

RIVERSIDE PLAZA

A subdivision being located within Donation Land Claim No 44, being in 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 BUSINESS PARTNERS, INC.
c/o: John Hamlin
PO Box 43
Medford, OR 97501

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that RIVERSIDE BUSINESS PARTNERS, INC., an Oregon Corporation, hereinafter referred to as DECLARANT, is the owner in fee simple of the lands as described in the "Surveyor's Certificate" herewith. Declarant has caused this tract of land to be surveyed and platted into Lots, streets and easements, as depicted hereon, and hereby designates this subdivision as RIVERSIDE PLAZA, to the City of Medford. Declarant hereby dedicates to the City of Medford that area designated as Commercial Court hereon as a right of way dedication for public street purposes, including that certain additional 2.00 foot right-of-way dedication for South Riverside Avenue. Declarant hereby dedicates, for public use, those areas portrayed hereon as Public Utility Easements, and a 10' wide Sanitary Sewer Easement being created hereon. RIVERSIDE PLAZA is subject to the CONDITIONS COVENANTS AND RESTRICTIONS as set forth in Instrument Number 2009-5745, of the Official Records of Jackson County, Oregon.

IN WITNESS WHEREOF, signed this 26th day of January, 2009.

John Hamlin
John Hamlin, President
RIVERSIDE BUSINESS PARTNERS, INC.

STATE OF OREGON }
County of Jackson } ss

Personally appeared the above named John Hamlin, known to me as the President of RIVERSIDE BUSINESS PARTNERS, INC., an Oregon Corporation, and by authority of its bylaws or by resolution of its board of directors, acknowledged the foregoing instrument to be his voluntary act and deed.

WITNESS my hand and seal this 26th day of January, 2009.

Before me:
Mark Neathamer
Mark Neathamer NOTARY PUBLIC-OREGON
COMMISSION NO.: 921247
MY COMMISSION EXPIRES: Oct. 30th 2011

NOTES:

RIVERSIDE PLAZA, is subject to the following matters of record as contained in the Public Records Report, prepared by LandAmerica Lawyers Title:

Municipal liens, if any, imposed by the City of Medford.

An easement created by instrument, including the terms and provisions thereof, recorded November 9, 1927 as Vol. 168, Pg. 158, in favor of PacifiCorp, an Oregon corporation, or its predecessor in interest, for transmission and distribution of electricity, and other purposes, exact location not given.

Restrictive Covenants to waive future rights of remonstrance against the formation of a local improvement district and any assessment thereof, recorded August 6, 1985 as Inst. No. 85-12841, for future installation of signalization at the intersection of Riverside Avenue and Earhart Street.

Terms and provisions of a Party Wall Agreement, recorded May 9, 1990 as Inst. No. 90-11355. Does not affect this property.

Right, title, and interest of Siskiyou Properties LLC, an Oregon limited liability company, as disclosed by Statutory Bargain and Sale Deed, recorded October 16, 1997 as Inst. No. 97-38717 and 97-38718. Does not affect this property.

Building Site Improvement Agreement, including the terms and provisions thereof, with the City of Medford, recorded April 26, 2005 as Inst. No. 2005-024602.

SURVEYOR'S CERTIFICATE

I, Robert V. 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 depicted hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines of the parent tract of land as set forth hereon:

All that certain real property described as TRACT 2 in Instrument Number 2007-043793, of the Official Records of Jackson County, Oregon, being 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, the exterior boundary being more particularly described as follows:

Commencing at the intersection of South Riverside Avenue and Boyd Street; thence North 26°22'00" West, along the centerline of South Riverside Avenue, a distance of 643.10 feet; thence leaving said centerline, North 72°17'00" East, a distance of 30.35 feet to the northeasterly right-of-way of South Riverside Avenue, being the southwest corner of Volume 487, Page 415 of the Deed Records of Jackson County, Oregon and the Initial Point and the True Point of Beginning; thence North 26°22'00" West, along last right-of-way, a distance of 278.02 feet to the beginning of a curve to the right, having a radius of 20.00 feet and a Central Angle of 95°32'00"; thence leaving said right-of-way and along the arc of said curve a distance of 33.35 feet (the long chord of said curve bears North 21°24'00" East, a distance of 29.62 feet); thence North 69°10'00" East, a distance of 191.55 feet; thence North 26°22'00" West, a distance of 47.12 feet to the north line of Document Number 99-63618 of said official records; thence North 69°10'00" East, along the north line of last said document, a distance of 231.78 feet to the northeast corner thereof; thence South 26°22'00" East, along the east line of last said document, a distance of 336.39 feet to the southeast corner thereof; thence South 67°47'00" West, along the south line of last said document, a distance of 444.45 feet to the Initial Point and the Point of Beginning.

