

SURVEYOR'S CERTIFICATE

I, SHAWN KAMPMANN, DULY REGISTERED PROFESSIONAL LAND SURVEYOR OF 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.

BEGINNING AT A POINT ON THE WESTERLY LINE OF THE PLAZA IN THE CITY OF ASHLAND, JACKSON COUNTY, OREGON, WHICH POINT IS 6 INCHES SOUTHERLY ALONG THE WESTERLY LINE OF PLAZA (SAME BEING THE EASTERLY LINE OF BLOCK 1), FROM THE SOUTHEAST CORNER OF LOT 8 IN BLOCK 1 OF THE CITY OF ASHLAND, OREGON, AS DESIGNATED UPON THE OFFICIAL MAP OF SAID CITY ADOPTED NOVEMBER 5, 1888; THENCE SOUTH 3°29'02" EAST (PLAT RECORD SOUTH 3°33' EAST) 20.00 FEET ALONG SAID WESTERLY LINE; THENCE SOUTH 86°29'02" WEST, 125.30 FEET (DEED RECORD SOUTH 86°27' WEST); THENCE NORTH 3°28'30" WEST, 69.52 FEET; THENCE NORTH 86°33'18" EAST, 13.99 FEET; THENCE NORTH 3°11'16" WEST, 4.01 FEET; THENCE NORTH 86°30'58" EAST, 11.28 FEET; THENCE SOUTH 3°29'02" WEST, 6.62 FEET; THENCE NORTH 86°30'58" EAST, 100.00 FEET TO SAID WESTERLY LINE OF THE PLAZA; THENCE SOUTH 3°29'02" EAST, 46.84 FEET ALONG SAID WESTERLY LINE, TO THE POINT OF BEGINNING.

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT 15 N. MAIN LLC, AN OREGON LIMITED LIABILITY COMPANY, RHANSEN PLAZA CONDO LLC, A LIMITED LIABILITY COMPANY AND ASHLAND HOLDINGS, LP, A LIMITED PARTNERSHIP, ARE THE OWNERS OF THE LANDS HEREON DESCRIBED, AND THAT THEY HAVE CONSOLIDATED THE SAME INTO THE PARCEL AS SHOWN HEREON, AND THAT THE SIZE OF THE PARCEL AND THE LENGTHS OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE PROPERTY LINE ADJUSTMENT (LOT CONSOLIDATION).

15 N. MAIN LLC, AN OREGON LIMITED LIABILITY COMPANY & ASHLAND HOLDING, LP, A LIMITED PARTNERSHIP BY ALLAN FRANK SANDLER, AUTHORIZED AGENT

RHANSEN PLAZA CONDO LLC, A LIMITED LIABILITY COMPANY BY RON HANSEN, AUTHORIZED AGENT

ACKNOWLEDGEMENT

STATE OF OREGON } SS JACKSON COUNTY }

PERSONALLY APPEARED THE ABOVE NAMED ALLAN FRANK SANDLER, ON THIS 30 DAY OF March, 2016, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE: Jeannette Ann Hutchinson, NOTARY PUBLIC - OREGON, COMMISSION NO. 943850, MY COMMISSION EXPIRES: October 14, 2019

ACKNOWLEDGEMENT

STATE OF OREGON } SS JACKSON COUNTY }

PERSONALLY APPEARED THE ABOVE NAMED RON HANSEN, ON THIS 30 DAY OF March, 2016, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE: Jeannette Ann Hutchinson, NOTARY PUBLIC - OREGON, COMMISSION NO. 943850, MY COMMISSION EXPIRES: October 14, 2019

APPROVALS:

EXAMINED AND APPROVED THIS 11th DAY OF April, 2016. ASHLAND PLANNING DIRECTOR, PLANNING FILE NO. PA - 2015 - 02376

EXAMINED AND APPROVED THIS 7th DAY OF April, 2016. Bradley F. Barber, CITY SURVEYOR

RECORDING:

FILED FOR RECORD THIS 22nd OF April, 2016 AT 2:24 O'CLOCK P.M. AND RECORDED IN VOLUME 27, PAGE 12 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker, COUNTY CLERK, DEPUTY

COUNTY SURVEYOR FILE NO. 21960

TAX COLLECTOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF April 22, 2016.

