

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that ROGUE VALLEY COMMUNITY DEVELOPMENT CORPORATION, an Oregon non-profit corporation, as Declarant, is the fee title owner of the real property depicted hereon and more particularly described in the "SURVEYOR'S CERTIFICATE" herewith, has caused this tract of land to be surveyed and platted into Lots, Common Area and Public Utility Easements, as shown hereon, and hereby designates this subdivision as "TERRACE COURT", to the City of Ashland. Declarant hereby dedicates to the City of Ashland for public use all the public utility easements as depicted hereon. Further, Declarant hereby creates a Common Area, Public and Private Utility Easements as depicted hereon. TERRACE COURT shall be subject to the Declaration of Maintenance Agreements and Easements for Vehicle and Pedestrian Access, Utilities, Encroachments, Storm water Disposal; Access for maintenance, repair, replacement, and construction of Improvements for the "TERRACE COURT" a planned unit development subdivision, Jackson County, Oregon as contained in Instrument Number _____, recorded _____, Official Records of Jackson County, Oregon.

IN WITNESS WHEREOF, signed this 2 day of October, 2007.

John Wheeler
DIRECTOR OF ACQUISITIONS AND CONSTRUCTION FOR
ROGUE VALLEY COMMUNITY DEVELOPMENT CORPORATION

STATE OF OREGON }
County of Jackson } SS

Personally appeared the above named John Wheeler, known to me as the DIRECTOR OF ACQUISITIONS AND CONSTRUCTION FOR ROGUE VALLEY COMMUNITY DEVELOPMENT CORPORATION, an Oregon Non-profit 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 corporation's bylaws, to be his voluntary act and deed.

WITNESS my hand and seal this 2 day of October, 2007.

Before me:
Miriam E. Ellis
Miriam E. Ellis NOTARY PUBLIC-OREGON
COMMISSION NO.: 410279
MY COMMISSION EXPIRES: Sep. 25, 2010

RELEASE

Community Frameworks, a non-profit Washington Corporation, as holders of beneficiary interest under that certain Trust Deed, dated March 1, 2007, and recorded March 2, 2007 as Instrument Number 07-010199, Official Records of Jackson County, Oregon, and as released from lien of said Trust Deed, all property shown hereon as dedicated to public use, as contained in AFFIDAVIT OF CONSENT, recorded as Instrument Number 2007-046418, of said official records.

RELEASE

Casa of Oregon, a non-profit Organization, as holders of beneficiary interest under that certain Trust Deed, dated August 1, 2006, and recorded September 28, 2006, as Instrument Number 06-049100, and modified by Amendment to the Trust Deed, recorded July 30, 2007, as Instrument Number 07-035688, Official Records of Jackson County, Oregon, and as released from lien of said Trust Deed all property shown hereon as dedicated to public use, contained in AFFIDAVIT OF CONSENT, recorded as Instrument Number 2007-046418, of said official records.

UTILITY 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."

TERRACE COURT

A Planned Unit Development located in the Southeast One-Quarter of the Northeast One-Quarter of Section 15, Township 39 South, Range 1 East of the Willamette Meridian, in the City of Ashland, Jackson County, Oregon.

SURVEYOR'S CERTIFICATE:

I, Carl 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 as that certain tract of land in Instrument Number 2005-002661 of the Official Records of Jackson County, Oregon, being located in the Southeast One-quarter of the Northeast One-quarter of Section 15, Township 39 South, Range 1 East of the Willamette Meridian, in the City of Ashland, Jackson County, Oregon, as now surveyed. The exterior boundary of which being more particularly described as follows:

Commencing at the Southeast Corner of Donation Land Claim Number 45 (DLC No 45); thence North 00°06'06" East along the east line of said claim line, 114.00 feet (Deed Record: North 0°04' West, 114.00 feet); thence East, 269.00 feet (Deed Record: East, 269.0 feet), to the Northwest Corner of Volume 280 at Page 333 of the Deed Records of Jackson County, Oregon; thence South 00°06'06" West, along said west line thereof, 210.09 feet (Deed Record: South, 210.0 feet); thence East, 75.00 feet to the Initial Point of Beginning; thence East, 83.68 feet to the west line of Lot 4, Block 1, Park View Subdivision, recorded February 4, 1966, in Volume 10 of Plats at Page 30 of the Records of Jackson County, Oregon; thence South 00°06'06" West, along the west line of Lots 4, 5 and 6 of said subdivision, 212.07 feet to a point on the northerly right of way of Siskiyou Boulevard, a public right of way (Deed Record: South 0°04' East, 211.45 feet to the northeasterly right of way line of Siskiyou Boulevard); thence North 56°06'17" West, along said right of way, 100.69 feet (Deed Record: North 56°13' West); thence leaving said right of way, North 00°06'06" East, 155.92 feet (Deed Record: North 0°04' West), to the Initial Point of Beginning.

Carl E. Neathamer
Surveyor

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

POPOSE: Perform a boundary survey and prepare a Final Plat pursuant to Client's instructions and Planning Action Number 2006-01245 as approved by the City of Ashland Planning Department on September 12, 2006.

PROCEDURE: Utilizing a Nikon DTM-522 instrument, a Trimble 5700 Global Positioning System, and a Trimble TSCe data collector, with Trimble Survey Controller software, all found monuments depicted hereon were tied in a closed traverse. Records utilized: Park View Subdivision; Survey Number 8326 and Survey Number 18889, both filed in the office of the Jackson County Surveyor; and, Instrument Number 2005-002661, of the Official Records of Jackson County, Oregon.

Utilizing the Survey Number 18889 (the work of which as previously performed by this office), established the Basis of Bearings and the location of Siskiyou Boulevard.

Utilizing the tie to the Southeast Corner of DLC No 45, and Survey Number 8326, established the east line of said DLC 45. From which, utilized Instrument Number 2005-002661 and said Park View Subdivision plat to establish the Point of Beginning, north, east and west boundaries hereof. Utilizing the location of Siskiyou Boulevard, located the southerly boundary hereof.

Computed Interior Lot corners, and set monuments, as depicted hereon. The first monument of which was established on August 3, 2007.

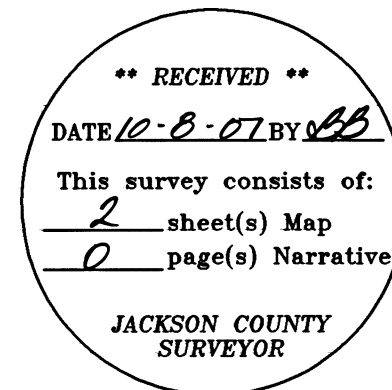
NOTES:

TERRACE COURT (A Planned Unit Development), is subject to the following matters of record:

- 1) Regulations, levies, liens assessments, rights of way and easements for ditches and canals of the Talent Irrigation District.
- 2) Terms and provisions of the Easement and Maintenance Agreement recorded January 18, 2005, Document Number 2005-002662, of the Deed Records of Jackson County, Oregon.
- 3) Existing leases and tenancies, if any, and any interests that may appear upon examination of such leases.

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

Carl E. Neathamer
Surveyor



APPROVALS:

Planning Action Number: 2006-01245

[Signature]
ASHLAND PLANNING DEPARTMENT

10/5/2007
DATE

Examined and approved this 3rd day of October, 2007.

[Signature]
City Surveyor

Examined and approved as required by O.R.S. 92.100 this 8 day of October, 2007.

[Signature]
Assessor

[Signature]
Deputy

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of October 8, 2007.

[Signature]
Tax Collector

[Signature]
Deputy

Approved by a majority for Recording this 8 day of October, 2007.

