

JACKSON COUNTY APPROVALS:

GLENWOOD BUSINESS PARK CONDOMINIUM

A Flexible Condominium located in the the N.W. 1/4 of Section 9, T.38S., R.1W., W.M. Jackson County, Oregon

RECORDING

EXAMINED AND APPROVED this 22ND day of DECEMBER, 2008.

County Surveyor signature

EXAMINED AND APPROVED as required by ORS 100.110 as of DECEMBER 29TH, 2008.

Assessor, Department of Assessment signature

ALL TAXES, FEES ASSESSMENTS or other charges as required by ORS 100.110 have been paid as of 12-29, 2008.

Tax Collector signature

INDEX TO SHEETS table with 4 rows: SHEET 1 SIGNATURE SHEET, SHEET 2 OVERALL VIEW, SHEET 3 OVERALL VIEW, SHEET 4 UNIT ELEVATION VIEWS

SURVEY FOR:

GLENWOOD, LLC 6524 RIO OSO DRIVE RANCHO MURIETA, CA 95683

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C. CONSULTING LAND SURVEYORS 816 WEST EIGHTH STREET MEDFORD, OREGON 97501

DATE:

JANUARY 10, 2008

Filed for record this 29TH day of December 2008, at 11:20 o'clock A.M., and recorded in Volume 34, of Plats at Page 64, of records of Josephine County, Oregon & Document No. 2008-045482 ORJCO.

County Clerk and Deputy signatures

Declaration of Condominium Ownership, Covenants, Conditions and Restrictions recorded as Doc. 2008-45480, ORJCO.

By-Laws of the Glenwood Business Park Unit Owners Association recorded as Doc. 2008-45481, ORJCO.

SURVEYOR'S CERTIFICATE

I, JAMES E. HIGGS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND SHOWN HEREON, THIS PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

Commencing at the Northwest corner of Donation Land Claim No. 41, Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence along the West line thereof, South 00°01'34" West, 448.58 feet to intersect the Northeastery boundary of the Central Oregon and Pacific Railroad right of way and the INITIAL POINT OF BEGINNING; thence along said Northeastery right of way line, South 35°05'50" East, 708.91 feet to the most Southerly corner of that tract described in Document No. 2005-059694, Official Records of Jackson County, Oregon; thence along the Southeastery line of said tract, North 44°25'20" East, 218.25 feet (record 218.50 feet) to the most Easterly corner thereof; thence along the Northeastery line of said tract, North 35°06'04" West, 303.53 feet (record North 35°05'50" West, 303.59 feet) to an angle point; thence continue along said Northeastery line, North 34°49'46" West (record North 34°49'46" West), 311.15 feet to the Southerly line of that tract conveyed to Jackson County per Document No. 2008-008586, said Official Records; thence along said Southerly line, along the arc of a 225.00 foot radius curve to the right having a central angle of 25°41'32", a distance of 100.89 feet [record 101.01 feet] (the long chord of which bears South 72°55'20" West, 100.05 feet [record South 72°54'24" West, 100.17 feet]); thence continue along said Southerly line, South 85°46'06" West, 112.77 feet [record South 85°46'06" West, 112.77 feet] to the West line of said Claim; thence along said West line, South 00°01'34" West, 41.89 feet to the initial point of beginning.

DECLARATION

Know all men by these presents that GLENWOOD, LLC is the owner in fee of the real property shown on Sheets 2, 3 & 4, more particularly described in the Surveyor's Certificate, and does hereby make, establish and declare that this Plat is a correct representation of the land as laid out by us as GLENWOOD BUSINESS PARK 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 and shall be subject to (1) the Declaration of Condominium Ownership for Glenwood Business Park Condominium and (2) the By-Laws of the Glenwood Business Park Condominium Association to be recorded simultaneously with this Plat.

