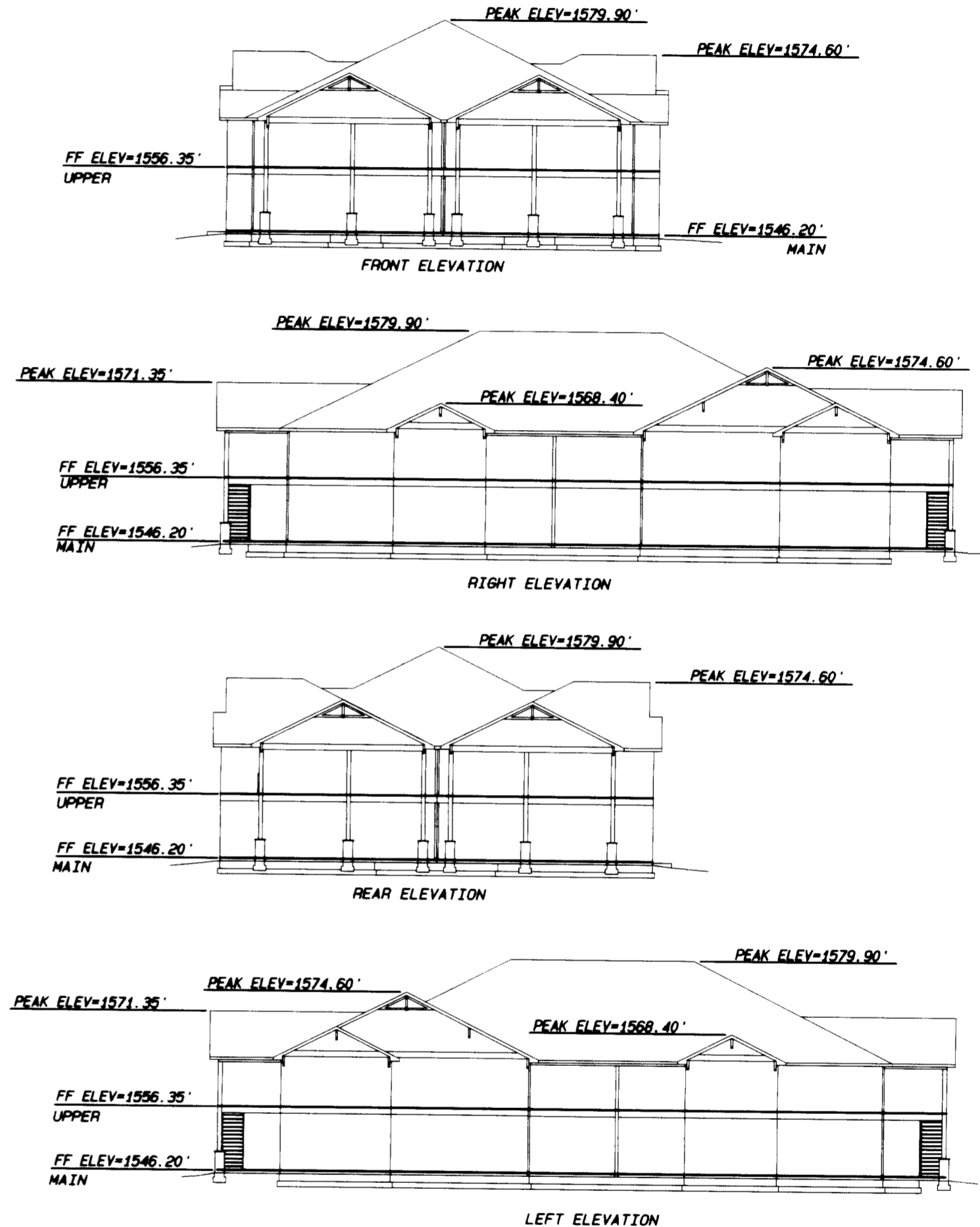
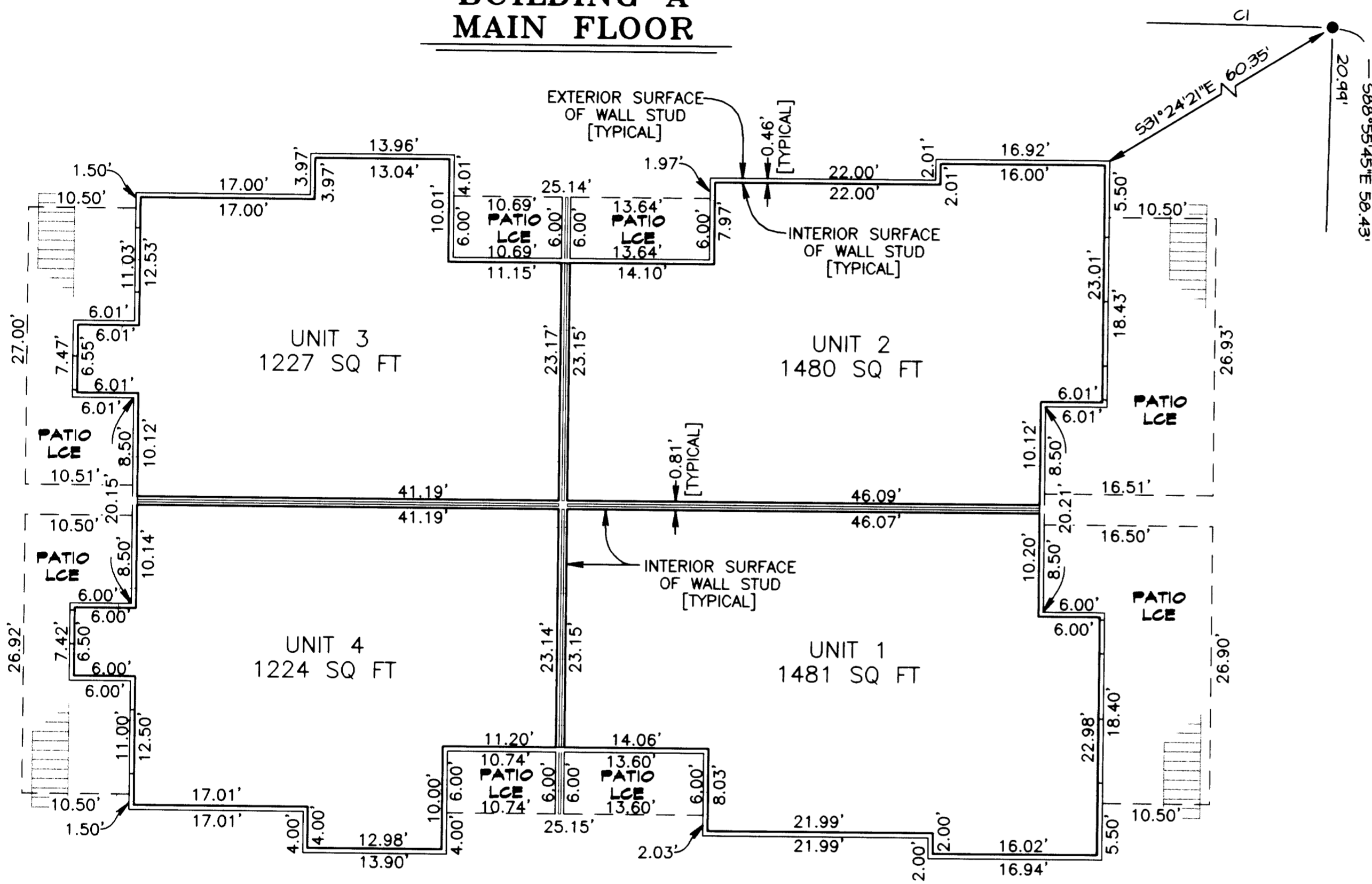
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