

WHITTLE PLAZA CONDOMINIUM

Parcel No. 1 of Partition Plat No. P-24-2009 of the Records of Jackson County, Oregon, being located within the Northeast 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:

WHITTLE CONSTRUCTION, INC.
C/o Karic Roberge
PO Box 1488
Medford, Oregon 97501

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that Roberge Investments, LLC, 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 WHITTLE PLAZA 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. WHITTLE PLAZA CONDOMINIUM shall be subject to (1) the DECLARATION SUBMITTING WHITTLE PLAZA CONDOMINIUM TO CONDOMINIUM OWNERSHIP and (2) the By-Laws of the WHITTLE PLAZA CONDOMINIUM ASSOCIATION, as recorded.

IN WITNESS WHEREOF, signed this 23rd day of May, 2011.

Karic Roberge
Karic Roberge, Member
ROBERGE INVESTMENTS, LLC

NOTES

THIS PARTITION PLAT IS SUBJECT TO THE FOLLOWING MATTERS OF RECORD PURSUANT TO THAT CERTAIN PUBLIC RECORDS REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON DATED JULY 19, 2010 AND NUMBERED T169-1600653:

City Liens, if any, of the City of Medford.

These premises are situated in the Rogue River Valley Irrigation District, and subject to the levies and assessments thereof, water and irrigation rights, easements for ditches and canals and regulations concerning the same.

Minimum building set back lines, as shown on the recorded Plat and Dedication of Rogue Valley Heights, (affects a portion).

Any rights, interest or claims which may exist or arise by reason of the following facts shown by a survey and inspection of said land: fence does not follow west property line.

Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes, recorded in Volume 318, Page 174, Jackson County, Oregon, Deed Records, and Document Number 98-02325, Official Records Jackson County, Oregon.

Easement for electric transmission and distribution lines of one or more wires, and all necessary or desirable appurtenances, including telephone and telegraph wires, towers, poles, props, guys and other supports; and related matters, recorded as Volume 345, Page 54 and Volume 347, Page 45, Jackson County, Oregon, Deed Records, in favor of Pacific Power & Light Company.

Easement, including terms and provisions contained therein, recorded August 25, 1988 as Instrument Number 88-17472, Official Records of Jackson County, Oregon, for Avigation and Hazard Easement.

The rights of the Rogue River Valley Irrigation District in the Hopkins Canal right of way, as disclosed by instrument recorded June 5, 1989 as Document No. 89-11652, Official Records of Jackson County, Oregon.

Building Site Improvement Agreement, including the terms and provisions thereof, recorded February 10, 2010 as Document No. 2010-004754, Official Records of Jackson County, Oregon.

Declaration of Covenants for the Operation & Maintenance of Stormwater Facilities, including the terms and provisions thereof, recorded February 12, 2010 as Document No. 2010-005181, Official Records of Jackson County, Oregon.

Unrecorded leases or periodic tenancies, if any.

SHEET INDEX

- SHEET 1 - TITLE SHEET
- SHEET 2 - PLAT SHEET & LOWER FLOOR DETAILS
- SHEET 3 - UPPER FLOOR DETAILS & ELEVATIONS

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 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 real property located within the Northeast One-Quarter of Section 18, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon, being more particularly described as follows:

Parcel No. 1 of Partition Plat No. P-24-2009 filed for record August 14, 2009 and recorded in Volume 20 of Plats at Page 24 of the Records of Jackson County, Oregon, and filed as Survey Number 20461 in the Office of the Jackson County Surveyor.

Cael E. Neathamer
Surveyor

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

PURPOSE: To survey and monument the exterior boundary and depict the Units GCE boundaries of WHITTLE PLAZA CONDOMINIUM.

PROCEDURE: Based on Survey Number 20461, previously performed by this office, and filed in the office of the Jackson County Surveyor, and Instrument Number 2009-035433, of the Official Records of Jackson County, Oregon, all found monuments per said Survey Number 20461 were verified and reset as needed on November 24, 2010, as depicted hereon.

STATE OF OREGON }
County of Jackson } SS

Personally appeared the above named Karic Roberge, known to me as Member of ROBERGE INVESTMENTS, LLC, and acknowledged the foregoing instrument to be thier voluntary act and deed.

WITNESS my hand and seal this 23rd day of May, 2011.

Before me:

Cory Neathamer NOTARY PUBLIC-OREGON
COMMISSION NO.: 435450
MY COMMISSION EXPIRES: 1/06/11

I hereby certify that this is an exact copy of the original.

