

MAP OF SURVEY

A PROPERTY LINE ADJUSTMENT between Lots 1 & 3, MEDFORD CENTER, being located in the Southeast One-quarter of the Southwest One-quarter of Section 19, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

LBG MEDFORD, LLC
500 Newport Center Dr, Suite 800
Newport Beach, CA 92660

LEGEND:

- ⊗ Indicates a set 5/8-inch diameter by 30-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- Indicates a set 5/8-inch diameter by 24-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- Indicates a set 0.40 shell casing in concrete with a tack and brass washer marked "NEATHAMER SURVEYING".
- Indicates a found 5/8-inch diameter iron pin with plastic cap marked "MARQUESS & ASSOC." per SN 10945, 11062 and/or 11122.
- ⊙ Indicates a found 5/8-inch diameter iron pin with or without remnants of a plastic cap, per SN 10945, 11062 and/or 11122.
- ▲ Indicates a found 1-1/2" diameter iron pipe as previously found on SN 4254.
- ⊠ Indicates a found bolt per the City of Medford Field Book references, or as noted hereon.
- Indicates a computed position, nothing found or set.
- { } Indicates record information per SN 4295.
- [] Indicates record information per SN 10945 and/or SN 11062.
- < > Indicates record information per SN 11122.
- < > Indicates record information per City of Medford Field Book references.
- INST Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- MCP Indicates the plat "MEDFORD CENTER", as recorded December 24, 1987, in Volume 15 of Plats at Page 93 of the Records of Jackson County, Oregon.
- VOL PG Indicates an instrument recorded by Volume and Page of the Deed Records of Jackson County, Oregon.
- GLE Indicates a Gas Line Easement.
- SLE Indicates a Slope Easement.
- SSE Indicates a Sanitary Sewer Easement.
- TCE Indicates a Telecommunications Easement.
- UTE Indicates a Utility Easement.
- WLE Indicates a Waterline Easement.

APPROVALS (CITY OF MEDFORD FILE NUMBER PLA-16-097):

Examined and approved this 20th day of OCTOBER, 2016.

[Signature]
Planning Director

Examined and approved this 19 day of OCT., 2016.

[Signature]
City Surveyor

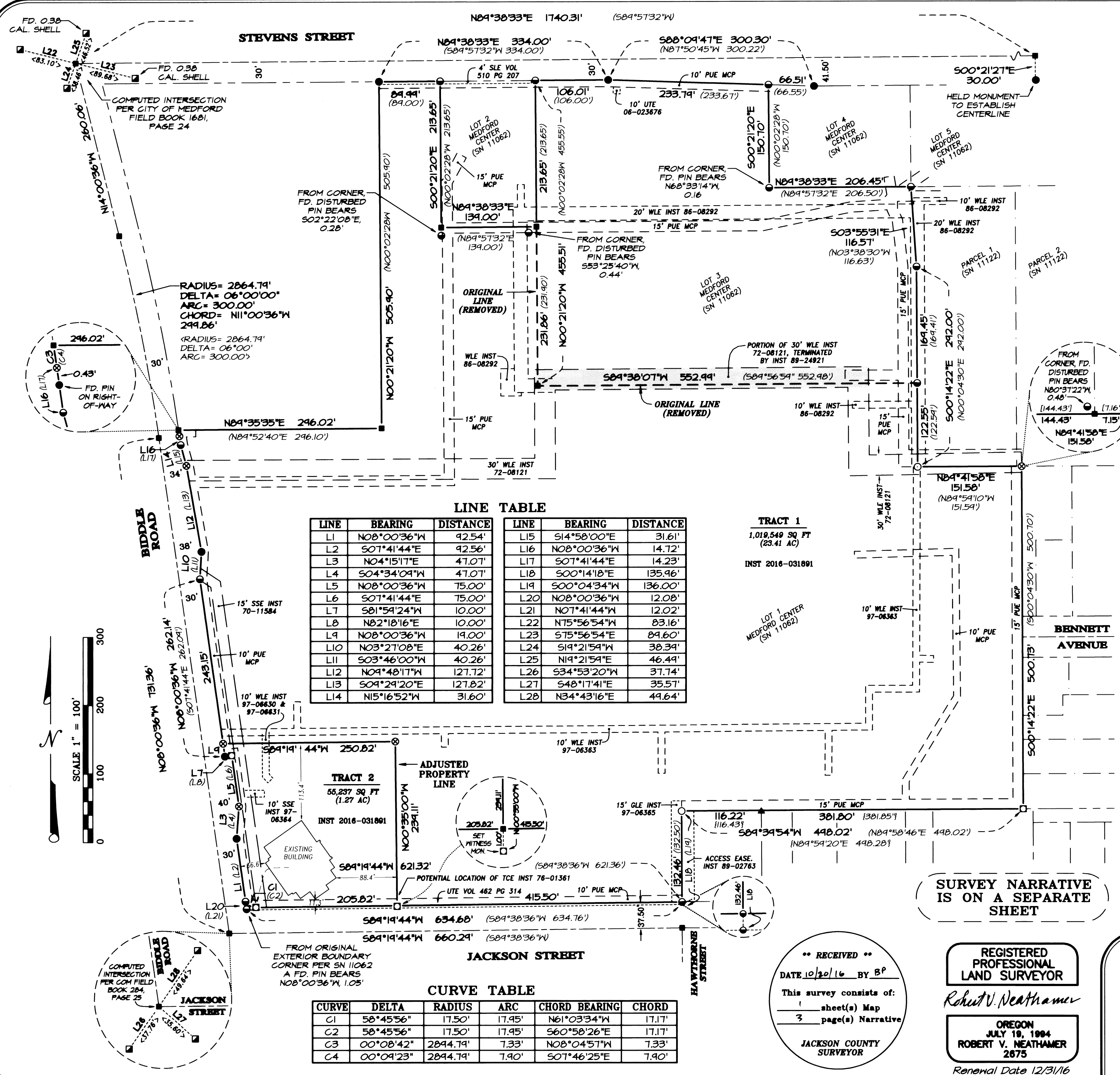
BASIS OF BEARINGS:

Geodetic North referenced to the NAD83 2011 (Epoch 2000.00) datum (refer to Survey Narrative for complete description).

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: October 17, 2018 **PROJECT NUMBER:** 18009

Sheet 1 of 1 NR
CN



LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N08°00'36"W	92.54'	L15	S14°58'00"E	31.61'
L2	S07°41'44"E	92.56'	L16	N08°00'36"W	14.72'
L3	N04°15'17"E	47.07'	L17	S07°41'44"E	14.23'
L4	S04°34'09"W	47.07'	L18	S00°14'18"E	135.46'
L5	N08°00'36"W	75.00'	L19	S00°04'34"W	136.00'
L6	S07°41'44"E	75.00'	L20	N08°00'36"W	12.08'
L7	S81°59'24"W	10.00'	L21	N07°41'44"W	12.02'
L8	N82°18'16"E	10.00'	L22	N75°56'54"W	83.16'
L9	N08°00'36"W	19.00'	L23	S75°56'54"E	89.60'
L10	N03°27'08"E	40.26'	L24	S19°21'59"W	38.39'
L11	S03°46'00"W	40.26'	L25	N19°21'59"E	46.49'
L12	N09°48'17"W	127.72'	L26	S34°53'20"W	37.74'
L13	S09°29'20"E	127.82'	L27	S48°17'41"E	35.57'
L14	N15°16'52"W	31.60'	L28	N34°43'16"E	49.64'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	58°45'56"	17.50'	17.95'	N61°03'34"W	17.17'
C2	58°45'56"	17.50'	17.95'	S60°58'26"E	17.17'
C3	00°08'42"	2844.79'	7.33'	N08°04'57"W	7.33'
C4	00°09'23"	2844.79'	7.90'	S07°46'25"E	7.90'

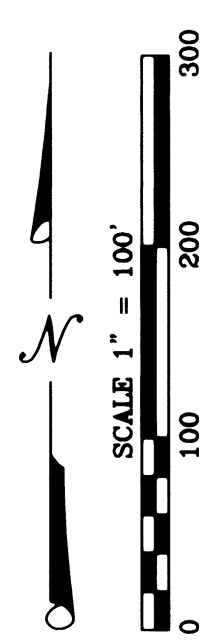
TRACT 1
1,018,549 SQ FT
(23.41 AC)
INST 2016-031891

TRACT 2
55,237 SQ FT
(1.27 AC)
INST 2016-031891

SURVEY NARRATIVE IS ON A SEPARATE SHEET

**** RECEIVED ****
DATE 10/20/16 BY BP
This survey consists of:
1 sheet(s) Map
3 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Robert V. Neathamer
OREGON
JULY 18, 1994
ROBERT V. NEATHAMER
2675
Renewal Date 12/31/16

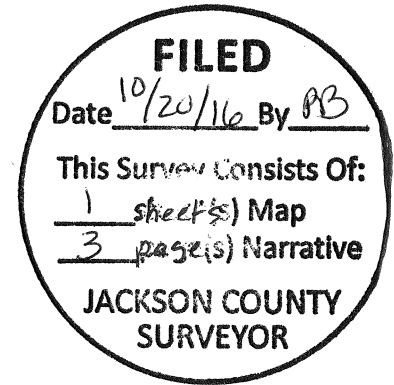


SURVEY NO. 22097

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

PREPARED FOR: LBG MEDFORD, LLC
500 Newport Center, Suite 800
Newport Beach, CA 92660

PREPARED BY: NEATHAMER SURVEYING, INC.
3126 State Street, Suite 203
P.O. Box 1574
Medford, Oregon 97501



LOCATION:

Lots 1 & 3, of MEDFORD CENTER, being located in the Southeast One-quarter of Southwest One-quarter of Section 19, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PURPOSE OF SURVEY:

Pursuant to Client's request and direction, perform a boundary survey, recover existing monuments, perform a boundary resolution, establish monuments at corners as needed, process a Property Line Adjustment through the City of Medford (File Number: PLA-16-097), draft the resultant tracts and file a Map of Survey in the office of the Jackson County Surveyor.