[Signature]
County Commissioner/Administrator

RECORDING

FILED FOR RECORD THIS THE 08 DAY OF October, 2007 AT 11:00 O'CLOCK AM AND RECORDED IN VOLUME 33 OF PLATS AT PAGE 65 OF THE RECORDS JACKSON COUNTY, OREGON.

[Signature] County Clerk
[Signature] Deputy

REGISTERED PROFESSIONAL LAND SURVEYOR

Carl E. Neathamer
OREGON JULY 9, 2001 CAEL E. NEATHAMER 56545
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

PLOT DATE: September 28, 2007 PROJECT NUMBER: 04108
Sheet 1 of 2

TERRACE COURT

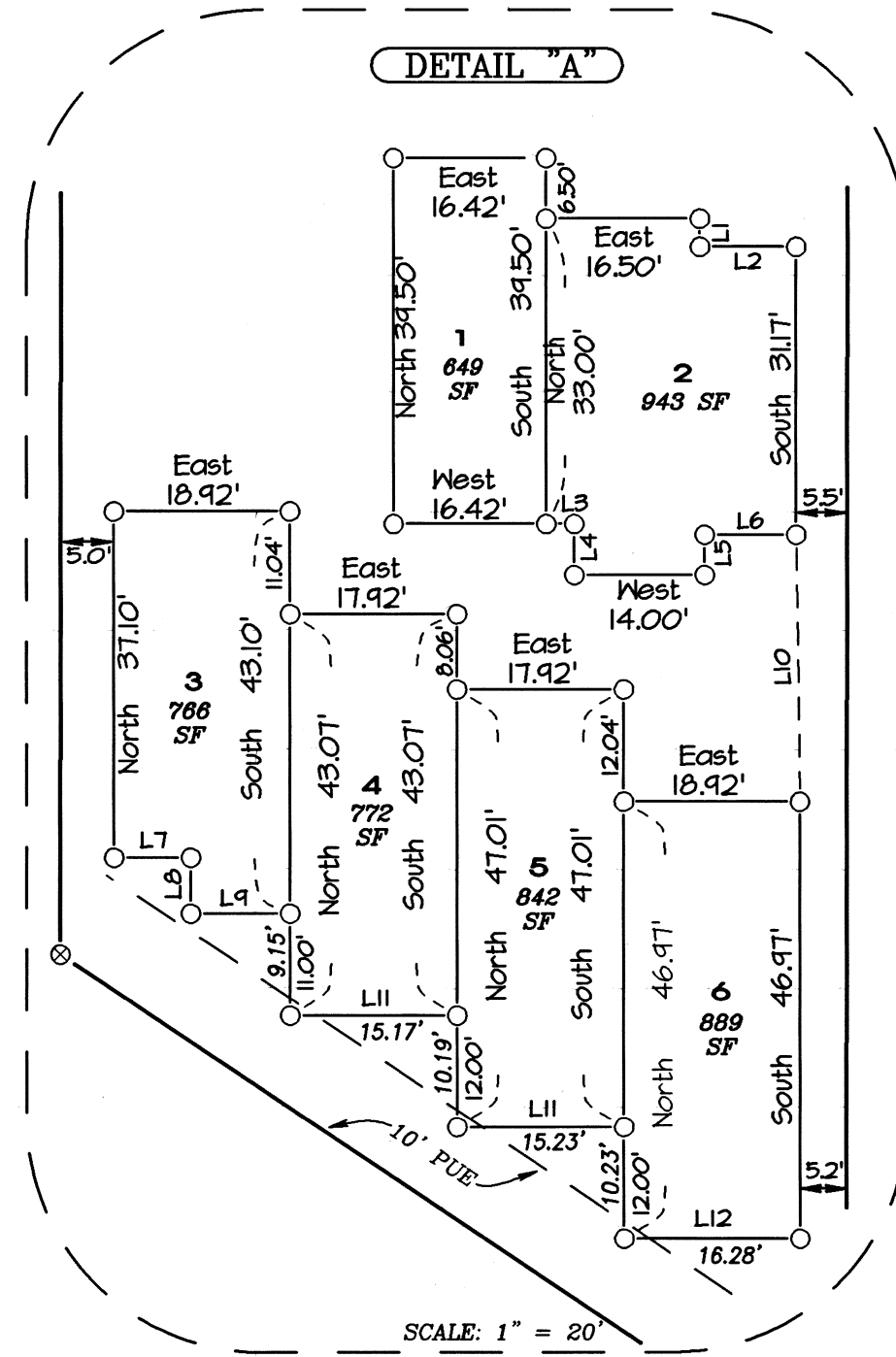
A Planned Unit Development located in the Southeast One-Quarter of the Northeast One-Quarter of Section 15, Township 39 South, Range 1 East of the Willamette Meridian, in the City of Ashland, Jackson County, Oregon.

