

LEGAL DESCRIPTION

THOSE TRACTS OF LAND OVER A PORTION OF SOUTHERN OREGON UNIVERSITY LYING NORTHWESTLY OF SISKIYOU BOULEVARD AND ASHLAND STREET IN THE CITY OF ASHLAND, OREGON, FOR THE LEASE AREAS DESCRIBED WITHIN INSTRUMENT NO. 2012-011928 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON, LYING SOUTHWESTLY OF THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 10 IN TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:

TRACT "A" COMMENCING AT THE INTERSECTION OF THE WEST LINE OF DONATION LAND CLAIM NO. 45 WITH THE SOUTH LINE OF SECTION 10 IN TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE NORTH 09°05'59" WEST, ALONG SAID WEST LINE, A DISTANCE OF 200.41 FEET (UNDEEDED RECORD SOUTH 56°11' EAST, 36.1 FEET TO THE NORTHEASTLY CORNER OF THE INTERSECTION OF SISKIYOU BOULEVARD WITH WIGHTMAN STREET IN THE CITY OF ASHLAND, OREGON; THENCE NORTH 09°05'59" EAST, ALONG THE EAST LINE OF WIGHTMAN STREET, A DISTANCE OF 405.40 FEET; THENCE SOUTH 89°58'04" WEST, ALONG SAID SOUTHERLY LINE OF WIGHTMAN STREET, SAID STREET NOW VACATED BY CITY OF ASHLAND ORDINANCE NO. 2378 AND RECORDED AS INSTRUMENT NO. 86-00658 OF THE OFFICIAL RECORDS OF SAID COUNTY, A DISTANCE OF 369.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°54'13" EAST, ALONG SAID SOUTHERLY LINE OF WIGHTMAN STREET, A DISTANCE OF 47.00 FEET; THENCE SOUTH 81°56'43" EAST, 30.56 FEET TO THE EAST LINE OF TRACT "A" OF LAND DESCRIBED WITHIN VOLUME 12, PAGE 455 OF SAID DEED RECORDS, COMMON WITH THE WEST LINE OF THE WEBSTER TRACT DESCRIBED IN DEED RECORD VOLUME 246, PAGE 422; THENCE SOUTH 00°00'00" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1.56 FEET TO THE SOUTHERLY LINE OF THAT TWENTY (20) FOOT STRIP OF LAND DESCRIBED WITHIN VOLUME 331, PAGE 492 OF SAID RECORDS; THENCE SOUTH 82°33'35" EAST, ALONG THE SOUTHERLY LINE OF STRIP, A DISTANCE OF 31.55 FEET; THENCE NORTH 89°54'13" EAST, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 301.20 FEET TO THE WEST LINE OF STADIUM STREET AS DESCRIBED IN VOLUME 331, PAGE 492 OF SAID RECORDS; THENCE SOUTH 90°11'19" EAST, ALONG SAID WEST LINE OF STADIUM STREET, NOW VACATED BY CITY OF ASHLAND ORDINANCE NO. 1558 AND RECORDED AS INSTRUMENT NO. 88-02341 OF SAID OFFICIAL RECORDS, A DISTANCE OF 153.14 FEET TO THE SOUTH LINE OF SAID DEED RECORDS; THENCE CONTINUING SOUTH 00°11'19" EAST, ALONG SAID WEST LINE OF STADIUM STREET AS DESCRIBED IN VOLUME 454, PAGES 46 AND 47, A DISTANCE OF 146.50 FEET TO THE SOUTH LINE THEREOF; THENCE CONTINUING SOUTH 00°11'19" EAST, ALONG THE WEST LINE OF AN UNDEEDED PORTION OF STADIUM STREET, A DISTANCE OF 68.46 FEET; THENCE NORTH 89°54'13" WEST, LEAVING SAID WEST LINE, A DISTANCE OF 45.00 FEET TO A POINT OF CURVATURE; THENCE 54.21 FEET, THE ARC OF A 23.17 FOOT RADIUS CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 39°23'58" (CHORD BEARING NORTH 69°23' WEST, 23.1 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 00°29'47" EAST, 34.53 FEET TO THE POINT OF BEGINNING.

TRACT "B" COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 10 IN TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE NORTH 58°15'18" EAST, 113.70 FEET TO THE NORTH QUARTER CORNER OF PARCEL 2 DESCRIBED WITHIN INSTRUMENT NO. 76-23465 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON; THENCE NORTH 00°11'19" WEST, ALONG THE WEST LINE OF WALKER AVENUE, A DISTANCE OF 548.87 FEET TO THE SOUTHERLY LINE OF THAT TWENTY (20) FOOT WIDE STRIP OF LAND DESCRIBED WITHIN VOLUME 331, PAGE 492 OF THE DEED RECORDS OF SAID COUNTY; THENCE SOUTH 89°54'13" WEST, ALONG THE SOUTHERLY LINE OF WIGHTMAN STREET, SAID STREET NOW VACATED BY CITY OF ASHLAND ORDINANCE NO. 2378 AND RECORDED AS INSTRUMENT NO. 86-00658 OF THE OFFICIAL RECORDS OF SAID COUNTY, A DISTANCE OF 146.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°54'13" WEST, ALONG THE SOUTHERLY LINE OF SAID VACATED WIGHTMAN STREET, A DISTANCE OF 13.55 FEET TO THE EAST LINE OF STADIUM STREET AS DESCRIBED IN VOLUME 331, PAGE 492 OF SAID DEED RECORDS; THENCE SOUTH 00°11'19" EAST, ALONG SAID EAST LINE OF STADIUM STREET, NOW VACATED BY CITY OF ASHLAND ORDINANCE NO. 1558 AND RECORDED AS INSTRUMENT NO. 88-02341 OF SAID OFFICIAL RECORDS, A DISTANCE OF 362.51 FEET; THENCE NORTH 89°54'13" EAST, LEAVING SAID EAST LINE, A DISTANCE OF 10.00 FEET; THENCE NORTH 00°11'19" WEST, 262.51 FEET TO THE POINT OF BEGINNING. CONTAINING 1.04 ACRES, MORE OR LESS.

