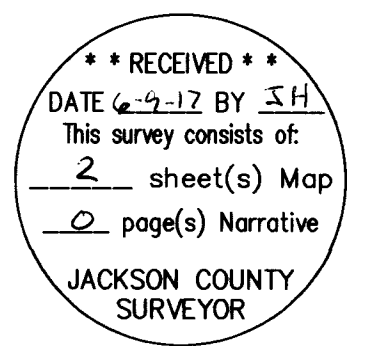


Partition Plat No. P-15-2017

Located at:
The SW Quarter Section 1, Township 37 South,
Range 2 West, Willamette Meridian, City of Central Point
Jackson County, Oregon



Declarations:

Know all people by these presents that Tail Lite Properties, LLC, an Oregon limited liability company, the Owner of the land represented on the attached plat and more particularly described in the Surveyor's Certificate, shown hereon, does hereby declare the attached plat to be a correct plat of the partition of said property and has caused this partition plat to be prepared and the property partitioned as shown in accordance with the provisions of Oregon Revised Statutes, Chapter 92. This plat is subject to the restrictions noted hereon, and furthermore, does hereby dedicate the private streets and private easements for the benefit of the three parcels shown and as depicted on the attached plat.

Approved this 8 day of June, 2017.

Adam Reiss
Adam Reiss, President
Tail Lite Properties, LLC

Survey For:

Tail Lite Properties, LLC
Adam Reiss, President
3265 Biddle Road
Medford, OR 97504

Survey By:

John R. Pariani, PLS
Pariani Land Surveying
P.O. Box 551
Shady Cove, OR 97539

Approvals:

[Signature]
Central Point Planning Dept. 6-9-17
Date

Matt Samitore
Central Point Public Works Dept. 6-9-17
Date

Examined and approved by Rogue Valley Sewer Services this 9th day of June, 2017.
[Signature]
General Manager/District Engineer 6/9/17
Date

Examined this 9th day of June, 2017.
[Signature]
Jackson County Surveyor 6/9/17
Date

Tax Statement:

All taxes, fees, assessments or any other charges as required by Oregon Revised Statute 92.095 have been paid as of the 9 day of June, 2017.
Ashley Thompson, agent
Jackson County Assessor
Kimberly Kiddle
Tax Collector

Recorder's Certificate:

Filed for record this 09 day of June, 2017, at 3:49 o'clock P.m. and recorded as Partition Plat No. P-15-2017 of the Partition Plats in Jackson County, Oregon.
Christine M. Walker
County Clerk
Jonny S. Morgan
Deputy

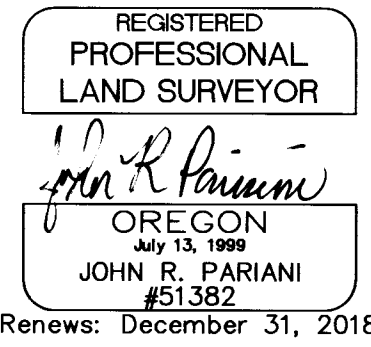
I hereby certify this to be an exact copy of the original plat.
John R. Pariani
John R. Pariani, PLS 51382

Surveyor's Certificate:

I, John R. Pariani, a duly registered surveyor in the State of Oregon, do hereby certify that this map correctly represents a survey made by me and complies with the regulations for land partitions and the following is an accurate description of the parent tract of the land set forth hereon: (Record per Instrument No. 2015-017308)

Lot 1, Hamrick Business Park in the City of Central Point, Jackson County, Oregon according to the official plat thereof recorded in volume 30, Page 47, Plat Records.

Also Including: Beginning at the northwest corner of Lot 2 of said Hamrick Business Park; thence along the northerly line of said Lot 2, along the arc of 11399.16 foot radius curve to the right (the long chord of which bears South 86°24'54" East, 270.52 feet (South 88°01'21" East, 270.52')) 270.52 feet; thence South 01°36'27" West, 206.04 feet (South, 206.04 feet); thence South 46°36'27" West, 30.37 feet (South 45°00'00" West, 30.37 feet); thence South 01°36'27" West, 120.00 feet (South 120.00 feet); thence South 43°23'33" East, 42.32 feet (South 45°00'00" East, 42.32 feet); thence South 01°22'48" West, 87.55 feet (South 00°13'39" East, 87.55 feet) to a point on the southerly line of said Lot 2; thence along the said southerly line North 88°37'12" West (South 89°46'21" West 279.16 feet), to the southwest corner of said Lot 2; thence North 01°36'27" East, 475.43 feet, along the west line thereof (North 475.43 feet) to the northwest corner of said Lot 2 and the point of beginning.



