

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that LBG MEDFORD, LLC, a Delaware limited liability company, hereinafter referred to as DECLARANT, is the owner in fee of the lands as described in the "Surveyor's Certificate" herewith. Declarant has caused this tract of land to be surveyed into lots, common area, and easements, as depicted hereon, and hereby designates this subdivision as THE VILLAGE CENTER SUBDIVISION. Declarant hereby creates: a 10.00 foot wide Private Sanitary Sewer Easement over, through and across a portion of Lot 6, for the use and benefit of Lot 7; a 10.00 foot wide Private Sanitary Sewer Easement over, through and across a portion of Lot 8, for the use and benefit of Lots 9 and 10. Declarant hereby creates those variable width Canopy Easements being over and across Lots 6 and 7; and the Common Area and Public Utility Easement (PUE), which shall allow for vehicular, pedestrian, public, and emergency access, as well as public and private utilities and service lines for, and serving said Lots 1 through 11. Lots 8 through 10 are subject to the Building Maintenance Agreement recorded as Instrument Number 2021-030120 of the Official Records of Jackson County, Oregon.

AFFIDAVIT OF DECLARATION

LBG Medford, LLC, a Delaware limited liability company, owner in fee of that certain real property as described in Deed, recorded as Instrument Number 2014-029199 of the Official Records of Jackson County, Oregon, consents and agrees to this Subdivision Plat and Declaration of said Subdivision and accept all terms and specifications hereof, pursuant to Instrument Number 2021-030121, said Official Records.

AFFIDAVITS OF RELEASE

BOKF, NA dba BOKF Financial, as Beneficiary under that certain Line of Credit Trust Deed recorded February 4, 2021 as Instrument Number 2021-005038, of the Official Records of Jackson County, Oregon, and as that certain Fourth Amendment to Line of Credit Trust Deed recorded November 11, 2020 as Instrument Number 2020-041342, said Official Records, has released from lien all property being created as the Public Access Easement, created for public use, as shown hereon via the Affidavit of Release recorded as Instrument Number 2021-030122, said Official Records.

BOKF, NA dba BOKF Financial, as Beneficiary under that certain Line of Credit Trust Deed recorded February 4, 2021 as Instrument Number 2021-005038, of the Official Records of Jackson County, Oregon, and as that certain Fourth Amendment to Line of Credit Trust Deed recorded November 11, 2020 as Instrument Number 2020-041342, said Official Records, has released from lien all property being created as the Sanitary Sewer Easement, created for public use, as shown hereon via the Affidavit of Release recorded as Instrument Number 2021-030123, said Official Records.

TITLE RELATED NOTES

THE VILLAGE CENTER SUBDIVISION IS SUBJECT TO THE FOLLOWING MATTERS OF RECORD AS CONTAINED IN THE TITLE REPORT SUPPLIED FOR THIS SUBDIVISION:

City liens, if any, of the City of Medford.

Public utility, electric power, telephone, television, gas, waterlines, storm drain and sanitary sewer easements, as shown on the Plat of Medford Center recorded in Volume 15 at Page 93 of the Plat Records. (Depicted on Sheet 3).

Public utility, electric power, telephone, television, gas, waterlines, storm drain and sanitary sewer easements as delineated on Minor Land Partition recorded in Volume 8, Page 24, of Minor Land Partition Records of Jackson County, Oregon. (Depicted on Sheet 3).

Easement, including terms and provisions contained therein, per Volume 462 at Page 314 of the Deed Records of Jackson County, Oregon. (Depicted on Sheet 3).

Consent Agreement, including terms and provisions thereof, per Volume 475 at Page 460 of the Deed Records of Jackson County, Oregon.

An unrecorded lease and the terms and conditions thereof, per Volume 475 at Page 460 of the Deed Records of Jackson County, Oregon.

Parking Agreement, including the terms and provisions thereof, per Volume 475 at Page 485 of the Deed Records of Jackson County, Oregon, and clarified in Volume 476 at Page 1 of said Deed Records. A Clarification of Parking Agreement, per Volume 476 at Page 1 of the Deed Records of Jackson County, Oregon.

Easement, including terms and provisions contained therein, per Volume 510 at Page 207 of the Deed Records of Jackson County, Oregon. (Depicted on Sheet 3).

Declaration and Parking Agreement, including the terms and provisions thereof, per Volume 511 at Page 281 of the Deed Records of Jackson County, Oregon, and amended, per Volume 518 at Page 192, Volume 525 at Page 286, Volume 550 at Page 515 of said Deed Records, and per Instrument Number 78-26186 of the Official Records of Jackson County, Oregon, executed by Medford Shopping Center.

Easement, including terms and provisions contained therein, per Volume 533 at Page 277 of the Deed Records of Jackson County, Oregon. (No Specific Location Given).

Parking Declaration and Agreement, including terms and provisions thereof, per Volume 540 at Page 30 of the Deed Records of Jackson County, Oregon.

(TITLE RELATED NOTES CONTINUED ON SHEET 6)

SURVEYOR'S CERTIFICATE

I, Robert V. Neathamer, a Registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments, as provided by law, the tract of land depicted hereon and that this plat is a correct representation of said tract and that the following is an accurate description of boundary lines of the parent tract of land as set forth hereon:

That tract of land as described in Instruments Numbered 2014-029199 and 2016-031891 of the Official Records of Jackson County, Oregon, being a portion of Lots 1 and 3, MEDFORD CENTER (recorded December 24, 1987 in Volume 15 at Page 93 of the Plat Records of Jackson County, Oregon), located within Donation Land Claim Number 42 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. The exterior boundary of which, as now surveyed, is more particularly described as follows:

Lots 1 and 3 of MEDFORD CENTER, filed for record on December 24, 1987, and recorded in Volume 15 at Page 93 of the Plat Records of Jackson County, Oregon, 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.

LESS AND EXCEPTING THEREFROM a portion of said Lot 1 being more particularly described as follows: Commencing at the intersection of the South-Southeasterly corner of said Lot 1 and the Northerly right-of-way of East Jackson Street (a public street); thence along the Southerly boundary of said Lot 1 and said right-of-way, South 89°19'44" West, 415.50 feet to the TRUE POINT OF BEGINNING; thence leaving said boundaries, North 00°35'00" West, 239.11 feet; thence South 89°19'44" West, 250.82 feet to the intersection of the Westerly boundary of said Lot 1 and the easterly right-of-way of Biddle Road (a public road); thence along the Westerly boundary of said Lot 1 and said easterly right-of-way, the following courses and distances: South 08°00'36" East, 19.00 feet; thence North 81°59'24" East, 10.00 feet; thence South 08°00'36" East, 75.00 feet; thence South 04°15'17" West, 47.07 feet; thence South 08°00'36" East, 42.54 feet to the beginning of a non-tangent curve to the left having a radius of 17.50 feet and a central angle of 58°45'56" (the long chord of which bears South 61°03'34" East 17.17 feet); thence along the arc of said curve 17.95 feet to the Southerly boundary of said Lot 1 and the Northerly right-of-way of said East Jackson Street; thence along the Southerly boundary of said Lot 1 and said Northerly right-of-way, North 89°19'44" East, 205.82 feet to the Point of Beginning.

