

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT ONE WEST MAIN, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER AND SUCCESSOR DECLARANT OF NONWITHDRAWABLE VARIABLE PROPERTY TRACT "D" OF THE PLAT AMENDMENT TO EVERGREEN WAY MASTER CONDOMINIUM, RECORDED ON NOVEMBER 7, 2013 AS DOCUMENT NO. 2013-038152 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON, AND HEREBY RECLASSIFIES VARIABLE PROPERTY TRACT "D" INTO THE BUILDING UNIT HEREIN. THE DESCRIPTIONS OF THE PROPERTY AND IMPROVEMENTS HEREIN ARE TRUE AND CORRECT, SUPPLEMENTAL PLAT NO. 1 TO EVERGREEN WAY MASTER CONDOMINIUM 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.

Brian McGlemore, Manager
ONE WEST MAIN, LLC, AN OREGON LIMITED LIABILITY COMPANY

Stephen M. Gambée, 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 BRIAN MCGLEMORE, ON THIS 30 DAY OF June, 2014 AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

Notary Signature: Lanni G. Miller
Notary Public-Oregon: Lanni G. Miller
Commission No.: 454372
My Commission Expires: January 20, 2015

STATE OF OREGON }
JACKSON COUNTY }

PERSONALLY APPEARED THE ABOVE NAMED STEPHEN M. GAMBEE, ON THIS 3 DAY OF July, 2014 AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

Notary Signature: Lanni G. Miller
Notary Public-Oregon: Lanni G. Miller
Commission No.: 454372
My Commission Expires: January 20, 2015

STATE OF OREGON }
JACKSON COUNTY }

PERSONALLY APPEARED THE ABOVE NAMED JEFFREY R. BLUM, ON THIS 3 DAY OF July, 2014 AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

Notary Signature: Lanni G. Miller
Notary Public-Oregon: Lanni G. Miller
Commission No.: 454372
My Commission Expires: January 20, 2015

SURVEYORS CERTIFICATE OF COMPLETION

IN ACCORDANCE WITH O.R.S. 100.115(2D), I, SHAWN KAMPMANN, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT SUPPLEMENTAL PLAT NO. 1 OF EVERGREEN WAY MASTER CONDOMINIUM, FULLY AND ACCURATELY DEPICTS THE BOUNDARIES OF THE UNITS AND THE BUILDINGS AND THAT CONSTRUCTION OF THE BUILDING UNIT, AS DEPICTED ON SUCH PLAT, HAS BEEN COMPLETED.

DATED THIS 16th DAY OF June, 2014.
Shawn Kampmann
SHAWN KAMPMANN, PLS 2883

BY A WARRANTY DEED RECORDED AS INSTRUMENT NO. 2013-33789 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, ONE WEST MAIN, LLC, BECAME THE FEE TITLE OWNER AND SUCCESSOR DECLARANT OF THE NONWITHDRAWABLE VARIABLE PROPERTY, TRACT D, PURSUANT TO SAID DEED AND THE AMENDED AND RESTATED DECLARATION AND BYLAWS OF THE EVERGREEN WAY MASTER CONDOMINIUM AND PLAT AMENDMENT RECORDED AS INSTRUMENT NO. 2013-038152 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, ONE WEST MAIN, LLC, IS AUTHORIZED TO EXECUTE, FILE AND RECORD A SUPPLEMENTAL DECLARATION AND THIS SUPPLEMENTAL PLAT NO. 1 FOR THE PURPOSE OF RECLASSIFYING THE NONWITHDRAWABLE VARIABLE PROPERTY, TRACT D, AS A BUILDING UNIT.