FLOOD NOTE SUBJECT PROPERTY LIES OUTSIDE OF THE FLOOD HAZARD BOUNDARY AS SHOWN ON THE FLOOD HAZARD ZONING MAP OF MANAGEMENT AGENCY FEMA FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 410202212F AND 410202214F, EFFECTIVE DATE MAY 3, 2011.

ACCESS NOTES PUBLIC VEHICULAR ACCESS POINTS TO SUBJECT PROPERTY EXIST ALONG THE FRONTAGES OF GREENSPRINGS HIGHWAY NO. 66 (ASHLAND STREET), WALKER AVENUE, AND WIGHTMAN STREET.

IMPROVEMENTS ALL EXISTING IMPROVEMENTS AT THE TIME OF THIS SURVEY ARE SHOWN HEREON, EXCEPT AS OTHERWISE INDICATED. ENCROACHMENTS WITHIN OR ADJACENT TO SUBJECT PROPERTY (SEE STATEMENT OF ENCROACHMENTS).

NOTES CORRESPONDING TO EXCEPTIONS THE FOLLOWING EXCEPTIONS, EXCLUSIONS, AND STIPULATIONS CONTAINED WITHIN THE TITLE RECORDS ISSUED BY THE TITLE INSURANCE COMPANY OF OREGON, ORDER NO. 71602175182, HAVING AN EFFECTIVE DATE OF NOVEMBER 30, 2011, ARE BLANKET IN MATRIE OR OTHERWISE INSUFFICIENTLY DESCRIBED AND CAN NOT BE SHOWN GRAPHICALLY ON THIS PLAN.

THESE PREMISES ARE SITUATED IN THE TALENT IRRIGATION DISTRICT AND SUBJECT TO THE LEASES AND ASSESSMENTS THEREOF, WATER AND IRRIGATION RIGHT, EASEMENTS FOR DITCHES AND CANALS AND REGULATIONS CONCERNING THE SAME.

STATEMENT OF ENCROACHMENTS NO BUILDINGS, FENCES OR OTHER LINES OF POSSESSION WERE OBSERVED TO ENCRACH BY OR FROM THE SUBJECT LEASE PROPERTY TRACTS WITH ADJACENT PROPERTIES.