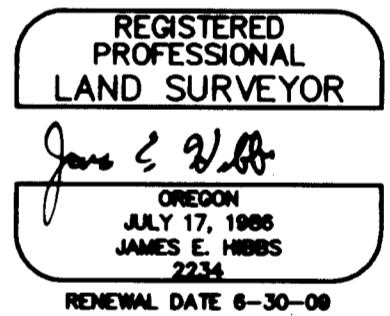
Authorized Agent signature and name: JOHN C. MCNAMEE, Authorized Agent GLENWOOD, LLC

STATE OF CALIFORNIA) COUNTY OF SACRAMENTO)

PERSONALLY appeared the above named John C. McNamee and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of Glenwood, LLC.

Dated this 13TH day of AUGUST, 2008.

Notary Public signature and name: WILLIAM F. HANSEN IV, Notary Public - California, Commission No. 15122A12, My Commission Expires 3-22-2009



SURVEYOR'S STATEMENT PER ORS 100.115(2d)

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

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: To survey and monument the exterior boundary and depict the Unit, LCE, GCE and variable property boundaries of GLENWOOD BUSINESS PARK CONDOMINIUM.

PROCEDURE: Made ties to existing monuments as shown hereon to control this Survey. Made ties to buildings as shown. The existing control was elevated to match USCGS BM X-6. An unrecorded deed to Jackson County was used to position the Westerly line of the subject tract. Utilized map record data per FS12368 to compute the missing corners around the exterior of the subject tract. Set monuments as shown on Sheet 2.

RECEIVED stamp: DATE 12-29-08 BY JB, This survey consists of: 4 sheet(s) Map, 0 page(s) Narrative, JACKSON COUNTY SURVEYOR

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

Surveyor signature

SHEET 1 OF 4 07111PM

SURVEY FOR:
GLENWOOD, LLC
6524 RIO OSO DRIVE
RANCHO MURIETA, CA 95883

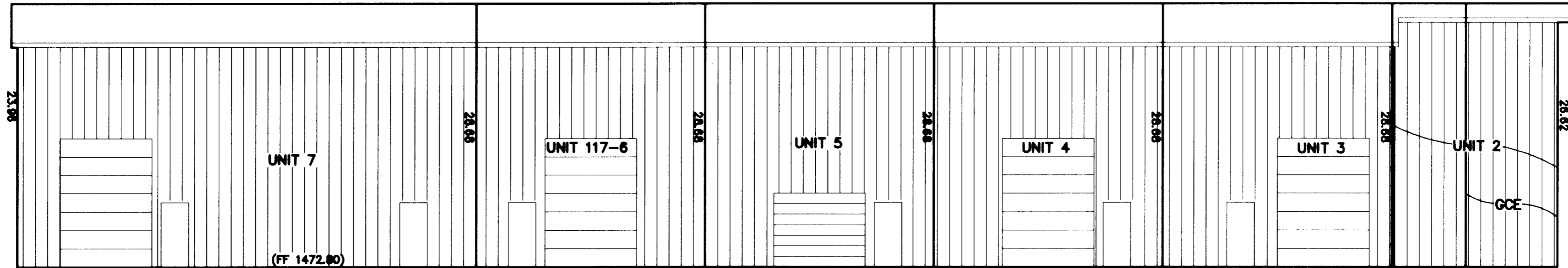
SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782
EMAIL: L.FRIAR@CHARTER.NET
www.ljfrilandassociates.com