Robert V. Neathamer
Surveyor

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

PURPOSE: Perform a boundary survey and prepare a final plat pursuant to the client's instructions and as approved by the City of Medford Planning Commission (File No. LDS-19-076).

PROCEDURE: 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 4524, 10445 and 22047, 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 RIO 6N55 System, Trimble 57 robotic instrument, Trimble SX10 robotic instrument and scanner, Trimble TSC3 and TSC7 data collectors with Trimble Access software, Trimble Business Center, and Trimble Terramodel. Linear unit (horizontal): International Foot (ft); Linear unit (vertical): U.S. Survey Foot (usft); Vertical datum is the North American Vertical Datum of 1988 (NAVD88); Geodetic Information: Datum is the North American Datum (NAD) of 1983 (2011) Epoch 2010.00; System is the Oregon Coordinate Reference System; Zone is Grants Pass-Ashland (Refer to ORS, Chapter 93.321(1)(c)).

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.

Utilized said Instruments Numbered 2014-029199 and 2016-031891, previous control, found monuments and boundary resolutions as performed by this firm per said Survey Number 22047, resolved the exterior boundary tract hereof as follows: Located, tied into and verified previous control and monuments to validate said previous boundary resolutions per said Survey Number 22047. From which, utilized said approval LDS-19-076 by the City of Medford to compute the interior lots and easements as depicted within this plat.

Completed establishing monuments as depicted on Sheet 2 on February 25, 2021.

I hereby certify that this is an exact copy of the original.

Robert V. Neathamer
Surveyor

Table with 2 columns: SHEET INDEX, Description of sheet content. Includes Title Sheet, Lots I-II, Existing Easements, Water Easements, New Easements, and Title Related Notes.

RECEIVED stamp: DATE 7/13/21 BY PB. This survey consists of 6 sheet(s) Map and 8 page(s) Narrative. JACSON COUNTY SURVEYOR.

REGISTERED PROFESSIONAL LAND SURVEYOR stamp: ROBERT V. NEATHAMER 2675, Renewal Date 12/31/22.

THE VILLAGE CENTER SUBDIVISION A PAD LOT DEVELOPMENT

LOT 3 & a portion of LOT 1, MEDFORD CENTER, being located within Donation Land Claim Number 42 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.

PREPARED FOR:

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

APPROVALS:

CITY OF MEDFORD PLANNING FILES NUMBERED: LDS-19-076

I certify that, pursuant to the authority granted in Ordinance No. 5785, of the City of Medford Municipal Code, that this plat is hereby approved.

Approval signatures: Planning Director (dated JUNE 25, 2021), City Engineer, and City Surveyor.

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of July 13th, 2021.

Approval signatures: Tax Collector/Deputy and Assessor/Agent (dated July, 2021).

RECORDING

FILED FOR RECORD THIS 13th DAY OF July, 2021 AT 2:08 O'CLOCK P.M. AND RECORDED IN VOLUME 47 OF PLATS AT PAGE 16 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Recording signatures: Christine D. Walker (County Clerk) and Tonya Morgan (Deputy).

APPROVED FOR RECORDING stamp: County Commissioner/Administrator (dated 7/13/21).

JACKSON COUNTY SURVEYOR'S FILE NUMBER: 23400

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: June 16, 2021 PROJECT NUMBER: 16009-B