Assessor's Map No. 37 1W 30 BC, Tax Lot 80003

EVERGREEN WAY MASTER CONDOMINIUM
SUPPLEMENTAL PLAT NO. 1: TRACT "D"
RECLASSIFICATION OF VARIABLE PROPERTY, BUILDING UNIT

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

FOR
One West Main, LLC
823 Alder Creek Drive
Medford, Oregon 97504

** RECEIVED **
Date 7-24-14
This survey consists of
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SHEET INDEX

- SHEET 1 SIGNATURE & CERTIFICATIONS
SHEET 2 SUPPLEMENTAL PLAT BOUNDARY
SHEET 3 BUILDING ELEVATION VIEWS

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN FIRST AMERICAN TITLE COMPANY OF OREGON ORDER NO. 7169-2236071, DATED APRIL 21, 2014, EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, RECORDED IN DOCUMENT NO. 2004-067900, OFFICIAL RECORDS, JACKSON COUNTY, OREGON.
EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES & APPURTENANCES, RECORDED IN DOCUMENT NO. 2007-057276, OFFICIAL RECORDS, JACKSON COUNTY, OREGON.
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.
THE BY LAWS, INCLUDING THE TERMS AND PROVISIONS THEREOF OF EVERGREEN WAY MASTER CONDOMINIUM RECORDED IN DOCUMENT NO. 2013-038152, OFFICIAL RECORDS, JACKSON COUNTY, OREGON.
REGULATIONS AND ASSESSMENTS OF EVERGREEN WAY MASTER CONDOMINIUM ASSOCIATION, A NON-PROFIT CORPORATION, RECORDED IN DOCUMENT NO. 2013-038152, OFFICIAL RECORDS, JACKSON COUNTY, OREGON.
REGULATIONS AND ASSESSMENTS OF EVERGREEN WAY BUILDING ASSOCIATION RECORDED IN DOCUMENT NO. 2013-038152, OFFICIAL RECORDS, JACKSON COUNTY, OREGON.
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.
BUILDING SITE IMPROVEMENT AGREEMENT INCLUDING TERMS AND PROVISIONS THEREOF RECORDED AS DOCUMENT NO. 2013-023197, OFFICIAL RECORDS.
TRUST DEED, SECURITY AGREEMENT, ASSIGNMENT OF LEASES & RENTS & FIXTURE FILING TO UMPQUA BANK RECORDED IN DOCUMENT NO. 2013-033790, OFFICIAL RECORDS.
EASEMENT FOR INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF IMPROVEMENTS GRANTED BY MURA TO ONE WEST MAIN, LLC RECORDED AS DOCUMENT NO. 2013-27822, OFFICIAL RECORDS.
UNRECORDED LEASE DATED SEPTEMBER 12, 2013 AND A PURCHASE AND SALE AGREEMENT DATED MARCH 4, 2013, DISCLOSED BY SUBORDINATION AND ATTORNMENT AGREEMENT RECORDED AS DOCUMENT NO. 2013-033791, OFFICIAL RECORDS. (AFFECTS SECOND FLOOR)
UNRECORDED LEASE DATED SEPTEMBER 11, 2013 AND A PURCHASE AND SALE AGREEMENT DATED MARCH 4, 2013, DISCLOSED BY SUBORDINATION AND ATTORNMENT AGREEMENT RECORDED AS DOCUMENT NO. 2013-033792, OFFICIAL RECORDS. (AFFECTS THIRD FLOOR)
UNRECORDED LEASE DATED SEPTEMBER 12, 2013 AND A PURCHASE AND SALE AGREEMENT DATED MARCH 4, 2013, DISCLOSED BY SUBORDINATION AND ATTORNMENT AGREEMENT RECORDED AS DOCUMENT NO. 2013-033793, OFFICIAL RECORDS. (AFFECTS FOURTH FLOOR)

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

Shawn Kampmann
SURVEYOR

APPROVALS:

EXAMINED AND APPROVED THIS 22 DAY OF JULY, 2014.

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 JULY 24, 2014.

William Johnson, Deputy Assessor, 7-24-2014
Patty Brundage, Deputy Tax Collector, 7-24-14

RECORDING:

FILED FOR RECORD THIS 24th OF July, 2014 AT 12:52 P.M. AND RECORDED IN VOLUME 40, PAGE 10, OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker, County Clerk
Sonya J. Morgan, Deputy

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

PURPOSE: TO SURVEY A SUPPLEMENTAL PLAT TO THE PLAT AMENDMENT TO EVERGREEN WAY MASTER CONDOMINIUM RECORDED NOVEMBER 7, 2013 IN VOLUME 39, PAGE 12 OF THE PLAT RECORDS IN JACKSON COUNTY, OREGON, FOR THE PURPOSE OF RECLASSIFYING NON-WITHDRAWABLE VARIABLE TRACT "D" INTO A BUILDING UNIT.