PREPARED FOR:

ROGUE VALLEY C.D.C.
 PO BOX 1733
 328 SOUTH CENTRAL AVENUE, SUITE 203
 MEDFORD, OR 97501

LEGEND

- Indicates a 5/8-inch diameter iron pin, 24 inches in length, with an orange plastic cap marked "NEATHAMER SURVEYING", to be deferred as described in the "POST MONUMENTATION CERTIFICATE", as depicted hereon.
- ⊗ Indicates a set 5/8-inch diameter iron pin, 30 inches in length, with an orange plastic cap marked "NEATHAMER SURVEYING".
- Indicates a set 038 caliber shell with tack and brass washer marked "NEATHAMER SURVEYING".
- ⦿ Indicates a found 5/8-inch diameter iron pin per Park View Subdivision, recorded February 4, 1966, in Volume 10 of Plats at Page 30 of the Records of Jackson County, Oregon, unless otherwise noted hereon.
- ⦿ Indicates a found 2 1/2-inch diameter brass cap per SN 8326.
- Indicates a found 2 1/2-inch diameter brass cap with a center punch per SN 13617.
- Indicates a computed position, nothing found or set.
- SN Indicates a survey filed number in the office of the Jackson County Surveyor.
- Vol Pg Indicates a Volume and Page number pursuant to the Deed Records of Jackson County, Oregon.
- INST. Indicates an instrument number pursuant to the Deed Records of Jackson County, Oregon.
- () Indicates Record Information per SN 8326.
- [] Indicates Record Information per Instrument No. 2005-002661 of the Deed Records of Jackson County, Oregon.
- (() Indicates Record Information per Park View Subdivision, recorded February 4, 1966, in Volume 10 of Plats at Page 30 of the Records of Jackson County, Oregon.
- FNC 0.4' → Indicates the distance and which side of the boundary line that the centerline of the fence line is located.
- x— Indicates an existing fence.
- PUE Indicates a Public Utility Easement being created hereon.
- PUECA Indicates a Permanent Utilities Easement for City of Ashland.

