

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THE EVERGREEN WAY MASTER CONDOMINIUM ASSOCIATION, AN OREGON NONPROFIT CORPORATION, HAS APPROVED THIS PLAT AMENDMENT PUSUANT TO O.R.S. CHAPTER 100.116.

JOHN W. HOKE, PRESIDENT & SECRETARY EVERGREEN WAY MASTER CONDOMINIUM ASSOCIATION

THE MEDFORD URBAN RENEWAL AGENCY, A PUBLIC BODY CORPORATE AND POLITIC OF THE CITY OF MEDFORD, OREGON, IS THE DECLARANT AND OWNER OF THE PARKING UNIT. ONE WEST MAIN, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE NON-WITHDRAWABLE VARIABLE PROPERTY, TRACT "D". TOGETHER, THE PARKING UNIT AND NON-WITHDRAWABLE VARIABLE PROPERTY CONSTITUTE THE EVERGREEN WAY MASTER CONDOMINIUM, AND THE DESCRIPTIONS OF THE PROPERTY AND IMPROVEMENTS HEREIN ARE TRUE AND CORRECT, THE PLAT AMENDMENT IS APPROVED, AND SAID PROPERTY HAS BEEN SUBMITTED TO THE 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 100.625.

P. ERIC SWANSON, EXECUTIVE DIRECTOR MEDFORD URBAN RENEWAL AGENCY, A PUBLIC BODY CORPORATE AND POLITIC OF THE CITY OF MEDFORD, OREGON

BRIAN McLEMORE, MANAGER ONE WEST MAIN, LLC, AN OREGON LIMITED LIABILITY COMPANY

STEPHEN M. GAMBEE, MANAGER ONE WEST MAIN, LLC, AN OREGON LIMITED LIABILITY COMPANY

JEFFREY R. BLUM, MANAGER ONE WEST MAIN, LLC, AN OREGON LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENTS

STATE OF OREGON } JACKSON COUNTY }

PERSONALLY APPEARED THE ABOVE NAMED P. ERIC SWANSON, ON THIS 23 DAY OF October, 2013 AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

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

STATE OF OREGON } JACKSON COUNTY }

PERSONALLY APPEARED THE ABOVE NAMED BRIAN McLEMORE, ON THIS 25 DAY OF October, 2013 AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Dena Lyn Smith, NOTARY PUBLIC-OREGON, COMMISSION NO. 468502, MY COMMISSION EXPIRES: May 17, 2016

STATE OF OREGON } JACKSON COUNTY }

PERSONALLY APPEARED THE ABOVE NAMED STEPHEN M. GAMBEE, ON THIS 25 DAY OF October, 2013 AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Dena Lyn Smith, NOTARY PUBLIC-OREGON, COMMISSION NO. 468502, MY COMMISSION EXPIRES: May 17, 2016

STATE OF OREGON } JACKSON COUNTY }

PERSONALLY APPEARED THE ABOVE NAMED JEFFREY R. BLUM, ON THIS 25 DAY OF October, 2013 AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Dena Lyn Smith, NOTARY PUBLIC-OREGON, COMMISSION NO. 468502, MY COMMISSION EXPIRES: May 17, 2016

Assessor's Map No. 37 1W 30 BC, Tax Lots 80002, 80003 & 80004

PLAT AMENDMENT TO EVERGREEN WAY MASTER CONDOMINIUM RECORDED SEPTEMBER 17, 2008 IN VOLUME 34, PAGE 50, PLAT RECORDS

LYING SITUATE WITHIN NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN CITY OF MEDFORD, JACKSON COUNTY, OREGON

FOR Medford Urban Renewal Agency

411 West 8th Street Medford, Oregon 97501

SHEET INDEX

SHEET 1 SIGNATURE & CERTIFICATIONS, SHEET 2 CONDOMINIUM PLAT BOUNDARY, SHEET 3 BUILDING ELEVATION VIEWS

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

PURPOSE: TO SURVEY A PLAT AMENDMENT FOR EVERGREEN WAY MASTER CONDOMINIUM, RECORDED SEPTEMBER 17, 2008 IN VOLUME 34, PAGE 50 OF THE PLAT RECORDS IN JACKSON COUNTY, OREGON, FOR THE PURPOSE OF CONSOLIDATING THE NON-WITHDRAWABLE VARIABLE TRACTS "A", "B" & "C" INTO NON-WITHDRAWABLE VARIABLE TRACT "D."