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. 21360 IN 2013 FOR THE PLAT AMENDMENT TO EVERGREEN WAY MASTER CONDOMINIUM, I SURVEY THE BUILDING UNIT 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 & 21360 AND HELD FOR POSITION. THE ADJACENT PARKING UNIT WAS FIELD SURVEYED BY THE 2013 SURVEY, AS WELL AS NON-WITHDRAWABLE VARIABLE TRACT "D" WHICH IS BEING RECLASSIFIED AS THE BUILDING UNIT HEREIN.

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 BUILDING UNIT OF THE PLAT AMENDMENT TO EVERGREEN WAY MASTER CONDOMINIUM:

TRACT "D" OF PLAT AMENDMENT TO EVERGREEN WAY MASTER CONDOMINIUM, AS SET FORTH IN THE RESTATED DECLARATION AND BYLAWS OF THE EVERGREEN WAY MASTER CONDOMINIUM AND PLAT AMENDMENT RECORDED NOVEMBER 7, 2013 AS DOCUMENT NO. 2013-038152 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AND AS ORIGINALLY SET FORTH ON THE PLAT AND DECLARATION RECORDED IN VOLUME 34, PAGE 50 AND AMENDED BY PLAT AND DECLARATION RECORDED IN VOLUME 39, PAGE 12, PLAT RECORDS; TOGETHER WITH AN UNDIVIDED FRACTIONAL OWNERSHIP OF THE GENERAL COMMON ELEMENTS OF SAID CONDOMINIUM AS SET FORTH IN SAID DECLARATION, AND IN ANY SUBSEQUENT AMENDMENTS AS APPURTENANT THERETO.

TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS, GENERAL UTILITY AND ACCESS, PARKING AND SECURITY GATES, ELEVATORS AND STAIRWAYS, ACCESS STRIP AND ANY OTHER MATTERS MORE FULLY SET FORTH IN THE RESTATED DECLARATION, RECORDED AS SAID DOCUMENT NO. 2013-038152.

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: MAY 26, 2014
PROJECT NO. 786-13