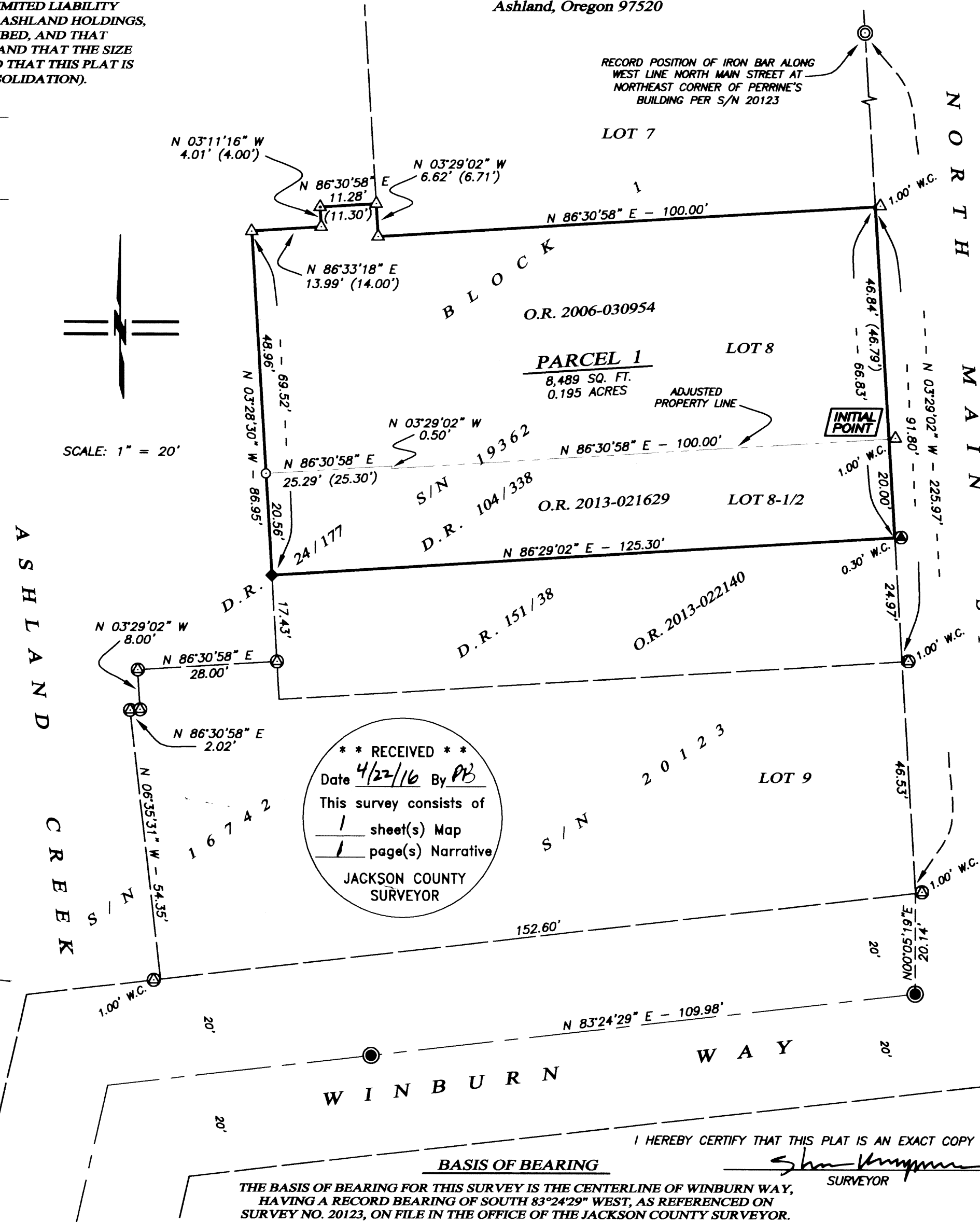
TAX COLLECTOR: [Signature], DATE: 4/22/16, ASSESSOR: [Signature], DATE: 4/22/16