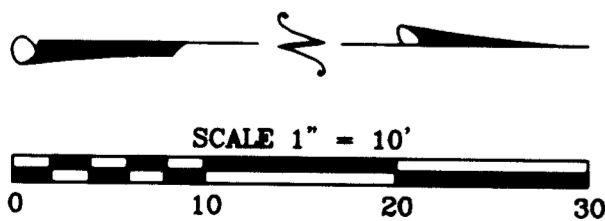
**BUILDING A
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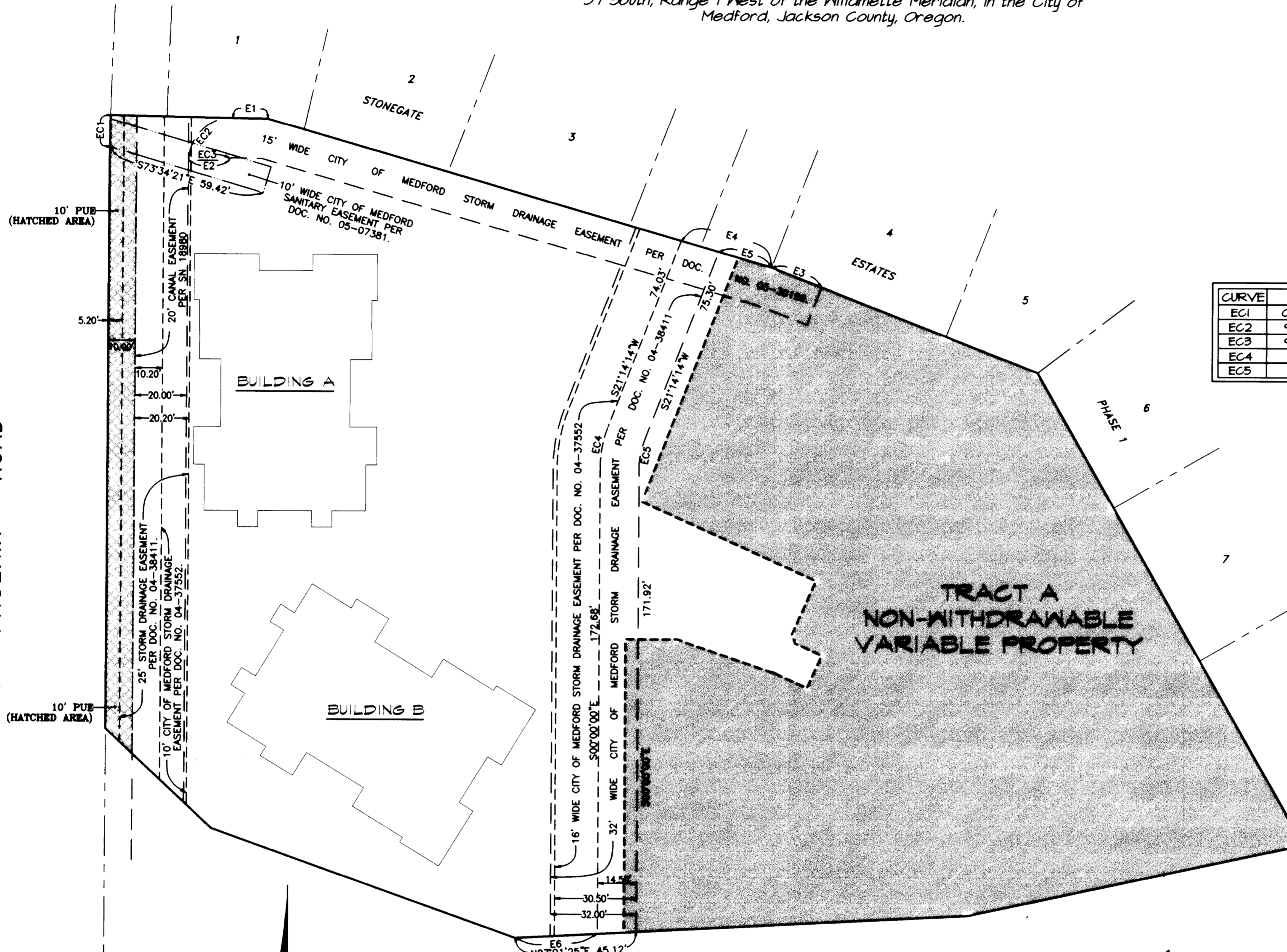
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 Sheet 4 of 8 © LTH DPC

