

BELLA VISTA CONDOMINIUM

Located within Donation Land Claim No. 40, in the Southeast One-quarter of the Southwest One-quarter of Section 18, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

ROGUE DEVELOPMENT & INVESTMENTS, INC. C/O: ART OSBORN 4820 Crater Lake Avenue Medford, Oregon 97504

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that Arthur K. Osbourn, hereinafter referred to as Declarant, is the fee title owner of the real property depicted hereon and more particularly described in the "SURVEYOR'S CERTIFICATE" herewith. Declarant hereby declares that the Plat is a correct representation of the land as laid out by us as BELLA VISTA CONDOMINIUM, and do 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. BELLA VISTA CONDOMINIUM shall be subject to (1) the Declaration of Condominium Ownership for BELLA VISTA CONDOMINIUM and (2) the By-Laws of the BELLA VISTA CONDOMINIUM ASSOCIATION, to be recorded simultaneously with this plat.

IN WITNESS WHEREOF, signed this 24th day of September, 2009.

Arthur K. Osbourn by Robert S. MacLellan, Attorney in Fact for Arthur K. Osbourn Pursuant to Inst. Number 2009-033811

STATE OF OREGON } ss County of Jackson

Personally appeared the above named Robert S. MacLellan, Attorney-in-fact for Arthur K. Osbourn, known to me, acknowledged the foregoing instrument to be his voluntary act and deed.

WITNESS my hand and seal this 24th day of September, 2009.

Before me: Cory Neathamer, NOTARY PUBLIC-OREGON COMMISSION NO.: 435450 MY COMMISSION EXPIRES: 1/06/2013

LENDERS CONSENT

Robert S. MacLellan, Trustee of the RSM Revocable Trust dated October 20, 1998, as holders of beneficiary interest under that certain Trust Deed recorded April 14, 2008 as Instrument Number 2008-013461, of the Official Records of Jackson County, Oregon, modified by Instrument recorded June 9, 2008 as Instrument Number 2008-021416, and that certain Trust Deed recorded June 27, 2008 as Instrument Number 2008-023832, of the Official Records of Jackson County, Oregon, modified by Instrument recorded January 12, 2009 as Instrument Number 2009-001087, and that certain Trust Deed recorded September 16, 2008 as Instrument Number 2008-034622, of the Official Records of Jackson County, Oregon, modified by Instrument recorded January 12, 2009 as Instrument Number 2009-001086, and that certain Trust Deed recorded November 4, 2008 as Instrument Number 2008-040174, of the Official Records of Jackson County, Oregon, and that certain Trust Deed recorded January 12, 2009 as Instrument Number 2009-001088, of the Official Records of Jackson County, Oregon, and that certain Trust Deed recorded February 26, 2009 as Instrument Number 2009-006719, of the Official Records of Jackson County, Oregon, and that certain Trust Deed recorded March 12, 2009 as Instrument Number 2009-008687, of the Official Records of Jackson County, Oregon, and that certain Trust Deed recorded April 17, 2009 as Instrument Number 2009-013735, of the Official Records of Jackson County, Oregon, modified by Instrument recorded May 1, 2009 as Instrument Number 2009-015846, do hereby consent to the conversion of the property to condominiums.

Signed this 24th day of September, 2009.

Robert S. MacLellan, Trustee, RSM Revocable Trust

STATE OF OREGON } ss County of Jackson

Personally appeared the above named Robert S. MacLellan, known to me as the Trustee of the RSM Revocable Trust dated October 20, 1998, and acknowledged the foregoing instrument, to be his voluntary act and deed.

WITNESS my hand and seal this 24th day of September, 2009.

Before me: Cory Neathamer, NOTARY PUBLIC-OREGON COMMISSION NO.: 435450 MY COMMISSION EXPIRES: 1/06/2013

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 located in Donation Land Claim No. 40, being in the Southeast One-quarter of the Southwest One-quarter of Section 18, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon, as depicted on Survey Number 20194, filed in the office of the Jackson County Surveyor, the exterior boundary more particularly described as follows:

Commencing at the easterly centerline intersection of Poplar Drive and Morrow Road, both public streets in the City of Medford, Oregon; thence South 89°55'07" East, along the centerline of said Morrow Road, a distance of 110.84 feet to a point perpendicular with and 30.00 feet southerly of the southeast corner of that certain tract of land depicted on said Survey Number 20194; thence leaving last said centerline, North 00°04'53" East, a distance of 30.00 feet to a 5/8 inch diameter iron pin with an orange plastic cap marked "NEATHAMER SURVEYING", being a point on the northerly right-of-way of said Morrow Road and the True Point of Beginning; thence North 89°55'07" West, along said northerly right-of-way, a distance of 65.93 feet to a 5/8 inch diameter iron pin with an orange plastic cap marked "NEATHAMER SURVEYING" and the beginning of a curve to the right having a radius of 15.00 feet and a central angle of 84°53'04" (the long chord of which bears North 44°58'35" West, a distance of 21.19 feet); thence along the arc of said curve a distance of 23.53 feet to a 5/8 inch diameter iron pin with an orange plastic cap marked "NEATHAMER SURVEYING"; thence the easterly right-of-way of said Poplar Drive, and as described in Instrument Number 2008-033847, Official Records of Jackson County, Oregon; thence North 00°02'03" West, along said easterly right-of-way, a distance of 149.03 feet to a 5/8 inch diameter iron pin with an orange plastic cap marked "NEATHAMER SURVEYING"; thence leaving said easterly right-of-way, South 89°55'07" East, a distance of 81.26 feet to a 5/8 inch diameter iron pin with an orange plastic cap marked "NEATHAMER SURVEYING"; thence South 00°05'35" West, a distance of 164.00 feet to the Point of Beginning.

Cael E. Neathamer, Surveyor

NOTES

BELLA VISTA CONDOMINIUM is subject to the following matters of record as contained in the title report supplied for this project:

Regulations, levies, liens assessments, rights of way and easements for ditches and canals of the Rogue River Irrigation District Irrigation District.

An easement created by instrument, including the terms and provisions thereof, recorded on January 20, 1982, as 82-001014 in the Official Records of Jackson County, Oregon, in favor of PacifiCorp, an Oregon corporation, or its predecessor in interest, for the transmission and distribution of electricity, and other purposes. (Specific location not disclosed).

Building Site Improvement Agreement, including the terms and provisions thereof, recorded October 2, 2008 as Instrument Number 2008-036436, of the Official Records of Jackson County, Oregon

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

SHEET INDEX

SHEET 1 - TITLE SHEET SHEET 2 - PLAT SHEET SHEET 3 - UNIT DETAILS

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

PURPOSE: To survey and monument the exterior boundary and depict the Units LCE and GCE boundaries of BELLA VISTA CONDOMINIUM.

PROCEDURE: Based on Survey Number 20194, previously performed by this office, and filed in the office of the Jackson County Surveyor, and Instrument Number 2008-033847, of the Official Records of Jackson County, Oregon, all found monuments per said Survey Number 20194 were verified and reset as needed on July 1, 2009, as depicted hereon.

SURVEYOR STATEMENT TO COMPLY WITH PARAGRAPH 100.115(2d), OREGON REVISED STATUTES

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

THE DECLARATION OF CONDOMINIUM OWNERSHIP, COVENANTS, CONDITIONS AND RESTRICTIONS HAVE BEEN RECORDED IN DOCUMENT NUMBER 2009-032592 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

THE BYLAWS OF BELLA VISTA CONDOMINIUM OWNERS ASSOCIATION HAVE BEEN RECORDED IN DOCUMENT NUMBER 2009-032593 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

APPROVALS:

Examined and approved this 1 day of October, 2009.

[Signature] City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 100.110 have been paid as of 10-5-09, 2009.

Shannon Bell, Tax Collector; Karen Meade, Deputy

Examined and approved as required by O.R.S. 92.100 and O.R.S. 100.110 this 5th day of OCTOBER, 2009.

DAN ROSS, Assessor; Vera Crawford, Deputy

RECORDING

FILED FOR RECORD THIS THE 5th DAY OF OCTOBER, 2009 AT 3:29 O'CLOCK P.M. AND RECORDED IN VOLUME 35 OF PLATS AT PAGE 19 OF THE RECORDS OF JACKSON COUNTY, OREGON, AND DOCUMENT NUMBER 2009-032595 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

CHRISTINE WALKER, County Clerk; KAREN ALONZO, Deputy

REGISTERED PROFESSIONAL LAND SURVEYOR

Cael E. Neathamer, OREGON JULY 9, 2001 CAEL E. NEATHAMER 58545

Renewal Date 12/31/10

PREPARED BY: Neathamer Surveying, Inc. 3126 State Street, Suite 100 P.O. Box 1584 Medford, Oregon 97501-0120 Phone (541) 732-2869 FAX (541) 732-1382

