

PARTITION PLAT NO.: P-72-2007

A replat of Lots 54 and 55 of Snowy Butte Station, Phase 2, being partially located within Donation Land Claim No. 53 and No. 54, in the Northeast One-quarter of Section 10, and in the Northwest One-quarter of Section 11, Township 37 South, Range 2 West of the Willamette Meridian, City of Central Point, Jackson County, Oregon.

PREPARED FOR:

OLD RAILROAD PROPERTIES, LLC
802 Nadia Way
Medford, OR. 97504

RELEASE:

PremierWest Bank, as holder of beneficiary interest under that certain Trust Deed recorded as Instrument No. 2007-015682 and modified by Instrument No. 2007-030042, and further modified by Instrument No. 2007-030043, of the Official Records of Jackson County, Oregon, does hereby partially release from lien of said trust deed, that portion of the property contained within the "SURVEYOR'S CERTIFICATE" hereon, for a Waterline Easement.

Signed this 26 day of October, 2007.

[Signature]
Community Lending Officer
PremierWest Bank

STATE OF OREGON } 55
County of Jackson }

Before me, the undersigned Notary Public, personally appeared the above-named Bob Grizzle Commercial Lending, PremierWest Bank, acknowledged the foregoing instrument to be his voluntary act and deed.

WITNESS my hand and seal this 26th day of October, 2007.

Before me:
Mark Neathamer
Mark Neathamer, NOTARY PUBLIC-OREGON
COMMISSION NO.: 421242
MY COMMISSION EXPIRES: Oct. 30th 2007

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that OLD RAILROAD PROPERTIES, LLC, an Oregon limited liability company, hereinafter referred to as Declarant, is the fee title owner of the real property as depicted hereon, being more particularly described in the "SURVEYOR'S CERTIFICATE" herewith. Declarant has caused this replat of Lots 54 and 55 of Snowy Butte Station, Phase 2 (recorded February 22, 2006, in Volume 32 of Plats at Page 14 of the Records of Jackson County, Oregon), to be surveyed and platted into two parcels, as depicted hereon, and the number of each parcel and the course and length of all lines are plainly set forth, and this plat is a correct representation of the land division. This replat does not extinguish, vacate, replace or omit any previous easements, dedications, conditions or restrictions per said plat of Snowy Butte Station, Phase 2. Declarant hereby grants to the City of Central Point those two Water Line Easements, as depicted hereon. Declarant hereby creates, for the use and benefit of Parcels 1 and 2, those areas depicted as Common Access Easements, being over, through and across said Parcels 1 and 2.

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 being a portion of Document No. 2007-015681 of the Official Records of Jackson County, Oregon, partially located within Donation Land Claim No. 53 and No. 54, in the Northeast One-quarter of Section 10, and in the Northwest One-quarter of Section 11, Township 37 South, Range 2 West of the Willamette Meridian, City of Central Point, Jackson County, Oregon, being more particularly described as follows:

Lots 54 and 55 of Snowy Butte Station, Phase 2, recorded February 22, 2006, in Volume 32 of Plats at Page 14 of the Records of Jackson County, Oregon, and filed as Survey Number 19077 in the office of the Jackson County Surveyor.

Cael E. Neathamer
Surveyor

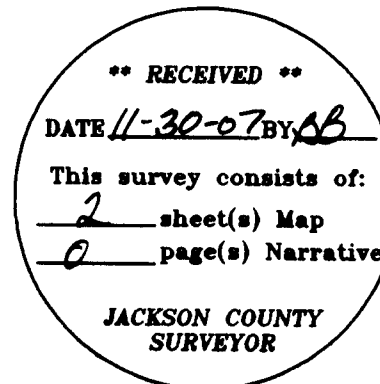
NOTES:

This plat may be subject to the following matters of record per the Public Records Report as prepared by LandAmerica, Lawyers Title, as follows:

- 1) The premises herein described are within and subject to the statutory powers, including the power of assessment, of Rogue Valley Sewer Services; and, levies and assessments thereof, water and irrigation rights, easements for ditches and canals and regulation concerning the same of the Rogue River Valley Irrigation District.
2) Easements as follows: a 6-foot wide per Volume 228, Page 254; a 20-foot wide per Volume 257, Page 183; a 20-foot wide per Volume 257, Page 184 and 185, all of the Deed Records of Jackson County, Oregon, are not specific as to their location, and the facilities and appurtenances of which they were created for were not found within the boundaries of the subject tracts herein.
3) Easement per Volume 363, Page 23 of the Deed Records of Jackson County, Oregon, not located within the boundaries of the subject tracts herein.
4) Easement per Instrument Number 82-00325 of the Official Records of Jackson County, Oregon; the location of which not specified and not able to locate.
5) Reservation for an easement across those vacated streets and alleys for purposes of installation, maintenance, repair and replacement of utilities and cable vision facilities, including the right to access the property for those purposes, as contained in Instrument Number 2003-60976 of the Official Records of Jackson County, Oregon (the location of which depicted hereon).
6) Underground wire crossing as depicted on Southern Pacific Transportation Company Station Map No. V-16/S-4, not contained within the boundaries of the subject tracts herein.
7) All items, reservations, easements, etcetera, as listed in Instrument Number 2004-033748 of the Official Records of Jackson County, Oregon, are not contained within the boundaries of the subject tracts herein.
8) Covenants, conditions, restrictions, easements and/or setbacks, imposed by instrument also containing the bylaws of a homeowners' association per Instrument No. 2006-008716, and re-recorded as Instrument No. 2006-026345 of the Official Records of Jackson County, Oregon.

