

RIVER CITY OFFICE & MEDICAL CONDOMINIUM

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, THAT RIVER CITY DEVELOPMENT, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LANDS HEREON DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND DOES HEREBY DECLARE THAT THE PROPERTY AND IMPROVEMENTS CALLED HEREIN, RIVER CITY OFFICE & MEDICAL CONDOMINIUM, ARE TRUE AND CORRECT, AND DOES HEREBY COMMIT SAID PROPERTY TO THE OPERATION AND PROVISIONS OF THE OREGON CONDOMINIUM ACT. THE PROPERTY AND IMPROVEMENTS DESCRIBED AND DEPICTED ON THE PLAT ARE SUBJECT TO THE PROVISIONS OF OREGON REVISED STATUTES CHAPTER 100.005 TO 100.025.

Darren S. Lecomte
DARREN S. LECOMTE, MEMBER
RIVER CITY DEVELOPMENT, LLC

ACKNOWLEDGEMENT

STATE OF OREGON)
JACKSON COUNTY) SS

PERSONALLY APPEARED THE ABOVE NAMED DARREN S. LECOMTE, ON AUTHORITY OF RIVER CITY DEVELOPMENT, LLC, ON THIS 20th DAY OF August, 2011 AND ACKNOWLEDGED THE FORGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Laurie A. Miller
NOTARY PUBLIC - OREGON Laurie A. Miller
COMMISSION NO. 454372
MY COMMISSION EXPIRES Jan. 20, 2015

SURVEYORS CERTIFICATE OF COMPLETION

IN ACCORDANCE WITH O.R.S. 100.115(1d), I, SHAWN KAMPMANN, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE PLAT OF "RIVER CITY OFFICE & MEDICAL CONDOMINIUM", FULLY AND ACCURATELY DEPICTS THE BOUNDARIES OF THE UNITS AND THE BUILDINGS AND THAT CONSTRUCTION OF THE UNITS AND BUILDINGS, AS DEPICTED ON SUCH PLAT, HAS BEEN COMPLETED.

DATED THIS 24th DAY OF August, 2011.

Shawn Kampmann
SHAWN KAMPMANN, PLS 2883

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

Shawn Kampmann
SURVEYOR

** RECEIVED **
Date 9-2-11 By BB
This survey consists of
5 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

LYING SITUATE WITHIN

SOUTHEAST QUARTER OF SECTION 12
TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN
CITY OF MEDFORD, JACKSON COUNTY, OREGON

FOR

RIVER CITY DEVELOPMENT LLC

1110 GATEPARK DRIVE
CENTRAL POINT, OREGON

SHEET INDEX

- SHEET 1 SIGNATURE SHEET
- SHEET 2 PLAT BOUNDARY
- SHEET 3 PLAN VIEW (GROUND FLOOR)
- SHEET 4 PLAN VIEW (SECOND FLOOR)
- SHEET 5 ELEVATION VIEWS

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

PURPOSE: TO CREATE A CONDOMINIUM PLAT "RIVER CITY OFFICE AND MEDICAL CONDOMINIUM" OVER THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2005-038647 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRA 1203 ROBOTIC TOTAL STATION WITH RANGING PRISMS, I SURVEYED THE LAND AS SHOWN HEREON. THE SUBJECT PROPERTY IS DESCRIBED AS LOT TWENTY ONE (21) OF NAVIGATOR'S LANDING IN THE CITY OF MEDFORD, OREGON. ORIGINAL SUBDIVISION MONUMENTS WERE RECOVERED AT THE CENTERLINE INTERSECTIONS OF O'HARE PARKWAY, NATIONAL DRIVE, HEATHROW WAY AND AVION DRIVE, AS WELL AS ALL PROPERTY CORNERS OF LOT 21, WHICH FIT VERY WELL WITH THE PLAT RECORD WITH THE EXCEPTION OF THE NORTHEAST CORNER OF LOT 21 WHICH WAS FOUND DISTURBED AND OUT OF POSITION BY 0.50 FEET. BECAUSE IT WAS FOUND TO ALSO BE EXPOSED ONE FOOT OUT OF THE GROUND, I SUSPECT THAT THE PIN HAD BEEN EXCAVATED OUT AND STUCK BACK IN THE GROUND IN ITS CURRENT POSITION. THEREFORE I SET A MONUMENT FOR THE INITIAL POINT IN THE CORRECT COMPUTED POSITION BASED ON THE PLAT RECORD.

SURVEYOR'S CERTIFICATE

I, SHAWN KAMPMANN, DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN 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 HEREON SHOWN, THIS SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

LOT 21 OF NAVIGATOR'S LANDING IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN VOLUME 28, PAGE 24, PLAT RECORDS.