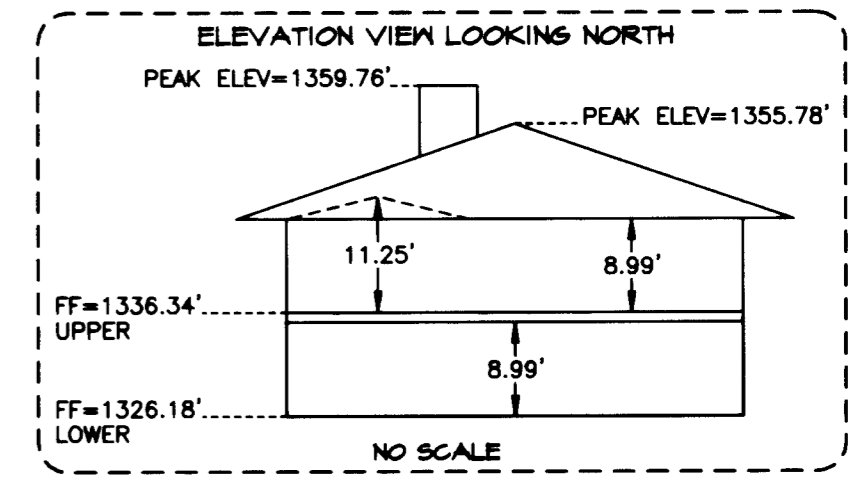
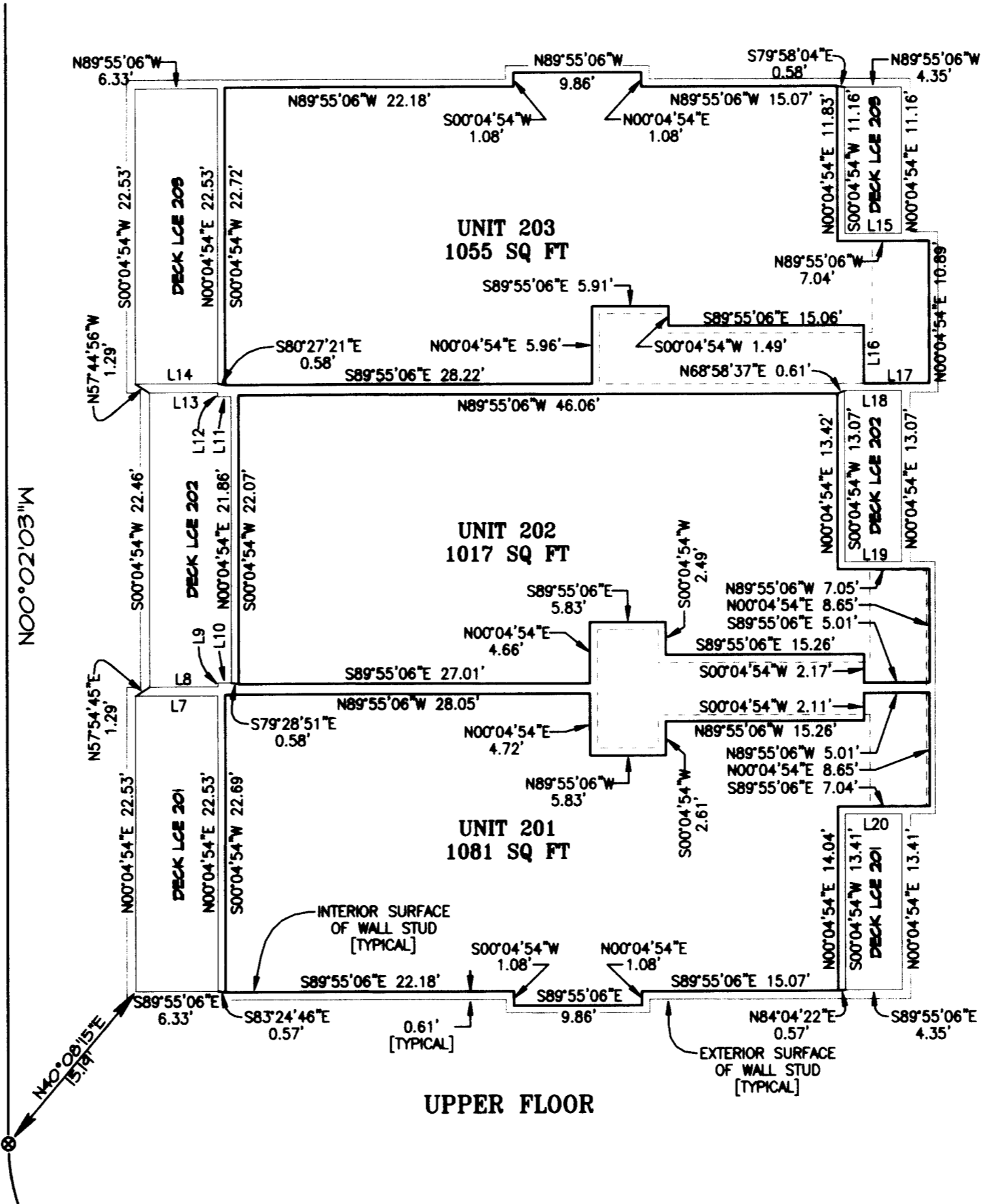
