

# ALTA/ACSM LAND TITLE SURVEY

I, Cael E. Neathamer, a registered land surveyor, License Number LS 56545, in and for the State of Oregon and legally doing business in Jackson County, Oregon, do hereby certify, to the best of my professional knowledge, information and belief, to GELSINGER PROPERTIES, LLC, and Oregon limited liability company, and JNC Properties, LLC, an Oregon limited liability company, their respective successors and assigns:

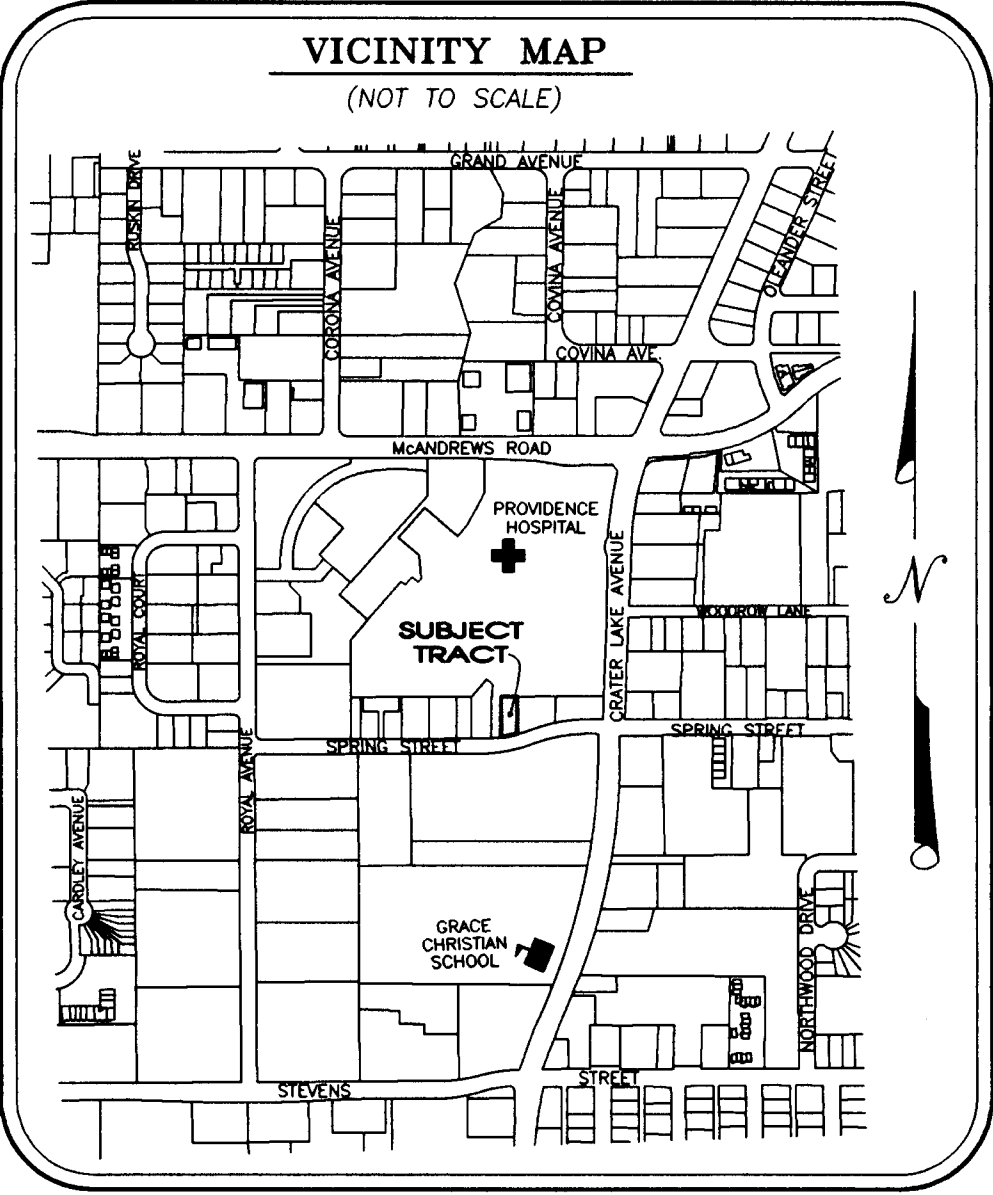
- (1) the accompanying survey, ALTA/ACSM Land Title Survey of the property located at 853 Spring Street, Medford, Oregon, 97504, commonly known as Jackson County Assessor's Map No. 37 IW 19AC, Tax Lot 708, hereinafter referred to as Survey, represents a true and correct survey made by me or under my direction from September 27, 2007, to January 16, 2008, of the land herein particularly described;
- (2) the Survey and the information, courses and distances shown thereon are correct;
- (3) the title lines and lines of actual possession are the same;
- (4) the land described in this Survey is the same as described in the title insurance commitment described below;
- (5) the area of the subject property and the size, location and type of buildings and improvements and any other matters situated on the subject property as shown and all buildings and improvements are within the boundary lines and applicable setback lines of the property;
- (6) there are no violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of said buildings and improvements, except as shown on the Survey;
- (7) there are no easements or uses affecting this property appearing from a careful physical inspection of the same, or other than those shown and depicted on the Survey;
- (8) there are no encroachments on the adjoining properties, streets, or alleys by any of said buildings, structures and improvements, other than as shown on the Survey;
- (9) there are no party walls or visible encroachments on said described property by streets, alleys or buildings, structures or other improvements situated on adjoining property, except as shown on the survey;
- (10) all utility services required for the operation of the premises either enter the premises through adjoining public streets, or the Survey shows the point of entry and location of any utilities that pass through or are located on adjoining land;
- (11) the Survey shows the location and direction of all visible storm drainage systems for the collection and disposal of all roof and surface drainage, except as shown on the Survey;
- (12) any discharge into streams, rivers or other conveyance system is shown on the Survey, except as noted on said survey;
- (13) the subject property has access to and from Spring Street, a public street, via a driveway.
- (14) except as shown on the Survey, the subject property does not serve any adjoining properties for drainage, utilities, or ingress or egress;
- (15) the record description of the subject property forms mathematically closed figures.
- (16) the subject tract herein is located in Flood Zone C. Zone C is described as "Areas of minimal flooding". Reference used was the Flood Insurance Rate Map (FIRM) Community Panel No 410096 0004 C, with effective date of April 15, 1981, and a revision date of February 23, 1982.
- (17) The subject tract hereon consists of 8 striped parking spaces (1 of which is a handi-cap space).