Cael E. Neathamer
Surveyor

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Cael E. Neathamer

OREGON
JULY 9, 2001
CAEL E. NEATHAMER
56545

Renewal Date 12/31/12

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 INSTRUMENT NUMBER 2011-18609 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

THE BYLAWS OF WHITTLE PLAZA CONDOMINIUM OWNERS ASSOCIATION HAVE BEEN RECORDED IN INSTRUMENT NUMBER 2011-18610 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

APPROVALS:

Examined and approved this 9 day of JUNE, 2011.

[Signature]
City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 100.110 have been paid as of June 23, 2011.

Patty Bunsang Deputy
Tax Collector

Deputy

Examined and approved as required by O.R.S. 92.100 and O.R.S. 100.110 this 23rd day of JUNE, 2011.

DAN ROSS
Assessor

William Johnson
Deputy

RECORDING

FILED FOR RECORD THIS THE 23 DAY OF June, 2011 AT 3:14 O'CLOCK P.M. AND RECORDED IN VOLUME 37 OF PLATS AT PAGE 5 OF THE RECORDS OF JACKSON COUNTY, OREGON, AND DOCUMENT NUMBER 2011-18609 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

Christine A. Walker
County Clerk

Joseph S. Morgan
Deputy

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

PLOT DATE: May 3, 2011

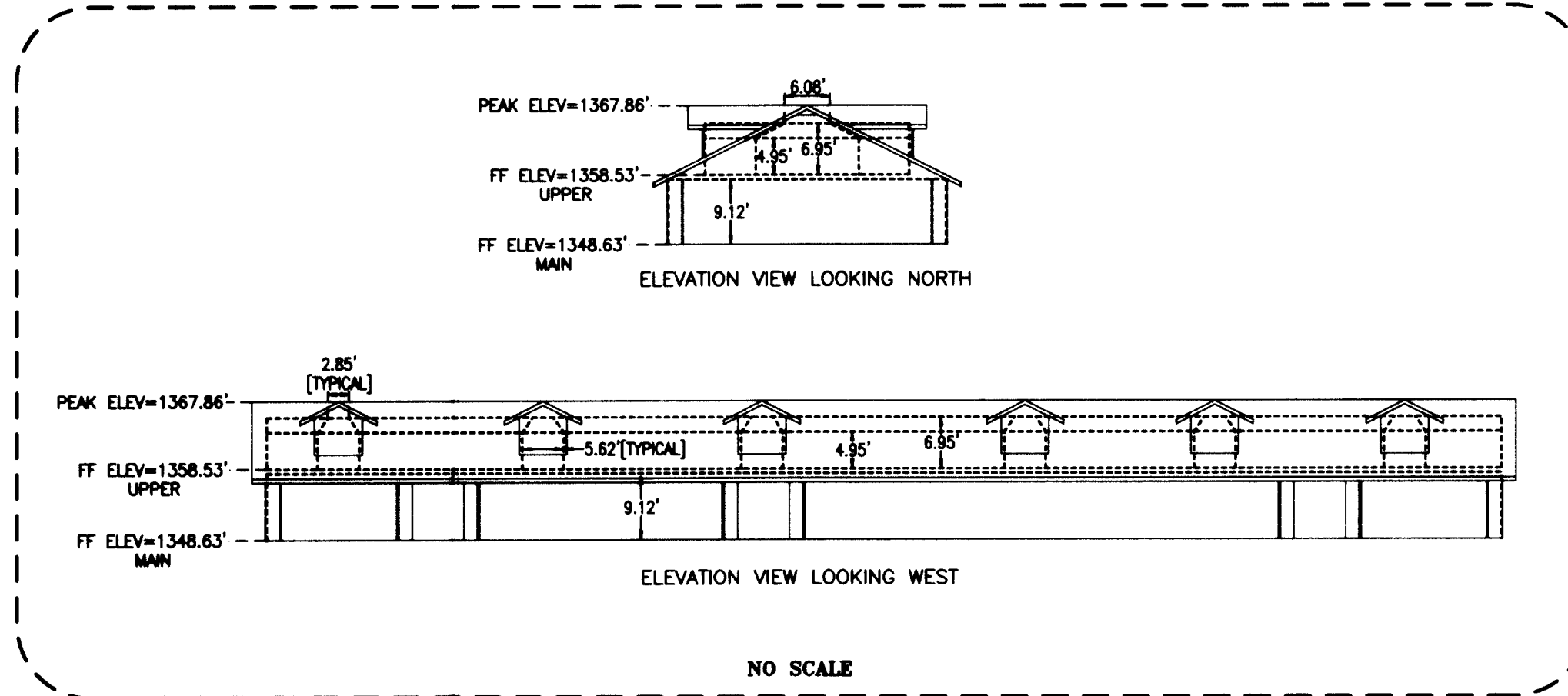
PROJECT NUMBER: 09063

WHITTLE PLAZA CONDOMINIUM

Parcel No. 1 of Partition Plat No. P-24-2009 of the Records of Jackson County, Oregon, being located within the Northeast One-quarter of Section 10, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

WHITTLE CONSTRUCTION, INC.
 C/o Karic Roberge
 PO Box 1488
 Medford, Oregon 97501

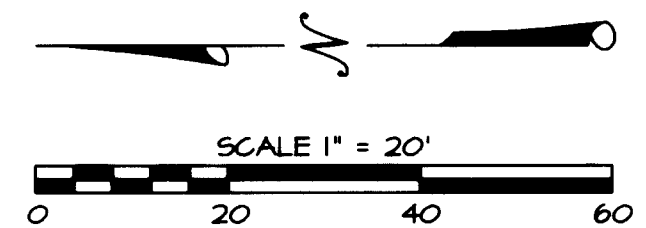
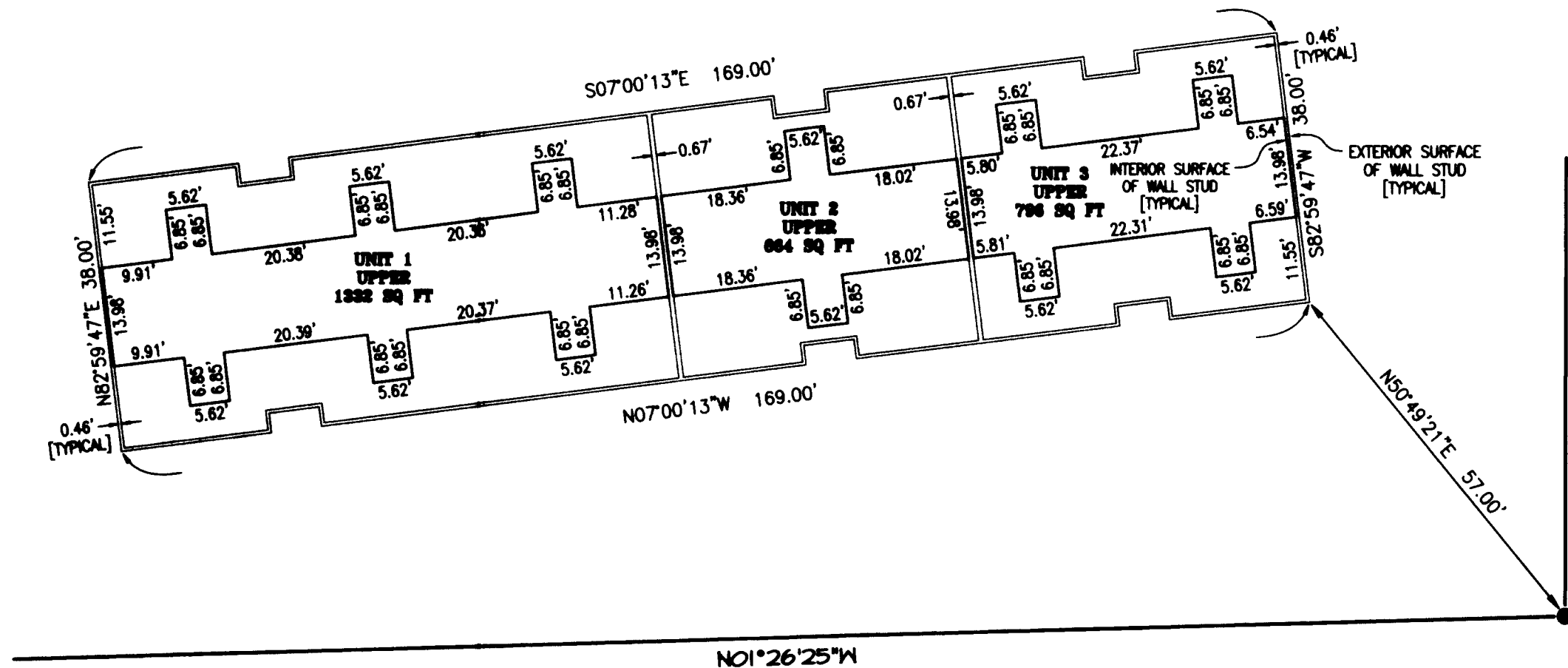


NO SCALE

LEGEND:

- Indicates a found 5/8 inch diameter iron pin with a plastic cap marked "R. BATH LS 1069", per SN 10412.
- GCE Indicates General 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.