Robert V. Neathamer
Surveyor

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

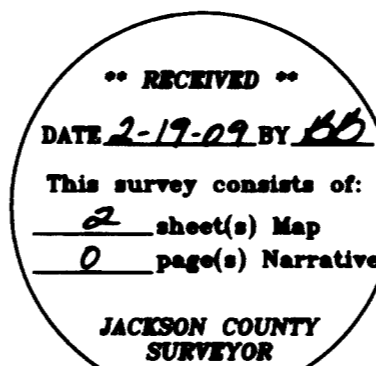
PURPOSE: Perform a boundary survey and prepare a Final Plat pursuant to Client's instructions and as approved by the City of Medford Planning Commission (File No. LDS-07-042/E-07-235).

PROCEDURE: Utilizing a Trimble 5-6 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 2007-043792 and 2007-043793 of the Official Records of Jackson County, Oregon; Surveys Numbered 554, 2478, 12374, 14447, 15630 and 19785, as filed in the office of the Jackson County Surveyor.

The exterior boundary control for this subdivision was established by Survey Number 19785, filed by this office. That survey reflects changes made to the boundary through property line adjustment, recorded as Instrument Number 2007-043793. The monuments set and found on said survey were recovered as shown hereon.

Utilizing said control and exterior boundary, the interior lots and street were computed and monumented as depicted hereon. The first monument of which was set on August 14, 2008.

I hereby certify that this is an exact copy of the original.
Robert V. Neathamer
Surveyor



REGISTERED PROFESSIONAL LAND SURVEYOR

Robert V. Neathamer

OREGON JULY 18, 1884 ROBERT V. NEATHAMER 2875

Renewal Date 12/31/10

APPROVALS:

CITY OF MEDFORD PLANNING FILE NUMBER: LDS-07-092/E-07-235

I certify that, pursuant to the authority granted in Ordinance No. 5785, of the City of Medford Municipal Code, that this plat is hereby approved.

Bianca Petron Feb. 17, 2009
Planning Director Date

Examined and approved this 6th day of February, 2009.
Kamron Beckman [Signature]
City Engineer City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.045 have been paid as of 2-19-09, 2009.

[Signature] [Signature]
Tax Collector Deputy

Examined and approved as required by O.R.S. 92.100 this 19th day of February, 2009.

Dan Ross [Signature]
Assessor Deputy

RECORDING

FILED FOR RECORD THIS THE 19 DAY OF FEBRUARY, 2009 AT 3:21 O'CLOCK P.M. AND RECORDED IN VOLUME 35 OF PLATS AT PAGE 6 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Christine D Walker BARBARA J Shaw
County Clerk Deputy

APPROVED FOR RECORDING: [Signature] 2/19/09
County Commissioner/Administrator Date

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

DATE: January 23, 2009 PROJECT NUMBER: 06105

PREPARED FOR:

RIVERSIDE BUSINESS PARTNERS, INC.
 c/o: John Hamlin
 PO Box 43
 Medford, OR 97501

RIVERSIDE PLAZA

A subdivision being located within Donation Land Claim No 44, being in 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.

NOTES:

No parking shall be allowed along Commercial Court.
 Lots 1 and 9 shall not have direct vehicular access to Riverside Avenue.

LINE TABLE WATER EASEMENT

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N63°38'00"E | 6.00' |
| L2 | S26°22'00"E | 3.50' |
| L3 | S63°38'00"W | 6.00' |
| L4 | N26°22'00"W | 3.50' |