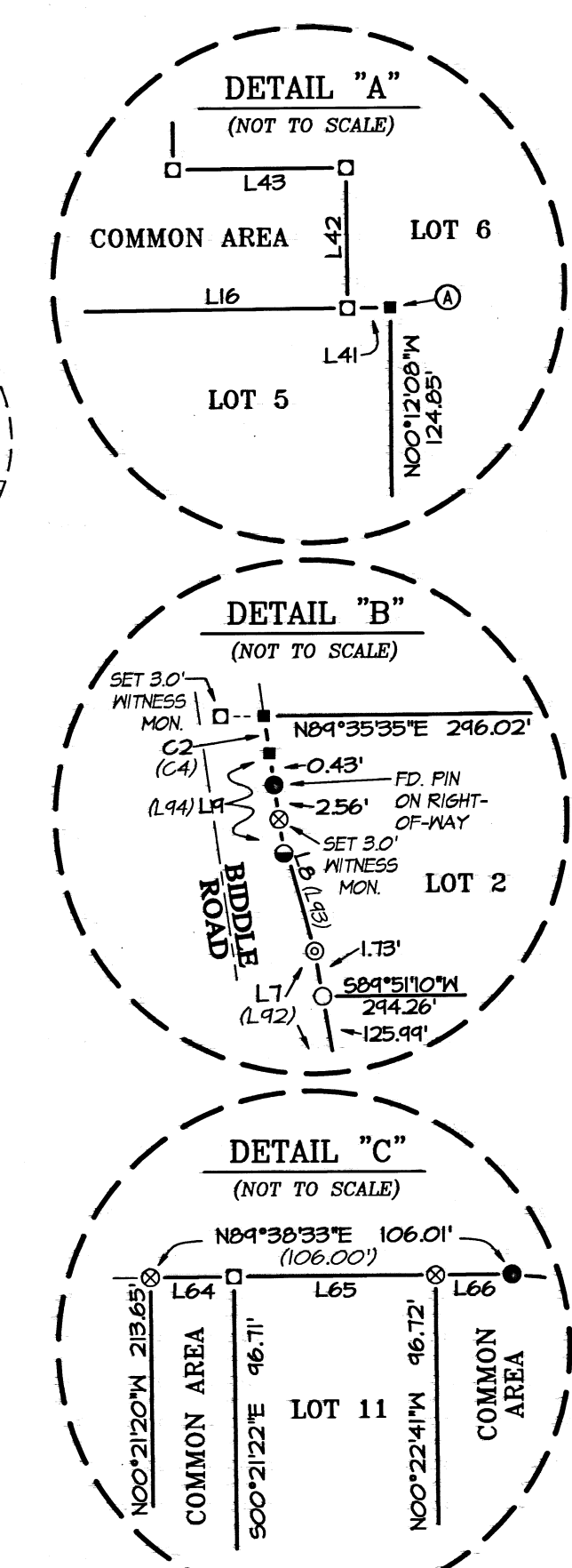
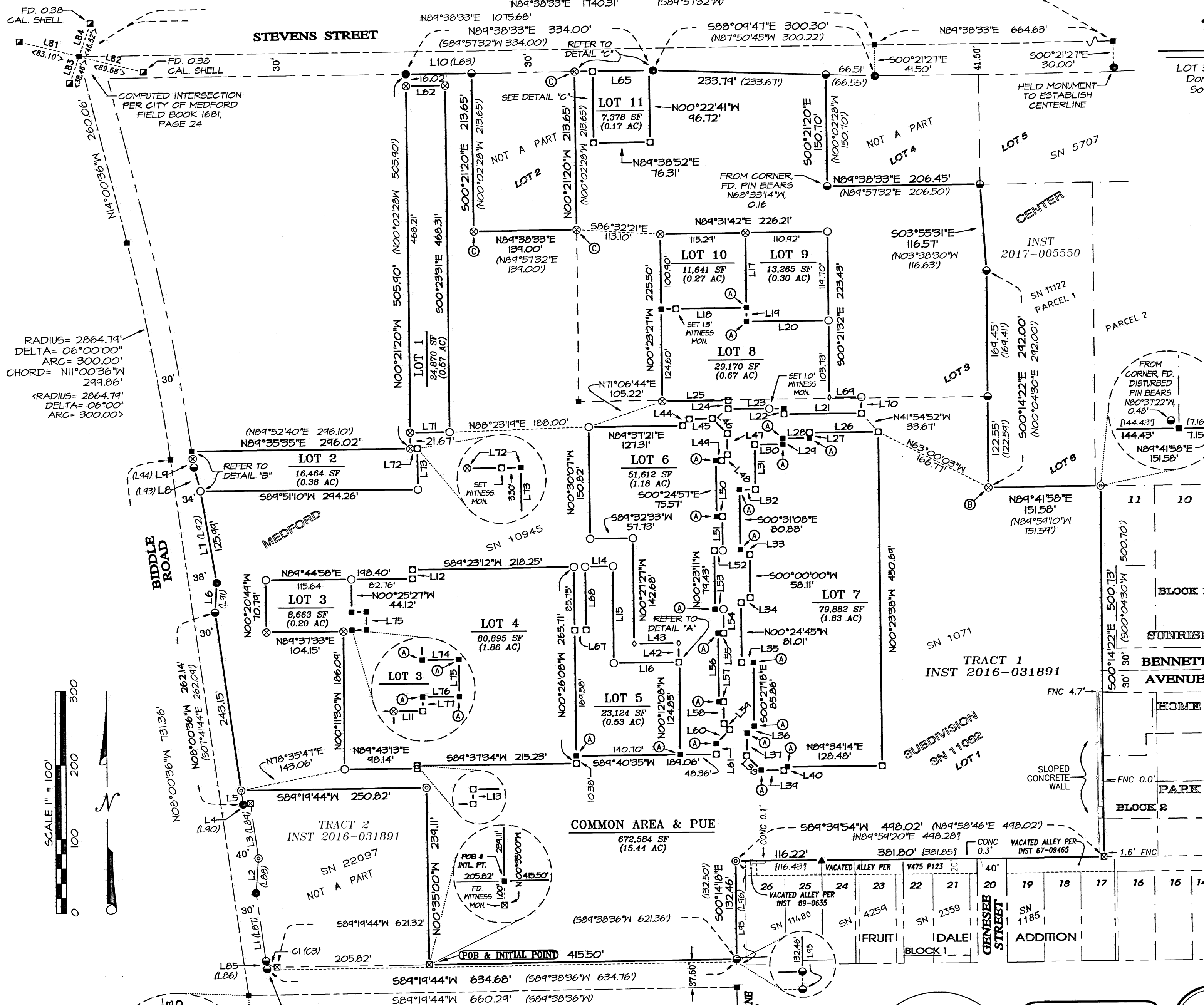
Sheet 1 of 6

**THE VILLAGE CENTER SUBDIVISION
A PAD LOT DEVELOPMENT**

LOT 3 & a portion of LOT 1, MEDFORD CENTER, being located within Donation Land Claim Number 42 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.

PREPARED FOR:

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



BASIS OF BEARINGS:
Geodetic North referenced to the NAD83 2011 (Epoch 20010.00) 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: June 16, 2021
PROJECT NUMBER: 16009-B

Sheet 2 of 6 © JV

REGISTERED PROFESSIONAL LAND SURVEYOR
Rhut V. Neathamer
OREGON
JULY 19, 1994
ROBERT V. NEATHAMER
2675
Renewal Date 12/31/22

RECEIVED
DATE 7/13/21 BY PB
This survey consists of:
6 sheet(s) Map
6 page(s) Narrative
JACKSON COUNTY SURVEYOR