MATTERS OF RECORD:

Pursuant to a Public Record Report prepared by First American Title Company of Oregon, the subject property may be subject to the following matters of record:

- 1) Terms and conditions per the consent agreement, lease, etcetera per Volume 475 Page 460;
- 2) Terms and conditions for parking agreement and etcetera per Volume 475 Page 485 (as clarified by Volume 476 Page 1); Volume 510 Page 207; Volume 511 Page 281 (as amended by Volume 518 Page 192, thence by Volume 525 Page 286, thence by Volume 550 Page 515 and by Instrument Number 78-26186); Volume 540 Page 30; Instrument Number 70-01596; Instrument Number 89-02763 (as amended by Instrument Number 89-15720, thence Instrument Number 97-16138);
- 3) Terms and conditions per easement agreement Volume 533 Page 277;
- 4) Terms and conditions per consent agreement Instrument Number 70-01499;
- 5) Terms and conditions per declaration and agreement Instrument Number 86-01380;
- 6) Terms and conditions per consent to first amendment and restatement of easements per Instrument Number 88-20959;
- 7) Terms and conditions for easement encroachment per Instrument Number 2005-011774.

SURVEY REFERENCES/PROCEDURES:

Records utilized: Instruments Numbered 2014-029199 and 2016-031891, of the Official Records of Jackson County, Oregon; MEDFORD CENTER, filed for record on December 24, 1987 in Volume 15, Page 93 of the Plat Records of Jackson County, Oregon (and filed as Survey Number 11062 in the office of the Jackson County Surveyor); Surveys Numbered 4529 and 10945, as filed in the office of the Jackson County Surveyor; and, City of Medford Field Book 284 at Page 25 and Field Book 1681 at Page 24.

Equipment/Software utilized: Trimble R10 GNSS System, Trimble TSC3 data collectors with Trimble Access Software; Trimble S7 Robotic Instruments, Trimble Business Center and Trimble Terramodel.

Linear unit (horizontal): International Foot (ift).

Lineal unit (vertical): U.S. Survey Foot (usft).

Vertical datum: North American Datum of 1988 (NAVD88)

Geodetic Information:

Datum: North American Datum (NAD) of 1983 (2011) epoch 2010.00

System: Oregon Coordinate Reference System

Zone: Grants Pass-Ashland (Refer to ORS, Chapter 93.312(c))

Projection: Transverse Mercator

Latitude of grid origin: 41°45'00" N

Longitude of central meridian: 123°20'00" W

Northing at grid origin: 0.000 m

Easting at central meridian: 50,000.000 m (164,041.995 ift)

Scale factor on central meridian: 1.000 043 (exact)

All bearings and distances shown on the accompanying map are projected (grid) values based on the projection definition herein and above. This projection was utilized in order to minimize the difference between projected (grid) distances and horizontal (ground) distances at the topographic surface within the design area of this coordinate system.

The basis of bearings is Geodetic North. Note that the grid bearings depicted do not equal geodetic bearings due to meridian convergence.

This survey was conducted using Global Navigation Satellite System (GNSS) referenced to the National Spatial Reference System (NSRS). NSRS coordinate values were established via Real-time Kinematic (RTK) methods utilizing said Trimble R10 and the Oregon Real-Time GPS Network (ORGN).

Orthometric heights (elevations) were established utilizing said Trimble equipment/software and GNSS with NGS geoid model "GEOID12A", referenced to the current NAVD88 datum obtained via the ORGN.

Utilizing said Trimble R10 with TSC3 in conjunction with RTK methods and the ORGN, established primary control. From which, utilized said Trimble S7 and TSC3 data collectors, and classic terrestrial methods to establish secondary control and tie found monuments.

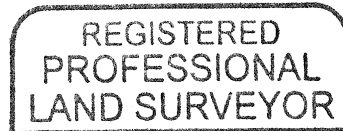
Held found references per the City of Medford Field Book at the intersection of Stevens Street and Biddle Road, and the found monument at the southerly right-of-way of Stevens Street, maintaining the record distance of 30.00 feet to establish the centerline thereof. The centerline of Biddle Road was established utilizing found references per said field book, at the intersection of Biddle Road and East Jackson Street. From which, held record distances to compute said centerline. East Jackson Street was computed utilizing said computed intersection, and found monuments along the northerly right-of-way. The right-of-ways were then established utilizing record offsets from the computed centerlines (found monuments were found

to be within reasonable tolerances). The exterior boundary of Lots 1 and 3 per said MEDFORD CENTER, were computed utilizing found monuments and record bearings and distances per the Plat.

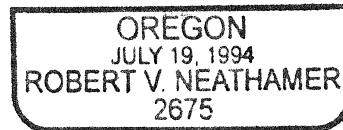
From which, established the adjusted resultant tracts as depicted on the accompanying map, pursuant to the approved City of Medford File Number PLA-16-097 and the subsequent Instrument Number 2016-031891, said records.

Established monuments, as depicted on the accompanying map on September 9, 2016.

Print Date: October 17, 2016



Robert V. Neathamer



RENEWAL: DEC. 31, 2016