The undersigned has received and examined a copy of the title report prepared by Lawyers Title Insurance Corporation, Medford Airport Branch, located at 3539 Heathrow Way, Suite 100, Medford, Oregon, 97504, File Number 41g0413922; and the location of the exceptions, exclusions and stipulations contained therein, to the extent each item can be located, are depicted and/or described within the Survey hereof.

The parties listed above are entitled to rely on the Survey and this certificate as being true and accurate.

This Survey is made in accordance with the 2005 "Minimum Standard Detail Requirements for Land Surveys", jointly established by American Land Title Association ("ALTA") and American Congress on Surveying and Mapping ("ACSM") and meets the requirements of an Urban Survey, as defined in the current accuracy standards jointly adopted by ALTA and ACSM and includes Items 1, 2, 4, 7(a) and 7(b-1) of "TABLE A, OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS" thereof.

By: Cael E. Neathamer Dated: 04-16-08  
Cael E. Neathamer, PLS 56545



## LEGAL DESCRIPTION

All that real property located in the Northeast One-quarter and Southeast One-quarter of Section 19, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon. The exterior boundary of which is more particularly described as follows:

Commencing at the Southeast corner of Donation Land Claim No. 40, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon; thence South, 918.77 feet (Record: 918.80 feet); thence West, 268.40 feet (Record: 268.33 feet to a found 3/4 inch iron pin); thence South 89°58'30" West, 138.00 feet to a found 3/4 inch iron pin, for the True Point of Beginning; thence South 89°58'30" West, 60.00 feet; thence South, 147.74 feet to the Northerly right-of-way line of Spring Street (Public Road); thence along said right-of-way line, along the arc of a 542.26 foot radius curve to the left, and concave northerly (the long chord bears North 79°04'39" East, 61.11 feet (Record: North 79°04'35" East)), an arc distance of 61.14 feet; thence North, 136.19 feet to the Point of Beginning.

## SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

**PURPOSE:** Perform an ALTA/ACSM Land Title Survey pursuant to the request and instructions provided by client's instructions, set boundary corners, and file a Map of Survey in the office of the Jackson County Surveyor.