C/L R.P. TABLE

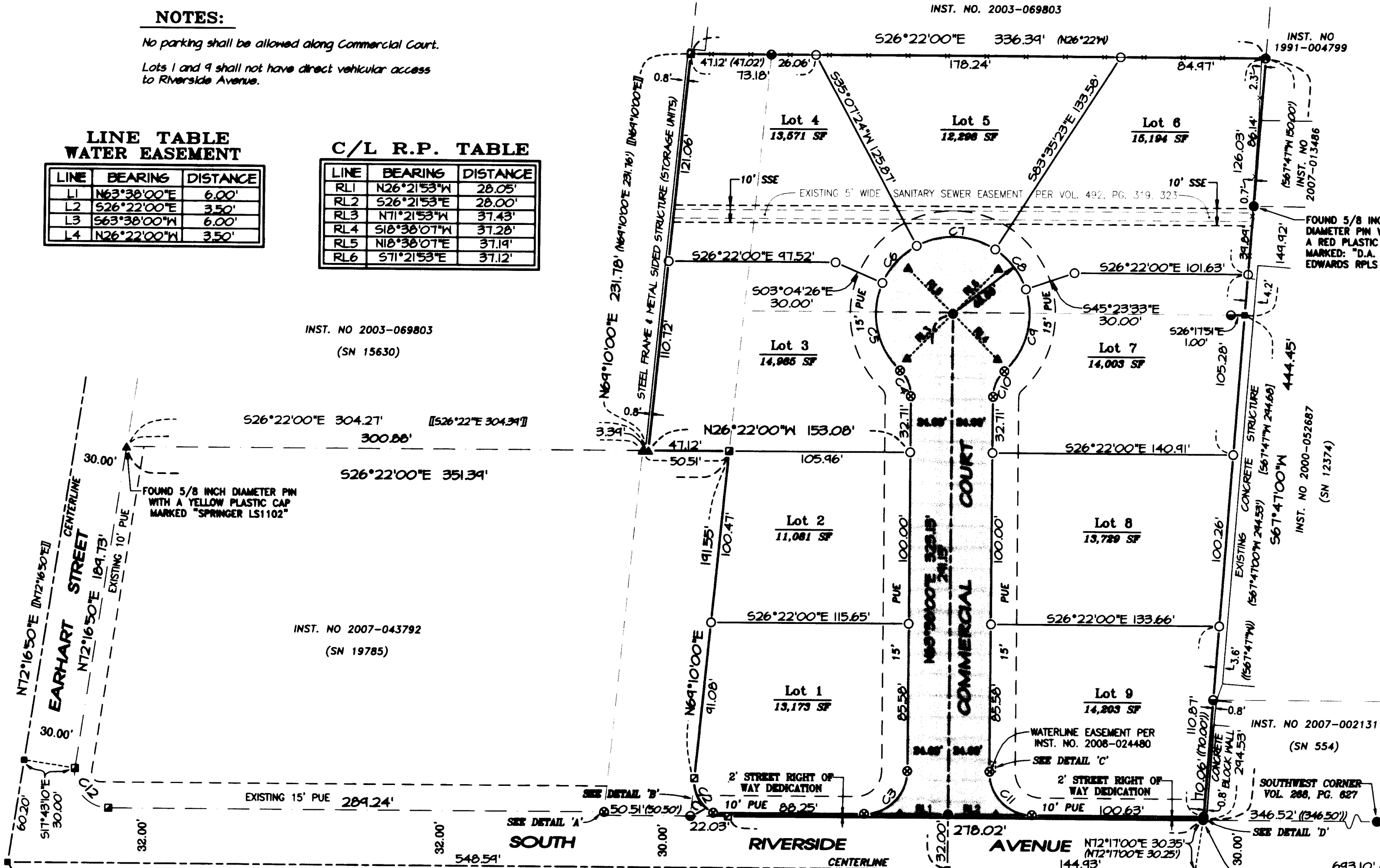
| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| RL1 | N26°21'53"W | 28.05' |
| RL2 | S26°21'53"E | 28.00' |
| RL3 | N71°21'53"W | 37.43' |
| RL4 | S18°38'07"W | 37.28' |
| RL5 | N18°38'07"E | 37.14' |
| RL6 | S71°21'53"E | 37.12' |

LEGEND:

- Indicates a set 5/8 inch diameter iron pin, 24 inches in length, with an orange plastic cap marked "NEATHAMER SURVEYING".
- ⊗ Indicates a set 5/8 inch diameter iron pin, 30 inches in length, with an orange plastic cap marked "NEATHAMER SURVEYING".
- Indicates a set 5/8 inch diameter iron pin, 30 inches in length, with an aluminum cap marked "NEATHAMER SURVEYING".
- ⊠ Indicates a found 5/8 inch diameter iron pin with an orange plastic cap marked "NEATHAMER SURVEYING", per SN 19785, destroyed during construction and reset with a 5/8 inch diameter iron pin, 30 inches in length, with an orange plastic cap marked "NEATHAMER SURVEYING".
- ▲ Indicates a set 3/8 caliber shell casing with brass tag marked "NEATHAMER SURVEYING", top set flush with the surface.
- ⊡ Indicates a found 5/8 inch diameter iron pin with an orange plastic cap marked "NEATHAMER SURVEYING", per SN 19785.
- 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.
- FUE Indicates a Public Utility Easement.
- SSE Indicates a Sanitary Sewer Easement.
- - - 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 | 24.62' |
| C2 | 64°41'24" | 20.00' | 24.33' | N84°19'15"E | 22.85' |
| C3 | 90°00'00" | 25.00' | 34.21' | N71°22'00"W | 35.35' |
| C4 | 47°23'47" | 20.00' | 16.54' | S39°56'07"W | 16.08' |
| C5 | 70°41'21" | 45.00' | 55.52' | S51°34'54"W | 52.06' |
| C6 | 38°11'50" | 45.00' | 30.00' | N73°58'31"W | 24.45' |
| C7 | 61°17'13" | 45.00' | 48.13' | N24°14'00"W | 45.87' |
| C8 | 38°11'50" | 45.00' | 30.00' | N25°30'32"E | 24.45' |
| C9 | 66°25'20" | 45.00' | 52.17' | N77°49'07"E | 44.29' |
| C10 | 47°23'47" | 20.00' | 16.54' | N87°19'53"E | 16.08' |
| C11 | 90°00'00" | 25.00' | 34.21' | N18°38'00"E | 35.35' |
| C12 | 98°38'50" | 20.00' | 34.43' | N22°51'25"E | 30.34' |