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CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
EC1	00°29'34"	1382.40'	11.89'	S01°01'44"W	11.89'
EC2	90°59'58"	16.00'	25.41'	S45°34'16"W	22.82'
EC3	90°59'58"	1.00'	1.59'	N45°34'16"E	1.43'
EC4	21°14'14"	42.00'	15.57'	S10°37'07"W	15.48'
EC5	21°14'14"	27.50'	10.19'	S10°37'07"W	10.13'

LINE TABLE

LINE	BEARING	DISTANCE
E1	N88°55'45"W	13.07'
E2	S89°55'43"E	15.00'
E3	S68°45'08"E	20.05'
E4	N73°45'09"W	35.14'
E5	N73°45'09"W	20.56'
E6	N87°01'25"E	30.60'

LEGEND:

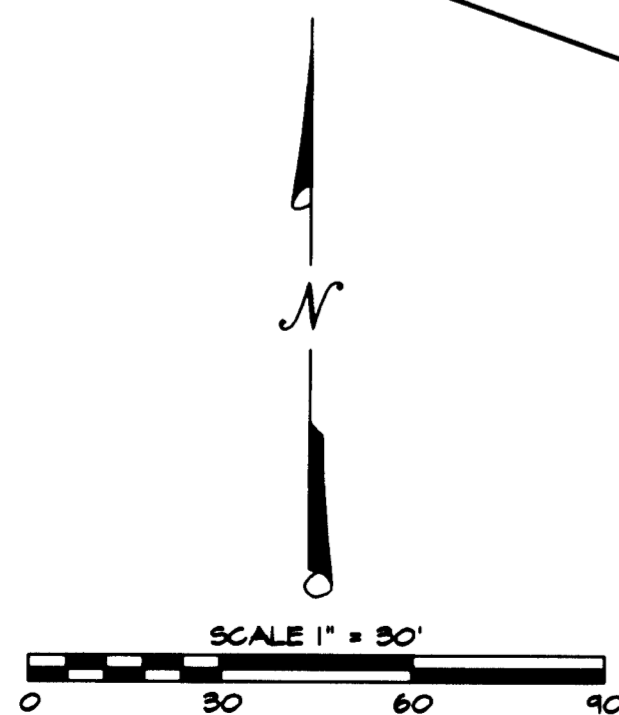
- SN INDICATES A SURVEY RECORDED BY NUMBER IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.
- DOC. NO. INDICATES AN INSTRUMENT FROM THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- PUE INDICATES A PUBLIC UTILITY EASEMENT.

BASIS OF SURVEY:

Basis of Bearings is Geodetic North based on NGS 84 Datum, established by Global Positioning System Observations.

Basis of elevations: City of Medford Benchmark Number "B-9B", with a published elevation of 1643.471 feet.

NORTH PHOENIX ROAD



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

Carl E. Neathamer
 Surveyor

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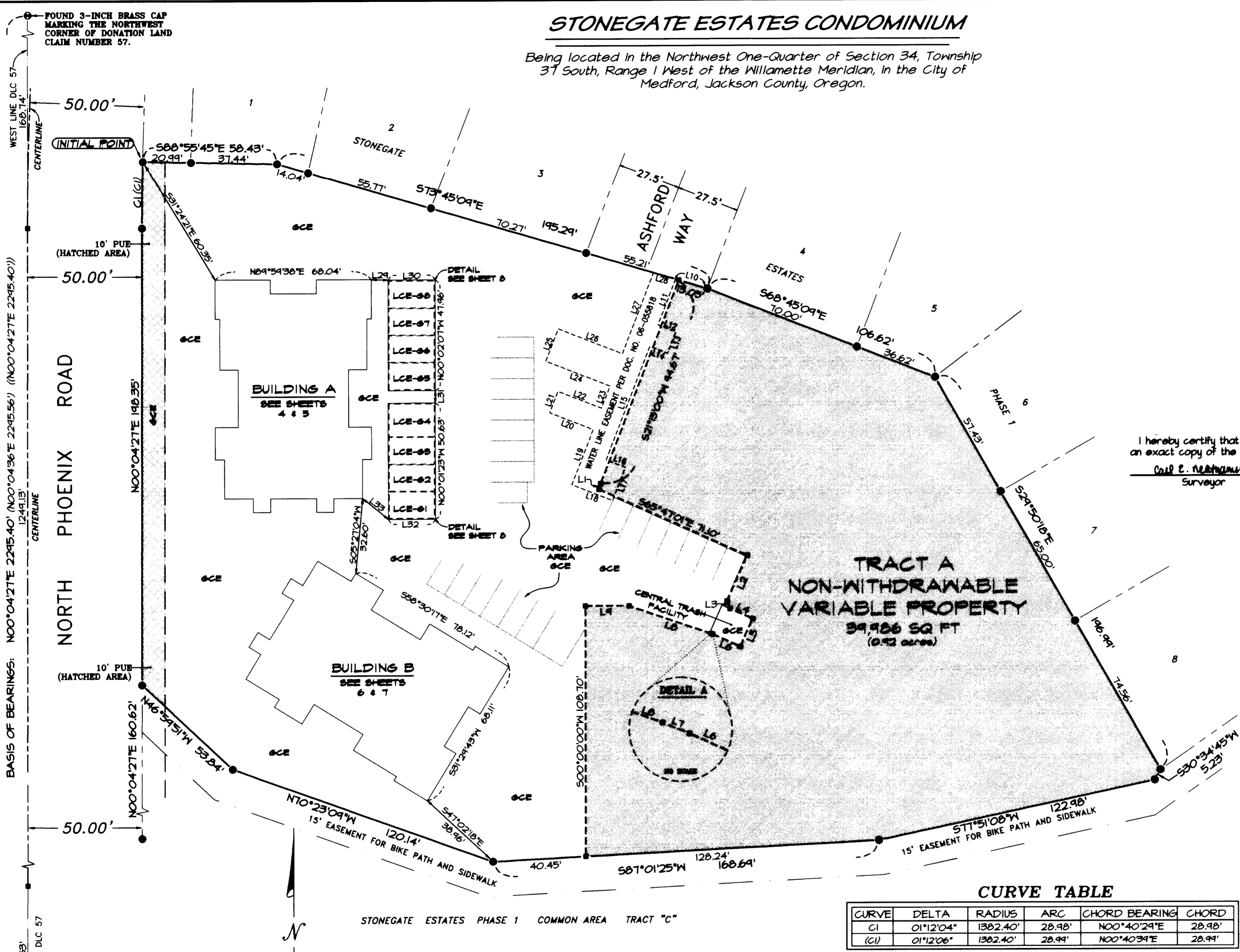
PROJECT NUMBER: 05070 PLOT DATE: September 14, 2007