**PROCEDURE:** Utilizing a Nikon DTM-520 total station, a Trimble S-6 robotic total station and Trimble TSC2 data collectors with Trimble Survey Controller Software, all found monuments were tied via closed traverses or by redundant ties. Records utilized for this survey: Instrument Number 2007-008475 of the Official Records of Jackson County, Oregon; Surveys Numbered 6313, 6536, 6610, 6947, 7769 and 16664, all as filed in the office of the Jackson County Surveyor.

From tied reference points (City of Medford Field Book No. 1681) at intersection of Spring Street and Royal Avenue, computed centerline intersection. Basis of Bearing established per Survey Number 6313, from said intersection easterly to found centerline monument at beginning of curve to left of Spring Street. Remainder of Spring Street centerline per found monuments and data per Survey Number 6313. Record data utilized to establish northerly right-of-way thereof, resulting in establishing location of southerly boundary of the subject tract.

Tied monuments to define South line of Donation Land Claim (DLC) 40, and utilized Survey Number 6313 to assist in locating the south boundary of Volume 546, Page 1 of the Deed Records of Jackson County, Oregon, resulting in the location of the northerly boundary of the subject tract.

Utilized Survey Number 6313 to establish the Commencing Point of Instrument Number 2007-008475. Utilizing said instrument and Survey's Numbered 6313 and 6947, established the remaining boundary lines of the subject tract.

The first monument hereof was established on October 16, 2007.

## TITLE REPORT SPECIAL EXCEPTIONS

Easement for the Transmission and distribution of electricity and other purposes as granted to PacifiCorp, an Oregon corporation, or its predecessor in interest per Volume 310, Page 342 of the Deed Records of Jackson County, Oregon, and per Instrument Number 66-07213. No evidence of poles, guy wires or aerial lines were found within the bounds of the subject tract of property.

Easement for the Transmission and distribution of electricity and other purposes as granted to PacifiCorp, an Oregon corporation, or its predecessor in interest per Instrument Number 77-26912, calls for the easement to be 10 feet in width, and as depicted on Exhibit A thereof. Said exhibit is not clear as to the relationship of the property line and the 10 feet of width. It was verified the grantor of said easement was the owner of record at the time of recordation of said instrument, and it that the intent of the easement was to provide 10 feet in width across the northerly portion of the subject property herein, and as depicted hereon.

### SHEET INDEX

SHEET	DESCRIPTION
1	This sheet
2	Boundary, monuments and easement depiction.
3	Topographic features, access ways, structure boundary and easement depictions.

**\*\* RECEIVED \*\***  
DATE 4-16-08 BY ES  
This survey consists of:  
3 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
  
Cael E. Neathamer  
**OREGON**  
**JULY 9, 2001**  
**CAEL E. NEATHAMER**  
**56545**  
Renewal Date 12/31/08