GLENWOOD BUSINESS PARK CONDOMINIUM

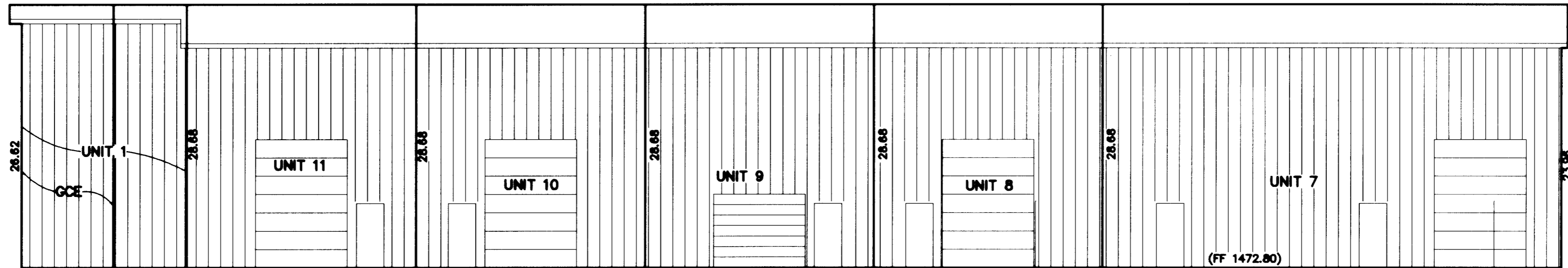
A Flexible Condominium located in the
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Jackson County, Oregon

SEE SHEET 2 LEGEND FOR ADDITIONAL INFORMATION.

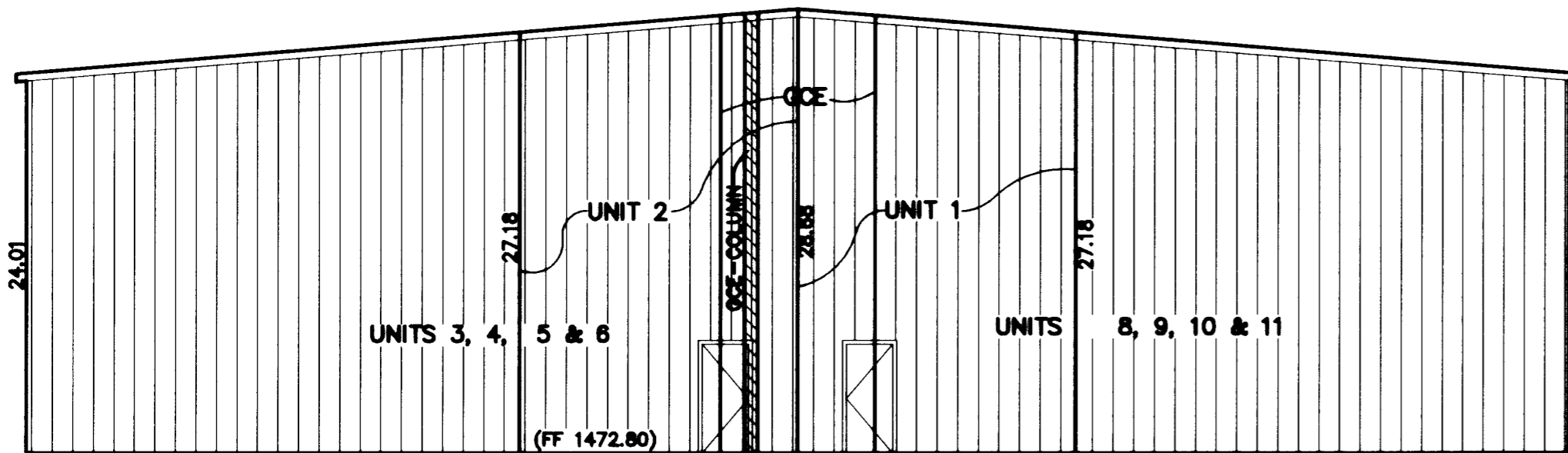
NOTES:
1) HORIZONTAL DIMENSIONS SHOWN ARE TO EXTERIOR OF BUILDING AT FIRST FLOOR ONLY.
2) VERTICAL DIMENSIONS ARE TO TOP OF ROOF.