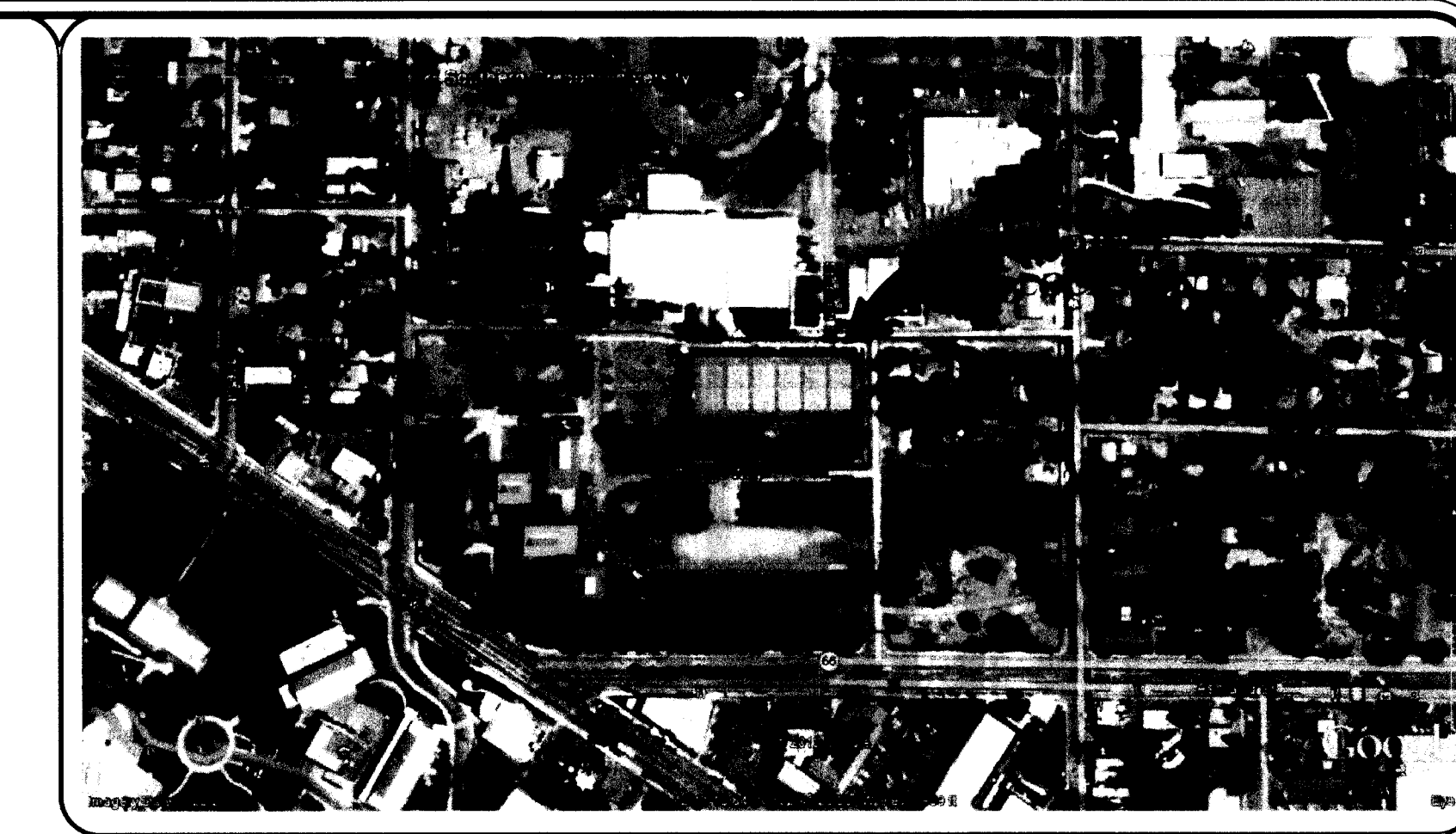
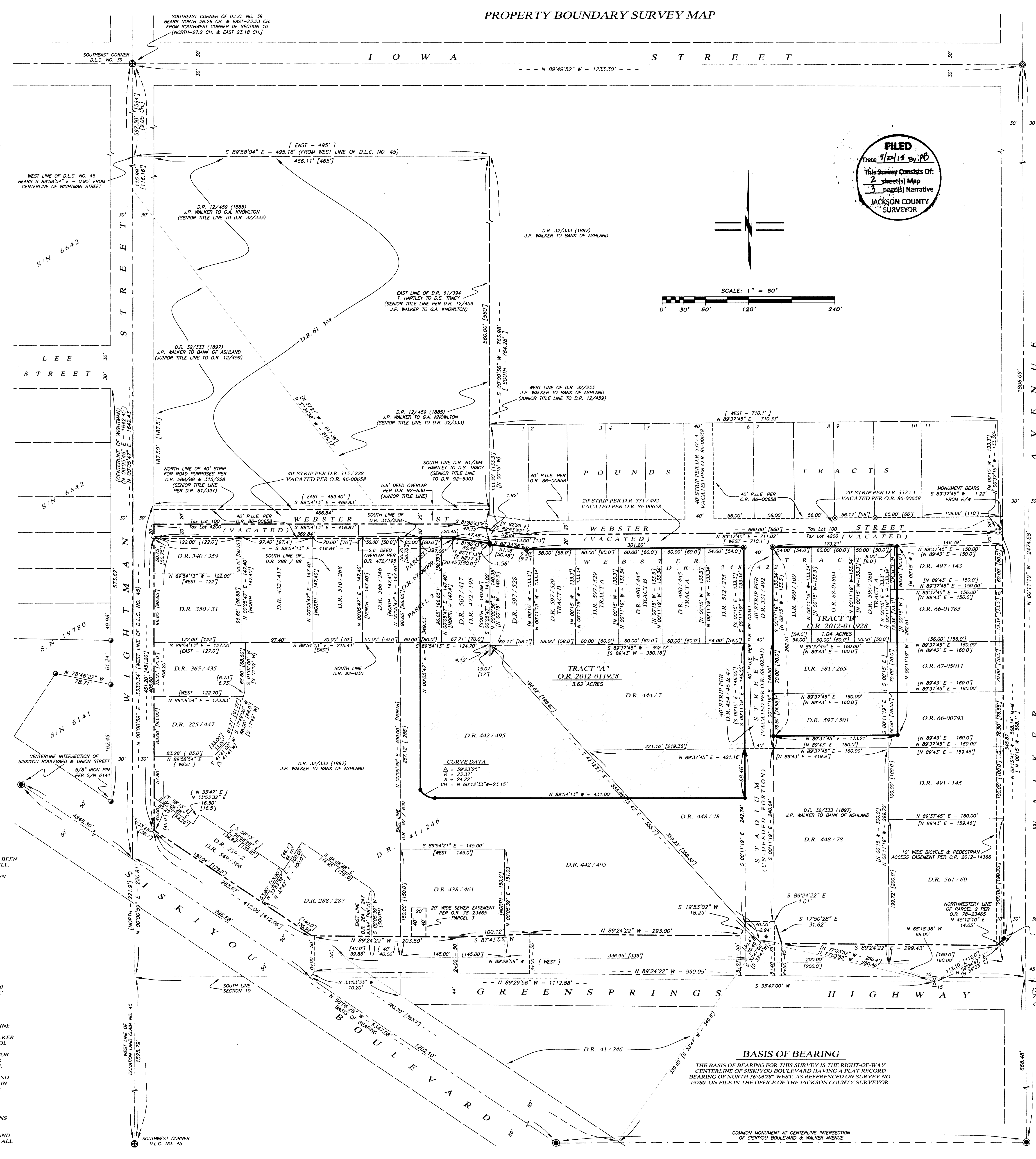
PARKING NOTE TRACT "A" SITE PARKING AREA IS STRIPED WITH NINETY ONE (91) REGULAR SPACES AND SIX (6) HANDICAP SPACES. TRACT "B" PARKING AREA LYING SOUTH OF TRACT "A" IS STRIPED WITH FORTY NINE (49) REGULAR SPACES AND THREE (3) HANDICAP SPACES.