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRA 1203 ROBOTIC TOTAL STATION WITH RANGING PRISMS, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS OFFICE DURING THE PERFORMANCE OF SURVEY NO. 20806 IN 2010 FOR THE KAY BUILDING CONDOMINIUM ON SOUTH FIR STREET ADJACENT TO THIS PROJECT, I SURVEY THE LAND AS SHOWN ON THIS PLAT. WITNESS CORNER MONUMENTS REFERENCED TO THE PROPERTY CORNERS ESTABLISHED FOR EVERGREEN WAY MASTER CONDOMINIUM, WERE RECOVERED DURING THE PERFORMANCE OF SURVEY NO. 20806 AND FIELD VERIFIED AND FOUND IN GOOD CONDITION BY THIS 2013 SURVEY. THE CONCRETE STRUCTURE BUILT ON THE PARKING UNIT IN 2008 WAS ALSO FIELD SURVEYED BY THIS 2013 SURVEY AND MEASURED SLIGHTLY LESS IN WIDTH THAN THE EVERGREEN WAY MASTER CONDOMINIUM PLAT RECORD. THE DISTANCE BETWEEN MAIN STREET AND EIGHTH STREET MEASURED BY POLARIS SURVEY NO. 20806, ALSO MATCHED CITY OF MEDFORD SURVEY NO. 13529 OF 300.14 FEET BETWEEN RIGHTS-OF-WAY. THIS DISTANCE DIFFERED BY 0.03 FEET LESS THAN SURVEY NO. 20170, THEREFORE I APPLY THE SHORTAGE TO THE WIDTH OF THE PARKING UNIT BY 0.03 FEET TO FIT THE PARKING UNIT AND NON-WITHDRAWABLE VARIABLE TRACTS AT PLAT RECORD RIGHT ANGLES BETWEEN ADJACENT RIGHTS-OF-WAY.

SURVEYORS 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 OF THE NON-WITHDRAWABLE VARIABLE TRACT "D":

TRACT "A" WHICH IS INCLUSIVE OF A-1 AND A-2 OF EVERGREEN WAY MASTER CONDOMINIUM, AS SET FORTH ON THE PLAT AND DECLARATION RECORDED IN VOLUME 34, PAGE 50, PLAT RECORDS; AND AS SET FORTH IN THE MASTER CONDOMINIUM DECLARATION RECORDED AUGUST 17, 2008, AS NO. 2008-034855, OFFICIAL RECORDS, JACKSON COUNTY, OREGON, TOGETHER WITH THOSE GENERAL COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AND IN ANY SUBSEQUENT AMENDMENTS THERETO AS APPURTENANT TO SAID UNIT.

TRACT "B" WHICH IS INCLUSIVE OF B-1, B-2 AND B-3 OF EVERGREEN WAY MASTER CONDOMINIUM, AS SET FORTH ON THE PLAT AND DECLARATION RECORDED IN VOLUME 34, PAGE 50, PLAT RECORDS; AND AS SET FORTH IN THE MASTER CONDOMINIUM DECLARATION RECORDED AUGUST 17, 2008, AS NO. 2008-034855, OFFICIAL RECORDS, JACKSON COUNTY, OREGON, TOGETHER WITH THOSE GENERAL COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AND IN ANY SUBSEQUENT AMENDMENTS THERETO AS APPURTENANT TO SAID UNIT.

TRACT "C" WHICH IS INCLUSIVE OF C-1, C-2 AND C-3 OF EVERGREEN WAY MASTER CONDOMINIUM, AS SET FORTH ON THE PLAT AND DECLARATION RECORDED IN VOLUME 34, PAGE 50, PLAT RECORDS; AND AS SET FORTH IN THE MASTER CONDOMINIUM DECLARATION RECORDED AUGUST 17, 2008, AS NO. 2008-034855, OFFICIAL RECORDS, JACKSON COUNTY, OREGON, TOGETHER WITH THOSE GENERAL COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AND IN ANY SUBSEQUENT AMENDMENTS THERETO AS APPURTENANT TO SAID UNIT.