SURVEY NOTES:

- THE FOLLOWING ENCUMBRANCES ARE EITHER BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE ARE NOT SHOWN GRAPHICALLY ON THIS PLAT.
- THESE PREMISES ARE SITUATED IN THE ROGUE RIVER VALLEY IRRIGATION, AND SUBJECT TO THE LEVIES AND ASSESSMENTS THEREOF, WATER AND IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS AND REGULATIONS CONCERNING THE SAME.
- THE PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS OF THE ROGUE VALLEY SEWER SERVICES.
- TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER VOLUME 289, PAGE 123, DEED RECORDS OF JACKSON COUNTY, OREGON (ORJCO).
- TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER INSTRUMENT NO. 66-06146, ORJCO.
- COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS PER INSTRUMENT NO. 94-42003 AND INSTRUMENT NO. 02-26788, ORJCO.
- AVIGATION, NOISE AND HAZARD EASEMENT PER INSTRUMENT NO. 02-21437, ORJCO.
- BUILDING SITE IMPROVEMENT AGREEMENT PER INSTRUMENT NO. 2009-017010, ORJCO.
- TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER INSTRUMENT NO. 2009-039867, ORJCO.

APPROVALS

EXAMINED AND APPROVED THIS 25 DAY OF August, 2011.

S.P. McA
ACTING CITY SURVEYOR
MEDFORD CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 100.110 AS OF SEPTEMBER 2nd, 2011.

Kenna Crawford
ASSESSOR, DEPT. OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 100.110 HAVE BEEN PAID AS OF September 2, 2011.

Melanie Benjamin
TAX COLLECTOR

RECORDING:

FILED FOR RECORD THIS 2nd DAY OF September, 2011 AT 3:10 O'CLOCK P AND RECORDED IN VOLUME 27, PAGE 7, OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker COUNTY CLERK
Carmen J. Helman DEPUTY

THE DECLARATION OF CONDOMINIUM OWNERSHIP HAS BEEN RECORDED IN INSTRUMENT NO. 2011- 026944 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

THE BYLAWS OF THE RIVER CITY OFFICE & MEDICAL CONDOMINIUM ASSOCIATION HAS BEEN RECORDED IN INSTRUMENT NO. 2011- 026944 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2013

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: AUGUST 4, 2010
PROJECT NO. 598-10

ELEVATION VIEW

** RECEIVED **
 Date 9-2-11 By SK
 This survey consists of
5 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

RIVER CITY OFFICE & MEDICAL CONDOMINIUM

LYING SITUATE WITHIN
 SOUTHEAST QUARTER OF SECTION 12
 TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN
 CITY OF MEDFORD, JACKSON COUNTY, OREGON
 FOR
RIVER CITY DEVELOPMENT LLC
 1110 GATEPARK DRIVE
 CENTRAL POINT, OREGON

LEGEND

- UNIT BOUNDARY
- GCE BOUNDARY
- LCE BOUNDARY
- GCE
- LCE
- SQ. FT.
- ST
- GENERAL COMMON ELEMENT
- LIMITED COMMON ELEMENT
- SQUARE FEET
- STAIRWELL AND LANDING (LCE) AS DESCRIBED

NOTES

- 1) ALL ANGLES ARE 90° UNLESS NOTED OTHERWISE.
- 2) THE HORIZONTAL UNIT DIMENSIONS ARE MEASURED TO THE INTERIOR FACE OF THE WOOD STUD FRAMED WALLS.
- 3) UNIT VERTICAL BOUNDARIES ARE AS FOLLOWS:
 (A) TOP OF WOOD SUBFLOOR FOR UNIT LOWER LIMITS.
 (B) BOTTOM OF WOOD CEILING JOISTS FOR UNIT UPPER LIMITS
- 4) LCE VERTICAL BOUNDARIES ARE AS FOLLOWS:
 (A) TOP OF FINISH FLOOR SURFACE FOR LCE LOWER LIMITS.
 (B) BOTTOM OF FINISH CEILING SURFACE FOR LCE UPPER LIMITS
- 5) ALL OF THE LAND IS GCE EXCEPT FOR UNITS AND LCE'S SHOWN HEREON.
- 6) THE BASIS OF VERTICAL CONTROL FOR THIS SURVEY IS CITY OF MEDFORD BENCHMARK "A-485", A 2.5" DIAMETER BRASS CAP IN THE TOP OF CURB INLET LOCATED AT THE SOUTHWEST CORNER THE INTERSECTION OF BIDDLE ROAD WITH GILMAN ROAD. BENCHMARK ELEVATION = 1299.26 FEET BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29)