STONEGATE ESTATES CONDOMINIUM

Being located in the Northwest One-Quarter of Section 34, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:
 Valley Core Development, LLC
 Ryan Csaftis
 871 Medford Center
 Medford, OR 97504

- LEGEND:**
- INDICATES A FOUND BRASS CAP AS INDICATED HEREON.
 - INDICATES A FOUND 5/8-INCH DIAMETER IRON PIN WITH A YELLOW PLASTIC CAP MARKED "HOFFBEHR AND ASSOC., INC." PER SN 18480.
 - INDICATES A COMPUTED POSITION.
 - SN INDICATES A SURVEY RECORDED BY NUMBER IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.
 - SQ FT INDICATES THE NUMBER OF SQUARE FEET WITHIN A CLOSED AREA.
 - GCE INDICATES GENERAL COMMON ELEMENT.
 - LCE INDICATES LIMITED COMMON ELEMENT.
 - PUE INDICATES A PUBLIC UTILITY EASEMENT.
 - () INDICATES RECORD INFORMATION PER SN 18480.
 - (()) INDICATES RECORD INFORMATION PER SN 19128.



I hereby certify that this is an exact copy of the original.
 Carl E. Neathamer
 Surveyor

LINE TABLE

LINE	BEARING	DISTANCE
L1	S17°22'58"W	2.63'
L2	S24°12'59"W	21.63'
L3	S21°17'27"E	3.57'
L4	S65°46'12"E	10.86'
L5	S24°12'53"W	13.12'
L6	N65°46'13"W	13.19'
L7	N67°59'37"W	0.85'
L8	N71°14'31"W	37.80'
L9	N90°00'00"W	19.11'
L10	N73°45'04"W	14.55'
L11	S21°15'00"W	21.24'
L12	S68°45'00"E	8.33'
L13	S21°15'00"W	10.00'
L14	N68°45'00"W	8.33'
L15	S21°15'00"W	52.80'
L16	S68°45'00"E	9.00'
L17	S21°15'00"W	15.50'
L18	N68°45'00"W	19.00'
L19	N21°15'00"E	25.70'
L20	N68°45'00"W	20.33'
L21	N21°15'00"E	10.00'
L22	N68°45'00"W	20.33'
L23	N21°15'00"E	10.32'
L24	N68°45'00"W	30.00'
L25	N21°15'00"E	15.00'
L26	S68°45'00"E	30.00'
L27	N21°15'00"E	37.64'
L28	S73°45'04"E	10.04'
L29	S88°15'31"E	7.20'
L30	N89°51'53"E	20.50'
L31	S00°22'56"W	5.36'
L32	S89°58'31"W	20.50'
L33	N50°40'56"W	14.47'

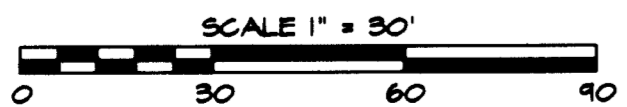
CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	01°12'04"	1382.40'	28.98'	N00°40'29"E	28.98'
(C1)	01°12'06"	1382.40'	28.99'	N00°40'39"E	28.99'

BASIS OF SURVEY:

Basis of Bearings is Geodetic North based on NGS 84 Datum, established by Global Positioning System Observations. Bearings applied to the west line of Donation Land Claim Number 57, as depicted hereon.

Basis of elevations: City of Medford Benchmark Number "B-98", with a published elevation of 1643.471 feet.



RECEIVED
 DATE 9-21-07 BY [Signature]
 This survey consists of:
 8 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
 Carl E. Neathamer
 OREGON JULY 9, 2001
 CAEL E. NEATHAMER 58845
 Renewal Date 12/31/08

PREPARED BY: Neathamer Surveying, Inc.
 3132 State Street, Suite 110
 P.O. Box 1584
 Medford, Oregon 97501-0120
 Phone (541) 732-2869
 FAX (541) 732-1382

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 Sheet 2 of 8