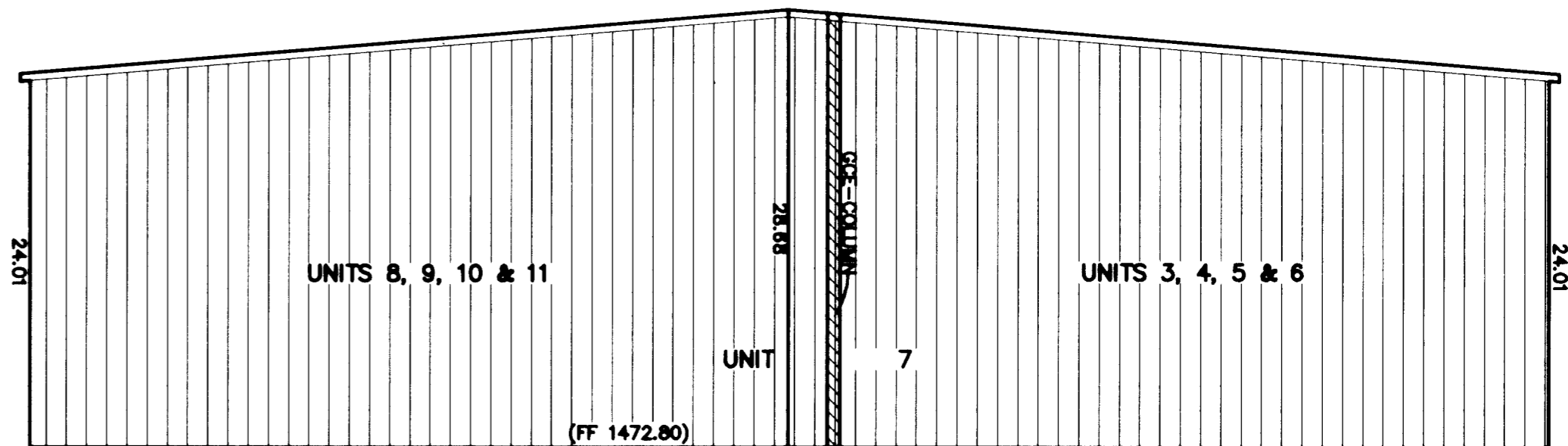
NORTHEAST SIDE VIEW



SOUTHWEST SIDE VIEW



NORTHWEST SIDE VIEW



SOUTHEAST SIDE VIEW

LEGEND:

- UNIT OWNERSHIP BOUNDARY — EXTERIOR OF BUILDING.
- (FF) = ELEVATION OF TOP OF CONCRETE FLOOR BASED ON USCGS BM X-6.
- USCGS = UNITED STATES COAST & GEODETIC SURVEY.

NOTE REGARDING ALL UNITS:

THE UNIT BOUNDARIES AND AREAS SHOWN HEREON ARE TO THE PROJECTION OF THE OUTSIDE OF THE OUTER MOST WALL SIDING TO THE GROUND AND TO THE CENTER OF THE INTERIOR WALLS AT GROUND LEVEL AND ARE NOT INTENDED TO BE USED FOR PURPOSES OF ADVERTISING THE UNITS FOR SALE.

DATE: JANUARY 10, 2008



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James E. Hibbs
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-09

RECEIVED
DATE 12-29-08 BY BB
This survey consists of:
4 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SURVEY FOR:
GLENWOOD, LLC
6524 RIO OSO DRIVE
RANCHO MURIETA, CA 95683