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

Shawn Kampmann
 SURVEYOR

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Shawn Kampmann

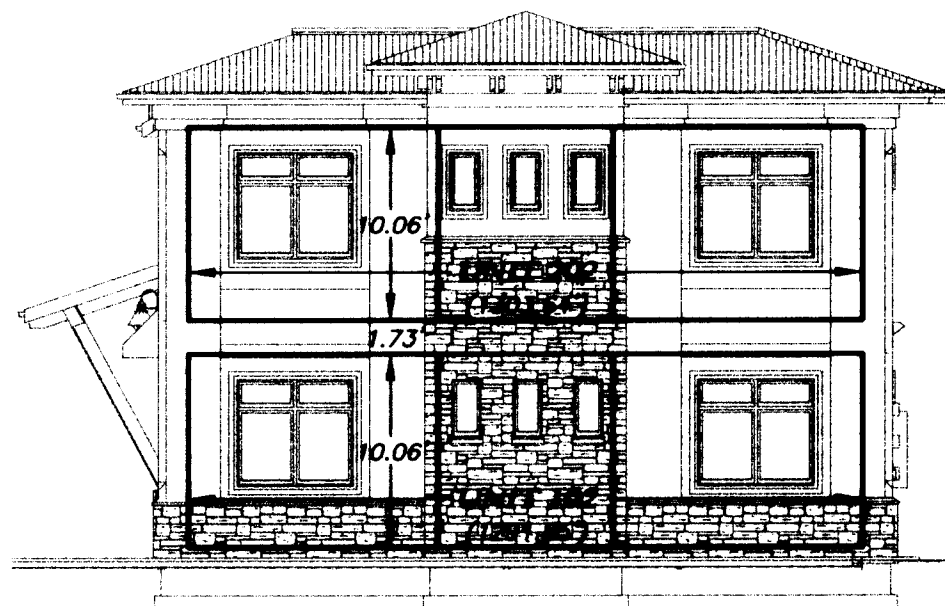
OREGON
 JULY 14, 1998
 SHAWN KAMPMANN
 2883 LS

RENEWAL DATE: 6/30/2011

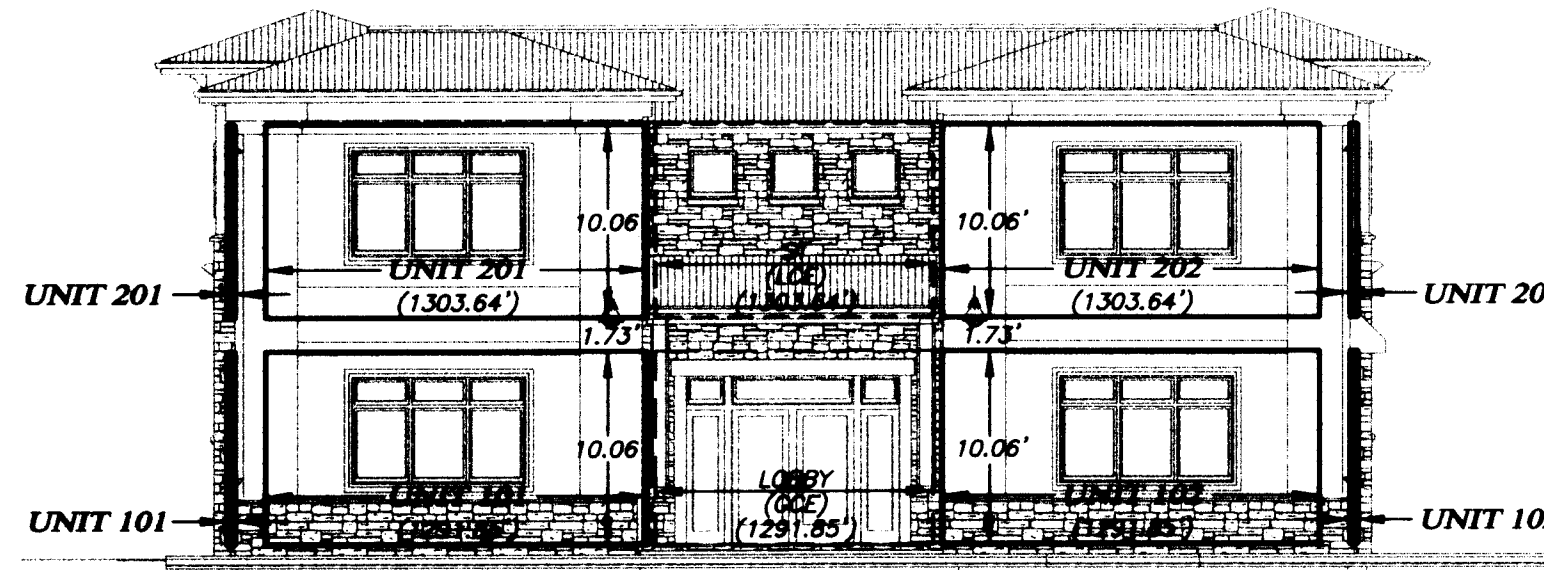
SURVEYED BY:

POLARIS LAND SURVEYING LLC
 P.O. BOX 459
 ASHLAND, OREGON 97520
 (541) 482-5009

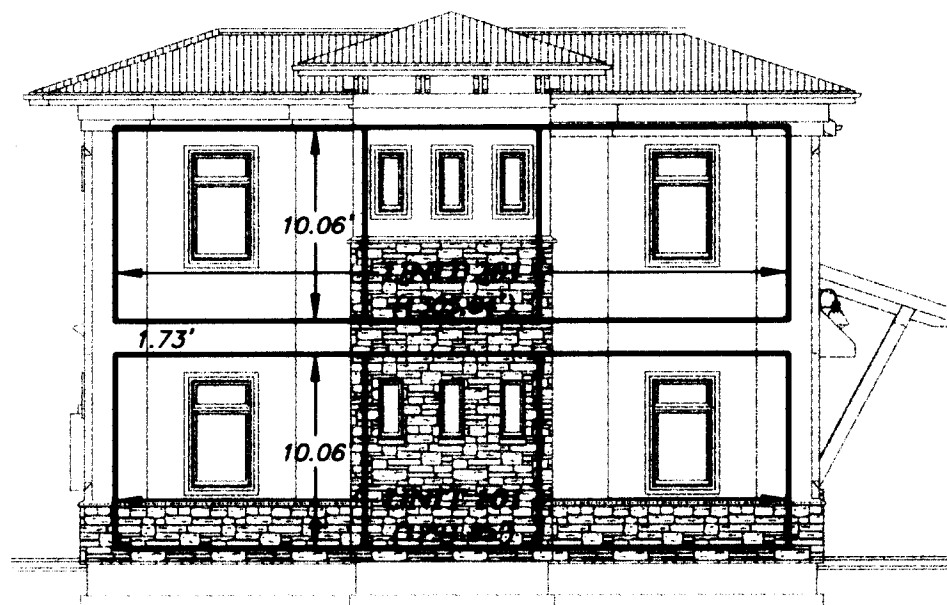
DATE: AUGUST 4, 2010
 PROJECT NO. 598-10



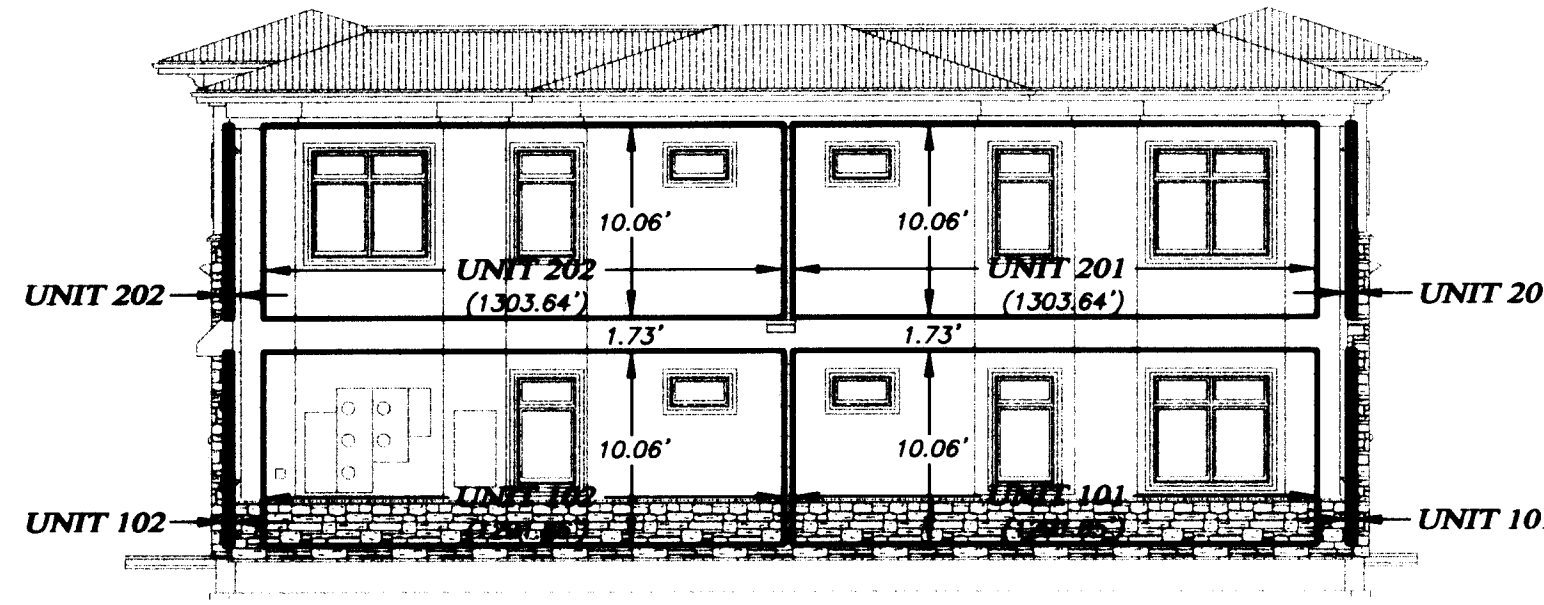
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