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

Cael E. Neathamer
Surveyor



APPROVALS:

CITY OF CENTRAL POINT FILE NO: 08140

I certify that, pursuant to the authority granted in the City of Central Point Municipal Code, Chapter 16.12, this plat is hereby approved.

[Signature]
Community Development Director/Designee
11-01-07
Date

[Signature]
Public Works Director/Designee
10-29-07
Date

Examined and approved this 27th day of November, 2007.
19847
County Surveyor File No.

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of 11/30, 2007.

[Signature]
Tax Collector
Karen W. Meade, Deputy

Examined and approved as required by O.R.S. 92.100 this 28th day of November, 2007.

[Signature]
Assessor
Amanda Kirkpatrick, Deputy

RECORDING

FILED FOR RECORD THIS THE 30th DAY OF November, 2007, AT 12:50 O'CLOCK P.M. AND RECORDED PARTITION PLAT NO. P-72-2007, OF THE RECORDS OF PARTITION PLATS, JACKSON COUNTY, OREGON. INDEX VOLUME 18, PAGE 72.

[Signature]
County Clerk
[Signature]
Deputy

REGISTERED PROFESSIONAL LAND SURVEYOR

Cael E. Neathamer
OREGON JULY 8, 2001 CAEL E. NEATHAMER 58545

Renewal Date 12/31/08

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

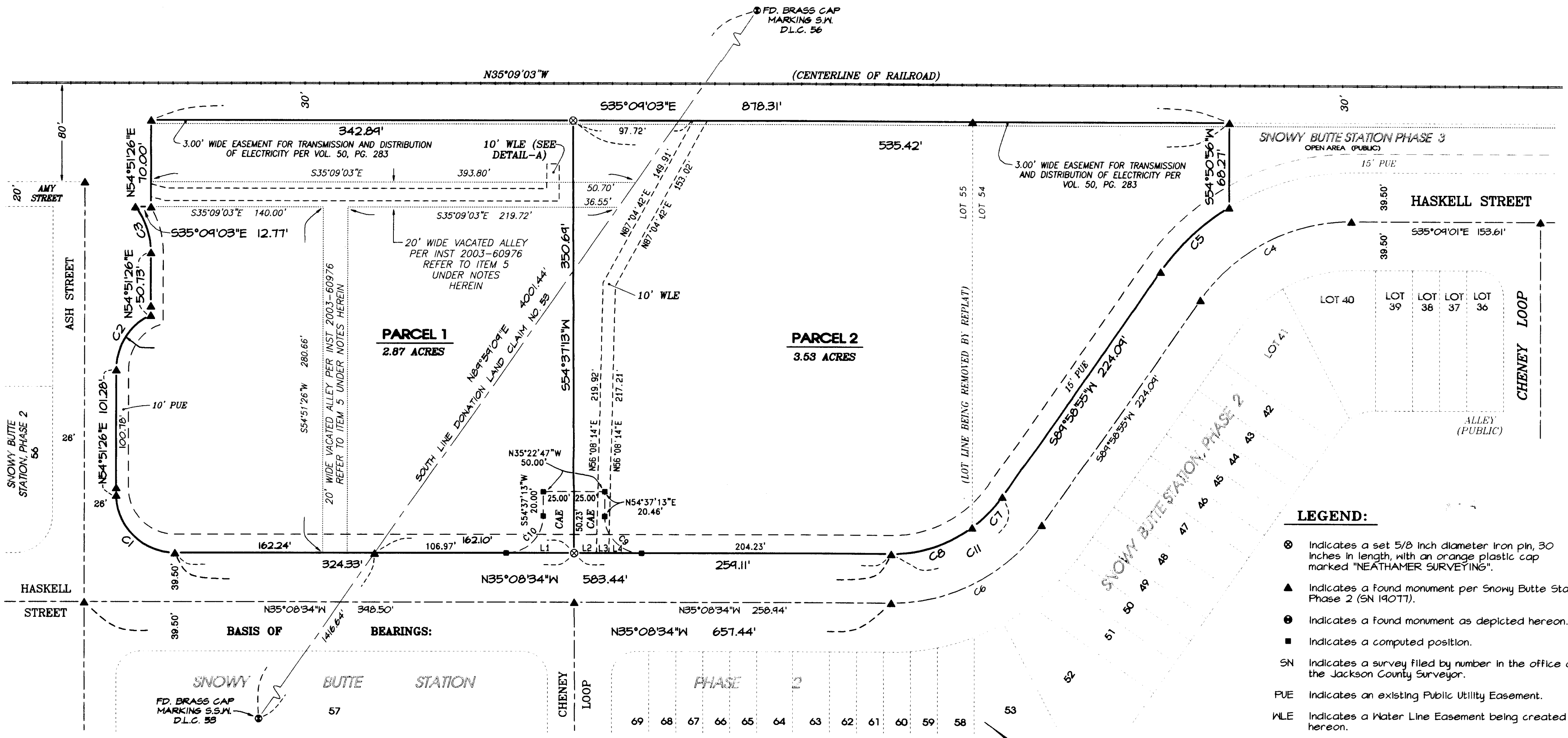
PLOT DATE: October 26, 2007 PROJECT NUMBER: 07034