GENERAL NOTES 1. NO OBSERVABLE EVIDENCE WAS FOUND INDICATING THAT THE SITE HAS BEEN PREVIOUSLY USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL. 2. NO EVIDENCE WAS FOUND INDICATING THAT WETLAND AREAS HAVE BEEN DELIMITED ON THIS SITE BY APPROPRIATE AUTHORITIES. 3. TOTAL AREA FOR TAX LOT 4200 IS 11.97 ACRES, MORE OR LESS.

ZONING NOTES SUBJECT PROPERTY IS ZONED "R80" (SOUTHERN OREGON UNIVERSITY DISTRICT). REGULATIONS, RESTRICTIONS AND PERMITTED USES ARE DEFINED IN CHAPTER 6.68 OF THE CITY OF ASHLAND AND THE ORDINANCE AND GOVERNED BY THE "CAMPUS MASTER PLAN UPDATE FOR SOUTHERN OREGON UNIVERSITY" AND THE "CAMPUS MASTER PLAN UPDATE FOR SOUTHERN OREGON UNIVERSITY" AND THE "CAMPUS MASTER PLAN UPDATE FOR SOUTHERN OREGON UNIVERSITY" AND THE "CAMPUS MASTER PLAN UPDATE FOR SOUTHERN OREGON UNIVERSITY".

SURVEY NOTES 1. THE BASIS OF HORIZONTAL CONTROL FOR THIS SURVEY WAS THE EAST LINE OF DONATION LAND CLAIM NO. 45, THE RIGHT-OF-WAY CENTERLINE LOCATIONS OF SISKIYOU BOULEVARD, OREGON STATE HIGHWAY 146, WALKER AVENUE, WIGHTMAN STREET AND IOWA STREET HAND ON SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS OFFICE, IN CONJUNCTION WITH ADDITIONAL FIELD SURVEYS TO ESTABLISH ON-SITE SURVEY CONTROL FOR THIS PROJECT UTILIZING A LEICA 1200 SERIES SMART ROVER GPS RECEIVER AND A LEICA TCS1300 ROBOTIC TOTAL STATION WITH RANGING PRISM. 2. THE BASIS OF VERTICAL CONTROL FOR THIS SURVEY IS A CITY OF ASHLAND BENCHMARK, BEING A 3" BRONZE DISK IN A MONUMENT WELL LOCATED IN THE STRILING INTERSECTION OF SISKIYOU BOULEVARD AND WALKER AVENUE. BENCHMARK ELEVATION = 201.90', BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, ADJUSTED IN 1986 (NGVD 83). 3. EXPOSED UTILITY STRUCTURES SHOWN HEREON WERE FIELD LOCATED DURING THE PERFORMANCE OF THIS SURVEY. BURIED UTILITY LOCATIONS WERE DETERMINED BY UTILIZING A COMBINATION OF FIELD SURVEYED POINT MARKS AND "AS-BUILT" RECORD DRAWINGS FURNISHED BY THE RESPECTIVE UTILITY COMPANY REPRESENTATIVES. APPROXIMATE AND SHOWN HEREON FOR GRAPHIC PURPOSES ONLY. FIELD VERIFICATION OF ALL BURIED UTILITIES MUST BE PERFORMED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.

Assessor's Map No. 39 1E 10 CD, Tax Lot 4200



VICINITY MAP NOT TO SCALE
ALTA / ACSM LAND TITLE SURVEY
LOCATED AT 1554 Webster Street Ashland, Oregon
SOUTHWEST & SOUTHEAST QUARTERS OF SECTION 10 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR Southern Oregon University 351 Walker Avenue Ashland, Oregon 97520 AND ACC SC Development LLC 12700 Hill Country Boulevard, Suite T-200 Austin, Texas 78738

LEGEND table with symbols for various survey features like iron pipe quarter section corners, brass cap donation land claim corners, monument bears, and various types of lines (vacated, easement, boundary, etc.).

