

TEMPCO MALL, A CONDOMINIUM

LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 9, D.L.C. NOS 40 & 42, T.39 S., R.1 E., W.M.
CITY OF ASHLAND, JACKSON COUNTY, OREGON
JUNE 29, 1983

SURVEYOR'S CERTIFICATE:

STATE OF OREGON)
COUNTY OF JACKSON) ss

I, MARK E. BOYDEN, a registered professional land surveyor of the State of Oregon, being first duly sworn, do hereby certify that I have correctly surveyed and marked with proper monuments as provided by law the tract of land hereon shown, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Commencing at the Southwest corner of Donation Land Claim No. 41, Township 39 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon; thence South 1713.14 feet; thence West, 208.65 feet to a 2" galvanized iron pipe with 2" bronze cap located at the intersection of the Northerly boundary of "C" Street (now Lithia Way) with the Westerly boundary of First Street for the initial point of beginning; thence along said First Street boundary, North 5° 51' 35" East, 171.63 feet (Record = North 5° 51' East, 171.6 feet) to a found 1" iron axle; thence along the Southerly boundary of the first tract conveyed to J. W. Copeland Yards as described in Volume 239, Page 403 of the Deed Records of said County, North 84° 05' 55" West, 101.56 feet (Record = North 84° 05' West, 101.55 feet) to a found 1-1/2" galvanized iron pipe; thence along the Southeasterly boundary of said first tract, South 32° 56' 15" West, 133.06 feet (Record = South 32° 56' West, 133.10 feet) to intersect the Northerly boundary of said "C" Street; thence along said "C" Street boundary, South 65° 57' 55" East (Record = South 65° 58' 30" East), 170.65 feet to the initial point of beginning.

The dimensions, designation and location of Units 1, 2 and 3 and their relationship to each other, as well as to the boundary lines of the common elements and the exterior boundary lines of the entire tract described herein, are fully and accurately depicted on this plat.

I further certify that the buildings, concrete sidewalks, asphalt parking areas, and existing electrical primary line existing as of the 22nd day of June, 1983 have been located by actual survey and are located as shown on this plat.

I further certify that the construction of the buildings and improvements shown herein was completed the 11th of March, 1968.

Joan M. Shurts
JOAN M. SHURTS
NOTARY PUBLIC - OREGON
My Commission Expires 5-28-85

Mark E. Boyden
SURVEYOR

Subscribed and sworn to before me this 15th day of September, 1983.

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, that we, KACY'S MARKETS, INC., a California Corporation authorized to do business in the State of Oregon, do hereby make, establish and declare the annexed map to be a true and correct map of the land owned and laid out by us as TEMPCO MALL, a condominium, said land being more particularly described in the Surveyor's Certificate hereunto annexed and we hereby commit said land to the operation of the Condominium Law as set forth in Chapter 94 of the Oregon Revised Statutes.

In witness whereof, we have set our hand and seals this 24 day of September, 1983.

[Signature]
PRESIDENT
Linda D. Kiernan
SECRETARY

STATE OF OREGON)
COUNTY OF JACKSON) ss

Personally appeared the above named DON KIERNAN, JR. President, and LINDA D. KIERNAN Secretary, of Kacy's Markets, Inc., and acknowledged the foregoing instruments to be their voluntary act and deed.

Before me *Richard C. Cottle*
Notary Public for Oregon

My Commission expires Aug 5, 1987.

APPROVALS:

Approved this 4th day of October, 1983.

Joan M. Shurts
CITY SURVEYOR

All taxes, fees, assessments or other charges as provided by O.R.S. 311:280 have been paid as of December 13, 1983.

