

MAP OF SURVEY

Located within Donation Land Claim (DLC), No. 54, in the Southwest One-quarter of the Northeast One-quarter of Section 13, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon

PREPARED FOR:

FERN GARDENS REAL PROPERTY GROUP, LLC
 2336 Table Rock Road
 Medford, OR 97501

LEGEND:

- ⊙ Indicates a set 5/8 inch diameter by 24 inches long iron pin with a plastic cap marked "NEATHAMER SURVEYING".
- Indicates a found 5/8 inch diameter iron pin per SN 3127, or as otherwise noted hereon.
- Indicates a found 5/8 inch diameter iron pin with plastic cap marked "L.J. FRIAR & ASSOC.", per SN 14748.
- ▲ Indicates a found 5/8 inch diameter iron pin with plastic cap marked "C. NEATHAMER LS 56545", per SN 14340.
- △ Indicates a found 5/8 inch diameter iron pin per Jackson County Engineer notes from book entitled "Table Rock Market #3", dated Jan. 30, 1924. Book is on file in the office of the Jackson County Surveyor.
- Indicates a found monument as described hereon.
- Indicates a computed position, nothing found or set.
- VOL PG Indicates an instrument recorded by Volume and Page 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.
- (()) Indicates record deed information.
- [] Indicates record information per Roll Map No. 35/10 entitled "Table Rock Market Road No. 3", dated Jan. 20, 1924, found on file in the office of the Jackson County Surveyor.
- [] Indicates record information per SN 92.
- () Indicates record information per SN 3127, or as noted hereon.
- { } Indicates record information per SN 14828.
- - - Indicates centerline of an existing fence line.
- x x x Indicates an alignment of old fence posts.
- FNC 1.8' Indicates the distance and which side from the boundary line that the centerline of fence line is located.

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S89°55'34"E | 4.36' |
| L2 | 90°00'00" | 4.00' |
| L3 | N00°00'44"W | 34.30' |
| L4 | N89°55'34"W | 0.13' |
| L5 | S63°35'03"W | 25.40' |
| L6 | - | 25.40' |
| L7 | N52°50'43"W | 25.36' |
| L8 | - | 25.36' |
| L9 | N89°55'34"W | 3383.22' |
| L10 | N89°54'50"W | 3383.17' |
| L11 | S00°00'44"E | 506.91' |
| L12 | S89°51'15"E | 30.25' |
| L13 | S89°50'20"E | 30.00' |
| L14 | South | 507.01' |