SURVEYORS CERTIFICATE TO THE STATE OF OREGON, ACTING BY AND THROUGH THE STATE BOARD OF HIGHER EDUCATION ON BEHALF OF SOUTHERN OREGON UNIVERSITY, ACC SC DEVELOPMENT LLC, KIM CANTRELL MARKETS, L.L.C., FIRST AMERICAN TITLE COMPANY OF OREGON, CHIEF ASHLAND, L.L.C., ASSESSOR GUARANTY MUNICIPAL CORP., WELLS FARGO BANK, N.A. STRUSTEE.

DATE: DECEMBER 6, 2013 OREGON REGISTRATION NO. PLS 2383 RENEWAL DATE: 6/30/2015

SURVEYED BY: POLARIS LAND SURVEYING LLC P.O. BOX 459 ASHLAND, OREGON 97520 (541) 482-5009 DATE: DECEMBER 6, 2013 PROJECT NO. 620-10

ALTA / ACSM LAND TITLE SURVEY

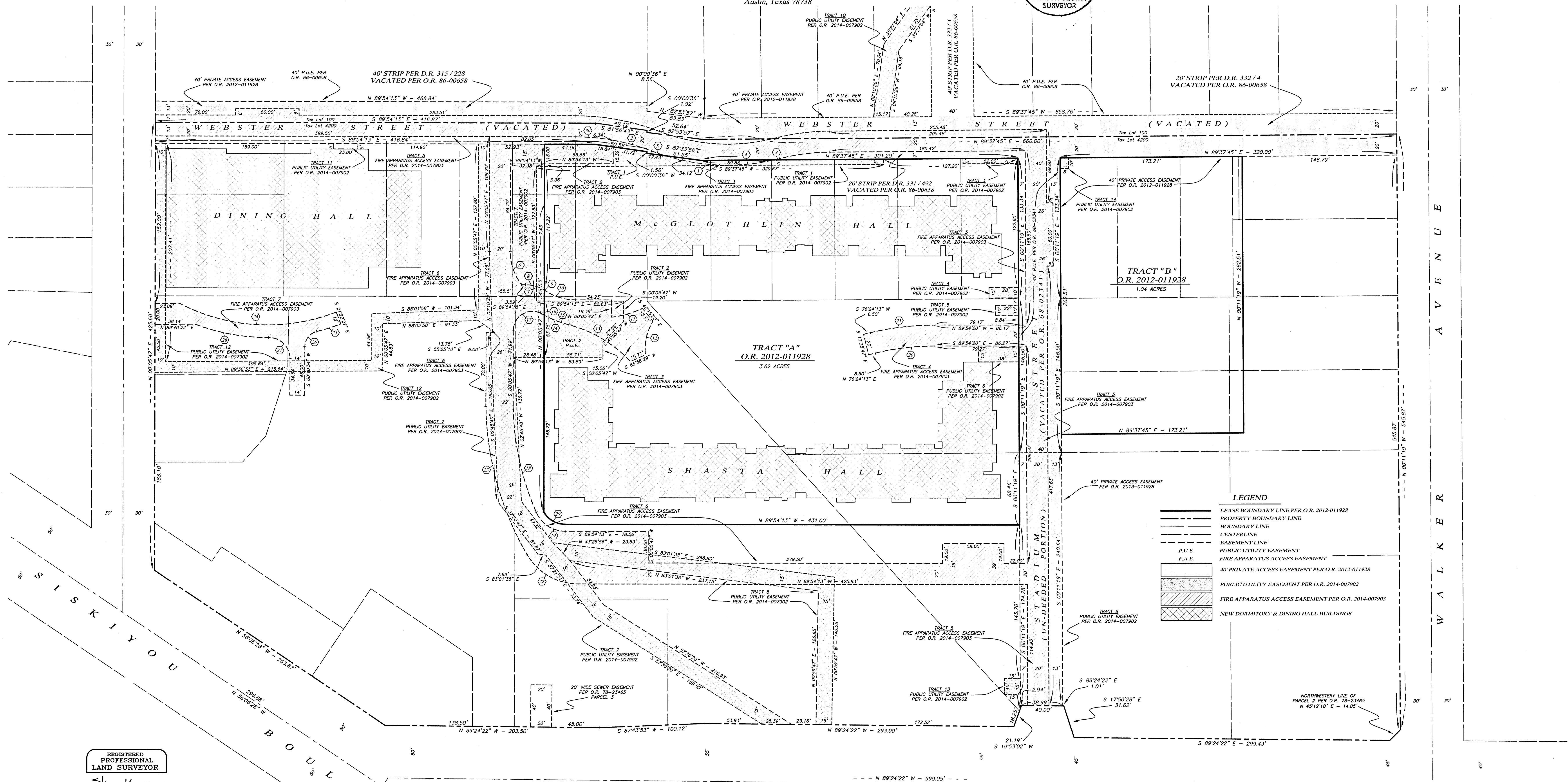
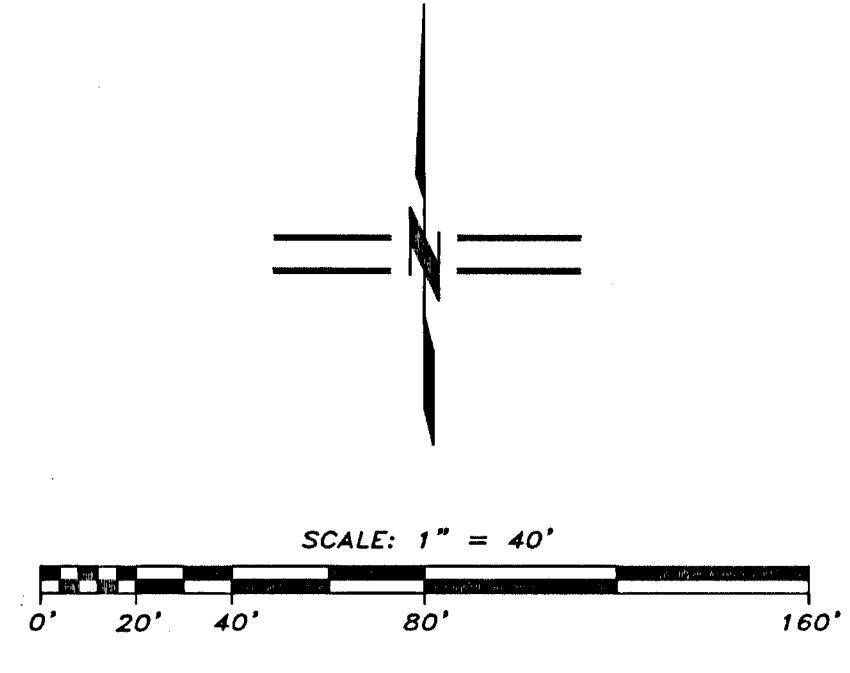
LOCATED AT
1554 Webster Street
Ashland, Oregon
LYING SITUATE WITHIN
SOUTHWEST & SOUTHEAST QUARTERS OF SECTION 10
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR
Southern Oregon University
351 Walker Avenue
Ashland, Oregon 97520

