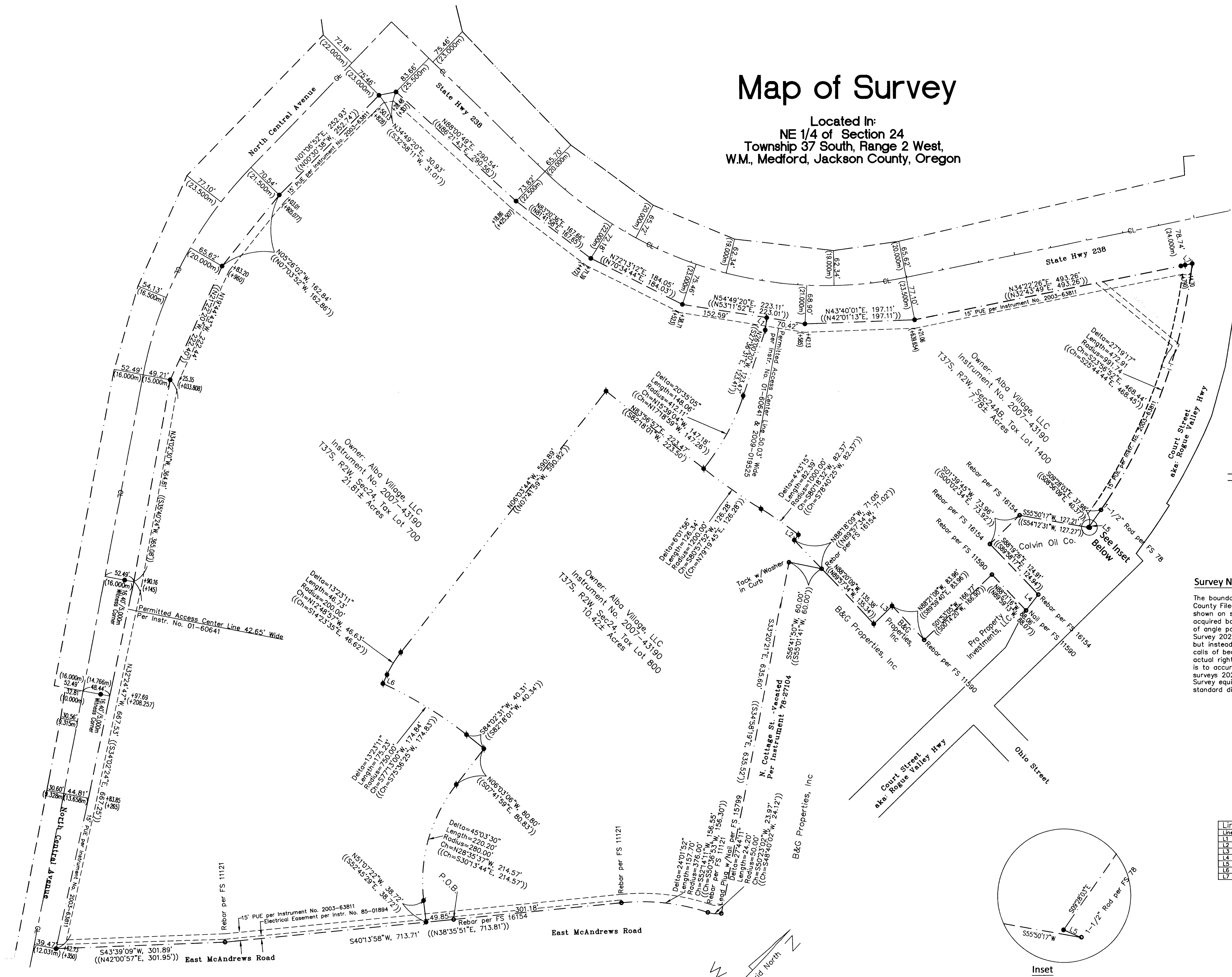


*** RECEIVED ***
 DATE 6-11-11 BY [Signature]
 This survey consists of:
 ___ sheet(s) Map
 ___ page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

Map of Survey

Located In:
 NE 1/4 of Section 24
 Township 37 South, Range 2 West,
 W.M., Medford, Jackson County, Oregon