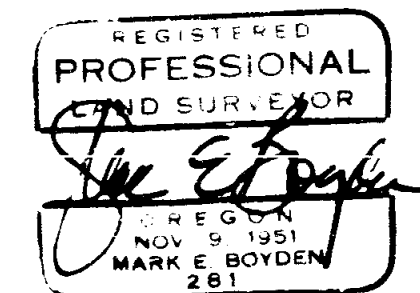
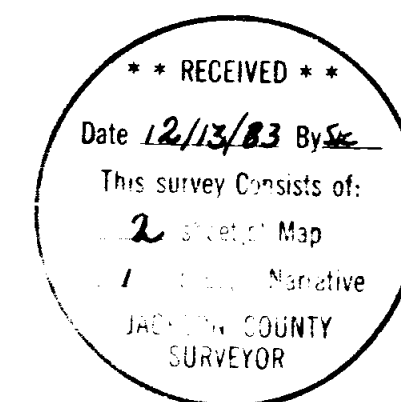
By *Hanna Hudson*
Director of Assessment and Taxation

Filed for record this 13th day of December, 1983 at 10:25 o'clock A M, and recorded in Volume 15, Page 13, of Plats of Jackson County, Oregon.

By *Richard C. Cottle, deputy*
County Clerk
Kathleen S. Beckett
County Clerk

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL MAP.

Mark E. Boyden
SURVEYOR



9/32

Survey No. 9807

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

FOR: Don Kiernan, Jr.
1174 Emma Street
Ashland, Oregon 97520

BY: Boyden Surveyors
108 Mistletoe Street
Medford, Oregon 97501

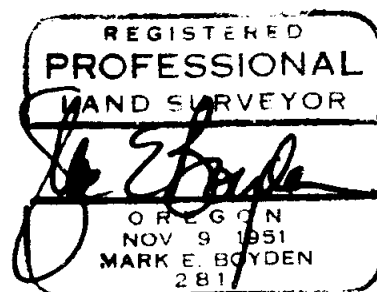
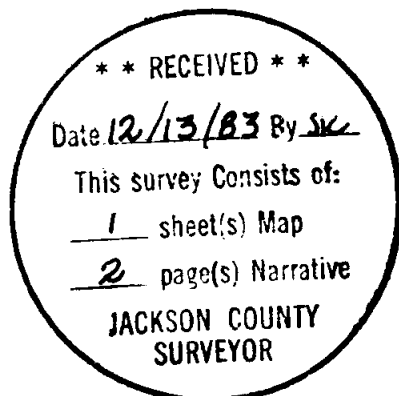
PURPOSE: To monument and prepare a plat entitled: "Tempco Mall, A Condominium" to be recorded with the County Clerk.

PROCEDURE: Utilizing E.D.M. equipment, traversed to the recovered basic boundary controls that had been previously established on Filed Survey No. 2832. Also tied said controls to Filed Survey No. 7339 for a basis of bearings and to the re-established Southwest corner of Donation Land Claim No. 41, located in the NE 1/4 of the NW 1/4 of Section 9, Township 39 South, Range 1 East of the Willamette Meridian in the City of Ashland, Oregon.

It should be noted that the original deed of this parcel from the City of Ashland (see Vol. 590 Deeds, Page 416) had an ambiguous beginning point. This discrepancy was corrected, utilizing the revised description indicated on the "Tempco Mall, A Condominium" plat and recorded in Instrument No. 82-05552 of the Official Records of Jackson County, Oregon.

For monuments found or set, see notes on the annexed map.

December 14, 1983



TEMPCO MALL, A CONDOMINIUM

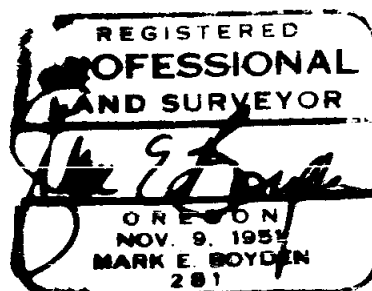
LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 9, D.L.C. NOS 40 & 42, T.39 S., R.1 E., W.M.
CITY OF ASHLAND, JACKSON COUNTY, OREGON
JUNE 29, 1983