AND
ACC SC Development LLC
12700 Hill Country Boulevard, Suite T-200
Austin, Texas 78738

FILED
Date 12/11/15 By JLB
This Survey Consists Of:
2 sheet(s) Map
3 page(s) Narrative
JACKSON COUNTY
SURVEYOR

TABLE OF CURVES											
FLAG	Δ	R	A	T	CHORD	FLAG	Δ	R	A	T	CHORD
①	35°24'44"	200.00'	123.61'	63.85'	N 86°34'19" W - 121.65'	①	01°32'14"	110.00'	2.95'	1.48'	N 61°28'10" W - 2.95'
②	10°40'16"	200.00'	37.25'	18.68'	N 74°12'05" W - 37.20'	②	119°19'58"	18.00'	37.49'	30.76'	N 59°45'46" E - 31.07'
③	01°25'39"	200.00'	4.98'	2.49'	S 76°26'09" W - 4.98'	③	22°40'52"	262.75'	104.01'	52.70'	S 12°15'01" E - 103.33'
④	30°04'36"	200.00'	104.99'	53.73'	N 87°48'43" W - 103.79'	④	66°18'39"	30.00'	34.72'	19.60'	N 56°44'54" W - 32.81'
⑤	03°54'28"	200.00'	13.64'	6.82'	N 70°49'11" W - 13.64'	⑤	13°41'34"	240.00'	57.36'	28.82'	S 83°15'00" W - 57.22'
⑥	37°42'35"	51.36'	33.80'	101.07'	N 19°02'27" W - 33.20'	⑥	13°41'34"	260.00'	62.14'	31.22'	S 83°15'00" W - 61.99'
⑦	33°30'00"	34.30'	20.17'	10.38'	S 73°09'18" E - 19.89'	⑦	59°40'32"	56.00'	58.33'	32.12'	N 60°03'55" W - 55.73'
⑧	31°16'35"	34.50'	18.83'	9.66'	S 74°16'00" E - 18.60'	⑧	29°18'57"	288.75'	147.74'	75.53'	S 15°34'10" E - 146.14'
⑨	02°11'25"	34.50'	1.34'	0.67'	S 73°19'00" E - 1.34'	⑨	48°51'25"	180.00'	153.49'	81.76'	S 86°40'45" E - 148.88'
⑩	33°29'55"	51.50'	30.11'	15.50'	N 73°09'16" W - 28.68'	⑩	07°08'08"	182.00'	23.91'	11.97'	N 72°21'37" E - 23.90'
⑪	17°23'05"	100.00'	30.37'	15.30'	N 70°05'34" E - 30.25'	⑪	75°44'47"	15.00'	18.83'	11.67'	S 38°03'15" W - 18.42'
⑫	36°54'09"	52.00'	33.49'	17.35'	S 12°21'32" W - 32.92'	⑫	90°31'54"	30.00'	31.60'	20.19'	N 47°05'01" W - 28.42'
⑬	32°46'31"	120.00'	68.64'	35.29'	N 58°39'51" W - 67.71'	⑬	21°15'23"	102.00'	71.23'	36.03'	N 79°43'18" W - 70.82'
⑭	14°41'04"	110.00'	28.19'	14.17'	N 68°02'34" W - 28.11'	⑭	59°23'25"	23.37'	24.22'	13.33'	S 60°12'33" E - 23.15'
⑮	13°08'40"	110.00'	25.24'	12.68'	N 68°48'42" W - 25.19'	⑮	10°22'00"	200.00'	36.19'	18.15'	N 84°49'13" W - 36.14'