SURVEYORS CERTIFICATE OF AMENDMENT

IN ACCORDANCE WITH O.R.S. 100.116(3)(d), I, SHAWN KAMPMANN, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE PLAT AMENDMENT OF "EVERGREEN WAY MASTER CONDOMINIUM", FULLY AND ACCURATELY DEPICTS THE AMENDMENTS TO THE PLAT DESCRIBED IN THE DECLARATION RECORDED HEREWITH AS DOCUMENT NO. 2013-

DATED THIS 22nd DAY OF October, 2013.

Shawn Kampmann, SHAWN KAMPMANN, PLS 2883

STATE OF OREGON } JACKSON COUNTY }

PERSONALLY APPEARED THE ABOVE NAMED JOHN W. HOKE, ON THIS 23 DAY OF October, 2013 AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

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

APPROVALS:

EXAMINED AND APPROVED THIS 6 DAY OF November, 2013.

Handwritten signature of Medford City Surveyor

MEDFORD CITY SURVEYOR

TAX COLLECTORS CERTIFICATE:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF NOVEMBER 7, 2013.

Willee Johnson, Deputy Assessor, 11-7-2013; Patsy Binkome, Deputy Tax Collector, 11-7-2013

RECORDING:

FILED FOR RECORD THIS 7th OF November, 2013 AT 12:58 P.M. AND RECORDED IN VOLUME 37, PAGE 12, OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker, County Clerk; Carmen D. Helman, Deputy

THIS PLAT AMENDMENT IS AUTHORIZED BY THE AMENDED AND RESTATED DECLARATION AND BYLAWS AND PLAT AMENDMENT OF EVERGREEN WAY MASTER CONDOMINIUM, RECORDED AS INSTRUMENT NO. 2013-38152 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN FIRST AMERICAN TITLE COMPANY OF OREGON ORDER NO. 7161-2000680, DATED OCTOBER 2, 2013, EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- 1 COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, RECORDED IN DOCUMENT NO. 2004-067900, OFFICIAL RECORDS, JACKSON COUNTY, OREGON.
2 EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES & APPURTENANCES, RECORDED IN DOCUMENT NO. 2007-057276, OFFICIAL RECORDS, JACKSON COUNTY, OREGON.
3 TERMS, PROVISIONS, COVENANTS, CONDITIONS, DEFINITIONS, OPTIONS, OBLIGATIONS AND RESTRICTIONS CONTAINED IN MASTER CONDOMINIUM DECLARATION AND AS MAY BE CONTAINED IN THE BYLAWS ADOPTED PURSUANT TO SAID DECLARATION, RECORDED IN DOCUMENT NO. 2008-034855, OFFICIAL RECORDS, JACKSON COUNTY, OREGON, AND MODIFICATION AND/OR AMENDMENT BY INSTRUMENT OF FIRST AMENDMENT, RECORDED IN DOCUMENT NO. 2008-034856, AND SPECIAL DECLARANT RIGHTS TRANSFERRED TO ONE WEST MAIN, LLC, BY WARRANTY DEED RECORDED AS DOCUMENT NO. 2013-033789.
4 REGULATIONS AND ASSESSMENTS OF EVERGREEN WAY MASTER CONDOMINIUM ASSOCIATION, A NON-PROFIT CORPORATION, RECORDED IN DOCUMENT NO. 2008-034856, OFFICIAL RECORDS, JACKSON COUNTY, OREGON.
5 THE EVERGREEN PROJECT AGREEMENT FOR DISPOSITION AND DEVELOPMENT OF PROPERTY RECORDED IN DOCUMENT NO. 2012-038999, OFFICIAL RECORDS, JACKSON COUNTY, OREGON. THE LIEN OF ABOVE AGREEMENT WAS SUBORDINATED TO THE LIEN OF THE TRUST DEED TO UMPQUA BANK RECORDED AS DOCUMENT NO. 2013-033790 BY SUBORDINATION AGREEMENT & CONSENT RECORDED AS DOCUMENT NO. 2013-033802, OFFICIAL RECORDS.
6 BUILDING SITE IMPROVEMENT AGREEMENT INCLUDING TERMS AND PROVISIONS THEREOF RECORDED AS DOCUMENT NO. 2013-023197, OFFICIAL RECORDS.
7 TRUST DEED, SECURITY AGREEMENT, ASSIGNMENT OF LEASES & RENTS & FIXTURE FILING TO UMPQUA BANK RECORDED IN DOCUMENT NO. 2013-033790, OFFICIAL RECORDS.

