

MAP OF SURVEY PROPERTY LINE ADJUSTMENT

Located in the Northwest One-Quarter, of the Southeast One-Quarter of Section 30, Township 37 South, Range 1 West of the Willamette Meridian in the City of Medford, Jackson County Oregon.

PREPARED FOR:

RIVERSIDE PLAZA, LLC
c/o: John Hamlin
PO Box 43
Medford, OR 97501

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

PURPOSE: Perform a boundary survey of existing tracts of land, to prepare and process a Property Line Adjustment Application with the City of Medford Planning Department, and upon their decision, monument adjusted boundaries and file a Map of Survey in the office of the Jackson County Surveyor.

PROCEDURE: Utilizing a Trimble S-6 robot instrument, and Trimble TSC2 data collector with Trimble Survey Controller Software, all found monuments were tied via closed traverses or by redundant ties. Records utilized were: Instruments Numbered 97-22016, 99-63616 and 99-63618 of the Official Records of Jackson County, Oregon; Surveys Numbered 554, 2478, 12374, 14947 and 15630, as filed in the office of the Jackson County Surveyor.

Utilizing found reference points per Survey Number 14947 at the intersections of Riverside Avenue with Earhart Street and Boyd Street, established the centerline and easterly right-of-way of Riverside Avenue. Utilizing record angles and a found monument per Survey Number 15630, established the centerline and southerly right-of-way of Earhart Street. Utilizing the determined rights-of-ways in conjunction with said Instruments Numbered 99-63616 and 99-63618, along with found monuments per Surveys Numbered 554 and 15630, established the easterly and southerly boundaries of the original tracts as depicted hereon.

Computed the adjusted property lines and set monuments for the boundaries, as depicted hereon. Said monuments established on September 18, 2007.

NOTES:

City of Medford PLA number: PLA-07-198

Pursuant to a Public Records Report, as prepared by LandAmerica Lawyers Title, the subject properties herein may be subject to the following matters of record:

TRACT 1:

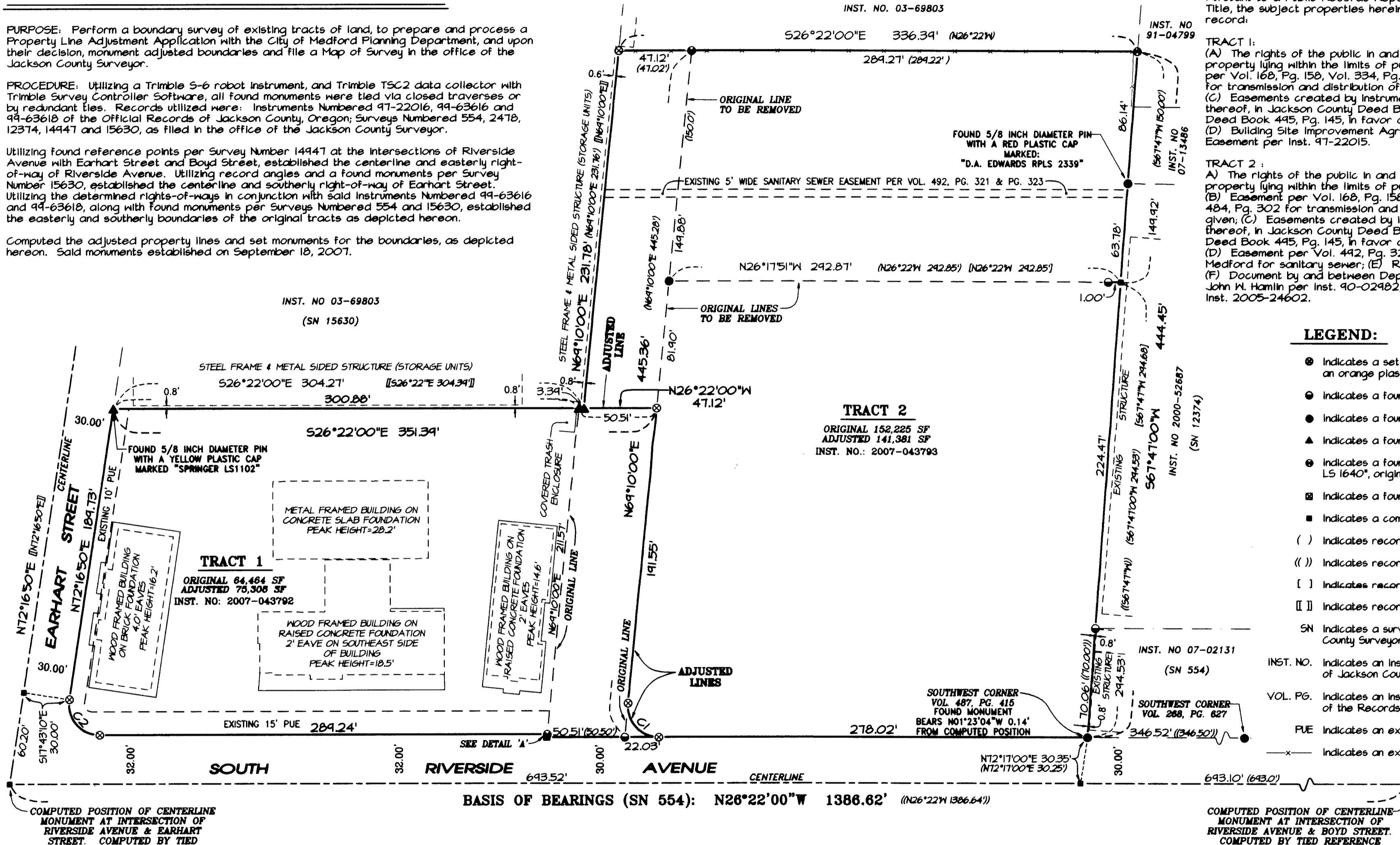
- (A) The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways;
- (B) Easement per Vol. 168, Pg. 158, Vol. 334, Pg. 105, Vol. 374, Pg. 379, and Vol. 484, Pg. 302 for transmission and distribution of electricity, exact location not given;
- (C) Easements created by instruments, including the terms and provisions thereof, in Jackson County Deed Book 302, Pg. 291, Deed Book 335, Pg. 441, and Deed Book 445, Pg. 145, in favor of City of Medford, for sewer and water lines;
- (D) Building Site Improvement Agreement per Inst. 97-19344;
- (E) Public Utility Easement per Inst. 97-22015.