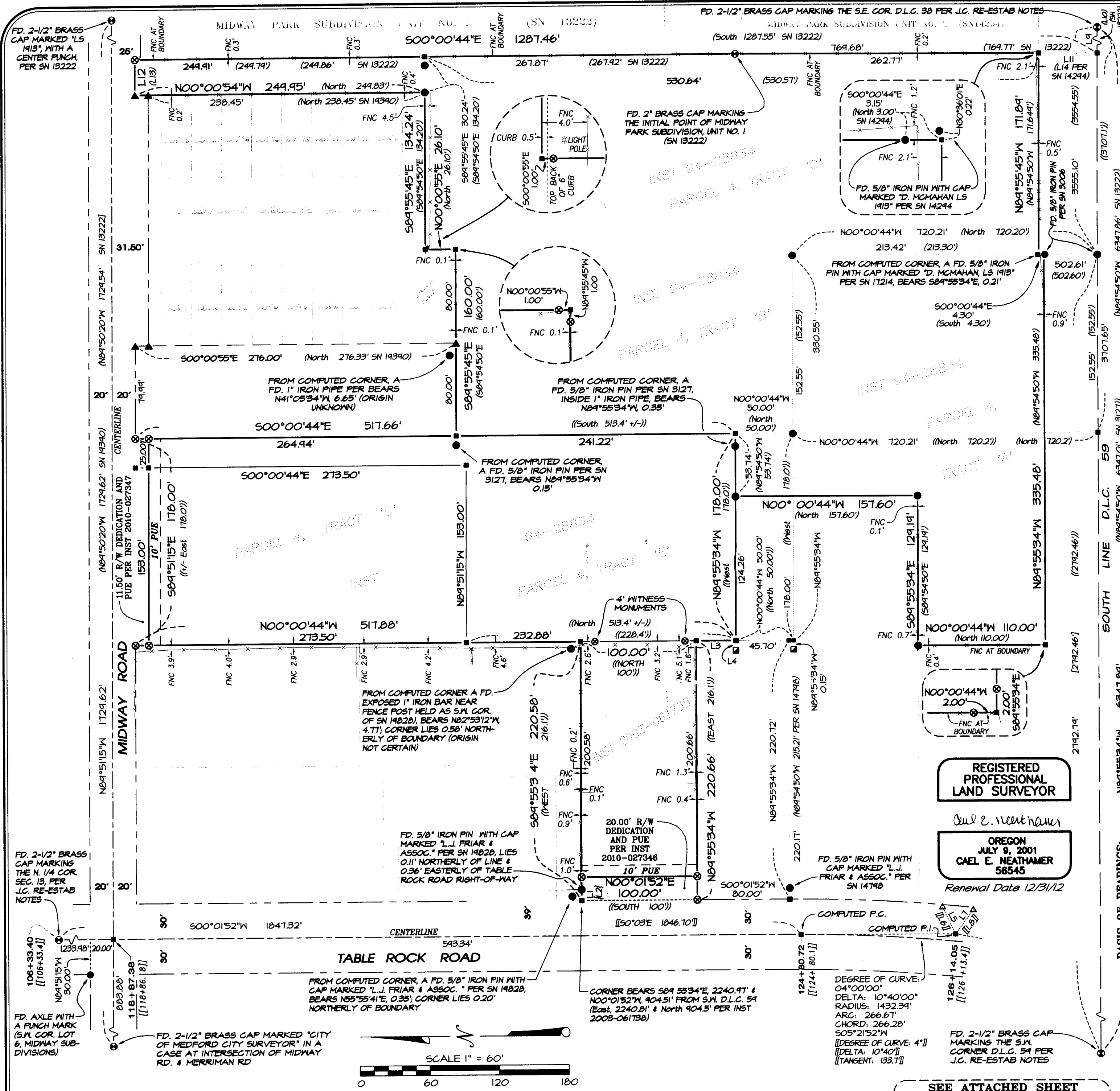
**** RECEIVED ****
 DATE 12-28-12 BY *BB*
 This survey consists of:
 1 sheet(s) Map
 2 page(s) Narrative
 JACKSON COUNTY SURVEYOR

BASIS OF BEARINGS:

Geodetic North based on the World Geodetic System of 1984 (NAD83 datum), obtained via Global Position System (GPS), observations. Basis applied to the South line of Donation Land Claim No. 54 (D.L.C. 54), as depicted hereon.

PREPARED BY: Neathamer Surveying, Inc.
 3126 State St., Suite 203
 P.O. Box 1584
 Medford, Oregon 97501
 Phone (541) 732-2869
 FAX (541) 732-1382

PLOT DATE: December 28, 2012 **PROJECT NUMBER:** 08058



REGISTERED PROFESSIONAL LAND SURVEYOR

Caël E. Neathamer
OREGON
 JULY 9, 2001
CAEL E. NEATHAMER
 56545
 Renewal Date 12/31/12

SEE ATTACHED SHEET FOR SURVEY NARRATIVE

associated therewith, both dated in January of 1929). Record offsets per said map were utilized to locate the adjacent right-of-way lines.

A centerline monument set per Survey Number 13222, and a found City of Medford Surveyor brass cap at the intersection of Midway Road and Merriman Road, were utilized to define the centerline of said Midway Road. Record offsets were utilized to define the adjacent right-of-way lines. It should be noted that the previous boundary control performed on the plat of Pleasant Square (Survey Number 19390), as performed by this office, was utilized after rotating counter-clockwise 00°00'55" along Midway Road.

A found monument on the South Line of the located D.L.C. 59, as originally established by Survey Number 92 (later utilized on Survey Number 3005, then re-established by Survey Number 3006 and further held by Survey Number 3127, all performed by the same surveyor), fit within 0.3 to 0.6 of a foot (in an easterly-westerly direction), to the deed calls from both the Southwest of D.L.C. 59 and the Southeast of D.L.C. 38. Said point fell on said D.L.C. line, and was used to establish a majority of the deed calls contained within the deeds of the subject tracts.