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: 6/30/2015

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

DATE: OCTOBER 7, 2013 PROJECT NO. 786-13

FILE: SURVEYS\786-13\EVERGREEN CONDOMINIUM.DWG SHEET 1 of 3

** RECEIVED ** Date 11/13 By JF This survey consists of 3 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR

**** RECEIVED ****
 Date _____ By _____
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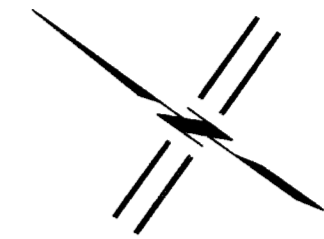
**PLAT AMENDMENT TO
 EVERGREEN WAY MASTER CONDOMINIUM**
 RECORDED SEPTEMBER 17, 2008 IN VOLUME 34, PAGE 50, PLAT RECORDS

CONDOMINIUM BOUNDARY

LYING SITUATE WITHIN

NORTHWEST QUARTER OF SECTION 30,
 TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
 CITY OF MEDFORD, JACKSON COUNTY, OREGON

FOR
Medford Urban Renewal Agency
 411 West 8th Street
 Medford, Oregon 97501



SCALE: 1" = 30'

LEGEND

- ⊙ CENTERLINE INTERSECTION FROM CITY OF MEDFORD .38 SHELL REFERENCE POINTS PER S/N 13529 & 20806 (CALCULATED)
- 5/8" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "HARDEY ENG. & ASSOC." PER S/N 20170 & 20806 (RECOVERED)
- ⊙ TACK IN LEAD PLUG w/ 3/4" BRASS WASHER STAMPED "LS 1069" ENG. & ASSOC." PER S/N 20170 & 20806 (RECOVERED)
- BOUNDARY LINE OF NON-WITHDRAWABLE VARIABLE TRACTS PER EVERGREEN WAY MASTER CONDOMINIUM & S/N 20170
- - - PROPERTY BOUNDARY LINE
- - - PREVIOUS RIGHT-OF-WAY LINE
- - - CENTERLINE
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- W.C. WITNESS CORNER REFERENCE MONUMENT, AS DESCRIBED
- () SURVEY RECORD DATA PER S/N 13529 (LEWIS)
- { } SURVEY RECORD DATA PER S/N 16009 & 20170 (HARDEY)
- [] GENERAL COMMON ELEMENT [GCE] PER S/N 20170

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF WEST MAIN STREET HAVING A RECORD PLAT BEARING OF NORTH 54°30'00" WEST, AS REFERENCED ON SURVEY NO. 13529, 20170 & 20806, 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