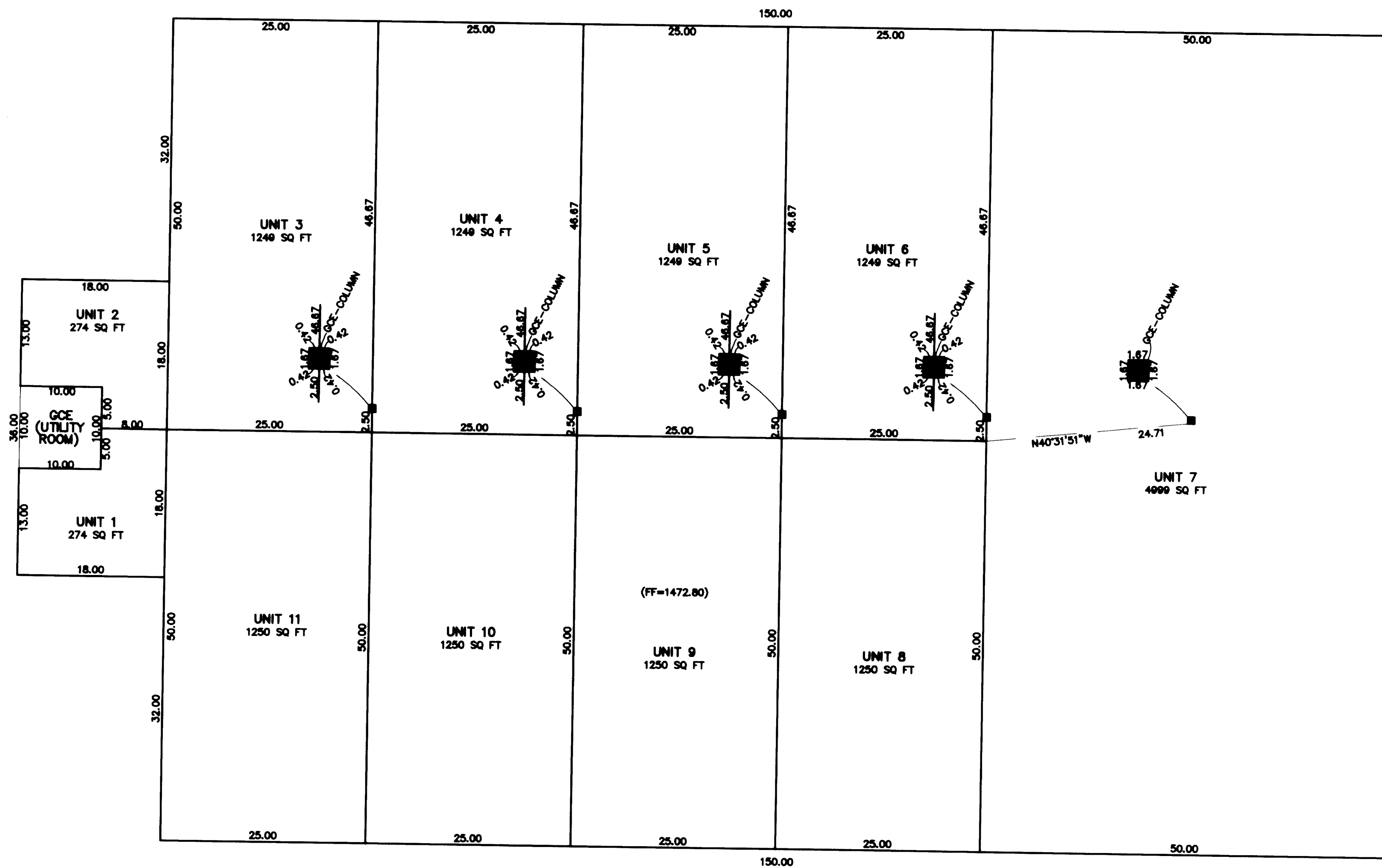
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L.J. FRIAR & ASSOCIATES, P.C.
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818 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782
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GLENWOOD BUSINESS PARK CONDOMINIUM

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Jackson County, Oregon

SEE SHEET 2 LEGEND FOR ADDITIONAL INFORMATION.

NOTES:
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2) VERTICAL DIMENSIONS ARE FROM TOP OF CONCRETE SLAB TO TOP OF ROOF.



NOTE REGARDING UNIT BEARINGS:
N-S BEARINGS = N34°43'27\"W
E-W BEARINGS = S88°18'35\"W

LEGEND:
— = UNIT OWNERSHIP BOUNDARY = EXTERIOR OF BUILDING.
(FF=) = ELEVATION OF TOP OF CONCRETE FLOOR BASED ON USC&GS BM X-6.
USC&GS = UNITED STATES COAST & GEODETIC SURVEY.