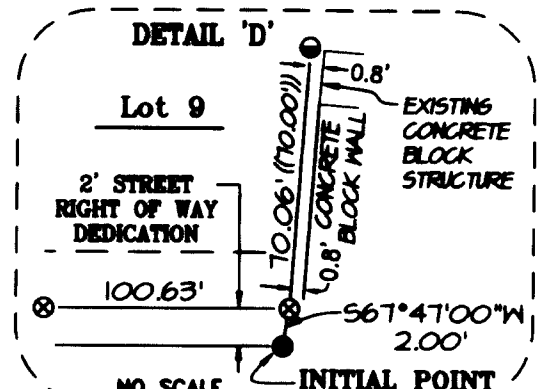
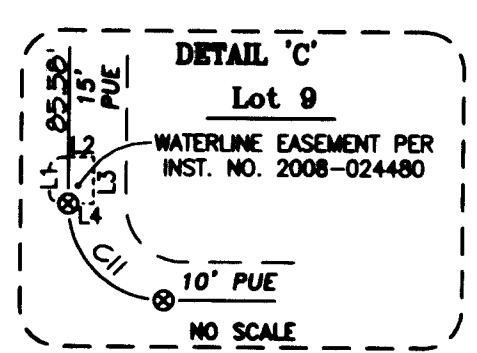
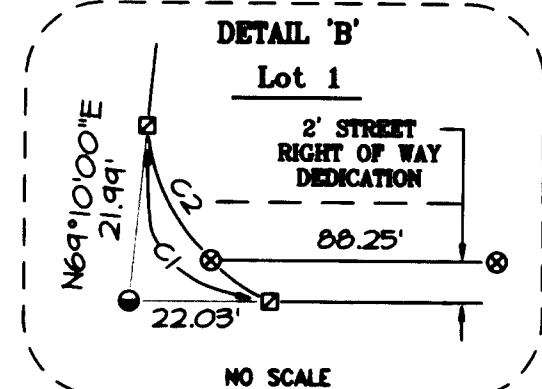
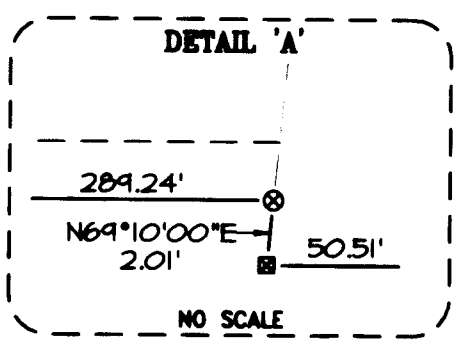
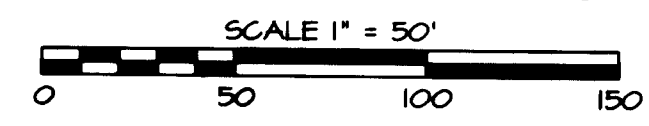


COMPUTED POSITION OF CENTERLINE MONUMENT AT THE INTERSECTION OF RIVERSIDE AVENUE & EARHART STREET. COMPUTED BY TIED REFERENCE POINTS PER SN 14947

SOUTHWEST CORNER VOL. 487, PG. 415 FOUND MONUMENT BEARS N01°23'04"W 0.14' FROM COMPUTED POSITION

COMPUTED POSITION OF CENTERLINE MONUMENT AT INTERSECTION OF RIVERSIDE AVENUE & BOYD STREET. COMPUTED BY TIED REFERENCE POINTS PER SN 14947

BASIS OF BEARINGS (SN 554): N26°22'00"W 1386.62' (N26°22'W 1386.64')



I hereby certify that this is an exact copy of the original.
 Robert V. Neathamer
 Surveyor

REGISTERED PROFESSIONAL LAND SURVEYOR

ROBERT V. NEATHAMER
 2675

JACKSON COUNTY SURVEYOR

BASIS OF SURVEY:
 The centerline of Riverside Avenue per Survey Number 12374, as filed in the office of the Jackson County Surveyor.

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: January 23, 2009 PROJECT NUMBER: 06105
 Sheet 2 of 2 © DFC