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

**** RECEIVED ****
 Date 7-24-14 By SLM
 This survey consists of
3 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

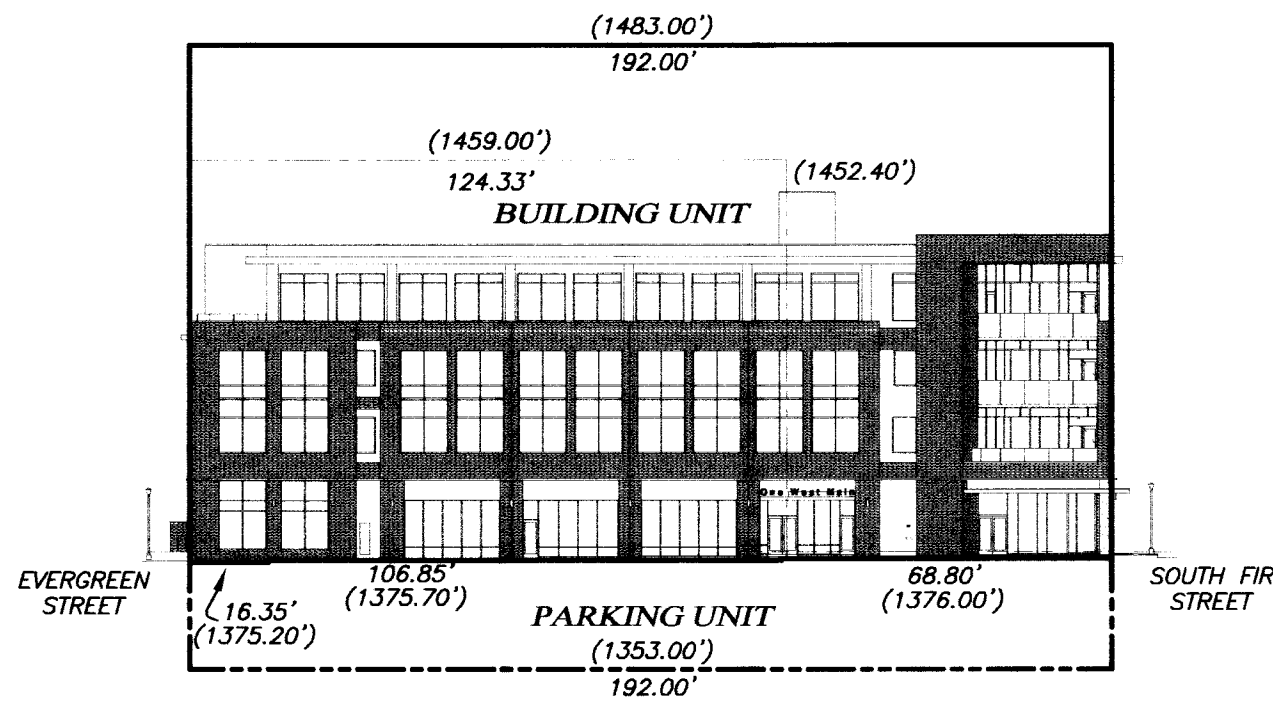
**EVERGREEN WAY MASTER CONDOMINIUM
 SUPPLEMENTAL PLAT NO. 1:
 RECLASSIFICATION OF VARIABLE PROPERTY, TRACT "D"**

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

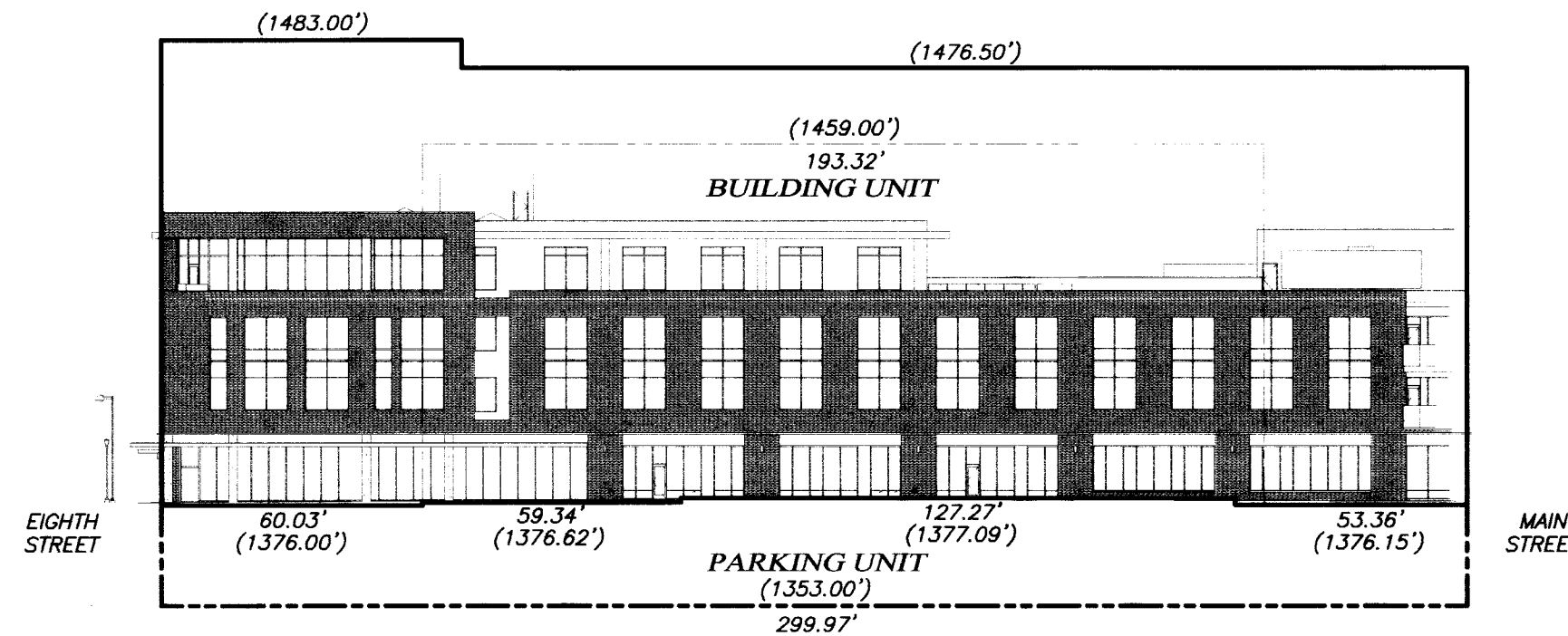
FOR
One West Main, LLC
 823 Alder Creek Drive
 Medford, Oregon 97504