SURVEY FOR

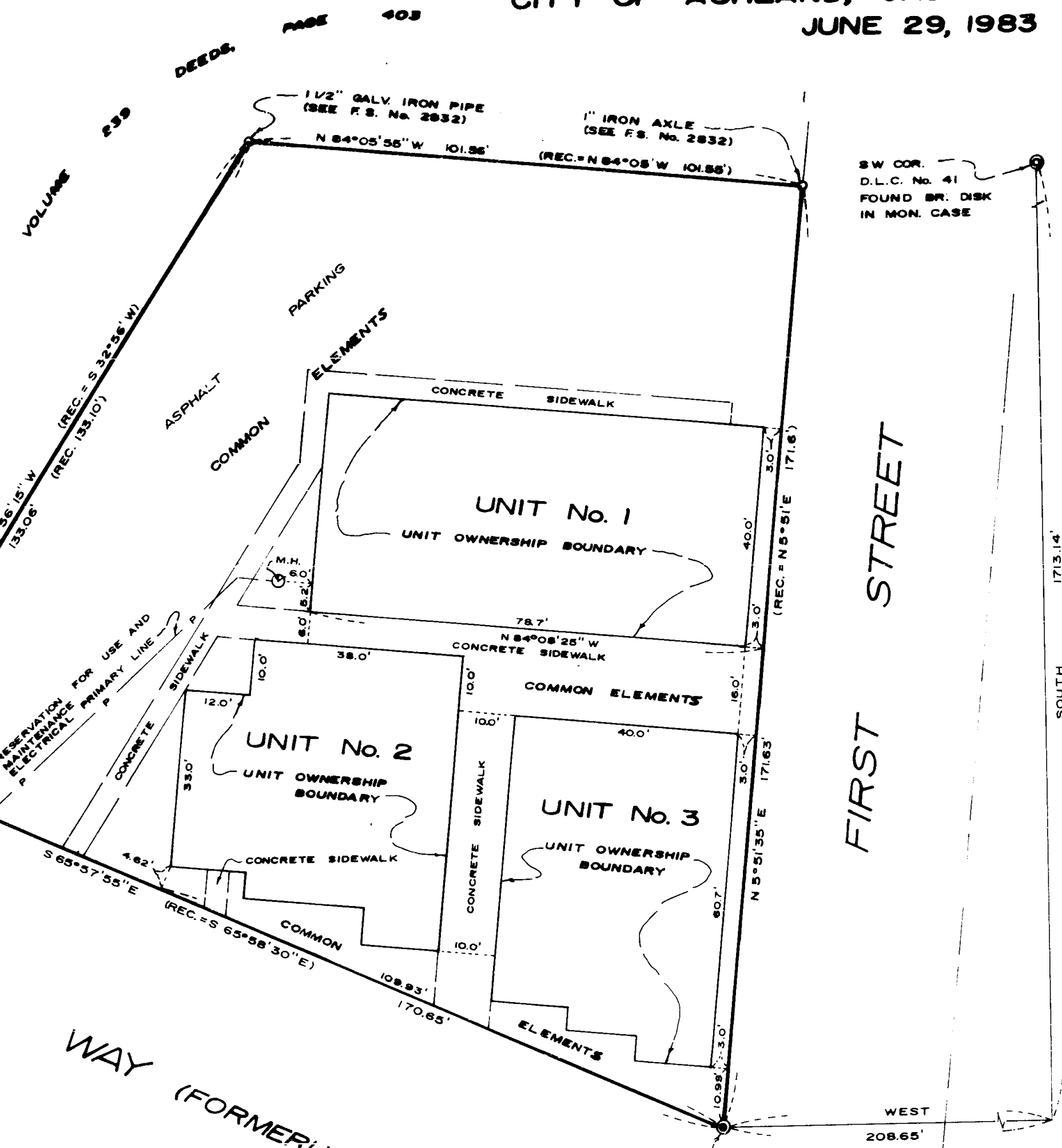
DON KERRMAN, JR.
1174 EMMA STREET
ASHLAND, OREGON