Survey Narrative:

To comply with ORS 209.250 & ORS 92 The purpose of this survey is to partition the property described in Instrument No. 2015-017308, Jackson County Records.

Utilizing the found monuments per filed survey 18358 along the south line of subject parcel, and the extension thereof as the controlling line. Deed calls in Instrument 2015-017308 match those on survey 19364 and were used to calculate the position of the subject corners. The Initial Point of survey 18358 was tied, along with other monuments along the south line of Biddle Road to establish the south line of Biddle Road/north line of subject property. The new parcel lines were determined per my client and as shown on approved tentative plat, Exhibit A-2. Monuments were set as depicted. Access to the south line is not reasonable, as the line falls between a chain link fence and concrete wall, thus witness corners were set where depicted on plat.

Basis of Bearing: Oregon State Plane, South Zone 3602, NAD83(2011) Epoch 2010.00
Monuments were set on April 10, 2017.
Surveying equipment used: Trimble R-10 GPS Rover used to establish a control network. Trimble S6, fully robotic, total station, utilized established GPS control to set monuments.

Acknowledgements:

State of Oregon } SS
County of Jackson }



The foregoing instrument was acknowledged before me on this 8th day of June, 2017, by Adam Reiss, President, Tail Lite Properties LLC, who executed the within instrument as his voluntary act and deed.

[Signature]
Notary Signature
Medford, Oregon
Notary Public - Oregon
Commission Number: 945030
My Commission Expires: 11/30/18

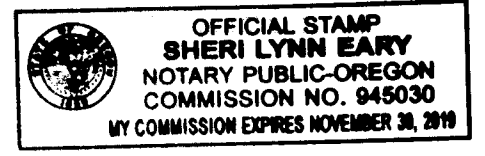
Consent to Plat:

Know all men by these presents, that Bank of the Cascades beneficiary of that certain trust deed recorded June 8th, 2015, as Instrument No. 2015-017309, Official Records of Jackson County, Oregon does hereby release from the lien of said trust deed that portion being dedicated to the public as shown on the final plat of Partition Plat No. P-15-2017.

[Signature]
Trust holder

Acknowledgements:

State of Oregon } SS
County of Jackson }



The foregoing instrument was acknowledged before me on this 8th day of June, 2017, by Brent Pariani, Vice President, who executed the within instrument as his voluntary act and deed.