PLAN VIEW

RIVER CITY OFFICE & MEDICAL CONDOMINIUM

LYING SITUATE WITHIN
SOUTHEAST QUARTER OF SECTION 12
TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN
CITY OF MEDFORD, JACKSON COUNTY, OREGON

FOR
RIVER CITY DEVELOPMENT LLC

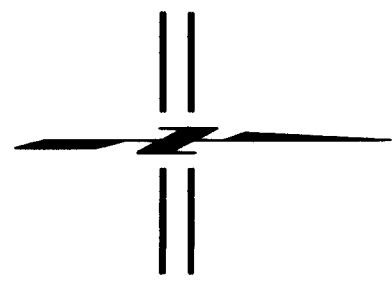
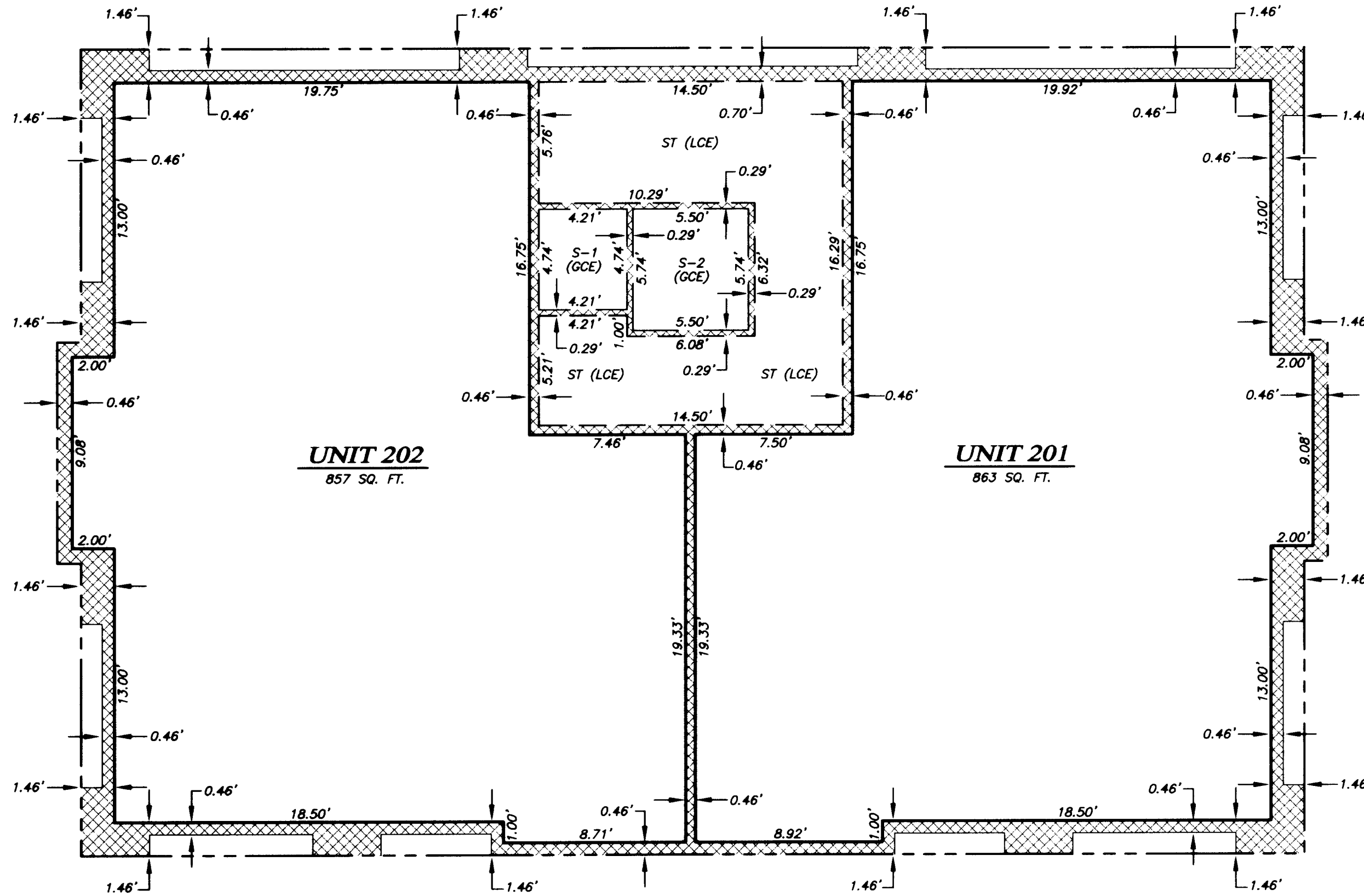
1110 GATEPARK DRIVE
CENTRAL POINT, OREGON