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James E. Hibbs
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs
OREGON
JULY 17, 1988
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-08

• • RECEIVED • •
DATE: 12-29-08 BY: *JLH*
This survey consists of:
4 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SHEET 3 OF 4

07111PM

THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51840A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM.

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6524 RIO OSD DRIVE
RANCHO MURIETA, CA 95683

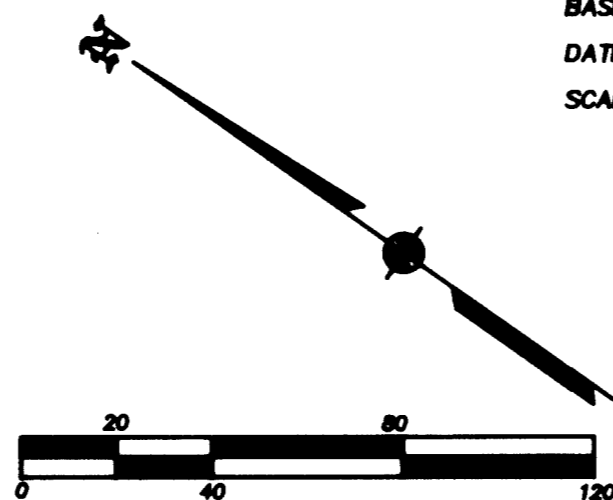
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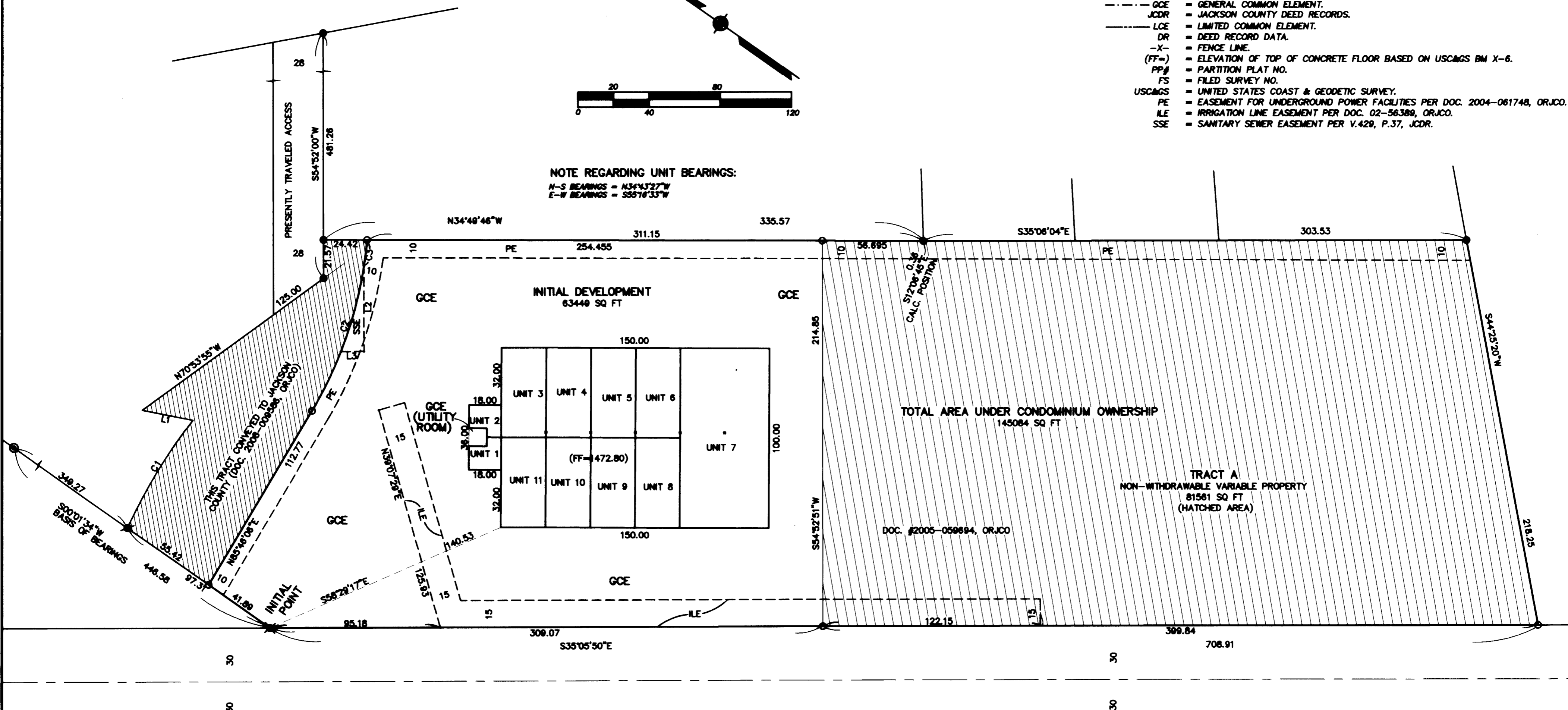
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- LEGEND:**
- = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER RE-ESTAB'S.
 - = FD 5/8" IRON PIN W/ PLASTIC CAP MKD. ROBERTS LS1656 PER FS12368.
 - = FD 5/8" IRON PIN W/ ALUM. CAP MKD SWAIN LS759 PER FS8003.
 - ✕ = FD 5/8" IRON PIN PER FS6038. (CAP NOW GONE).
 - = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
 - = EXTERIOR BUILDING LINE = UNIT BOUNDARY.
 - FS = FILED SURVEY #.
 - PUE = PUBLIC UTILITY EASEMENT.
 - ORJCO = OFFICIAL RECORDS OF JOSEPHINE COUNTY, OREGON.
 - C1/L1 = SEE CURVE OR LINE TABLE.
 - - - GCE = GENERAL COMMON ELEMENT.
 - JCDR = JACKSON COUNTY DEED RECORDS.