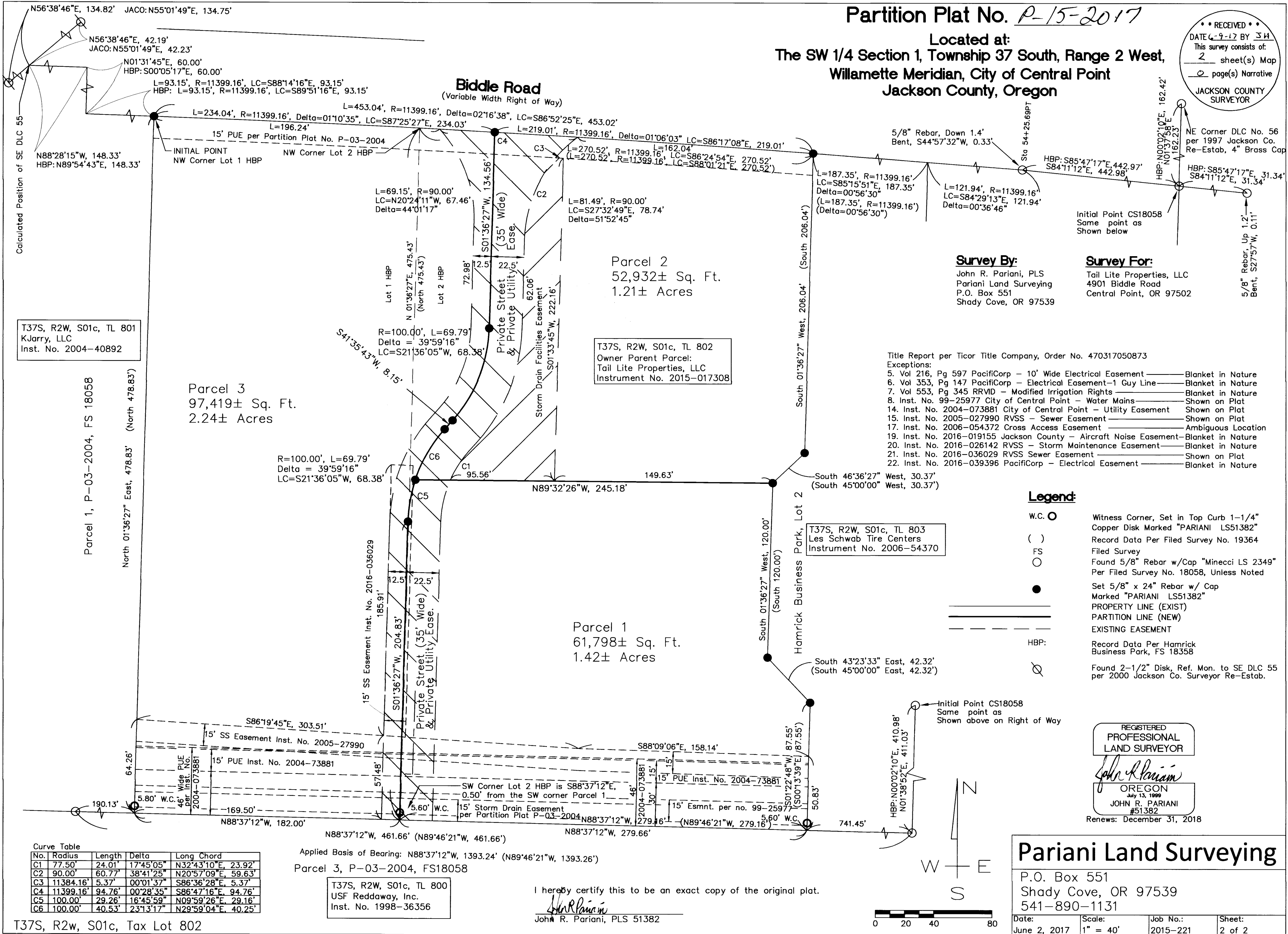
[Signature]
Notary Signature
Medford, Oregon
Notary Public - Oregon
Commission Number: 945030
My Commission Expires: 11/30/18

Date:	Scale:	Job No.:	Sheet:
June 2, 2017	None	2015-221	1 of 2

Partition Plat No. *P-15-2017*

Located at:
 The SW 1/4 Section 1, Township 37 South, Range 2 West,
 Willamette Meridian, City of Central Point
 Jackson County, Oregon

**** RECEIVED ****
 DATE *6-9-17* BY *JH*
 This survey consists of:
 2 sheet(s) Map
 2 page(s) Narrative
 JACKSON COUNTY SURVEYOR



Survey By:
 John R. Pariani, PLS
 Pariani Land Surveying
 P.O. Box 551
 Shady Cove, OR 97539

Survey For:
 Tail Lite Properties, LLC
 4901 Biddle Road
 Central Point, OR 97502

- Title Report per Tigor Title Company, Order No. 470317050873
 Exceptions:
 5. Vol 216, Pg 597 PacifiCorp - 10' Wide Electrical Easement - Blanket in Nature
 6. Vol 353, Pg 147 PacifiCorp - Electrical Easement-1 Guy Line - Blanket in Nature
 7. Vol 553, Pg 345 RRVID - Modified Irrigation Rights - Blanket in Nature
 8. Inst. No. 99-25977 City of Central Point - Water Mains - Shown on Plat
 14. Inst. No. 2004-073881 City of Central Point - Utility Easement - Shown on Plat
 15. Inst. No. 2005-027990 RVSS - Sewer Easement - Shown on Plat
 17. Inst. No. 2006-054372 Cross Access Easement - Ambiguous Location
 19. Inst. No. 2016-019155 Jackson County - Aircraft Noise Easement - Blanket in Nature
 20. Inst. No. 2016-026142 RVSS - Storm Maintenance Easement - Blanket in Nature
 21. Inst. No. 2016-036029 RVSS Sewer Easement - Shown on Plat
 22. Inst. No. 2016-039396 PacifiCorp - Electrical Easement - Blanket in Nature