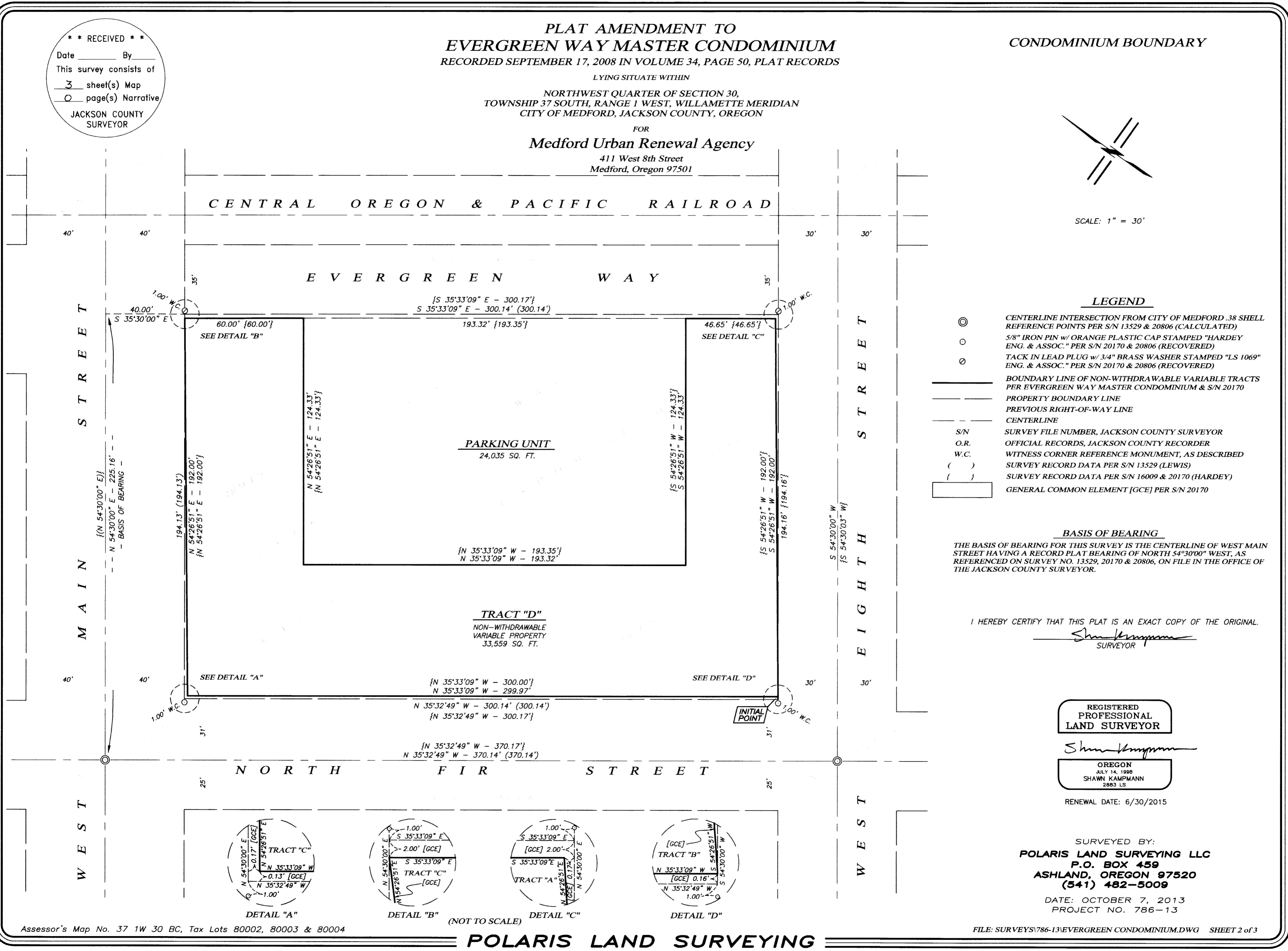
Shawn Kampmann
 OREGON
 JULY 14, 1998
 SHAWN KAMPMANN
 2883 LS