ELEVATIONS

LEGEND
 - - - - - PARKING UNIT BOUNDARY
 _____ BUILDING UNIT BOUNDARY
 (1483.00') ELEVATION HEIGHT [TYPICAL]
 192.00' HORIZONTAL DISTANCE [TYPICAL]

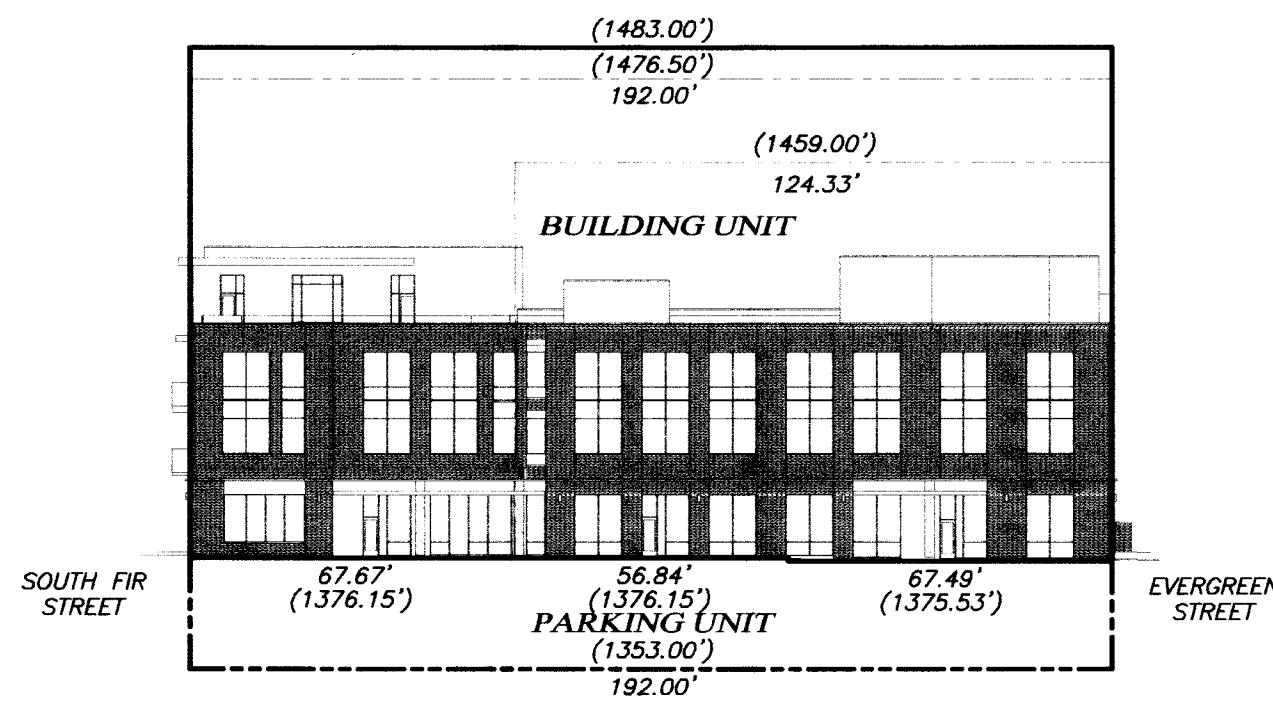


MAIN STREET ELEVATION

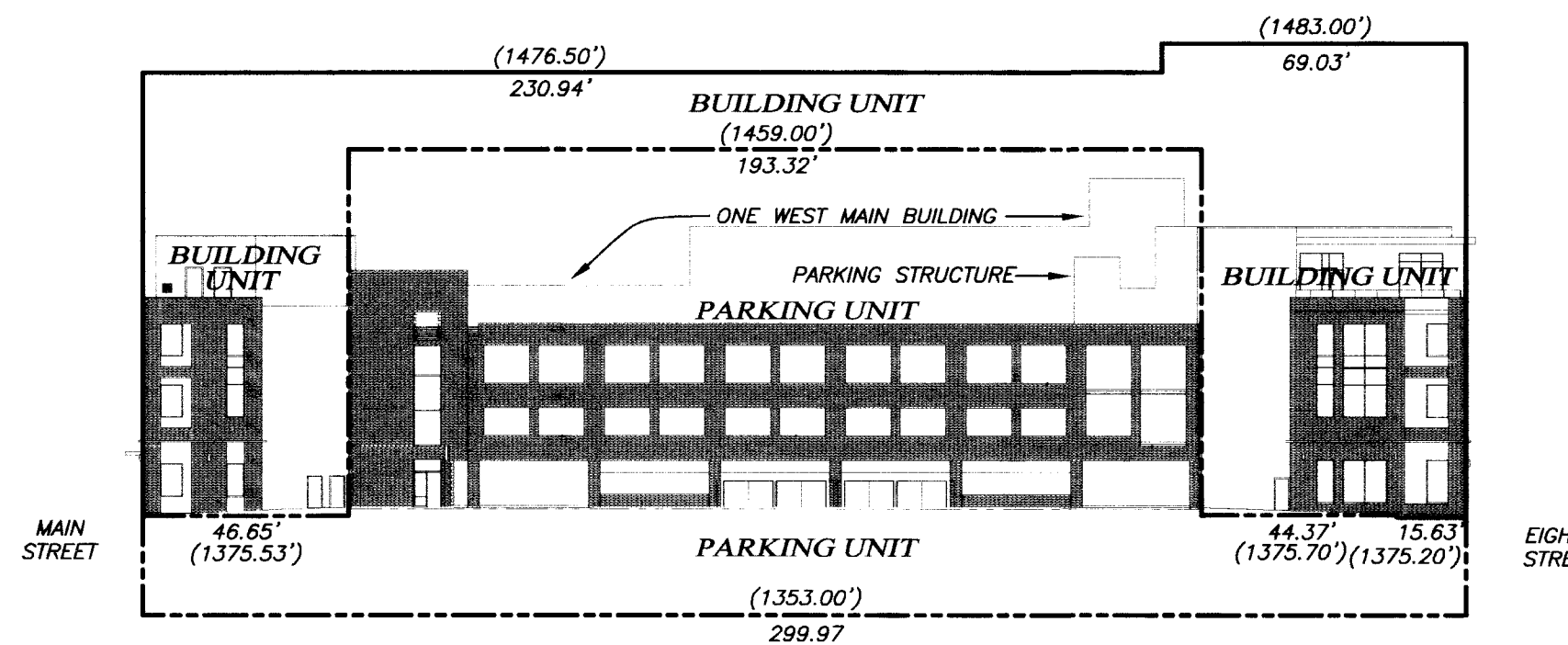


FIR STREET ELEVATION

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 AS SHOWN HEREON.
- 3) OUTSIDE BUILDING DIMENSIONS ARE TO EXTERIOR OF THE ADJACENT PARKING UNIT CONCRETE WALL AND THE EXTERIOR PERIMETER STEEL FRAMED STRUCTURE.
- 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.