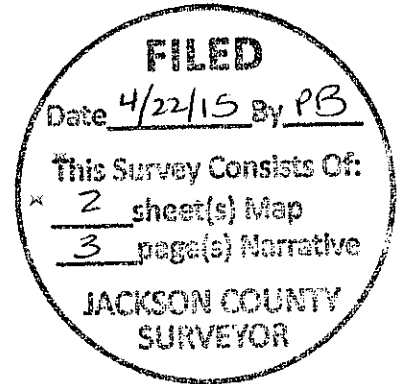


REGISTERED
PROFESSIONAL
LAND SURVEYOR
Shawn Kupmann
OREGON
KAY H. HAN
SHAWN KUPMANN
DMSLS
RENEWAL DATE: 6/30/2015

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

DATE: DECEMBER 6, 2013
PROJECT NO. 620-10
SURVEYS\620-10\SDU ALTA MAP OF SURVEY.DWG SHEET 2 of 2
Assessor's Map No. 39 1E 10 CD, Tax Lot 4200

LEASE BOUNDARIES & EASEMENT MAP

SURVEY NO. 21697

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

- SURVEY FOR:** Southern Oregon University
351 Walker Avenue
Ashland, Oregon 97520
- LOCATION:** The Southwest & Southeast Quarters of Section 10 in Township 39 South, Range 1 East of the Willamette Meridian in the City of Ashland, Jackson County, Oregon.
- PURPOSE:** To survey and monument Tract "A" and Tract "B" of the lease tracts described within Instrument No. 2012-011928 of the Official Records of Jackson County, Oregon, which lie within a portion of Tax Lot 4200 which is a tax lot consolidation of thirty six (36) discrete parcels that were individually conveyed to the State of Oregon between 1948 and 1968. An ALTA Land Title Survey was requested for this tax lot which is compromised of all 36 legal underlying parcels, in addition to the south half of vacated Webster Street, all of vacated Stadium Street, excepting those portions thereof lying within the rights-of-way of Walker Avenue, Oregon State Highway No. 66 (also locally known as Greensprings Highway & Ashland Street), Siskiyou Boulevard and Wightman Street.
- PROCEDURE:** Utilizing an electronic Leica TCRP 1203 robotic Total Station with ranging prisms and a Leica 1200 Smart Rover GNSS receiver operating on the Oregon Department of Transportation (ODOT) ORGN Network, in conjunction with survey control previously established by this office during the performance of Survey No. 19780, I locate and tie monuments recovered from Pounds Tracts subdivision and Survey No.'s 4547, 6141, 12195 & 13722 in order to determine the subject property boundaries, as well as the adjacent rights of way for Siskiyou Boulevard, Relocated Greensprings Highway No. 66, Wightman Street, Webster Street (vacated), Stadium Street (vacated) and Walker Avenue.
- This survey project was extremely challenging and complicated, primarily due to the fact that no filed surveys of record exist within the entire 48 acre University owned block between the above referenced public rights of way north to Iowa Street, except for the two acre 1949 Pounds Tract subdivision and the 1912 Frohbach Addition to Ashland (which was beyond the subject tracts and has no affect on this survey). A further complication arose while determining the Webster Street vacated right-of-way, in which a 5.6 foot deed overlap was discovered along the north line and a 2.6 foot deed overlap along the south line of Webster Street lying west of the Pounds Tracts. In order to resolve the deed discrepancies and determine Junior/Senior rights, it was necessary to research the parent tract titles back from 1885 to the 1948 creation of the west portion of Webster Street by Deed Record Volume 315, Page 228.

PROCEDURE (cont.): DEED CHAIN OF TITLE HISTORY: In 1885, J.P. Walker was the parent tract owner of the entire area encompassed by this survey located within Donation Land Claim No. 45. On October 9, 1885, J.P. Walker conveys that tract of land described in Deed Record Volume 12, Page 459 to G.A. Knowlton that encompasses the triangular shaped area westerly and northerly of the Pounds Tract. On February 24, 1897, J.P. Walker conveys a large tract of land to the Bank of Ashland described within Deed Record Volume 32, Page 333, which abuts the east and southwesterly lines of the Knowlton tract (senior deed). On October 20, 1900, the Bank of Ashland conveys that tract described within Deed Record Volume 41, Page 246 to W.A. Corthell that encompasses the large triangular shaped area between the north line of Highway 66, the northeasterly line of Siskiyou Boulevard and the east line of Wightman Street. A series of conveyances of this same tract follows from Corthell to Stephenson (Volume 42, Page 441), then from Stephenson to R. Beswick (Volume 45, Page 569). On October 12, 1907, R. Beswick then conveys the same tract by Warranty Deed to T. Hartley, described within Volume 61, Page 377 which also included an additional tract of land being the same G.A. Knowlton parcel previously described in Deed Record Volume 12, Page 459. Two days later on October 14, 1907, T. Hartley conveys the northerly portions of both tracts previously described in Volume 61, Page 377 to D.S. Tracy by Deed Record Volume 61, Page 394, the south and east lines of this deed becoming the senior title line for all other future conveyances lying south and east of this tract. From this point in history forward, the origin of all future deeds lying south of this line between Wightman Street, Siskiyou Boulevard, Highway 66 and Walker Avenue, including the Pounds Tracts, commence from the South Quarter corner or the south line of Section 10. The above referenced senior title deed described in Volume 61, Page 394, commenced at the Southeast corner of Donation Land Claim No. 39 to the north of said tract. The following tracts later created south and east of this senior title line commenced from points on the south line of said Section 10, which was a factor in the deed overlaps for Webster Street which was created by deed in Volume 315, Page 228 and described as a forty foot strip for road purposes "off the North side of" that tract described in Volume 288, Page 88 of the Deed Records. The deed overlap only affects that portion of Webster Street lying west of the Pounds Tracts. Incidentally, the "as-built" location of the street improvements made along said west portion of the forty foot strip, better fit the senior deed lines than the overlapping junior deed lines. Although this may not be important at this time as the University owns all the properties in this area, because this survey was a land title certification, it was necessary to provide the legal title locations of all the parcels within the boundaries of this survey.