NOTES

- 1) ALL ANGLES ARE 90° UNLESS NOTED OTHERWISE.
- 2) EXTERIOR BUILDING DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF THE CONCRETE FOUNDATION WALLS.
- 3) THE HORIZONTAL UNIT DIMENSIONS ARE MEASURED TO THE INSIDE FACE OF THE WOOD STUD FRAMED WALLS.
- 4) THE HORIZONTAL LCE DIMENSIONS ARE MEASURED TO THE FINISHED WALL SURFACES.
- 5) ALL OF THE LAND IS GCE EXCEPT FOR UNITS AND LCE'S SHOWN HEREBON.

LEGEND

- EXTERIOR FOUNDATION WALL
- ===== UNIT BOUNDARY
- GCE BOUNDARY
- LCE BOUNDARY
- GCE GENERAL COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- SQ. FT. SQUARE FEET
- S-1 (GCE) STORAGE AREA (GCE) AS DESCRIBED
- ST (LCE) STAIRWELL AND LANDING (LCE) AS DESCRIBED
- MECH MECHANICAL, COMMUNICATIONS & UTILITY ROOM (GCE)
- Interior Wall Space



SCALE: 1" = 5'

SECOND FLOOR LEVEL

I HEREBY CERTIFY THAT THIS PLAN IS AN EXACT COPY OF THE ORIGINAL.

Shawn Kampmann
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2863 LS

RENEWAL DATE: 6/30/2011

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: AUGUST 4, 2010
PROJECT NO. 598-10

** RECEIVED **
Date 9-2-11 By *SL*
This survey consists of
5 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

PLAN VIEW

RIVER CITY OFFICE & MEDICAL CONDOMINIUM

LYING SITUATE WITHIN

SOUTHEAST QUARTER OF SECTION 12
TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN
CITY OF MEDFORD, JACKSON COUNTY, OREGON

FOR
RIVER CITY DEVELOPMENT LLC

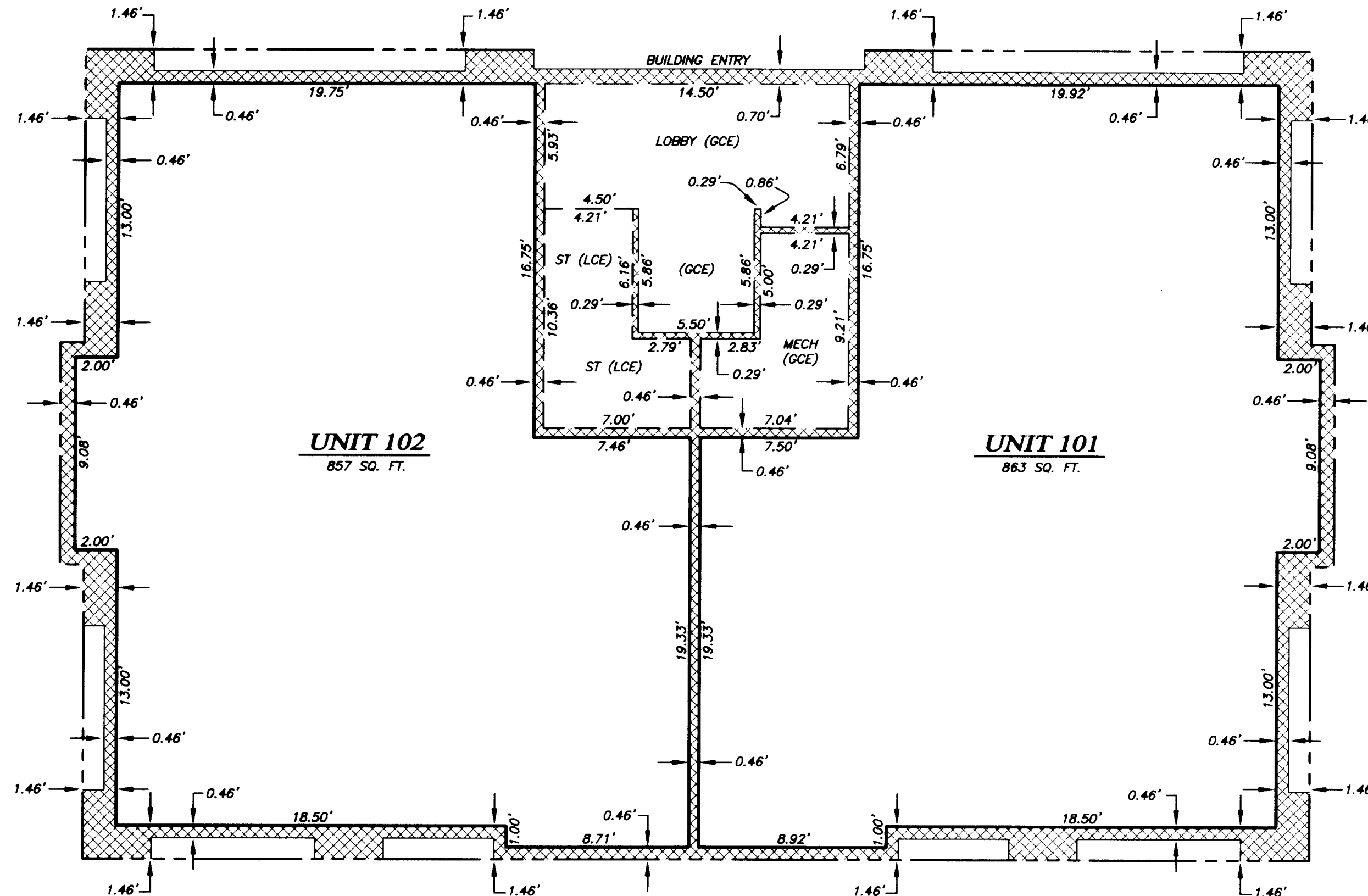
1110 GATEPARK DRIVE
CENTRAL POINT, OREGON