RENEWAL DATE: 6/30/2015

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

DATE: OCTOBER 7, 2013
 PROJECT NO. 786-13

FILE: SURVEYS\786-13\EVERGREEN CONDOMINIUM.DWG SHEET 2 of 3



Assessor's Map No. 37 1W 30 BC, Tax Lots 80002, 80003 & 80004

POLARIS LAND SURVEYING

**** RECEIVED ****
 Date _____ By _____
 This survey consists of
3 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

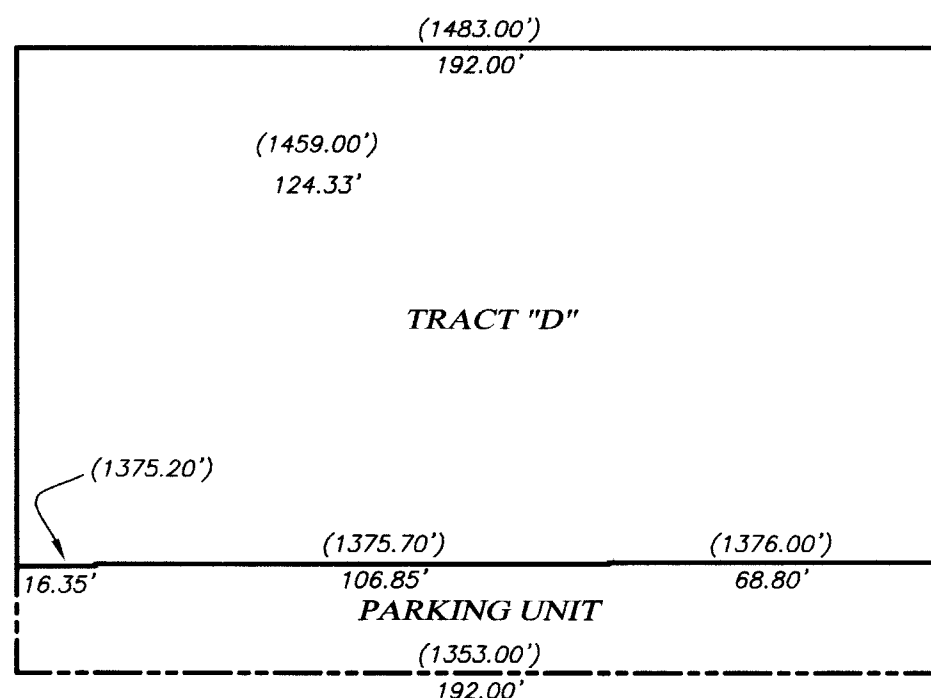
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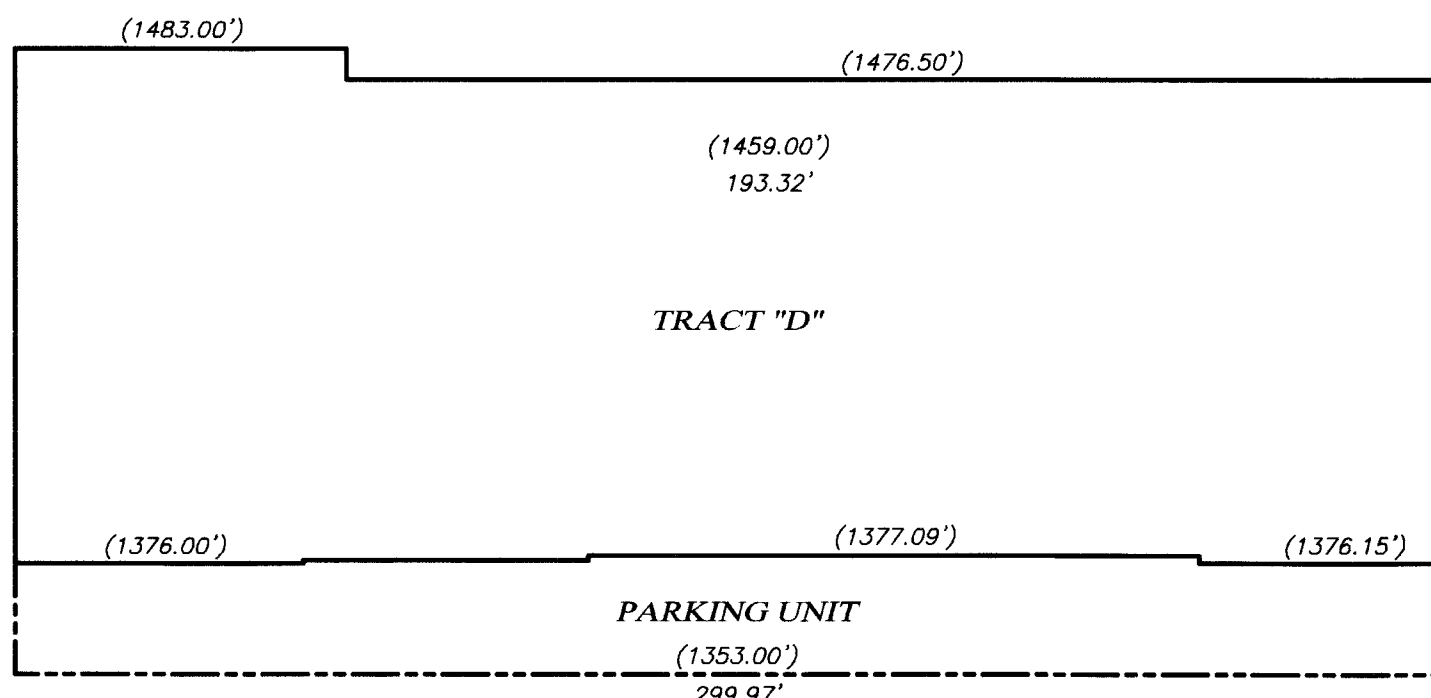
FOR
Medford Urban Renewal Agency
 411 West 8th Street
 Medford, Oregon 97501