Assessor's Map No. 37 1W 30 BC, Tax Lot 80003

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: MAY 26, 2014
 PROJECT NO. 786-13

**** RECEIVED ****
 Date 7-24-14 By SKM
 This survey consists of
3 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

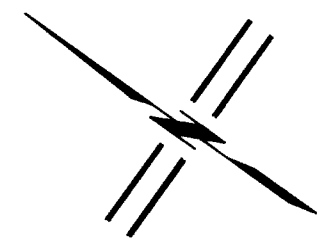
**EVERGREEN WAY MASTER CONDOMINIUM
 SUPPLEMENTAL PLAT NO. 1:
 RECLASSIFICATION OF VARIABLE PROPERTY, TRACT "D"**

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

FOR
One West Main, LLC

823 Alder Creek Drive
 Medford, Oregon 97504

CONDOMINIUM BOUNDARY



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 (RECORD)
- ⊙ TACK IN LEAD PLUG w/ 3/4" BRASS WASHER STAMPED "LS 1069" HARDEY ENG. & ASSOC." PER S/N 20170 & 20806 (RECORD)
- BOUNDARY LINE OF TRACT D PER PLAT AMENDMENT TO EVERGREEN WAY MASTER CONDOMINIUM AND S/N 21360
- 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 & 21360

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" EAST, AS REFERENCED ON SURVEY NO. 13529, 20170 & 20806, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

SURVEY NOTE

THE 1.00 WITNESS CORNER MONUMENTS SHOWN HEREON PER S/N 20170, 20806 & 21360 FOR EVERGREEN WAY MASTER CONDOMINIUM HAVE BEEN DAMAGED OR DESTROYED BY RECENT SITE CONSTRUCTION OVER TRACT D. THE EXTERIOR BOUNDARY OF THIS CONDOMINIUM WILL BE RE-MONUMENTED FOR THE NEXT AND LAST PHASE OF THE SUB-CONDOMINIUM OF THE BUILDING UNIT WHICH WILL TAKE PLACE IMMEDIATELY AFTER RECORDATION OF THIS SUPPLEMENTAL PLAT WHEN CONSTRUCTION OF THE BUILDING UNIT IS COMPLETED.