NOTES

- 1) ALL ANGLES ARE 90° UNLESS NOTED OTHERWISE.
- 2) EXTERIOR BUILDING DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF THE CONCRETE FOUNDATION WALLS.
- 3) THE HORIZONTAL UNIT DIMENSIONS ARE MEASURED TO THE INSIDE FACE OF THE WOOD STUD FRAMED WALLS.
- 4) THE HORIZONTAL LCE DIMENSIONS ARE MEASURED TO THE FINISHED WALL SURFACES.
- 4) ALL OF THE LAND IS GCE EXCEPT FOR UNITS AND LCE'S SHOWN HEREBON.

LEGEND

- EXTERIOR FOUNDATION WALL
- ===== UNIT BOUNDARY
- GCE BOUNDARY
- LCE BOUNDARY
- GCE GENERAL COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- SQ. FT. SQUARE FEET
- ST (LCE) STAIRWELL AND LANDING (LCE) AS DESCRIBED
- MECH MECHANICAL, COMMUNICATIONS & UTILITY ROOM (GCE)
- INTERIOR WALL SPACE



FIRST FLOOR LEVEL

** RECEIVED **
Date 9-2-11 By *SK*
This survey consists of
5 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.
Shawn Kampmann
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Shawn Kampmann
OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS
RENEWAL DATE: 6/30/2011

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009
DATE: AUGUST 4, 2010
PROJECT NO. 598-10

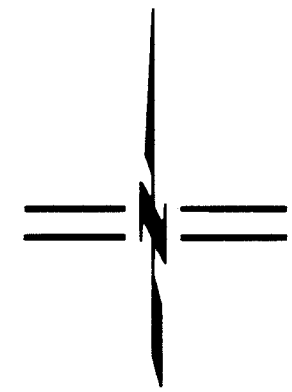
BOUNDARY SHEET

RIVER CITY OFFICE & MEDICAL CONDOMINIUM

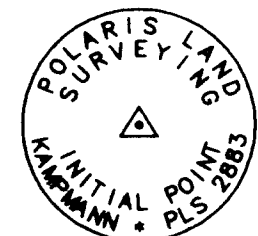
LYING SITUATE WITHIN
SOUTHEAST QUARTER OF SECTION 12
TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN
CITY OF MEDFORD, JACKSON COUNTY, OREGON