ELEVATIONS

LEGEND
 - - - - - PARKING UNIT BOUNDARY
 TRACT "D" BOUNDARY
 (1483.00') VERTICAL ELEVATION { TYPICAL }
 192.00' HORIZONTAL DISTANCE { TYPICAL }

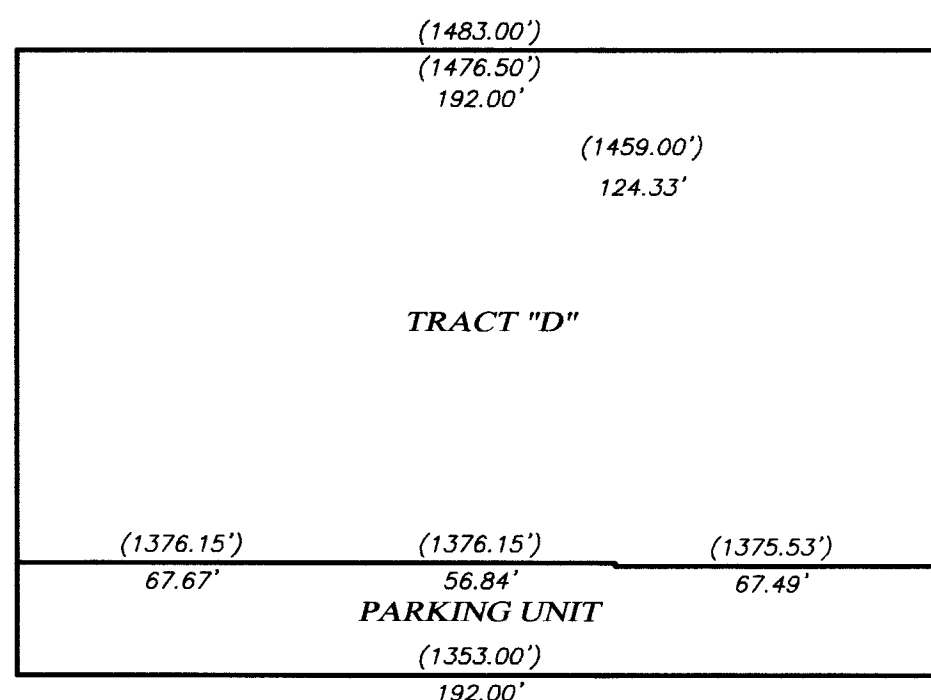


MAIN STREET ELEVATION

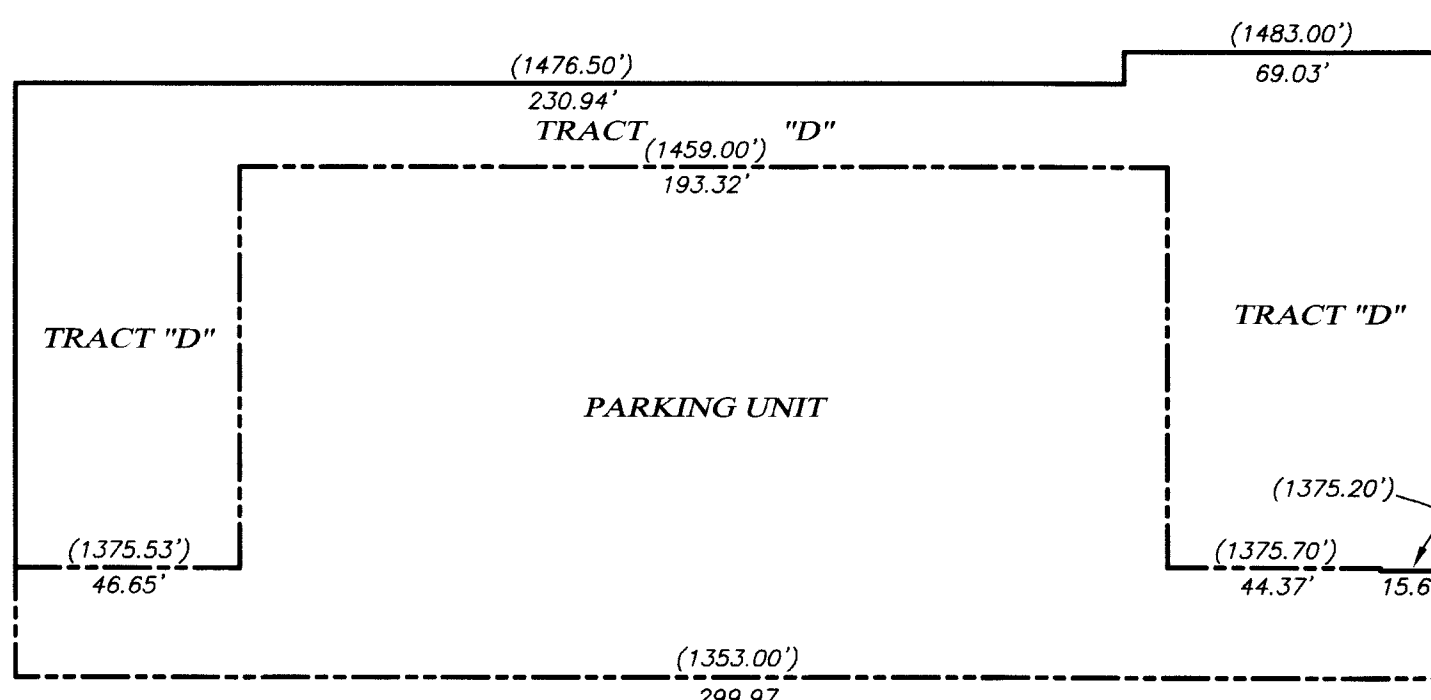


FIR STREET ELEVATION

SCALE: 1" = 40'



EIGHTH STREET ELEVATION



EVERGREEN WAY ELEVATION

SURVEY NOTES

- 1) ALL ANGLES ARE 90° UNLESS NOTED OTHERWISE.
- 2) ALL OF THE LAND IS GCE EXCEPT FOR UNITS AND NON-WITHDRAWABLE VARIABLE PROPERTY AS SHOWN HEREON.
- 3) OUTSIDE BUILDING DIMENSIONS ARE TO EXTERIOR OF THE CONCRETE WALL
- 4) THE BASIS OF VERTICAL CONTROL FOR THIS SURVEY IS THE CITY OF MEDFORD VERTICAL DATUM. PROJECT BENCHMARK IS A .38 CALIBER SHELL CASING REFERENCE POINT IN THE HANDICAP RAMP OF THE SIDEWALK LOCATED AT THE SOUTHERN CORNER OF EIGHTH STREET AND FIR STREET. PROJECT BENCHMARK ELEVATION = 1376.76 FEET PER S/N 20170.

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Shawn Kampmann
 SURVEYOR

REGISTERED
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 LAND SURVEYOR

Shawn Kampmann

OREGON
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RENEWAL DATE: 6/30/2015

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