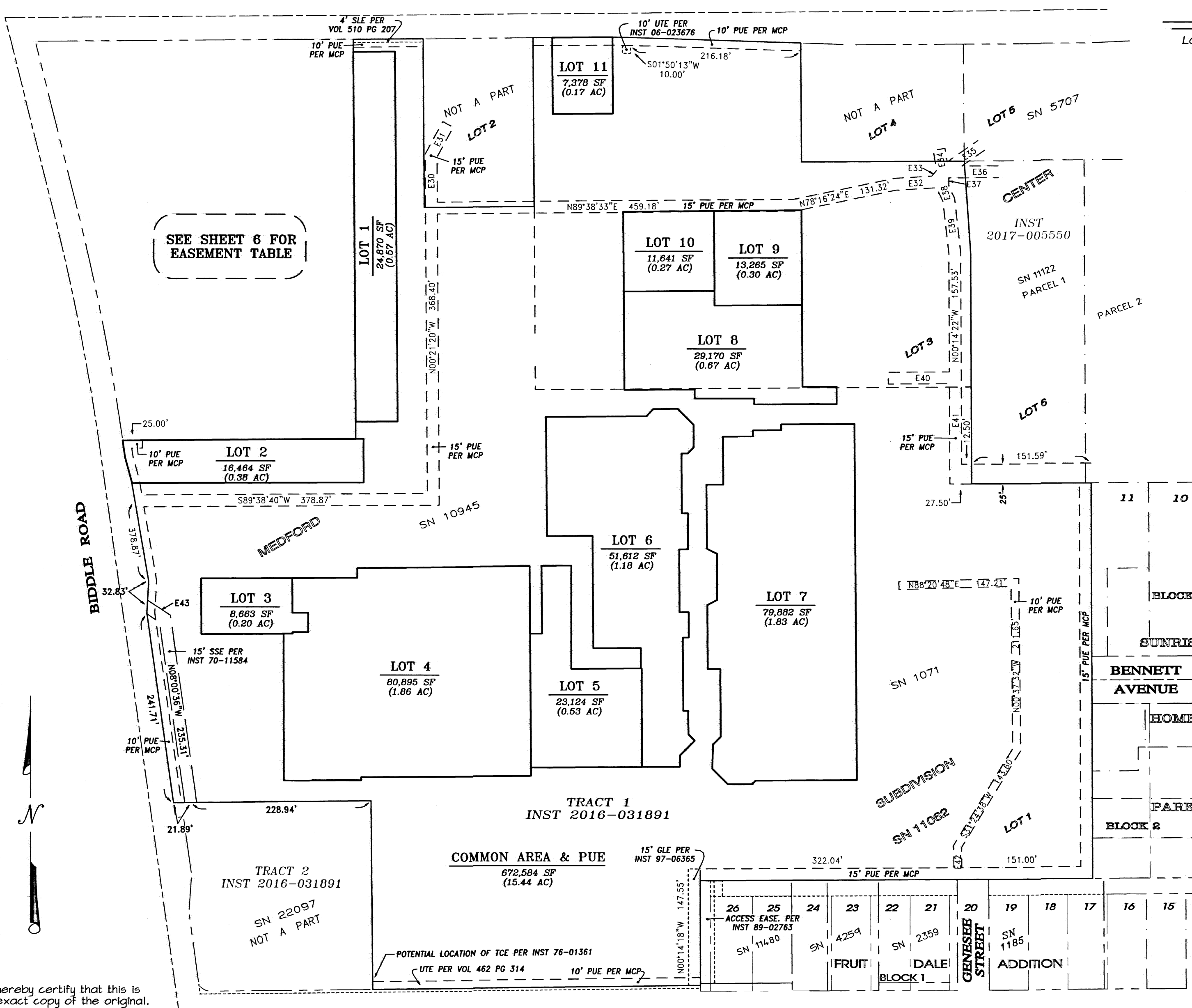
I hereby certify that this is an exact copy of the original.
Rhut V. Neathamer
Surveyor

SEE SHEET 3 FOR LEGEND, SHEET 4 FOR LINE & CURVE TABLES, AND SHEET 5 FOR SURVEY NOTES

STEVENS STREET

**THE VILLAGE CENTER SUBDIVISION
A PAD LOT DEVELOPMENT**

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SEE SHEET 6 FOR
EASEMENT TABLE

- 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 set 1-1/2" brass plug marked "NEATHAMER SURVEYING".
 - ⊙ Indicates a found 5/8-inch diameter iron pin with a plastic cap marked "NEATHAMER SURVEYING" per SN 22047.
 - ⊠ Indicates a found 0.40 shell casing in concrete with a tack and brass washer per SN 22047.
 - Indicates a found 5/8-inch diameter iron pin with plastic cap marked "MARGUESS & 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 4259.
 - 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.
 - 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.
 - SF Indicates the number of square feet within a closed area, such as a lot.
 - SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
 - VOL PG Indicates an instrument recorded by Volume and Page of the Deed Records of Jackson County, Oregon.
 - GLE Indicates a Gas Line Easement.
 - PUE Indicates a Public Utility Easement.
 - PSSE Indicates a Private Sanitary Sewer 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.
 - x- Indicates centerline of an existing fence line.
 - FNC 0.5' Indicates the distance and which side from the boundary line that a fence is located.
 - WLE 0.4' Indicates the distance and which side from an existing building line that a Waterline Easement is located.
 - CONC 0.1' Indicates the distance and which side from the boundary line that an existing face of sidewalk or curb is located.



I hereby certify that this is an exact copy of the original.
Robert V. Neathamer
Surveyor

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

BASIS OF BEARINGS:
Geodetic North referenced to the NAD83 2011 (Epoch 20010.00) datum (refer to Survey Narrative for complete description).

**** RECEIVED ****
DATE 7/13/21 BY PB
This survey consists of:
6 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Robert V. Neathamer
OREGON JULY 19, 1994
ROBERT V. NEATHAMER 2675
Renewal Date 12/31/22

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: June 16, 2021
PROJECT NUMBER: 16009-B

**THE VILLAGE CENTER SUBDIVISION
A PAD LOT DEVELOPMENT**

LOT 3 & a portion of LOT 1, MEDFORD CENTER, being located within Donation Land Claim Number 42 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.

PREPARED FOR:

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

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N08°00'36"W	92.54'	L49	N90°00'00"W	7.92'
L2	N04°15'17"E	47.07'	L50	N89°43'53"E	7.79'
L3	N08°00'36"W	75.00'	L51	S00°12'54"E	45.77'
L4	S81°59'24"W	10.00'	L52	S89°17'50"W	11.33'
L5	N08°00'36"W	19.00'	L53	N89°42'06"E	11.45'
L6	N03°27'08"E	40.26'	L54	S00°22'46"E	32.18'
L7	N09°48'17"W	127.72'	L55	S89°02'04"W	7.64'
L8	N15°16'52"W	31.60'	L56	S00°26'30"E	92.79'
L9	N08°00'36"W	14.72'	L57	S89°48'02"E	6.14'
L10	N89°38'33"E	88.99'	L58	S00°42'13"E	29.52'
L11	N89°37'33"E	11.58'	L59	S44°51'33"E	11.17'
L12	S00°15'02"E	12.19'	L60	S44°41'41"W	26.52'
L13	S00°33'48"W	4.00'	L61	S00°22'57"E	14.32'
L14	N89°23'12"E	37.63'	L62	N89°31'31"E	52.46'
L15	S00°05'51"E	130.93'	L63	S89°57'32"W	89.00'
L16	N89°33'25"E	88.14'	L64	N89°38'33"E	24.48'
L17	S00°24'08"E	101.04'	L65	N89°38'33"E	76.27'
L18	S89°36'00"W	115.31'	L66	N89°38'33"E	5.26'
L19	S00°24'08"E	18.53'	L67	N89°35'20"E	15.47'
L20	N89°35'52"E	110.84'	L68	N00°36'48"W	85.80'
L21	S89°45'09"W	104.73'	L69	N89°38'40"E	43.25'
L22	N00°16'37"W	7.31'	L70	S00°14'51"E	22.00'
L23	N89°57'40"W	75.46'	L71	S89°38'11"W	53.26'
L24	N00°15'41"W	11.31'	L72	N89°47'38"E	9.54'
L25	S89°44'19"W	89.14'	L73	S00°25'39"E	55.40'
L26	S89°34'09"W	92.94'	L74	N89°33'04"E	19.42'
L27	S00°09'13"W	7.27'	L75	S00°23'30"E	24.59'
L28	S89°30'42"W	35.96'	L76	S89°50'18"W	19.91'
L29	S00°02'57"E	7.69'	L77	S00°50'28"E	1.94'
L30	S89°35'58"W	37.96'	L78	S34°53'20"W	37.74'
L31	S00°24'03"E	60.69'	L79	S48°17'41"E	35.51'
L32	S89°42'00"W	21.42'	L80	N34°43'16"E	49.64'
L33	S62°18'49"E	14.53'	L81	N75°56'54"W	83.16'
L34	S61°47'58"W	13.99'	L82	S75°56'54"E	89.60'
L35	N89°33'39"E	15.78'	L83	S19°21'59"W	38.39'
L36	S45°00'00"W	13.90'	L84	N19°21'59"E	46.49'
L37	S01°29'20"W	30.51'	L85	N08°00'36"W	12.08'
L38	S45°00'00"E	27.60'	L86	N07°41'44"W	12.02'
L39	S89°31'11"E	30.71'	L87	S07°41'44"E	92.56'
L40	N45°00'00"E	6.46'	L88	S04°34'09"W	47.07'
L41	S89°33'25"W	1.00'	L89	S07°41'44"E	75.00'
L42	N00°24'49"W	25.73'	L90	N82°18'16"E	10.00'
L43	S89°35'39"W	59.99'	L91	S03°46'00"W	40.26'
L44	N45°00'00"E	12.52'	L92	N09°29'20"W	127.82'
L45	N88°57'15"E	30.88'	L93	S14°58'00"E	31.61'
L46	S45°00'00"E	28.75'	L94	S07°41'44"E	14.23'
L47	S00°05'46"E	28.69'	L95	S00°14'18"E	135.96'
L48	S45°00'00"W	10.77'	L96	S00°04'34"W	136.00'

BASIS OF BEARINGS:

Geodetic North referenced to the NAD83 2011 (Epoch 20010.00) 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: June 16, 2021

PROJECT NUMBER: 16009-B

Sheet 4 of 6 © J.V.

CURVE TABLE

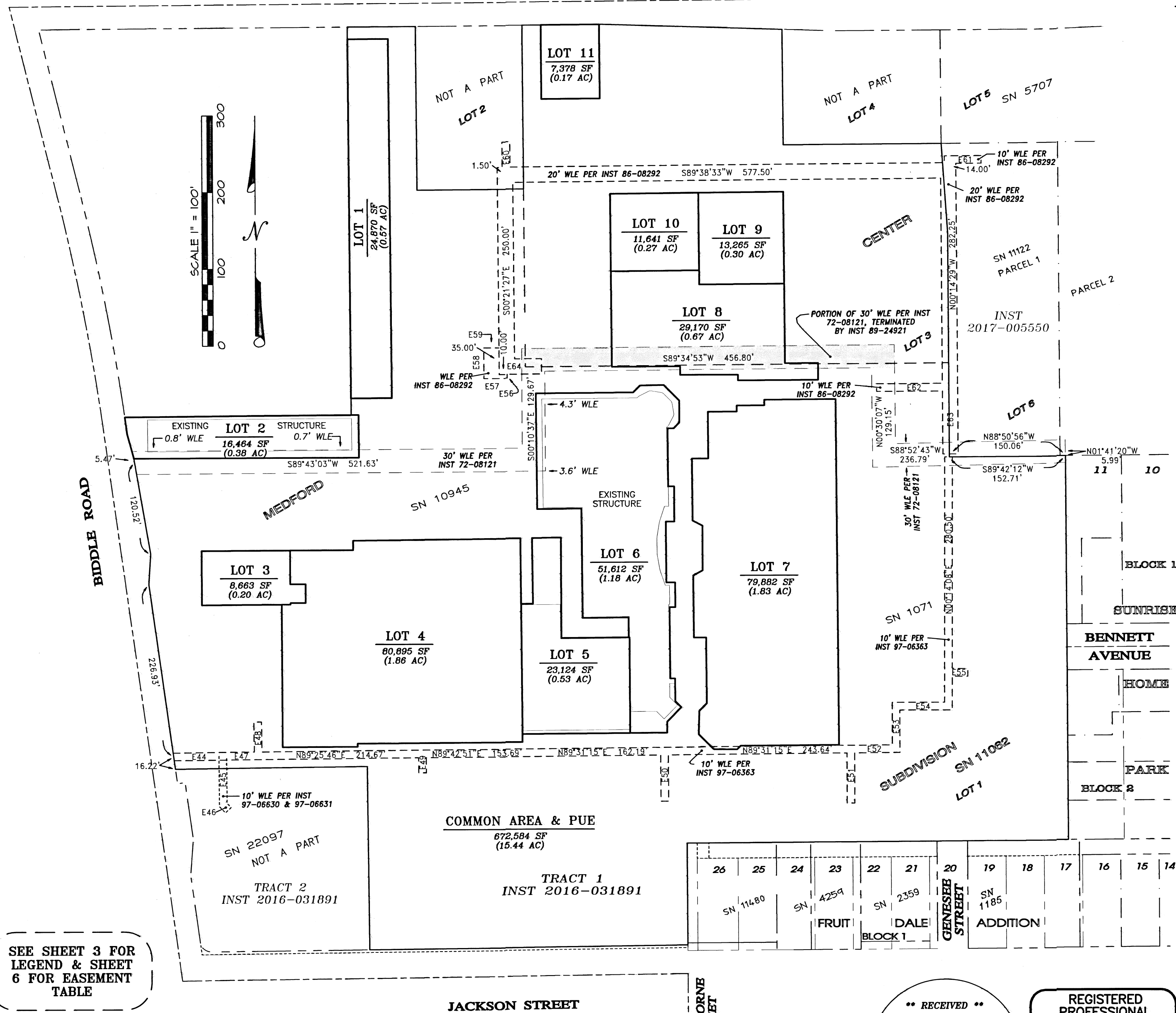
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	58°45'56"	17.50'	17.95'	N61°03'34"W	17.17'
C2	00°08'42"	2844.79'	7.33'	N08°04'57"W	7.33'
C3	58°45'56"	17.50'	17.95'	S60°58'26"E	17.17'
C4	00°09'23"	2844.79'	7.90'	S07°46'25"E	7.90'

I hereby certify that this is an exact copy of the original.
Robert V. Neathamer
Surveyor