TRACT 2:

- (A) The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways;
- (B) Easement per Vol. 168, Pg. 158, Vol. 334, Pg. 105, Vol. 374, Pg. 379, and Vol. 484, Pg. 302 for transmission and distribution of electricity, exact location not given;
- (C) Easements created by instruments, including the terms and provisions thereof, in Jackson County Deed Book 302, Pg. 291, Deed Book 335, Pg. 441, and Deed Book 445, Pg. 145, in favor of City of Medford, for sewer and water lines;
- (D) Easement per Vol. 492, Pg. 321 and Vol. 492, Pg. 323 in favor of City of Medford for sanitary sewer;
- (E) Restrictive Covenants per Inst. 05-12841;
- (F) Document by and between Department of Environmental Quality and John H. Hamlin per Inst. 90-02982;
- (G) Building Site Improvement Agreement per Inst. 2005-24602.

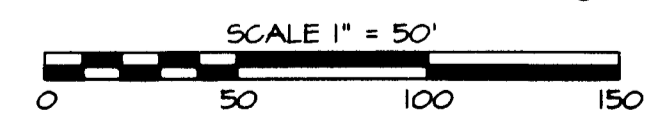
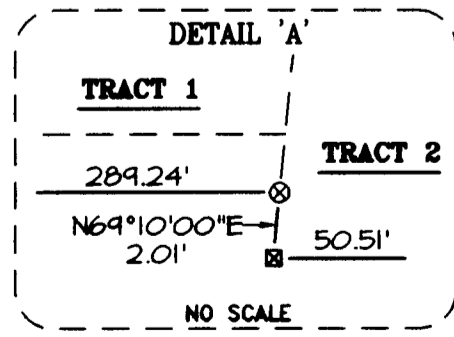
LEGEND:

- Indicates a set 5/8 inch diameter iron pin, 30 inches in length, with an orange plastic cap marked "NEATHAMER SURVEYING".
- Indicates a found 5/8 inch diameter iron pin, per SN 554.
- Indicates a found 2 inch diameter iron pipe, unless otherwise noted.
- ▲ Indicates a found 5/8 inch diameter iron pin, per SN 15630.
- Indicates a found 5/8 inch diameter iron pin marked "HOFFBUHR LS 1640", origin unknown.
- Indicates a found chiseled X in concrete.
- Indicates a computed position, no monument found or set.
- () Indicates record data per Inst. No. 99-63618.
- (()) Indicates record data per SN 12374.
- [] Indicates record data per SN 2478.
- [] Indicates record data per SN 15630.
- SN Indicates a survey filed number in the office of the Jackson County Surveyor.
- INST. NO. Indicates an instrument number pursuant to the Official Records of Jackson County, Oregon.
- VOL. PG. Indicates an instrument recorded by Volume and Page of the Records of Jackson County, Oregon.
- PUE Indicates an existing Public Utility Easement.
- x- Indicates an existing fence line.



CURVE TABLE

NO.	DELTA	RADIUS	ARC	CH. BEARING	CHORD
C1	95°32'00"	20.00'	33.35'	S21°24'00"W	29.62'
C2	98°38'50"	20.00'	34.43'	N22°51'25"E	30.34'



RECEIVED
DATE 9-27-07 BY [Signature]
This survey consists of:
0 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Robert V. Neathamer
OREGON JULY 18, 1984
ROBERT V. NEATHAMER 2875
Renewal Date 12/31/08

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

PLOT DATE: September 28, 2007 PROJECT NUMBER: 06105
Sheet 1 of 1