FOR
RIVER CITY DEVELOPMENT LLC
1110 GATEPARK DRIVE
CENTRAL POINT, OREGON

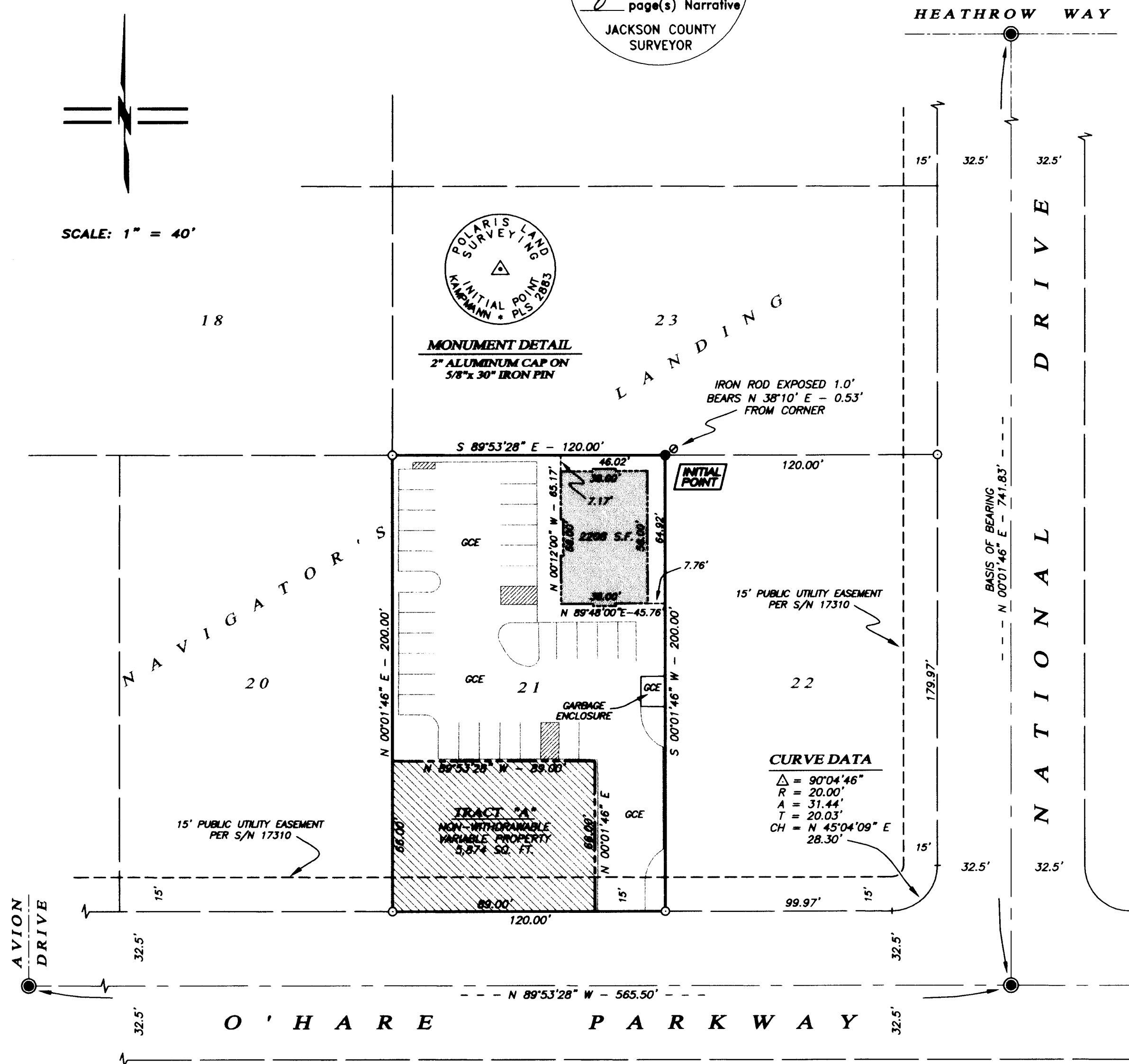
** RECEIVED **
Date 9-2-11 By 66
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR



SCALE: 1" = 40'



MONUMENT DETAIL
2" ALUMINUM CAP ON
5/8" x 30" IRON PIN



LEGEND

- 2" ALUMINUM CAP FLUSH IN ASPHALT PAVEMENT STAMPED "LS 1913" PER S/N 17310 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "D. McMAHAN LS 1913" PER S/N 17310 (RECOVERED)
- 5/8" IRON PIN - NO CAP, FOUND DISTURBED AND EXPOSED 12" PER S/N 17310 (RECOVERED)
- 5/8" x 30" IRON PIN w/ 2" ALUMINUM CAP STAMPED "INITIAL POINT PLS 2883" PER MONUMENT DETAIL (ESTABLISHED)
- PROPERTY LINE
- - - TRACT "A" BOUNDARY
- BOUNDARY LINE
- - - CENTERLINE
- - - EXTERIOR BUILDING FOUNDATION
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- GCE GENERAL COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- EXTERIOR BUILDING FOOTPRINT
- ▨ TRACT "A" NON-WITHDRAWABLE VARIABLE PROPERTY

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF NATIONAL DRIVE HAVING A RECORD PLAT BEARING OF SOUTH 00°01'46" WEST, AS REFERENCED ON SURVEY NO. 17310, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

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

Shawn Kampmann
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann
OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2011

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: AUGUST 4, 2010
PROJECT NO. 598-10