**** RECEIVED ****
DATE 7/13/21 BY PB
This survey consists of:
6 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Robert V. Neathamer
OREGON
JULY 19, 1994
ROBERT V. NEATHAMER
2675
Renewal Date 12/31/22

SEE SHEET 3 FOR LEGEND & SHEET 6 FOR EASEMENT TABLE



STEVENS STREET

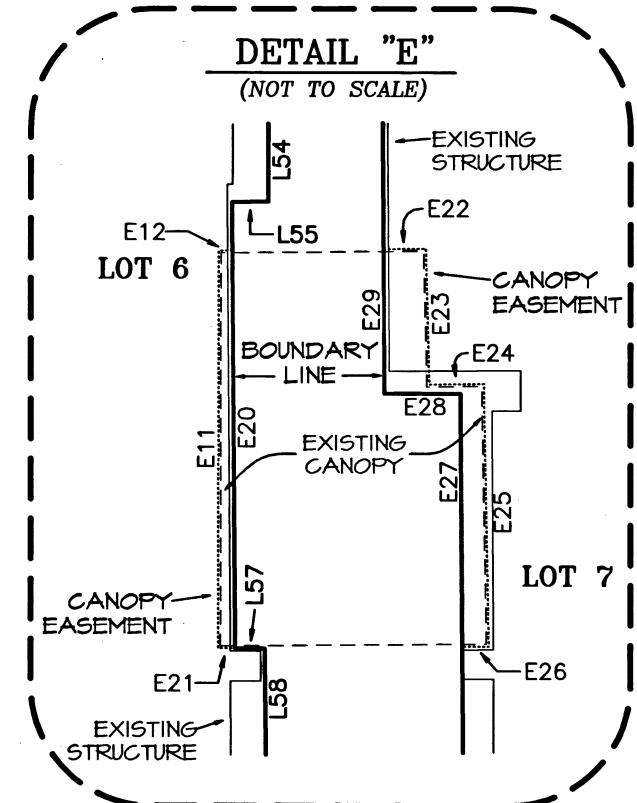
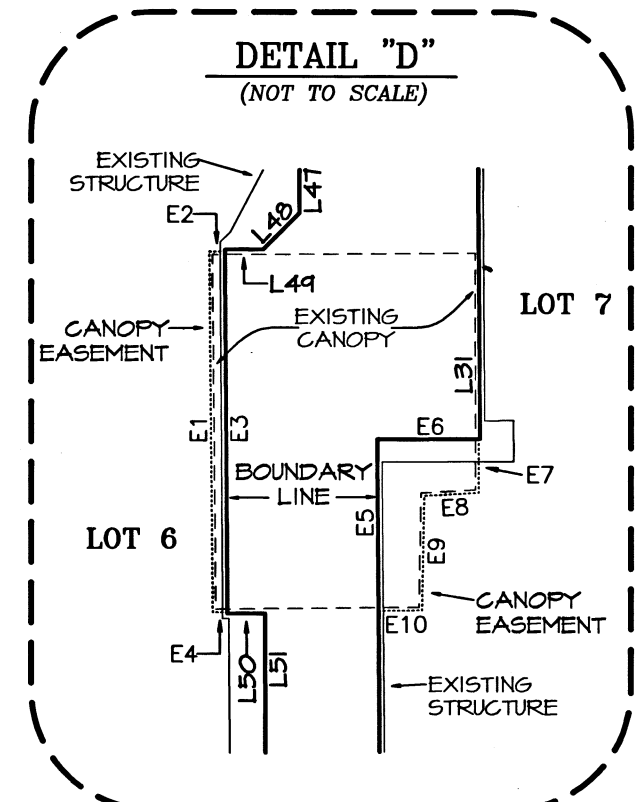
THE VILLAGE CENTER SUBDIVISION
A PAD LOT DEVELOPMENT

LOT 3 & a portion of LOT 1, MEDFORD CENTER, being located within Donation Land Claim Number 42 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.

PREPARED FOR:

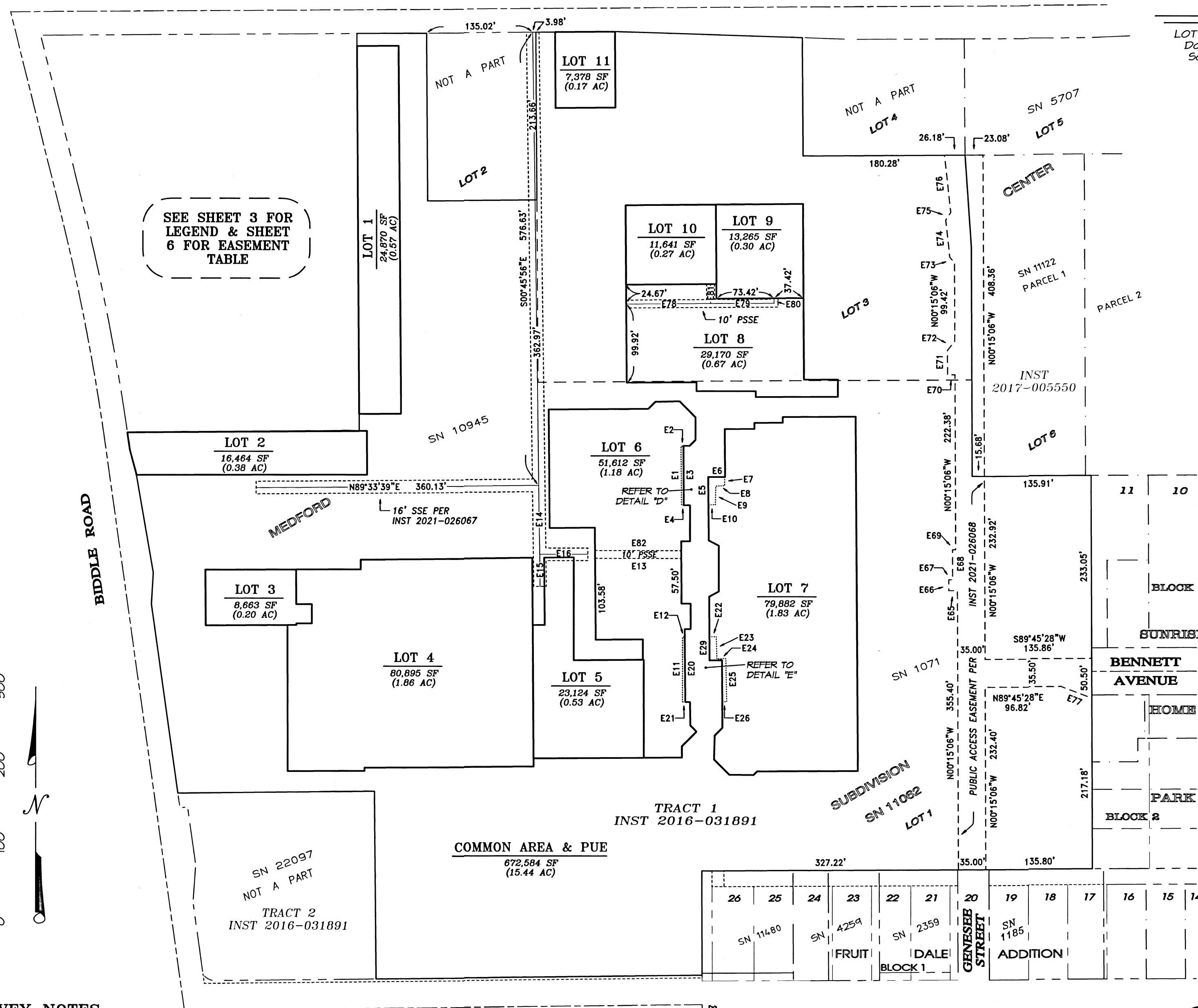
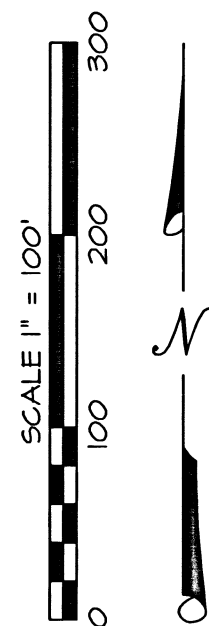
LBG MEDFORD, LLC
500 Newport Center Drive
Suite 800
Newport Beach, CA 92660