Assessor's Map No. 39 1E 09 BB, Tax Lots 7800 & 70000-70010

PROPERTY LINE ADJUSTMENT (LOT CONSOLIDATION) PARTITION PLAT NO. P - 12 - 2016

LYING SITUATE WITHIN NORTHWEST QUARTER OF SECTION 9 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN CITY OF ASHLAND, JACKSON COUNTY, OREGON

FOR Allan Sandler, P.O. Box 306, Ashland, Oregon 97520



SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN FIRST AMERICAN TITLE REPORT NO. 7169-2580412 DATED JANUARY 04, 2016 AND 7169-2580430 DATED JANUARY 11, 2016, EITHER DOES NOT AFFECT THE SUBJECT TRACTS, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- List of survey notes including easements for right of way, party walls, underground communication lines, and various other encumbrances.

LEGEND

- Legend defining symbols for monuments (brass cap, iron bar, lead plug, etc.), lines (property, adjusted, boundary, centerline, easement, fence), and survey data references.

REGISTERED PROFESSIONAL LAND SURVEYOR

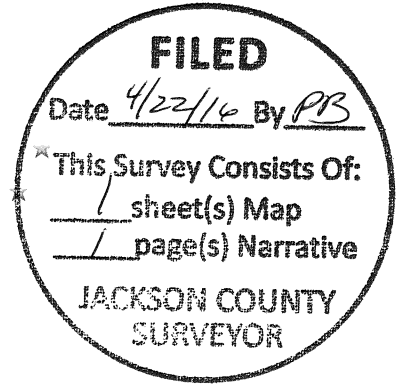
Shawn Kampmann, OREGON, JULY 14, 1988, SHAWN KAMPMANN, 2883 LS

RENEWAL DATE: 6/30/2017

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

DATE: MARCH 15, 2016, PROJECT NO. 784-13

FILE: SURVEYS\784-13\PLAZA CONDO PLA PLAT.DWG SHEET 1 of 1



SURVEY NO. 21960

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

SURVEY FOR: Allan Sandler
P.O. Box 306
Ashland, Oregon 97520

LOCATION: The Northwest Quarter of Section 9 in Township 39 South, Range 1 East of the Willamette Meridian, City of Ashland, Jackson County, Oregon.

PURPOSE: To survey and monument a Property Line Adjustment for a Lot Consolidation of those tracts of land described within Instrument No. 2013-021629 and 2006--030954 of the Official Records in Jackson County, Oregon for a future annexation of Plaza Condominium.

PROCEDURE: Utilizing an electronic Leica TCRP 1203 robotic total station with ranging prisms, in conjunction with survey control previously established by this office during the performance of Survey No. 20123, on file in the office of the Jackson County Surveyor, I survey the lands as shown.

The subject tract lies within portions of Lots 8 & 8½ in Block 1 of the McCall's 1888 Map of Ashland, approved by the City Council on November 5, 1888 as the Official Map of Ashland. Existing monuments that established the property boundary of the Plaza Condominium (Survey No. 19362) were recovered during the performance of Survey No. 20123 and held for position. ALTA/ACSM Land Title Surveys dated June 4, 2013, were performed by this office of the southerly tract described within Instrument No. 2013-021629, as well as that tract described within Instrument No. 2013-022140 of said Records that denoted the property boundaries as previously determined by Survey No. 20123 between it and Survey No. 19362 and monumented by this survey.

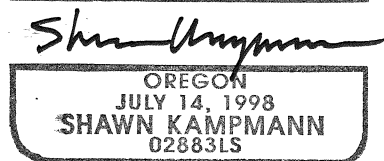
BASIS OF BEARING: The Basis of Bearing for this survey is the centerline of Winburn Way, having a record plat bearing of North 83°24'29" East, as referenced on Survey No. 20123, on file in the office of the Jackson County Surveyor.

DATE: March 15, 2016

PREPARED BY: Shawn Kampmann,
Professional Land Surveyor

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

(541) 482-5009



RENEWAL DATE: 6/30/17