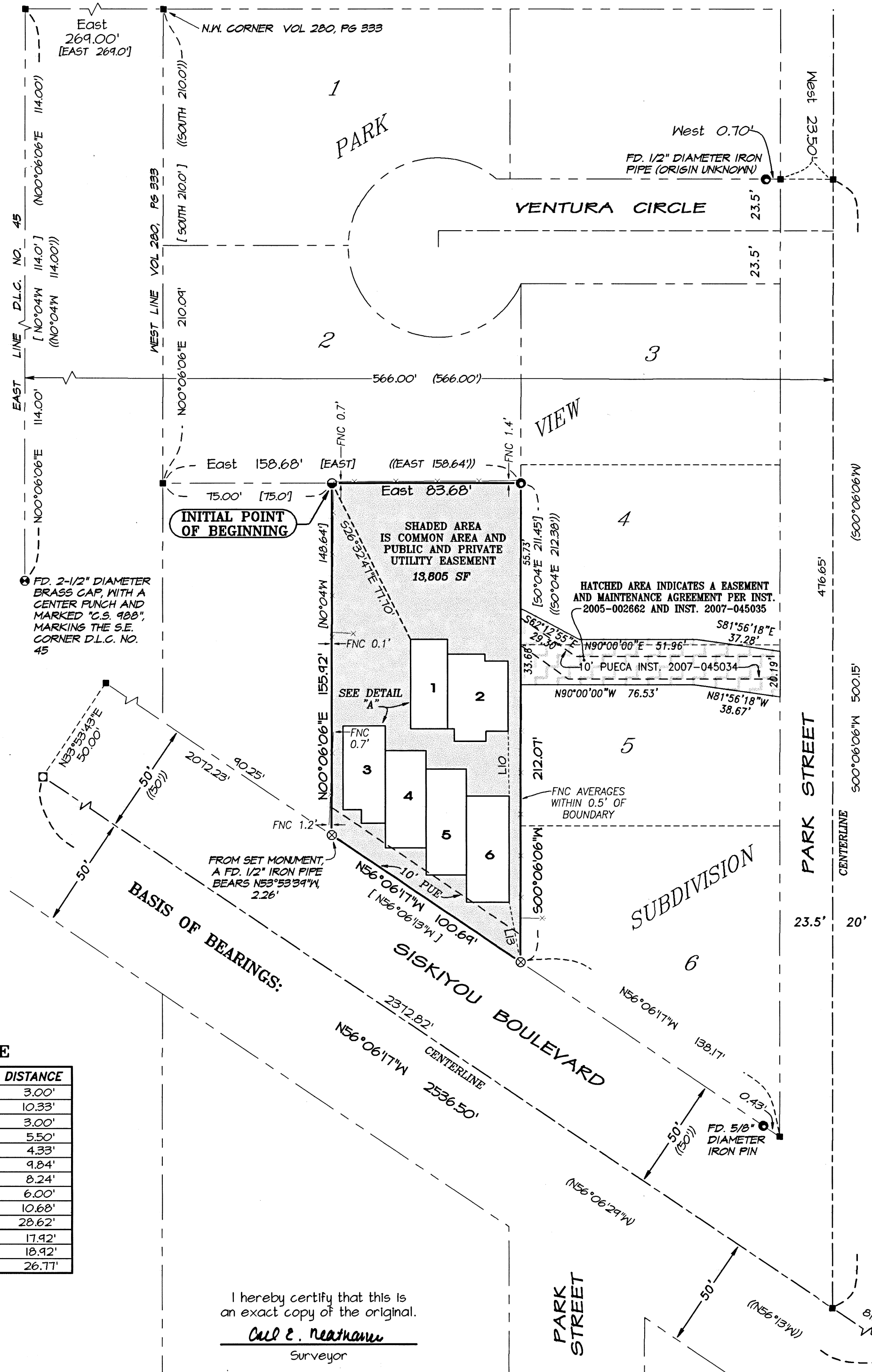


POST MONUMENTS CERTIFICATION

All monuments will be set on or before August 1, 2009.

All monuments are now set, on this 04 day of MAY 2009. Refer to Document Number 2009-015939 of the Official Records of Jackson County, Oregon

Kerry K. Bradshaw
 Jackson County Surveyor



LINE TABLE

LINE #	BEARING	DISTANCE
L1	South	3.00'
L2	East	10.33'
L3	West	3.00'
L4	North	5.50'
L5	South	4.33'
L6	West	9.84'
L7	West	8.24'
L8	North	6.00'
L9	West	10.68'
L10	S00°46'09"E	28.62'
L11	West	17.92'
L12	West	18.92'
L13	N10°38'14"W	26.71'



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

Carl E. Neathamer
 Surveyor

BASIS OF BEARINGS:

The centerline of Siskiyou Boulevard per Survey Number 18889, filed in the office of the Jackson County Surveyor, previously performed by this office. Said Survey No. 18889 basis is the N.O.A.A. True Bearing along the North-South Centerline of Section 15.

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Sheet 2 of 2