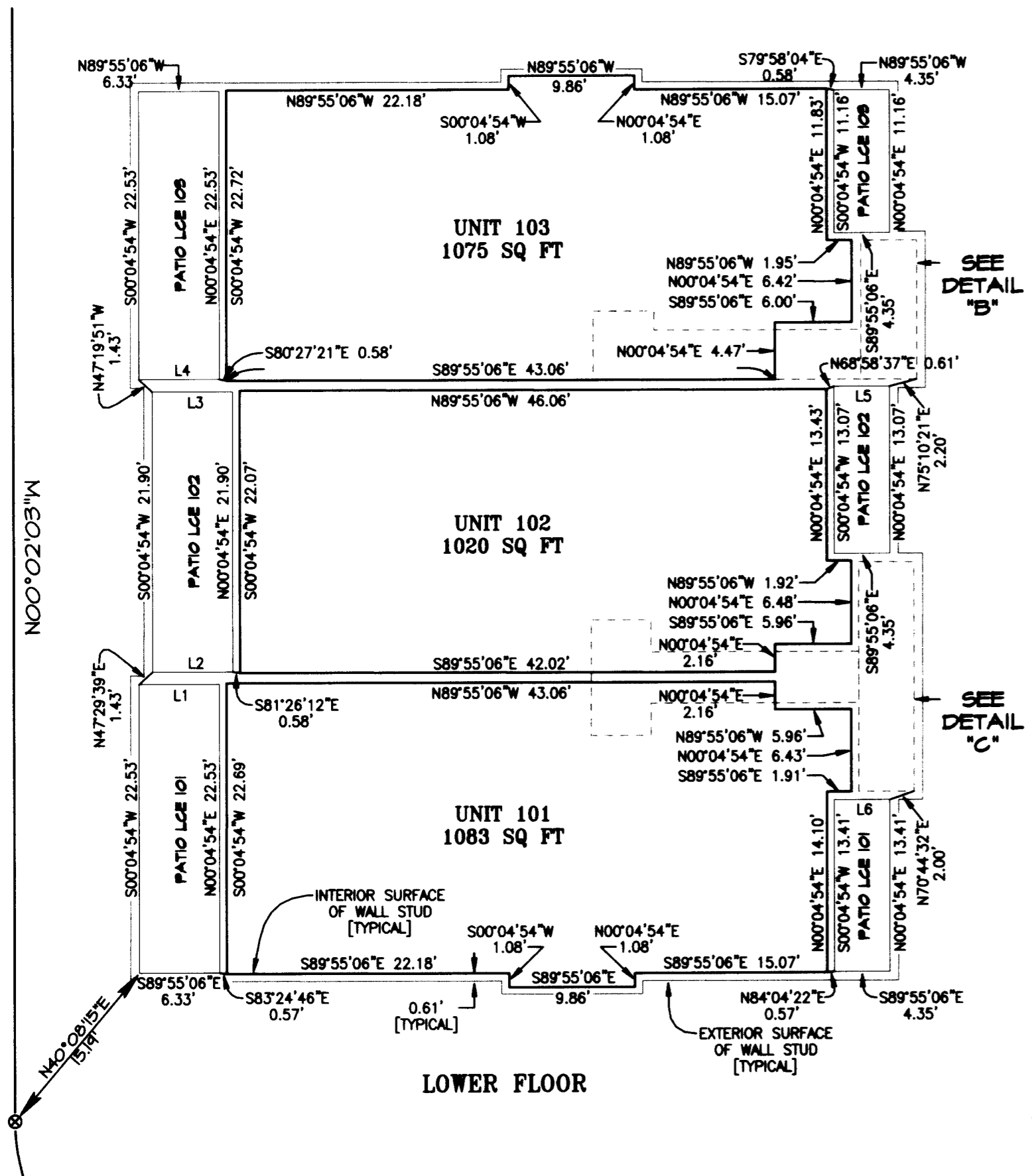
PROJECT NUMBER: 08032 PLOT DATE: September 24, 2009 Sheet 1 of 3