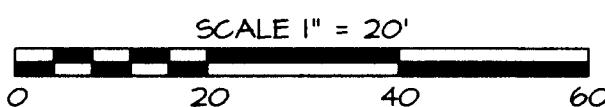
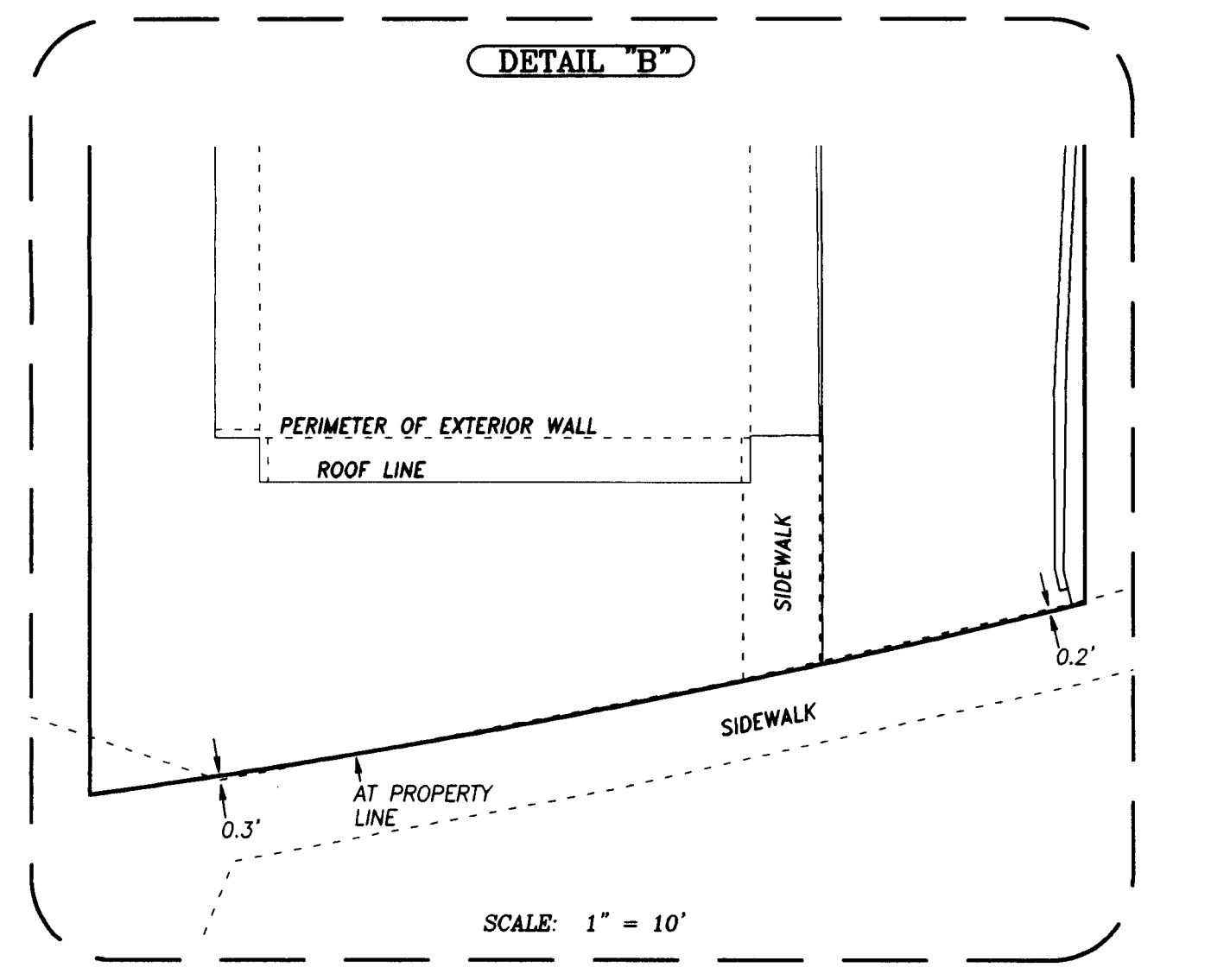
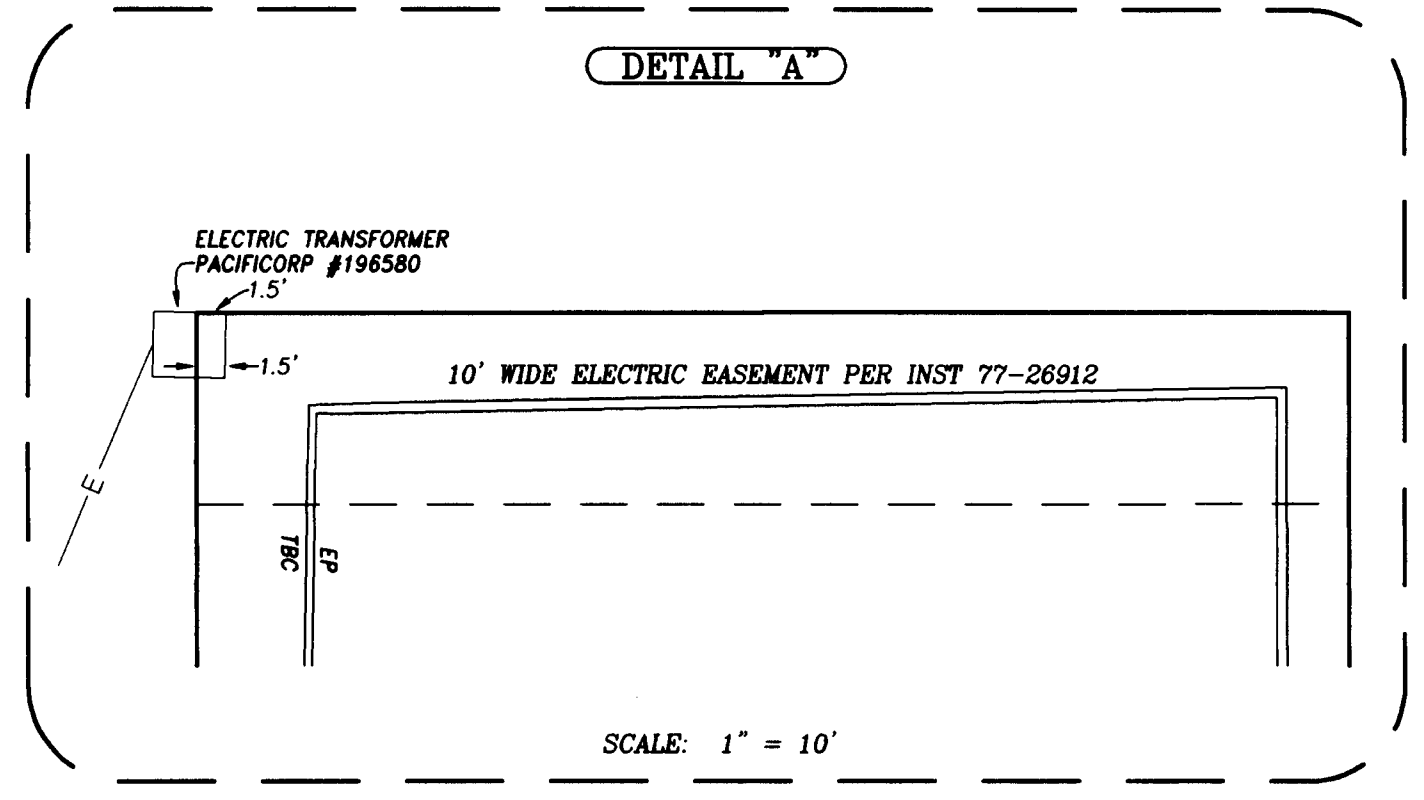
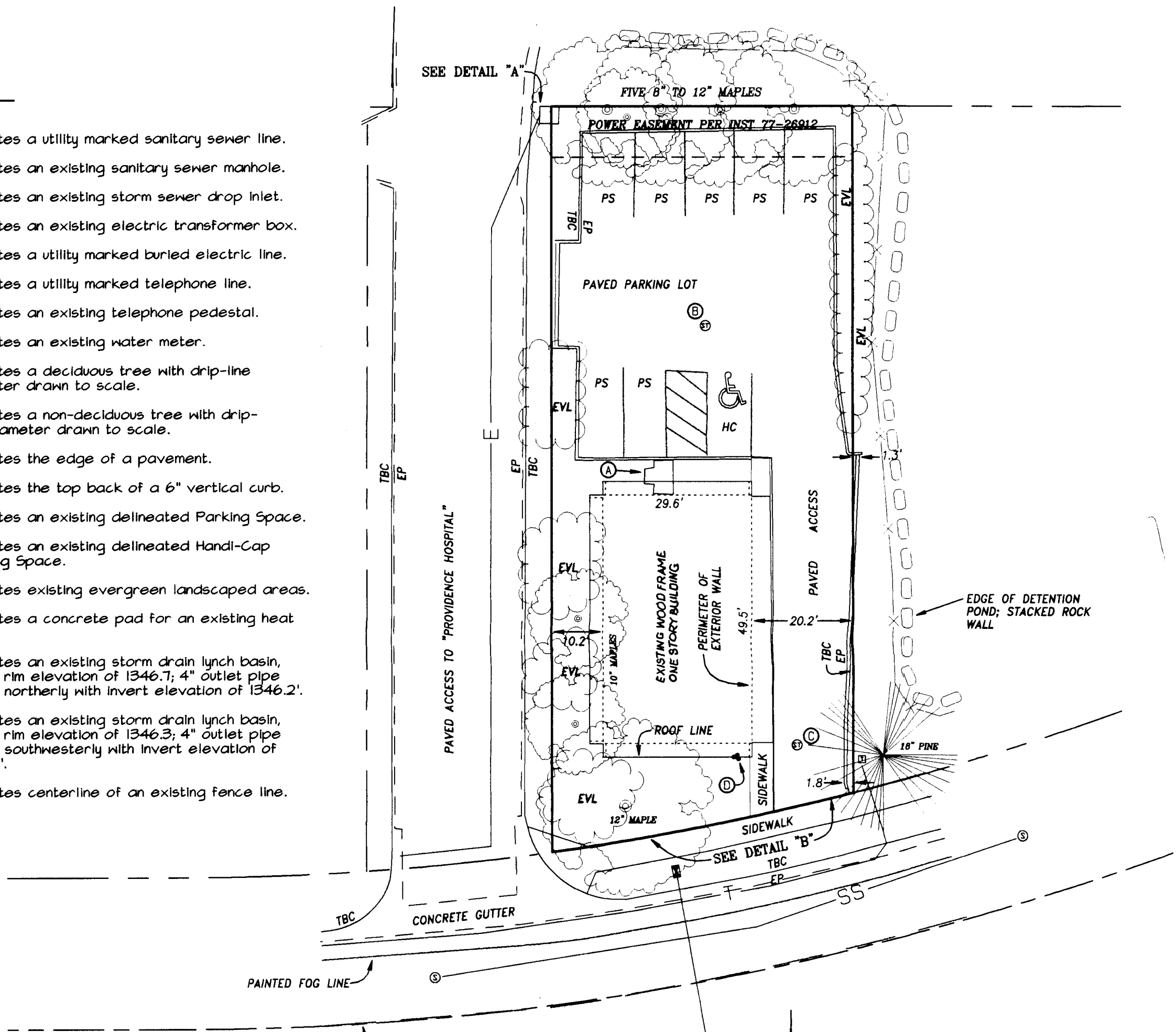
**PREPARED BY:** Neathamer Surveying, Inc.  
3132 St, Suite 110  
P.O. Box 1584  
Medford, Oregon 97501  
Phone (541) 732-2869  
FAX (541) 732-1382