Legend:

- W.C. ○ Witness Corner, Set in Top Curb 1-1/4" Copper Disk Marked "PARIANI LS51382"
- () Record Data Per Filed Survey No. 19364
- FS Filled Survey
- Found 5/8" Rebar w/Cap "Minecci LS 2349" Per Filed Survey No. 18058, Unless Noted
- Set 5/8" x 24" Rebar w/ Cap Marked "PARIANI LS51382"
- ===== PROPERTY LINE (EXIST)
- PARTITION LINE (NEW)
- EXISTING EASEMENT
- HBP: Record Data Per Hamrick Business Park, FS 18358
- Found 2-1/2" Disk, Ref. Mon. to SE DLC 55 per 2000 Jackson Co. Surveyor Re-Estab.

T37S, R2W, S01c, TL 801
 KJarry, LLC
 Inst. No. 2004-40892

T37S, R2W, S01c, TL 802
 Owner Parent Parcel:
 Tail Lite Properties, LLC
 Instrument No. 2015-017308

T37S, R2W, S01c, TL 803
 Les Schwab Tire Centers
 Instrument No. 2006-54370

Curve Table

No.	Radius	Length	Delta	Long Chord
C1	77.50'	24.01'	17°45'05"	N32°43'10"E, 23.92'
C2	90.00'	60.77'	38°41'25"	N20°57'09"E, 59.63'
C3	11384.16'	5.37'	00°01'37"	S86°36'28"E, 5.37'
C4	11399.16'	94.76'	00°28'35"	S86°47'16"E, 94.76'
C5	100.00'	29.26'	16°45'59"	N09°59'26"E, 29.16'
C6	100.00'	40.53'	23°13'17"	N29°59'04"E, 40.25'

Applied Basis of Bearing: N88°37'12"W, 1393.24' (N89°46'21"W, 1393.26')
 Parcel 3, P-03-2004, FS18058

T37S, R2W, S01c, TL 800
 USF Reddaway, Inc.
 Inst. No. 1998-36356

I hereby certify this to be an exact copy of the original plat.

John R. Pariani
 John R. Pariani, PLS 51382

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

John R. Pariani
 OREGON
 July 13, 1999
 JOHN R. PARIANI
 #51382
 Renews: December 31, 2018

Pariani Land Surveying

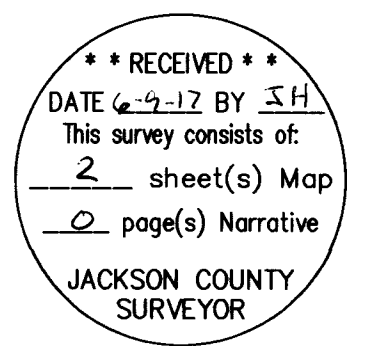
P.O. Box 551
 Shady Cove, OR 97539
 541-890-1131

Date: June 2, 2017	Scale: 1" = 40'	Job No.:	Sheet:
		2015-221	2 of 2

T37S, R2W, S01c, Tax Lot 802

Partition Plat No. P-15-2017

Located at:
The SW Quarter Section 1, Township 37 South,
Range 2 West, Willamette Meridian, City of Central Point
Jackson County, Oregon



Declarations:

Know all people by these presents that Tail Lite Properties, LLC, an Oregon limited liability company, the Owner of the land represented on the attached plat and more particularly described in the Surveyor's Certificate, shown hereon, does hereby declare the attached plat to be a correct plat of the partition of said property and has caused this partition plat to be prepared and the property partitioned as shown in accordance with the provisions of Oregon Revised Statutes, Chapter 92. This plat is subject to the restrictions noted hereon, and furthermore, does hereby dedicate the private streets and private easements for the benefit of the three parcels shown and as depicted on the attached plat.

Approved this 8 day of June, 2017.
Adam Reiss
Adam Reiss, President
Tail Lite Properties, LLC

Acknowledgements:

State of Oregon } SS
County of Jackson }



The foregoing instrument was acknowledged before me on this 8th day of June, 2017, by Adam Reiss, President, Tail Lite Properties LLC, who executed the within instrument as his voluntary act and deed.