BELLA VISTA CONDOMINIUM

Located within Donation Land Claim No. 40, in the Southeast One-quarter of the Southwest One-quarter of Section 18, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

ROGUE DEVELOPMENT & INVESTMENTS, INC.
 C/O: ART OSBORN
 4820 Crater Lake Avenue
 Medford, Oregon 97504



LINE TABLE

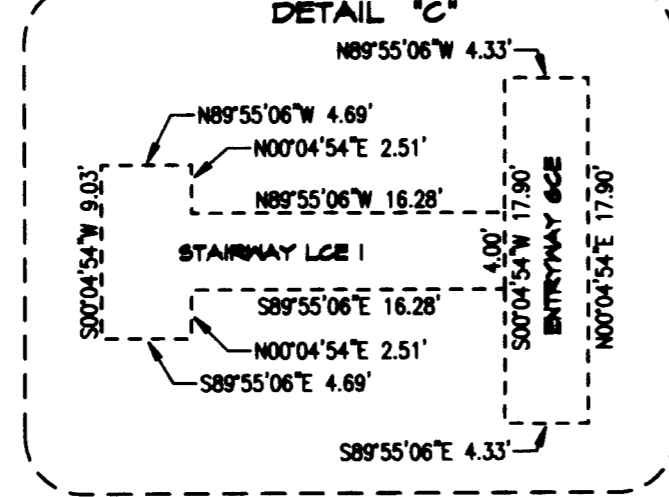
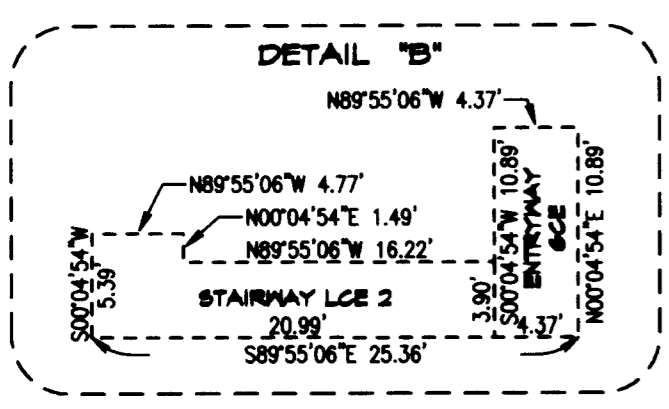
LINE	BEARING	DISTANCE
L1	N89°55'06"W	6.33'
L2	S89°55'06"E	6.32'
L3	N89°55'06"W	6.32'
L4	S89°55'06"E	6.33'
L5	N89°55'06"W	4.35'
L6	N89°55'06"W	4.35'
L7	N89°55'06"W	6.33'
L8	S89°55'06"E	5.25'
L9	N00°04'54"E	0.30'
L10	S89°55'06"E	1.03'
L11	N89°55'06"W	1.03'
L12	N00°04'54"E	0.30'
L13	N89°55'06"W	5.25'
L14	S89°55'06"E	6.33'
L15	S89°55'06"E	4.35'
L16	S00°04'54"W	4.41'
L17	S89°55'06"E	4.96'
L18	N89°55'06"W	4.35'
L19	S89°55'06"E	4.35'
L20	N89°55'06"W	4.35'

LEGEND:

- ⊙ Indicates a found 5/8 inch diameter iron pin, with an orange plastic cap marked "NEATHAMER SURVEYING", per SN 20194.
- GCE Indicates General Common Element.
- LCE Indicates Limited Common Element.
- SQ FT Indicates the number of square feet within a closed area such as a unit measured from the interior surface of wall stud.
- FF Indicates a finished floor.
- ELEV Indicates a specified elevation.

BASIS OF SURVEY:

Basis of Bearings is The centerline of Morrow Road per Survey Number 11825, as filed in the office of the Jackson County Surveyor.
 Basis of elevations: City of Medford Benchmark Number "A-245", with a published elevation of 1324.186 feet.



SHEET INDEX

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

REGISTERED PROFESSIONAL LAND SURVEYOR
 Carl E. Neathamer
 OREGON
 JULY 9, 2001
 CAEL E. NEATHAMER
 56545
 Renewal Date 12/31/10

PREPARED BY: Neathamer Surveying, Inc.
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 Medford, Oregon 97501-0120
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PROJECT NUMBER: 08032 PLOT DATE: September 24, 2009
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