UPPER FLOOR



BASIS OF BEARINGS:

The centerline of Skypark Drive as depicted on Survey Number 16763, as filed in the office of the Jackson County Surveyor, and applied to the centerline of Whittle Avenue as depicted hereon.

BASIS OF ELEVATIONS:

City of Medford datum, based on City Bench Mark Number A-8, with a published elevation of 1354.442 feet. Project elevations derived from digital level loops from said bench mark.

UNIT AREA TOTALS	
UNIT 1	4209 SQ FT
UNIT 2	2177 SQ FT
UNIT 3	2456 SQ FT

SHEET INDEX	
SHEET 1	TITLE SHEET
SHEET 2	PLAT SHEET & LOWER FLOOR DETAILS
SHEET 3	UPPER FLOOR DETAILS & ELEVATIONS

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

**** RECEIVED ****
 DATE 12-23-11 BY BB
 This survey consists of:
3 sheet(s) Map
0 page(s) Narrative
 JACSON COUNTY SURVEYOR

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

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

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Medford, Oregon 97501

LINE TABLE

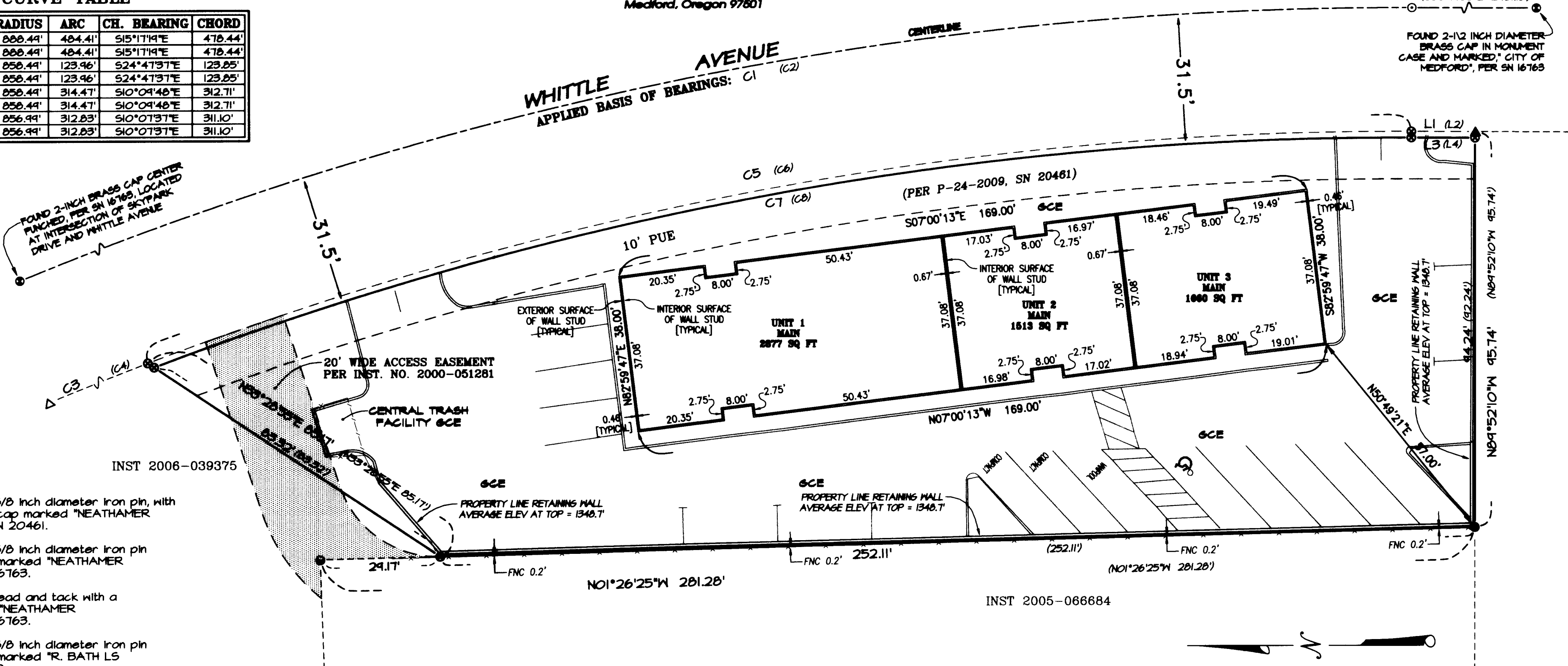
LINE	BEARING	DISTANCE
L1	S00°19'50"W	15.48'
L2	S00°19'50"W	15.48'
L3	S00°19'10"W	15.48'
L4	S00°19'10"W	15.48'
L5	S00°19'50"W	15.48'