Sheri Lynn Eary
Notary Signature
Medford, Oregon
Notary Public - Oregon
Commission Number: 945030
My Commission Expires: 11/30/18

Consent to Plat:

Know all men by these presents, that Bank of the Cascades beneficiary of that certain trust deed recorded June 8th, 2015, as Instrument No. 2015-017309, Official Records of Jackson County, Oregon does hereby release from the lien of said trust deed that portion being dedicated to the public as shown on the final plat of Partition Plat No. P-15-2017.

VP. Bar AS
Trust holder

Acknowledgements:

State of Oregon } SS
County of Jackson }



The foregoing instrument was acknowledged before me on this 8th day of June, 2017, by Brent Reason, Vice President who executed the within instrument as his voluntary act and deed.

Sheri Lynn Eary
Notary Signature
Medford, Oregon
Notary Public - Oregon
Commission Number: 945030
My Commission Expires: 11/30/18

Survey For:

Tail Lite Properties, LLC
Adam Reiss, President
3265 Biddle Road
Medford, OR 97504

Survey By:

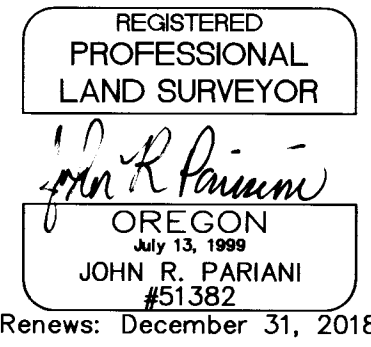
John R. Pariani, PLS
Pariani Land Surveying
P.O. Box 551
Shady Cove, OR 97539

Surveyor's Certificate:

I, John R. Pariani, a duly registered surveyor in the State of Oregon, do hereby certify that this map correctly represents a survey made by me and complies with the regulations for land partitions and the following is an accurate description of the parent tract of the land set forth hereon: (Record per Instrument No. 2015-017308)

Lot 1, Hamrick Business Park in the City of Central Point, Jackson County, Oregon according to the official plat thereof recorded in volume 30, Page 47, Plat Records.

Also Including: Beginning at the northwest corner of Lot 2 of said Hamrick Business Park; thence along the northerly line of said Lot 2, along the arc of 11399.16 foot radius curve to the right (the long chord of which bears South 86°24'54" East, 270.52 feet (South 88°01'21" East, 270.52')) 270.52 feet; thence South 01°36'27" West, 206.04 feet (South, 206.04 feet); thence South 46°36'27" West, 30.37 feet (South 45°00'00" West, 30.37 feet); thence South 01°36'27" West, 120.00 feet (South 120.00 feet); thence South 43°23'33" East, 42.32 feet (South 45°00'00" East, 42.32 feet); thence South 01°22'48" West, 87.55 feet (South 00°13'39" East, 87.55 feet) to a point on the southerly line of said Lot 2; thence along the said southerly line North 88°37'12" West (South 89°46'21" West 279.16 feet), to the southwest corner of said Lot 2; thence North 01°36'27" East, 475.43 feet, along the west line thereof (North 475.43 feet) to the northwest corner of said Lot 2 and the point of beginning.



Survey Narrative:

To comply with ORS 209.250 & ORS 92 The purpose of this survey is to partition the property described in Instrument No. 2015-017308, Jackson County Records.

Utilizing the found monuments per filed survey 18358 along the south line of subject parcel, and the extension thereof as the controlling line. Deed calls in Instrument 2015-017308 match those on survey 19364 and were used to calculate the position of the subject corners. The Initial Point of survey 18358 was tied, along with other monuments along the south line of Biddle Road to establish the south line of Biddle Road/north line of subject property. The new parcel lines were determined per my client and as shown on approved tentative plat, Exhibit A-2. Monuments were set as depicted. Access to the south line is not reasonable, as the line falls between a chain link fence and concrete wall, thus witness corners were set where depicted on plat.

Basis of Bearing: Oregon State Plane, South Zone 3602, NAD83(2011) Epoch 2010.00
Monuments were set on April 10, 2017.
Surveying equipment used: Trimble R-10 GPS Rover used to establish a control network. Trimble S6, fully robotic, total station, utilized established GPS control to set monuments.