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

Shawn Kampmann
 SURVEYOR

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Shawn Kampmann

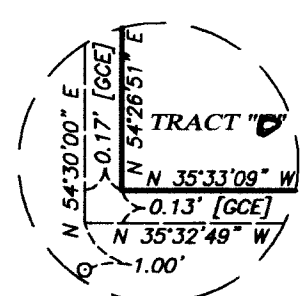
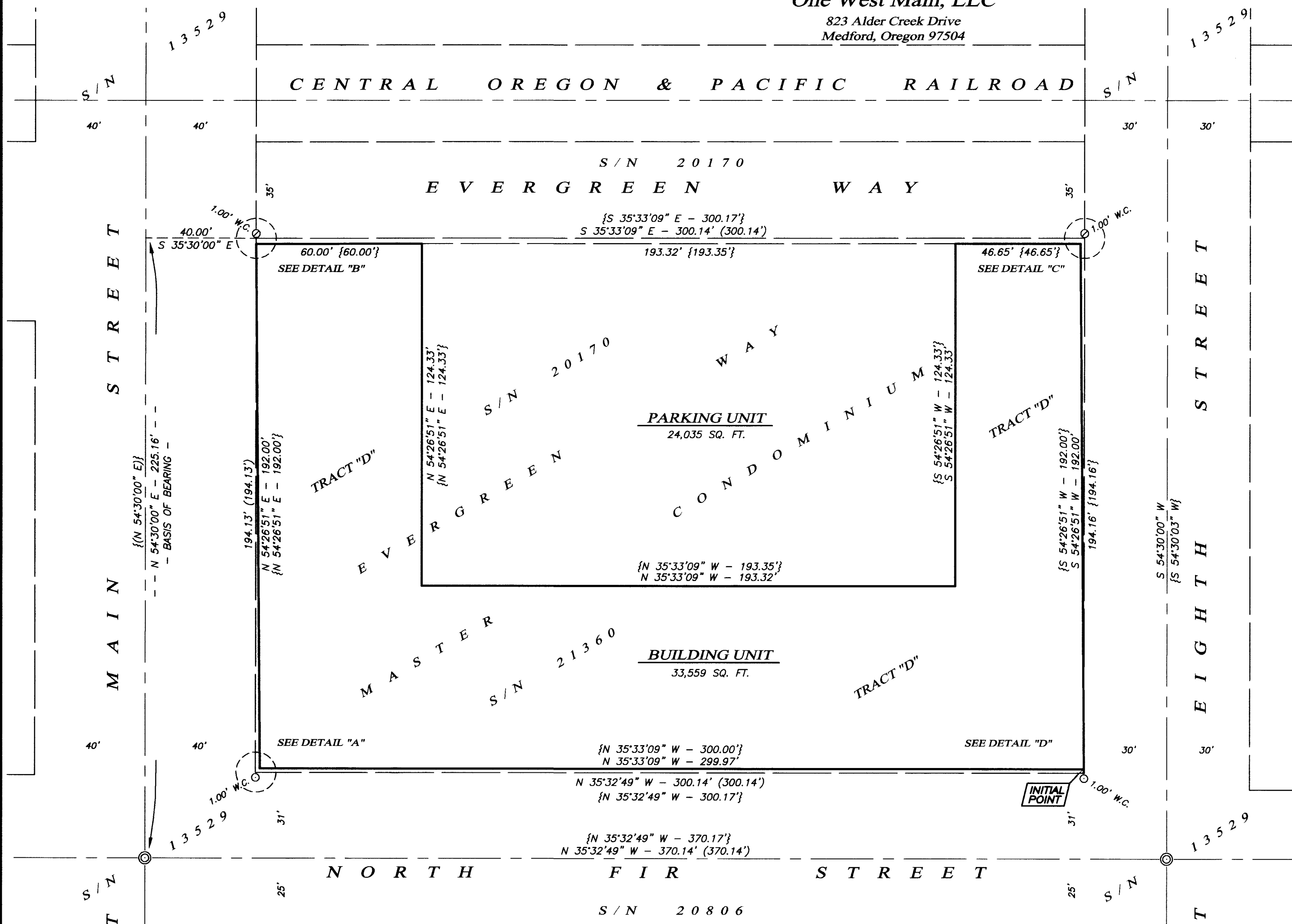
OREGON
 JULY 14, 1998
 SHAWN KAMPMANN
 2883 LS

RENEWAL DATE: 6/30/2015

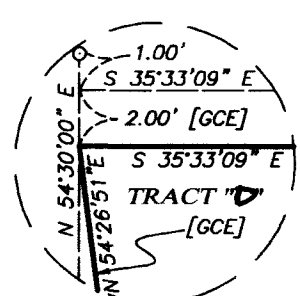
SURVEYED BY:
POLARIS LAND SURVEYING LLC
 P.O. BOX 459
 ASHLAND, OREGON 97520
 (541) 482-5009

DATE: MAY 26, 2014
 PROJECT NO. 786-13

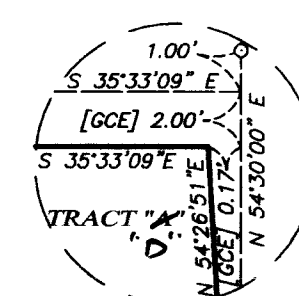
FILE: SURVEYS\786-13\EVERGREEN SUPPLEMENTAL PLAT.DWG SHEET 2 of 3



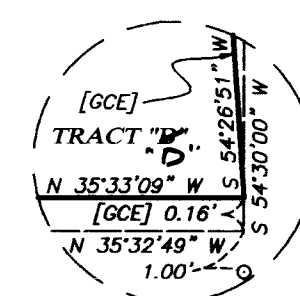
DETAIL "A"



DETAIL "B"



DETAIL "C"



DETAIL "D"

(NOT TO SCALE)

Assessor's Map No. 37 1W 30 BC, Tax Lot 80003