From the established D.L.C. line and the right-of-way lines, and utilizing said Instruments Numbered 94-28834 and 2003-061738, and the listed surveys herein, established the exterior boundaries of the subject tracts, as depicted hereon.

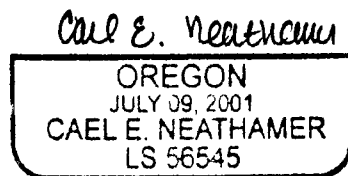
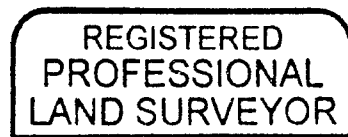
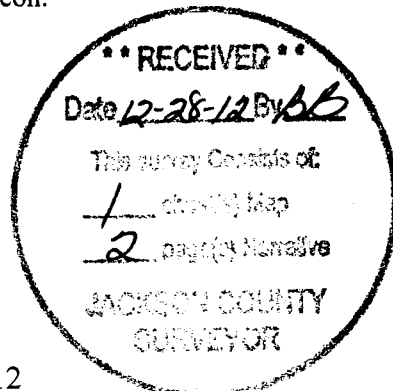
An overage on the measured east-west distances versus the deed distances of the tract described in Instrument No. 2003-061738, occurred due to what is believed to be a scribner's error that was propagated over time and created without the aide of a survey to validate it. Deed research revealed that the intent of the ownership should be from the easterly right-of-way of Table Rock Road, easterly to the westerly boundaries of the subject tracts described in the current deed of Instrument No. 94-28834.

A visible gap between the north-south fence lines adjacent to the westerly boundaries of aforesaid Instrument No. 94-28834 are believed to be a result of the same type of scribner's error that was propagated over time and building of fences, both without the aide of surveyed lines to place them along the deed lines.

Monuments were established at the computed corners, as depicted hereon, on November 11, 2009 and October 10, 2012.

BASIS OF BEARINGS:

Geodetic North based on the World Geodetic System of 1984 (WGS84 datum), obtained via Global Position System (GPS), observations. Basis applied to the South line of Donation Land Claim No. 59 (D.L.C. 59), as depicted hereon.



RENEWAL DEC. 31, 2012

Date: December 28, 2012

SURVEY NO. 21188

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

PREPARED FOR: FERN GARDENS REAL PROPERTY GROUP, LLC
2336 Table Rock Road
Medford, OR 97501

PREPARED BY: NEATHAMER SURVEYING, INC.
3126 State Street, Suite 203
P.O. Box 1584
Medford, Oregon 97501

LOCATION:

Located within Donation Land Claim (DLC), No. 59, in the Southwest One-quarter of the Northeast One-quarter of Section 13, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon

PURPOSE OF SURVEY:

Perform a boundary survey in conjunction with an ALTA/ACSM Land Title Survey to HUD standards pursuant to the request and instructions provided by client. Prepare a Map of Survey, then process and file it in the office of the Jackson County Surveyor.

SURVEY PROCEDURE:

Utilizing Trimble 5700 Global Positioning System (GPS) equipment, Trimble S6 Robotic instruments and Trimble TSC2 data collectors with Trimble Survey Controller software, all found monuments were tied via closed traverses or by redundant ties. Records utilized: Instruments Numbered 94-28834 and 2003-061738 of the Official Records of Jackson County, Oregon; and, Surveys Numbered 92, 3005, 3006, 3127, 13222 and 19390, all as filed in the office of the Jackson County Surveyor.

In addition to the record documents listed herein, retracement of the creating deeds and ancient survey information were utilized to verify the intent of the location of the subject tracts, and adjacent surrounding tracts supporting their location. From this information, utilized the listed documents and maps in conjunction with physical evidence to compute the subject tract boundaries as follows:

Utilizing the GPS equipment, recovered and tied the Southeast Corner of D.L.C. 38, and the Southwest Corner of D.L.C. 59, establishing the location of the South line of D.L.C. 59 and the Basis of Bearings for this survey.

Recovered the North One-quarter corner of Section 13 and two reference monuments for the centerline Point of Intersection ("P.I."), defining the centerline of Table Rock Road pursuant to Roll Map 35/10, being the Jackson County Engineers map entitled "Table Rock Market Road No. 3" (and the field notes