SEE SHEET 3 FOR
LEGEND & SHEET
6 FOR EASEMENT
TABLE



BASIS OF BEARINGS:

Geodetic North referenced to the NAD83 2011 (Epoch 2010.00) datum (refer to Survey Narrative for complete description).



SURVEY NOTES

- (A) Computed corner position, physical monument was unable to be set.
- (B) At corner, found monument per SN 22097 which has since been destroyed and replaced with a monument as depicted on Sheet 2.
- (C) At corner, found monument per SN 10945 which has since been destroyed and replaced with a monument as depicted on Sheet 2.

JACKSON STREET

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Robert V. Neathamer
Surveyor

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REGISTERED PROFESSIONAL LAND SURVEYOR
Robert V. Neathamer
OREGON
JULY 19, 1994
ROBERT V. NEATHAMER
2675
Renewal Date 12/31/22

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: June 16, 2021

PROJECT NUMBER: 16009-B

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TITLE RELATED NOTES (CONTINUED)

MATTERS OF RECORD CONTINUED:

Consent Agreement and the terms and conditions thereof, per Instrument Number 70-01449 of the Official Records of Jackson County, Oregon.

Agreement for parking and the terms and conditions thereof, per Instrument Number 70-01546 of the Official Records of Jackson County, Oregon.

Easement, including terms and provisions contained therein, per Instrument Number 70-11584 of the Official Records of Jackson County, Oregon. (Depicted on Sheet 3).

Easement Agreement and the terms and conditions thereof, per Instrument Number 72-08121 of the Official Records of Jackson County, Oregon, modified and/or amended per Instrument Number 89-24921 of the Official Records of Jackson County, Oregon. (Depicted on Sheet 4).

Easement, including terms and provisions contained therein, per Instrument Number 76-01361 of the Official Records of Jackson County, Oregon. (Depicted on Sheet 3).

Easements with Covenants and Restrictions, Affecting Land Agreement and the terms and conditions thereof, per Instrument Number 86-01374 of the Official Records of Jackson County, Oregon.

Agreement Respecting Declaration and Agreement, affecting certain tracts, etc. and Easements with Covenants and Restrictions Affecting Land Agreement and the terms and conditions thereof, per Instrument Number 86-01380 of the Official Records of Jackson County, Oregon.

Easement and the terms and conditions thereof, per Instrument Number 86-08292 of the Official Records of Jackson County, Oregon. (Depicted on Sheet 4).

Consent to First Amendment to And Restatement of Easements, including terms and provisions thereof, per Instrument Number 88-20454 of the Official Records of Jackson County, Oregon.

Assignment of Easement and Contract Rights, by and between Donald Barclay, et al. and RFR Landholding Partnership, including the terms and provisions thereof, regarding Mutual Parking and Access Agreement dated November 29, 1988, and a Street Easement Agreement, dated November 29, 1988, per Instrument Number 89-02762 of the Official Records of Jackson County, Oregon, which easement is located as shown on the survey prepared by W&H Pacific, Project No. 4-3204-0201, dated December 16, 1997, last revised March 30, 2000.

Mutual Parking and Access Agreement and the terms and conditions thereof, per Instrument Number 89-02763 of the Official Records of Jackson County, Oregon. Addendum and Modification of Street Easement Agreement and Mutual Parking and Access Agreement, per Instrument Number 89-15720 of the Official Records of Jackson County, Oregon, and the Second Modification of Street Easement Agreement and Mutual Parking and Access Agreement per Instrument Number 97-16138 of the Official Records of Jackson County, Oregon.

Street Easement Agreement and the terms and conditions thereof, per Instrument Number 89-02764 of the Official Records of Jackson County, Oregon, modified and/or amended per Instrument Number 89-15720 and Instrument Number 97-16138 of the Official Records of Jackson County, Oregon.

Easement, including terms and provisions contained therein, per Instrument Number 89-13475 of the Official Records of Jackson County, Oregon. (Not within the bounds of the subject property).

A perpetual easement for the installation and maintenance of water mains, including terms and provisions thereof, per Instrument Number 97-06363 of the Official Records of Jackson County, Oregon. (Depicted on Sheet 4).

A perpetual easement for the purpose of constructing and maintaining, therein, wholly beneath the surface of the ground, a sanitary sewer as part of the public sanitary sewer system, including terms and provisions thereof, per Instrument Number 97-06364 of the Official Records of Jackson County, Oregon. (Not within the bounds of the subject property).

An easement for the exclusive right to construct, reconstruct, inspect, maintain and remove gas pipeline(s) and all necessary valves and appurtenances, including terms and provisions thereof, per Instrument Number 97-06365 of the Official Records of Jackson County, Oregon. (Depicted on Sheet 3).

A perpetual easement for the installation and maintenance of water mains, including terms and provisions thereof, per Instrument Number 97-06630 of the Official Records of Jackson County, Oregon. (Depicted on Sheet 4).