**PROJECT NUMBER:** 07087    **PLOT DATE:** April 16, 2008

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**LEGEND:**

- SS— Indicates a utility marked sanitary sewer line.
- ⊙ Indicates an existing sanitary sewer manhole.
- ⊕ Indicates an existing storm sewer drop inlet.
- ⊠ Indicates an existing electric transformer box.
- E— Indicates a utility marked buried electric line.
- T— Indicates a utility marked telephone line.
- ⊠ Indicates an existing telephone pedestal.
- ⊠ Indicates an existing water meter.
- ⊙ Indicates a deciduous tree with drip-line diameter drawn to scale.
- ⊙ Indicates a non-deciduous tree with drip-line diameter drawn to scale.
- EP Indicates the edge of a pavement.
- TBC Indicates the top back of a 6" vertical curb.
- PS Indicates an existing delineated Parking Space.
- HC Indicates an existing delineated Handi-Cap Parking Space.
- EVL Indicates existing evergreen landscaped areas.
- Ⓐ Indicates a concrete pad for an existing heat pump.
- Ⓑ Indicates an existing storm drain lynch basin, with a rim elevation of 1346.7; 4" outlet pipe bears northerly with invert elevation of 1346.2'.
- Ⓒ Indicates an existing storm drain lynch basin, with a rim elevation of 1346.3; 4" outlet pipe bears southwesterly with invert elevation of 1345.7'.
- x— Indicates centerline of an existing fence line.