 - LCE = LIMITED COMMON ELEMENT.
 - DR = DEED RECORD DATA.
 - X- = FENCE LINE.
 - (FF=) = ELEVATION OF TOP OF CONCRETE FLOOR BASED ON USC&GS BM X-6.
 - PP# = PARTITION PLAT NO.
 - FS = FILED SURVEY NO.
 - USC&GS = UNITED STATES COAST & GEODETIC SURVEY.
 - PE = EASEMENT FOR UNDERGROUND POWER FACILITIES PER DOC. 2004-061748, ORJCO.
 - ILE = IRRIGATION LINE EASEMENT PER DOC. 02-56389, ORJCO.
 - SSE = SANITARY SEWER EASEMENT PER V.429, P.37, JCDR.

BASIS OF BEARINGS: SURVEY NO. 12368 AS SHOWN HEREON.
DATE: JANUARY 10, 2008 UNIT OF MEASUREMENT: FEET
SCALE: SHEET 2: 1"= 40' SHEETS 3 & 4: 1"=10'



NOTE REGARDING UNIT BEARINGS:
N-S BEARINGS = N34°43'27"W
E-W BEARINGS = S35°08'33"W



COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C1	13°25'43"	70.25	299.74	S86°25'32"W 70.09
C2	25°38'23"	100.69	225.00	N72°56'54"E 99.85
C3	03°48'08"	14.93	225.00	N61°56'36"E 14.93

NUM	BEARING	DISTANCE
L1	S23°36'50"E	28.86
L2	S54°52'00"W	47.42
L3	N35°08'00"W	12.96

REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-08

EASEMENTS PER SUBDIVISION REPORT
EASEMENT FOR POWER FACILITIES PER V.568, P.226, JCDR CANNOT BE DEPICTED BUT MAY AFFECT SUBJECT PROPERTY.
EASEMENT FOR COMMUNICATIONS LINES PER DOC. 88-07130, ORJCO CANNOT BE DEPICTED BUT MAY AFFECT SUBJECT PROPERTY.

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