A perpetual easement for the installation and maintenance of water mains, including terms and provisions thereof, per Instrument Number 97-06631 of the Official Records of Jackson County, Oregon. (Depicted on Sheet 4).

Lease and the terms and conditions thereof as disclosed by Memorandum of Lease, per Instrument Number 01-34794 of the Official Records of Jackson County, Oregon. Subordination, Nondisturbance and Attornment Agreement, per Instrument Number 2017-005555 of the Official Records of Jackson County, Oregon.

Building Site Improvement Agreement and the terms and conditions thereof, per Instrument Number 01-40669 of the Official Records of Jackson County, Oregon.

Easement Acknowledgement and Conditions for Encroachment into existing Medford Water Commission Easement, including terms and provisions thereof, per Instrument Number 2005-011774 of the Official Records of Jackson County, Oregon.

Building Site Improvement Agreement and the terms and conditions thereof, per Instrument Number 2005-063785 of the Official Records of Jackson County, Oregon.

Right to make necessary slopes for cuts or fills upon said premises for electric transmission and distribution lines of one or more wires, and all necessary or desirable appurtenances, including telephone and telegraph wires, towers, poles, props, guys as granted by deed, per Instrument Number 2006-023616 of the Official Records of Jackson County, Oregon.

Public utility, electric, power, telephone, television, gas, waterlines, storm drain and sanitary sewer easements, as depicted on the Property Line Adjustment Map of survey filed with the Jackson County Surveyor's office as Survey No. 22047 and as part of the approval City of Medford File No. PLA-16-047. (Depicted on Sheet 3 and 4).

MATTERS OF RECORD CONTINUED:

The rights of the following lessees, as lessees only, under unrecorded tenant leases: Ashley Furniture; Centercourt Properties; Cold Stone Creamery; Game Star; Gold & Gems Fine Jewelry; Healthway Nutrition Center; H&R Block; Insurance Lounge; International Fitness; Jan's Tans & Day Spa; Jimmy Johns Gourmet; John L. Scott Medford; Liberty Tax Service; Little Caesars; Lumpy's; Medford Coffee; Mongolian BBQ; Nature's Pet; Oil Stop; Funky's Diner & Pies; Rogue Air Park; Safeway Gas Station; Senor Sam's; Sophia's Soup Factory; The UPS Store; Tinseltown; Urban Jungle Clothing; Yogurt in Love.

Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/ACSM survey made by W.H. Pacific on September 25, 2014 last revised October 15, 2014, designated Job Number P000448714: (A) Multiple curbs cross onto the southeastern side of Lot 1 by a maximum of 1.7 feet; (B) Chain link fence and retaining wall cross onto the southeastern side of Lot 1 by a maximum of 7.2 feet; (C) Fenced trash area crosses the southwestern side of the exception areas onto the subject property; (D) Wall crosses the boundary line onto the western side of Lot 8 by 0.3 feet; (E) Southern side of the building on Lot 8 is into the Public Utility Easement noted in Schedule B Items 12 and 13 by 14.4 feet; (F) Southern side of the easternmost building on the subject property is into the Public Utility Easement noted in Schedule B item 13; (G) Southern side of the building north of Sears into the waterline easement noted in Schedule B item 24 by 0.4 feet; (H) Northwestern side of building 567 is into the restricted easement area of Schedule B item 24 by 0.7 feet; (I) Multiple gas lines on the subject property lie outside of gas easement; (J) Multiple water valves on the subject property lie outside of beneficial easement; (K) Power vault east of building 841 does not fall entirely within beneficial easement; (L) Sanitary sewer lines on the western portion of the subject property lack any easement; (M) Drainage swales on the subject property lack any easement; (N) Telephone lines south of Sears building lie outside of utility easement.

Deed of Trust and Assignments of Rents, per Instrument Number 2014-029200 of the Official Records of Jackson County, Oregon; Grantor/Trustor is LBG Medford, LLC, a Delaware limited liability company; Grantee/Beneficiary is BOKF, NA dba Bank of Arizona; Trustee is First American Title Company; Amount is \$18,812,000.00; Recorded November 04, 2014. Including a lease, Subordination, Non-Disturbance and Attornment Agreements, per Instruments Numbered 2015-003102, 2015-003103, 2015-003104, 2015-003105, and 2017-005551, all of the Official Records of Jackson County, Oregon. Modified and/or amended by Instruments Numbered 2016-026017, 2017-026273, 2020-027434, 2020-028011 and 2020-041342, all of the Official Records of Jackson County, Oregon.

Financing Statement, indicating a Security Agreement, per Instrument Number 2016-013854 of the Official Records of Jackson County, Oregon.

Declaration of Covenants for the Operation and Maintenance of Stormwater Facilities for Medford Center, including terms and provisions thereof, per Instrument Number 2017-015448 of the Official Records of Jackson County, Oregon.

Deed of Trust and Assignments of Rents, per Instrument Number 2021-005038 of the Official Records of Jackson County, Oregon; Grantor/Trustor is LBG Medford, LLC c/o LBG Real Estate Companies, LLC; Grantee/Beneficiary is BOKF, NA dba BOK Financial; Trustee is First American Title Insurance Company; Amount is \$27,679,692.00; Recorded February 4, 2021. Including a lease, Subordination, Non-Disturbance, Attornment Agreements and the terms and conditions thereof, per Instruments Numbered 2021-005051, 2021-005052, 2021-005053, 2021-005054, 2021-012243, and 2021-012243, all of the Official Records of Jackson County, Oregon.

Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. Sections 499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. Sections 181 et seq.) or under similar state laws.

The legal description contained in this preliminary title report covers more property than is intended for the transaction. We will require a surveyor's legal description covering the specific property. A sale or conveyance of said parcel may be in violation of the partition statutes as set out under O.R.S. 92.010-92.100.

Unrecorded leases or periodic tenancies, if any.

THE VILLAGE CENTER SUBDIVISION A PAD LOT DEVELOPMENT

LOT 3 & a portion of LOT 1, MEDFORD CENTER, being located within Donation Land Claim Number 42 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.

PREPARED FOR:

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

EASEMENT TABLE

Table with 6 columns: LINE, BEARING, DISTANCE, LINE, BEARING, DISTANCE. Contains 40 rows of easement data.

I hereby certify that this is an exact copy of the original.

Signature of Robert V. Neathamer, Surveyor

RECEIVED stamp: DATE 7/13/21 BY PS. This survey consists of 6 sheet(s) Map and 2 page(s) Narrative. JACSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Signature of Robert V. Neathamer, OREGON JULY 19, 1994 ROBERT V. NEATHAMER 2675

Renewal Date 12/31/22

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