Approvals:

[Signature]
Central Point Planning Dept. 6-9-17
Date

Matt Samitore
Central Point Public Works Dept. 6-9-17
Date

Examined and approved by Rogue Valley Sewer Services this 9th day of June, 2017.
John R. Pariani
General Manager/District Engineer 6/9/17
Date

Examined this 9th day of June, 2017.
Scott J. Walker
Jackson County Surveyor 6/9/17
Date

Tax Statement:

All taxes, fees, assessments or any other charges as required by Oregon Revised Statute 92.095 have been paid as of the 9 day of June, 2017.

Ashley Thompson, agent
Jackson County Assessor
Kimberly Kiddle
Tax Collector

Recorder's Certificate:

Filed for record this 09 day of June, 2017, at 3:49 o'clock P.m. and recorded as Partition Plat No. P-15-2017 of the Partition Plats in Jackson County, Oregon.

Christine M. Walker
County Clerk
Sonya S. Morgan
Deputy

County Survey File No. 22265

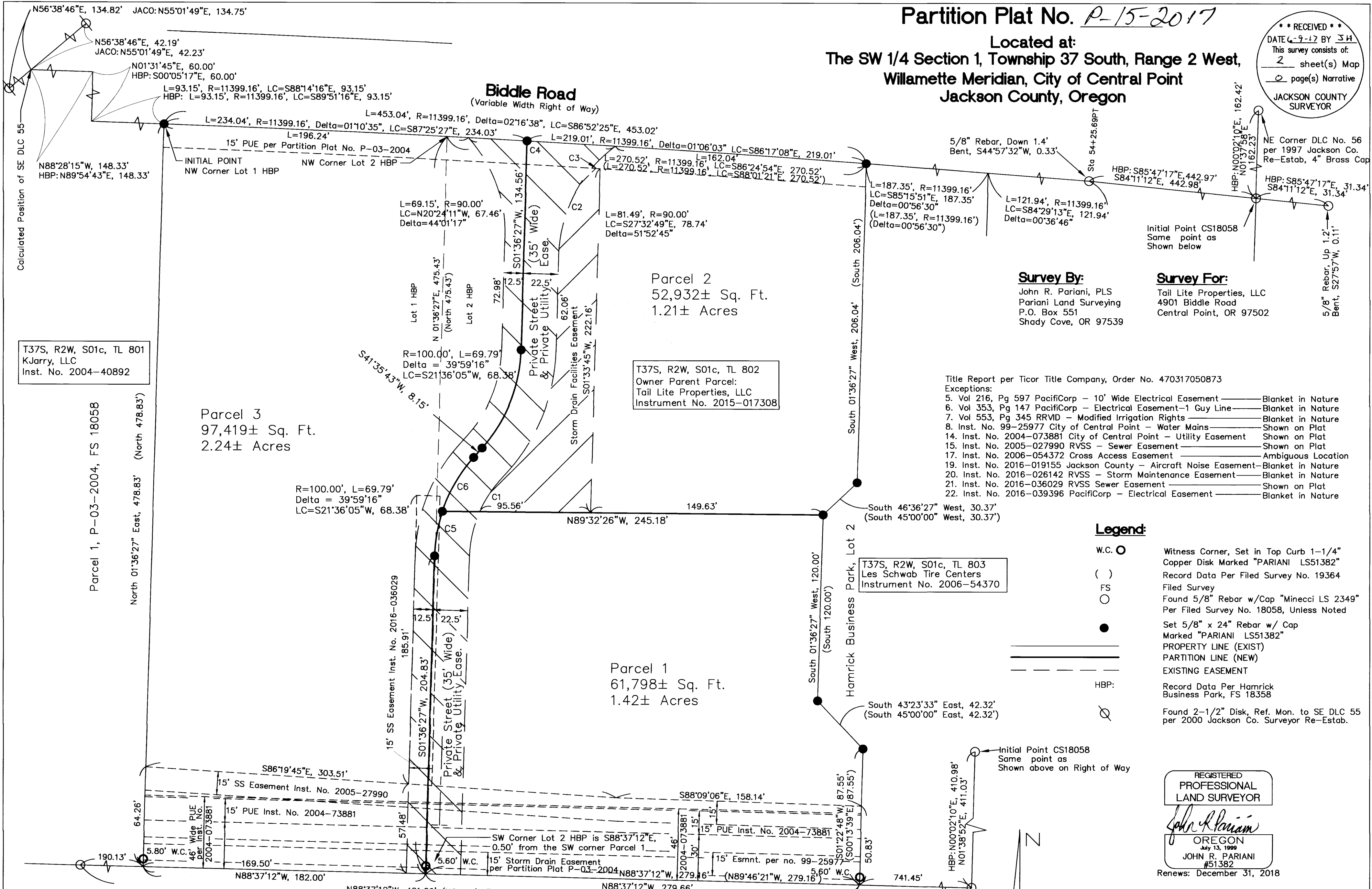
I hereby certify this to be an exact copy of the original plat.
John R. Pariani
John R. Pariani, PLS 51382