Survey By:
 Pariani Land Surveying
 P.O. Box 551
 Shady Cove, OR 97539

Survey For:
 Regency Centers
 5335 SW Meadows Rd, Ste 295
 Lake Oswego, OR 97035

Survey Data:
 Basis of Bearing = NAD83 (CORS96) (Epoch 2002)
 Convergence is -01'37.58"
 Distances shown are ground distances

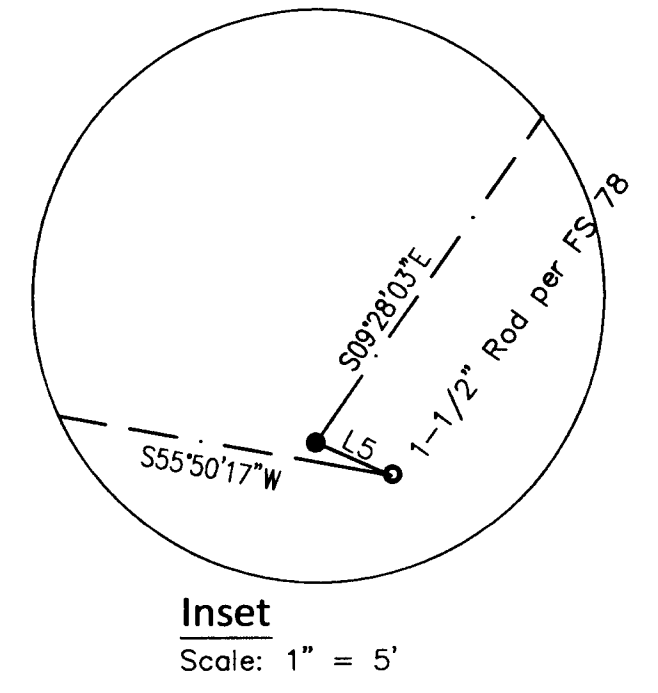
Survey References:
 Filed Survey 17737
 Filed Survey 20255
 Filed Survey 19957

- Legend:**
- Found Monument per filed Survey 17737, Unless Noted Otherwise
 - Found 5/8" Rebar with Yellow Plastic Cap Marked "L.J. Friar & Assoc.", Unless Noted Otherwise
 - Center Line of Right of Way
 - CL Filed Survey of Record, Jackson County Surveyor's Office
 - FS Record Data per Filed Survey No. 17737
 - () Record Data per Filed Survey No. 20255
 - +55 Record Right of Way Stationing per Filed Survey No. 17737
 - 1335.622 Roadway Center Line Elevations
 - Interior Boundary Lines
 - - - Exterior/Right of Way Boundary Lines

Survey Narrative:

The boundary for this survey was determined by deeds of record and Jackson County Filed Survey No. 20255. Generally, I agree with the boundary locations shown on said survey. However, those exterior boundary lines were originally acquired based upon a center line description with call outs to stations and offsets of angle points in the rights of way acquisition and as depicted in filed survey 17737. Survey 20255 did not reference those station and offsets to the property lines, but instead called out bearing and distances along those angle points. I found those calls of bearing and distances varying from what could be measured along the actual right of way lines based on filed survey 17737. The intent of this survey is to accurately portray the boundary lines and provide clarity between filed surveys 20255 and 17737. Survey equipment utilized was a Trimble TCA 5603 DR Robotic Total Station, with a standard distance error of ±2mm + 2ppm, and standard angular error of ±3".

Line No.	Bearing	Distance	Record	Bearing	Distance
L1	N37°15'33"W	22.27'	S38°50'00"E	22.27'	
L2	S08°10'28"E	12.02'	S07°49'59"E	12.05'	
L3	S01°39'34"W	45.35'	S00°00'20"W	45.30'	
L4	S06°40'37"E	35.38'	S08°13'37"E	35.38'	
L5	N69°47'21"E	2.14'	N69°47'37"E	2.23'	
L6	N19°16'08"W	17.67'	S21°05'10"E	17.66'	
L7	N34°11'01"E	13.28'	N32°32'23"E	16.66'	



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 [Signature]
 OREGON
 JOHN R. PARIANI
 #51382
 Renew: December 31, 2012

Boundary Survey for Regency Centers
Pariani Land Surveying
 P.O. Box 551
 Shady Cove, OR 97539
 541-890-1131
 ParianiLS@yahoo.com
 Date: June 13, 2011
 Scale: 1" = 80'
 Job No.: 2011-073
 Sheet: 1 of 1