PROJECT BOUNDARY DETERMINATION: The west line of Donation Land Claim (D.L.C.) No. 45 was determined by holding monuments recovered at the Southwest corner of D.L.C. No. 45 and the Southeast corner of D.L.C. No. 39. The east line of D.L.C. No. 45 was determined by holding monuments recovered at the Northeast and Southeast corners of said D.L.C. 45.

The north line of the subject survey boundary is the centerline of Webster Street, vacated on December 17, 1985 by City of Ashland Ordinance No. 2378, and recorded within Instrument No. 86-00658 of the Official Records in Jackson County, which was determined per the above referenced deed history for the west portion of Webster Street. The east portion was determined by holding original monuments recovered along the north right-of-way per Pounds Tracts plat dedication, as well as the original 2" iron pipe for the initial point of said Pounds Tracts, also being on the centerline of Webster Street. The 1.92 foot jog

PROCEDURE (cont.): where the east and west portions of Webster Street intersect, was related to the street deed calls on either side of the senior title tract described above in Volume 12, Page 459 coming from different directions and not converging together as may have been intended.

The west line for this survey boundary is the east line of Wightman Street which was determined by holding the monument recovered for the Southeast corner of Donation Land Claim No. 39 at the centerline intersection of Wightman and Iowa Streets and utilizing survey record data information per Survey No. 19780.

The southwesterly line for this survey boundary is the northeasterly line of Siskiyou Boulevard and was determined by holding monuments recovered at the centerline intersections of Siskiyou Boulevard between Union Street and Walker Avenue per Survey No. 19780.

The east line for this survey is the west line of Walker Avenue and was determined by holding monuments recovered at the centerline intersections of Walker Avenue between Siskiyou Boulevard and Iowa Street.

The south line for this survey boundary is the north line of Oregon State Highway 66 (Relocated Greensprings Highway/Ashland Street) and was determined by utilizing a combination of record survey data and monuments recovered along the right-of-way as denoted on Survey No.'s 4547, 12195, 13722, as well as Oregon State Highway Department (OSHD) record right-of-way survey information as denoted on the "Detail Map, Ashland-Pacific Interstate Greensprings Highway" dated November 1964, as well as the "Park Street-Pacific Highway Section, Greensprings Highway per DRG. NO. 9B-8-22 dated March 1971. The OSHD maps were also utilized for calculating highway centerline and right-of-way data, as well the deeded parcel along said north line of Highway 66 between Walker Avenue and Siskiyou Boulevard recorded as Instrument No. 78-23465. The section of Highway 66 between Interstate 5 and Siskiyou Boulevard was "relocated" and widened years ago which destroyed most OSHD right-of-way monuments which were searched for but not found, historically notorious for lack of field notes and other information for this section. The South Quarter corner of Section 10 was also destroyed by highway construction many years ago and has never been re-established since. I calculated the record position for it based the recovered iron pipes recovered at the northwest corner of Highway 66 and Walker Avenue and the Initial Point for Pounds Tracts subdivision which fit surprisingly well with the plat record. Utilizing this computed position also compared favorably with deed record calls throughout the project site that were based on this corner.

BASIS OF BEARING: The Basis of Bearing for this survey is right-of-way centerline of Siskiyou Boulevard, having a plat record bearing of North 56°06'28" West, as referenced on Survey No. 19780, on file in the office of the Jackson County Surveyor.

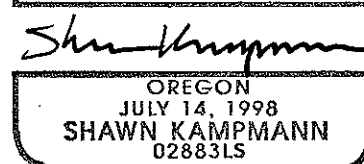
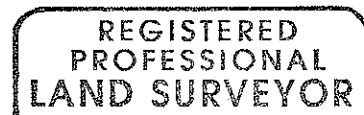
DATE: December 6, 2013

PREPARED BY: Shawn Kampmann,
Professional Land Surveyor

POLARIS LAND SURVEYING, LLC
P.O. Box 459
Ashland, Oregon 97520

(541) 482-5009

S:\surveys\620-10\SOU-ACC ALTA2 Survey Narrative.docx



RENEWAL DATE: 6/30/15