CURVE TABLE

NO.	DELTA	RADIUS	ARC	CH. BEARING	CHORD
C1	31°14'18"	888.44'	484.41'	S15°17'19"E	478.44'
C2	31°14'18"	888.44'	484.41'	S15°17'19"E	478.44'
C3	08°16'23"	856.44'	123.96'	S24°47'37"E	123.85'
C4	08°16'23"	856.44'	123.96'	S24°47'37"E	123.85'
C5	20°54'15"	856.44'	314.47'	S10°04'48"E	312.71'
C6	20°54'15"	856.44'	314.47'	S10°04'48"E	312.71'
C7	20°54'54"	856.99'	312.83'	S10°07'37"E	311.10'
C8	20°54'54"	856.99'	312.83'	S10°07'37"E	311.10'

FOUND 2-INCH BRASS CAP CENTER PUNCH, PER SN 16763, LOCATED AT INTERSECTION OF SKYPARK DRIVE AND WHITTLE AVENUE

500°19'50"E 2481.13'
(500°19'50"E 2481.13')
FOUND 2-1/2 INCH DIAMETER BRASS CAP IN MONUMENT CASE AND MARKED: CITY OF MEDFORD, PER SN 16763



LEGEND:

- ⊙ Indicates a found 5/8 inch diameter iron pin, with an orange plastic cap marked "NEATHAMER SURVEYING" per SN 20461.
- ⊙ Indicates a found 5/8 inch diameter iron pin with a plastic cap marked "NEATHAMER LS 2675", per SN 16763.
- △ Indicates a found lead and tack with a brass tag marked "NEATHAMER LS 2675", per SN 16763.
- Indicates a found 5/8 inch diameter iron pin with a plastic cap marked "R. BATH LS 1069", per SN 10412.
- ⊙ Indicates a found 2 inch aluminum cap marked "D. MCMAHAN LS 1913", per SN 16397.
- ▲ Indicates a found 5/8 inch diameter iron pipe per SN 1888.
- ⊙ Indicates a found monument as described hereon.
- Indicates a computed position, nothing found or set.
- GCE Indicates General 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.
- () Indicates record information as per SN 20461.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- SF Indicates the number of square feet within a closed area such as a tract of land.
- VOL PG Indicates an document recorded by Volume and Page number pursuant to the Deed Records of Jackson County, Oregon.
- INST Indicates an Instrument recorded by number pursuant to the Official Records of Jackson County, Oregon.
- 2.9' FNC → Indicates the distance and which side from the boundary line that the centerline of fence line is located.
- — — — — Indicates the centerline of an existing fence.

INST 2006-039375

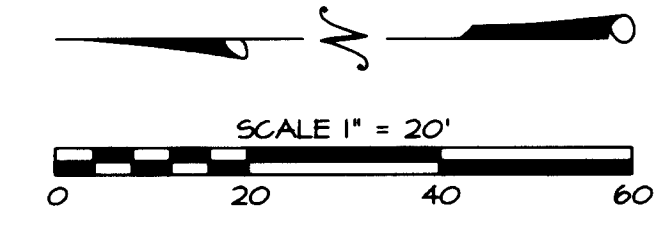
INST 2005-086684

SHEET INDEX

- SHEET 1 - TITLE SHEET
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- SHEET 3 - UPPER FLOOR DETAILS & ELEVATIONS

UNIT AREA TOTALS

- UNIT 1 - 4209 SQ FT
- UNIT 2 - 2177 SQ FT
- UNIT 3 - 2456 SQ FT



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Surveyor

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OREGON JULY 9, 2001
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Sheet 2 of 3 © DFC