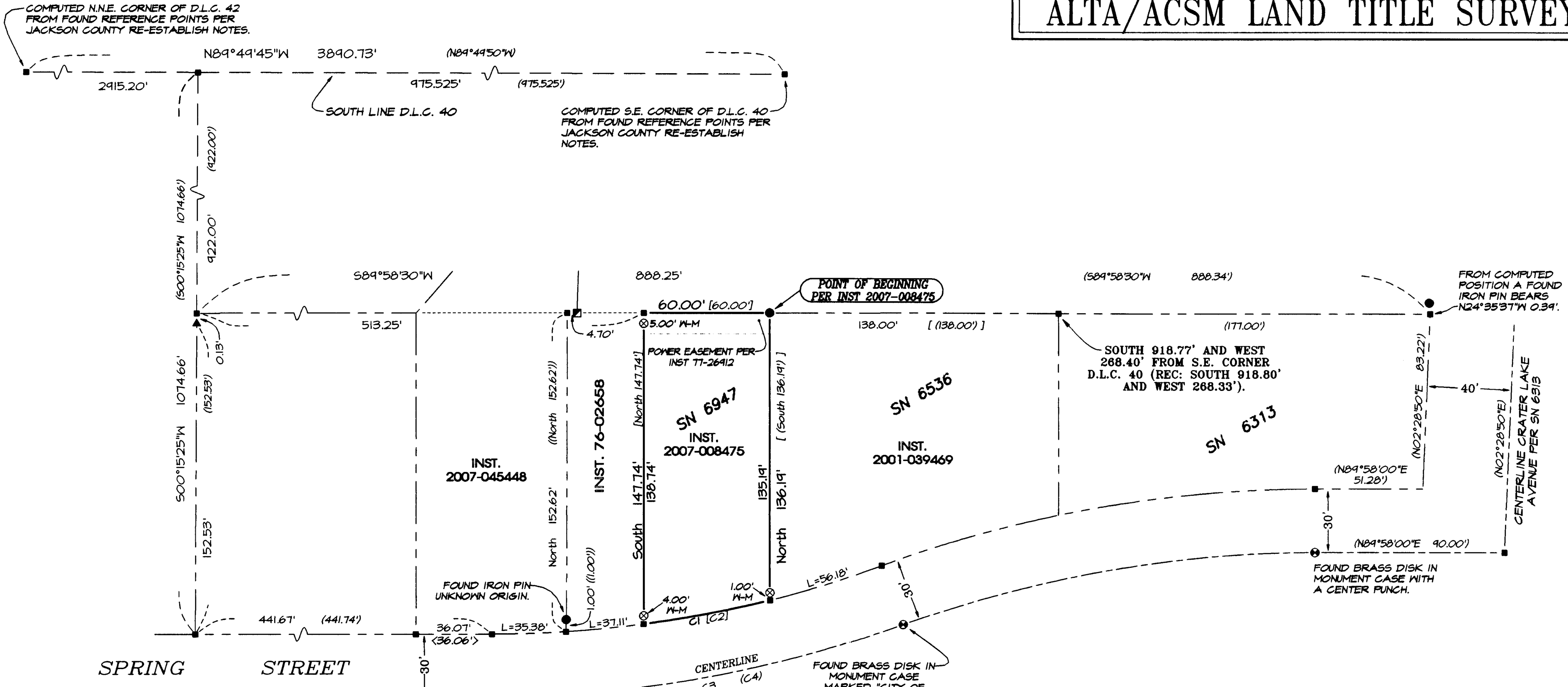


\*\* RECEIVED \*\*  
 DATE 4-16-08 BY bb  
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3 sheet(s) Map  
0 page(s) Narrative  
 JACKSON COUNTY  
 SURVEYOR

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

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 PROJECT NUMBER: 07087 PLOT DATE: April 16, 2008  
  
 Sheet 3 of 3 © CEN

# ALTA/ACSM LAND TITLE SURVEY



CURVE TABLE

LINE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	06°27'36"	542.26'	61.14'	N79°04'39"E	61.11'
C2	06°27'36"	542.26'	61.14'	N79°04'35"E	61.11'
C3	20°03'40"	572.26'	200.30'	N79°56'11"E	199.28'
C4	20°03'20"	572.26'	200.31'	N79°56'20"E	199.29'

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 3/4-inch diameter iron pin per SN 6313, SN 6536, or as otherwise noted hereon.
- ▲ Indicates a found 2-1/2 inch diameter brass disk marked "MEDFORD MEDICAL PARK, PLS 1640", per SN 10255.
- ⊠ Indicates a found 5/8 inch diameter iron pin with a yellow plastic cap marked "D. McMahon LS 1913", origin unknown.
- ⊕ Indicates a found monument as depicted hereon.
- Indicates a computed position, no monument found or set.
- ( ) Indicates record data per SN 6313 and/or SN 6536.
- { } Indicates record data per SN 6610.
- [ ] Indicates record data per SN 6947.
- < > Indicates record data per SN 7769.
- (( )) Indicates record data per SN 16664.
- W-M Indicates a set witness monument.
- SN Indicates a survey filed number in the office of the Jackson County Surveyor.
- INST. Indicates an Instrument recorded by number of the Official Records of Jackson County, Oregon.
- x— Indicates the centerline of an existing fence line.
- L= Indicates the arc length along a curve.

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