Sheet 1 of 2

PARTITION PLAT NO.: P-72-2007

A replat of Lots 54 and 55 of Snowy Butte Station, Phase 2, being partially located within Donation Land Claim No. 53 and No. 54, in the Northeast One-quarter of Section 10, and in the Northwest One-quarter of Section 11, Township 37 South, Range 2 West of the Willamette Meridian, City of Central Point, Jackson County, Oregon.

PREPARED FOR:
OLD RAILROAD PROPERTIES, LLC
 802 Nadia Way
 Medford, OR. 97504



LEGEND:

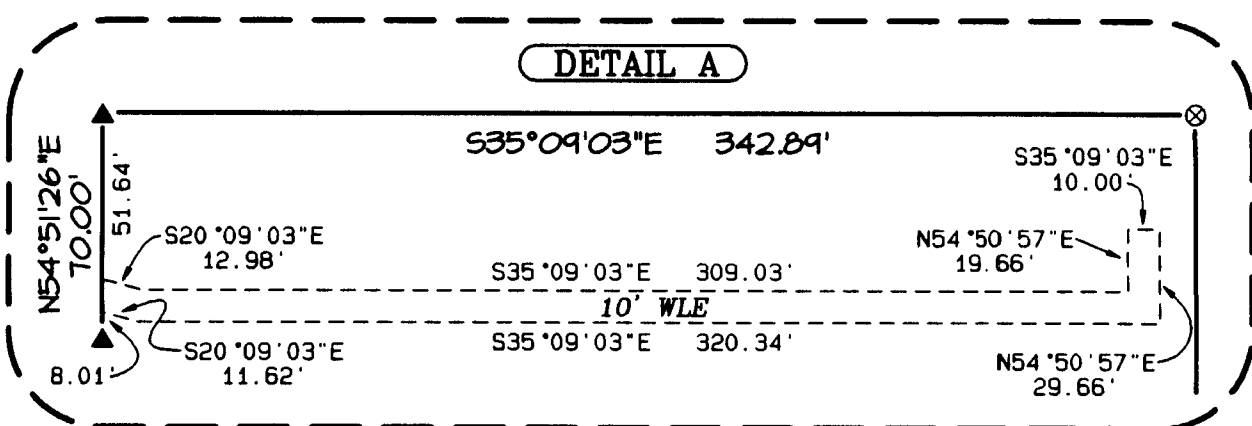
- ⊗ Indicates a set 5/8 inch diameter iron pin, 30 inches in length, with an orange plastic cap marked "NEATHAMER SURVEYING".
- ▲ Indicates a found monument per Snowy Butte Station, Phase 2 (SN 1907T).
- Indicates a found monument as depicted hereon.
- Indicates a computed position.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- PUE Indicates an existing Public Utility Easement.
- WLE Indicates a Water Line Easement being created hereon.
- CAE Indicates a Common Access Easement being created hereon.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S35°08'34"E	55.12'
L2	S35°08'34"E	18.18'
L3	S35°08'34"E	10.00'
L4	S35°08'34"E	26.70'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	90°00'00"	48.00'	75.40'	N04°51'26"E	67.88'
C2	65°22'32"	48.00'	54.77'	N87°32'42"E	51.85'
C3	38°04'21"	60.00'	34.87'	N35°49'15"E	39.14'
C4	54°52'04"	150.00'	143.64'	N62°35'03"W	138.22'
C5	23°13'35"	184.50'	76.82'	N78°24'17"W	76.29'
C6	54°52'31"	150.00'	143.66'	N62°34'49"W	138.23'
C7	18°15'29"	110.50'	35.21'	N80°53'20"W	35.06'
C8	36°37'02"	110.50'	70.62'	N53°27'05"W	69.42'
C9	89°45'46"	30.00'	47.00'	N04°44'20"E	42.34'
C10	90°14'14"	30.00'	47.25'	N80°15'40"W	42.51'
C11	54°52'31"	110.50'	105.83'	N62°34'49"W	101.83'



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

**** RECEIVED ****
 DATE 11-30-07 BY *bb*
 This survey consists of:
 2 sheet(s) Map
 0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Carl E. Neathamer
 OREGON
 JULY 9, 2001
CAEL E. NEATHAMER 58545
 Renewal Date 12/31/08

BASIS OF BEARING:

The centerline of Haskell Street per SNOWY BUTTE STATION, PHASE 2, filed as SN 1907T, now of record in the office of the Jackson County Surveyor.

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

PLOT DATE: October 26, 2007 PROJECT NUMBER: 07034