Date:	Scale:	Job No.:	Sheet:
June 2, 2017	None	2015-221	1 of 2

Partition Plat No. P-15-2017

Located at:
The SW 1/4 Section 1, Township 37 South, Range 2 West,
Willamette Meridian, City of Central Point
Jackson County, Oregon

**** RECEIVED ****
DATE 6-9-17 BY JH
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR



Survey By:
John R. Pariani, PLS
Pariani Land Surveying
P.O. Box 551
Shady Cove, OR 97539

Survey For:
Tail Lite Properties, LLC
4901 Biddle Road
Central Point, OR 97502

- Title Report per Tigor Title Company, Order No. 470317050873
- Exceptions:
- 5. Vol 216, Pg 597 PacifiCorp - 10' Wide Electrical Easement - Blanket in Nature
 - 6. Vol 353, Pg 147 PacifiCorp - Electrical Easement-1 Guy Line - Blanket in Nature
 - 7. Vol 553, Pg 345 RRVID - Modified Irrigation Rights - Blanket in Nature
 - 8. Inst. No. 99-25977 City of Central Point - Water Mains - Shown on Plat
 - 14. Inst. No. 2004-073881 City of Central Point - Utility Easement - Shown on Plat
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 - 21. Inst. No. 2016-036029 RVSS Sewer Easement - Shown on Plat
 - 22. Inst. No. 2016-039396 PacifiCorp - Electrical Easement - Blanket in Nature

Legend:

- W.C. ○ Witness Corner, Set in Top Curb 1-1/4" Copper Disk Marked "PARIANI LS51382"
- () Record Data Per Filed Survey No. 19364
- FS Filed Survey
- Found 5/8" Rebar w/Cap "Minecci LS 2349" Per Filed Survey No. 18058, Unless Noted
- Set 5/8" x 24" Rebar w/ Cap Marked "PARIANI LS51382"
- ===== PROPERTY LINE (EXIST)
- PARTITION LINE (NEW)
- EXISTING EASEMENT
- HBP: Record Data Per Hamrick Business Park, FS 18358
- Found 2-1/2" Disk, Ref. Mon. to SE DLC 55 per 2000 Jackson Co. Surveyor Re-Estab.

Curve Table

No.	Radius	Length	Delta	Long Chord
C1	77.50'	24.01'	17°45'05"	N32°43'10"E, 23.92'
C2	90.00'	60.77'	38°41'25"	N20°57'09"E, 59.63'
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C6	100.00'	40.53'	23°13'17"	N29°59'04"E, 40.25'

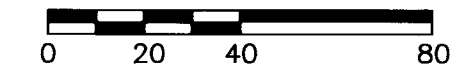
Applied Basis of Bearing: N88°37'12"W, 1393.24' (N89°46'21"W, 1393.26')

Parcel 3, P-03-2004, FS18058

T37S, R2W, S01c, TL 800
USF Reddaway, Inc.
Inst. No. 1998-36356

I hereby certify this to be an exact copy of the original plat.

John R. Pariani
John R. Pariani, PLS 51382



Pariani Land Surveying

P.O. Box 551
Shady Cove, OR 97539
541-890-1131

Date: June 2, 2017 Scale: 1" = 40' Job No.: 2015-221 Sheet: 2 of 2

T37S, R2W, S01c, TL 801
KJarry, LLC
Inst. No. 2004-40892

T37S, R2W, S01c, TL 802
Owner Parent Parcel:
Tail Lite Properties, LLC
Instrument No. 2015-017308

T37S, R2W, S01c, TL 803
Les Schwab Tire Centers
Instrument No. 2006-54370

REGISTERED
PROFESSIONAL
LAND SURVEYOR

John R. Pariani
OREGON
July 13, 1999
JOHN R. PARIANI
#51382
Renews: December 31, 2018