SURVEY BY

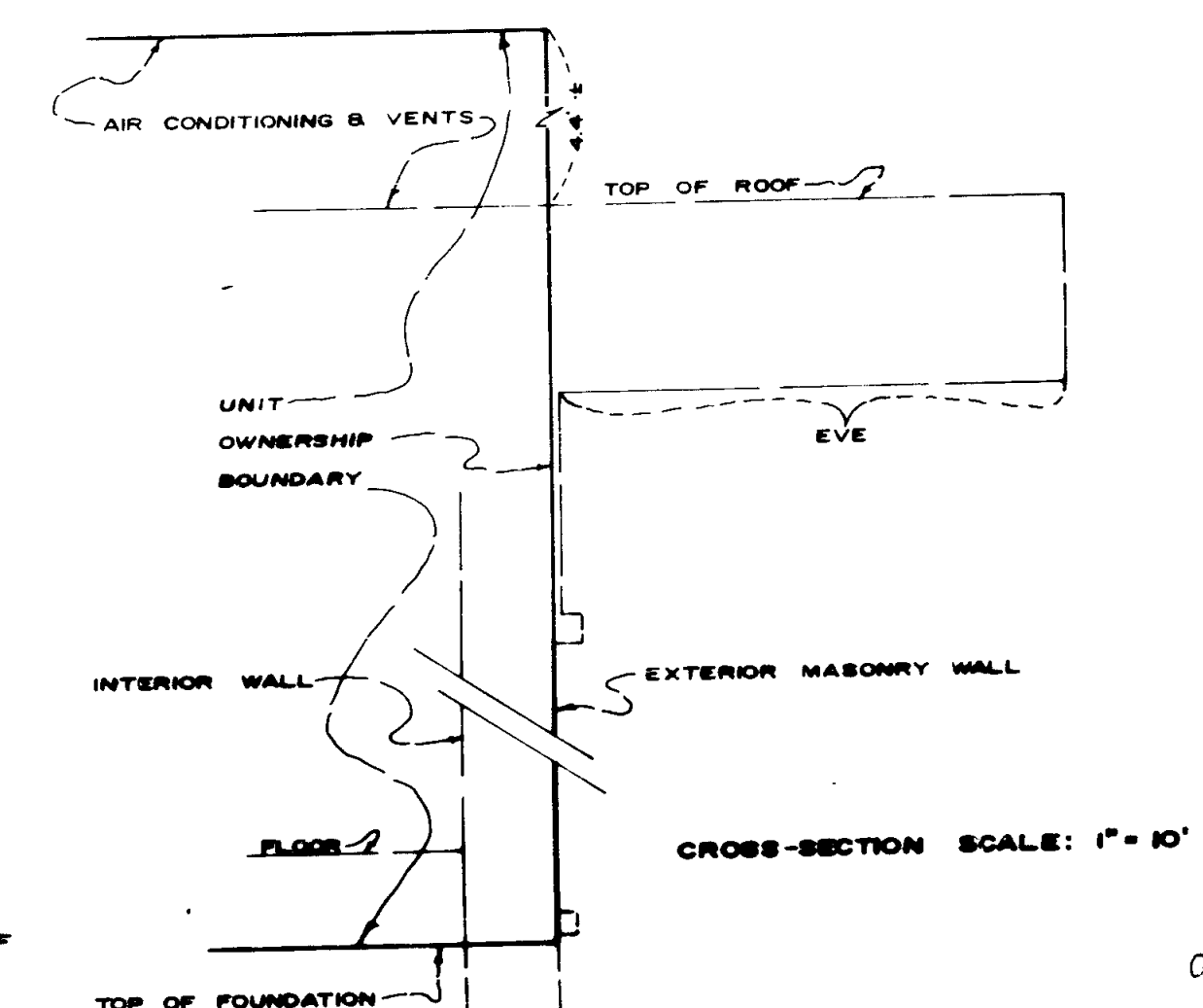
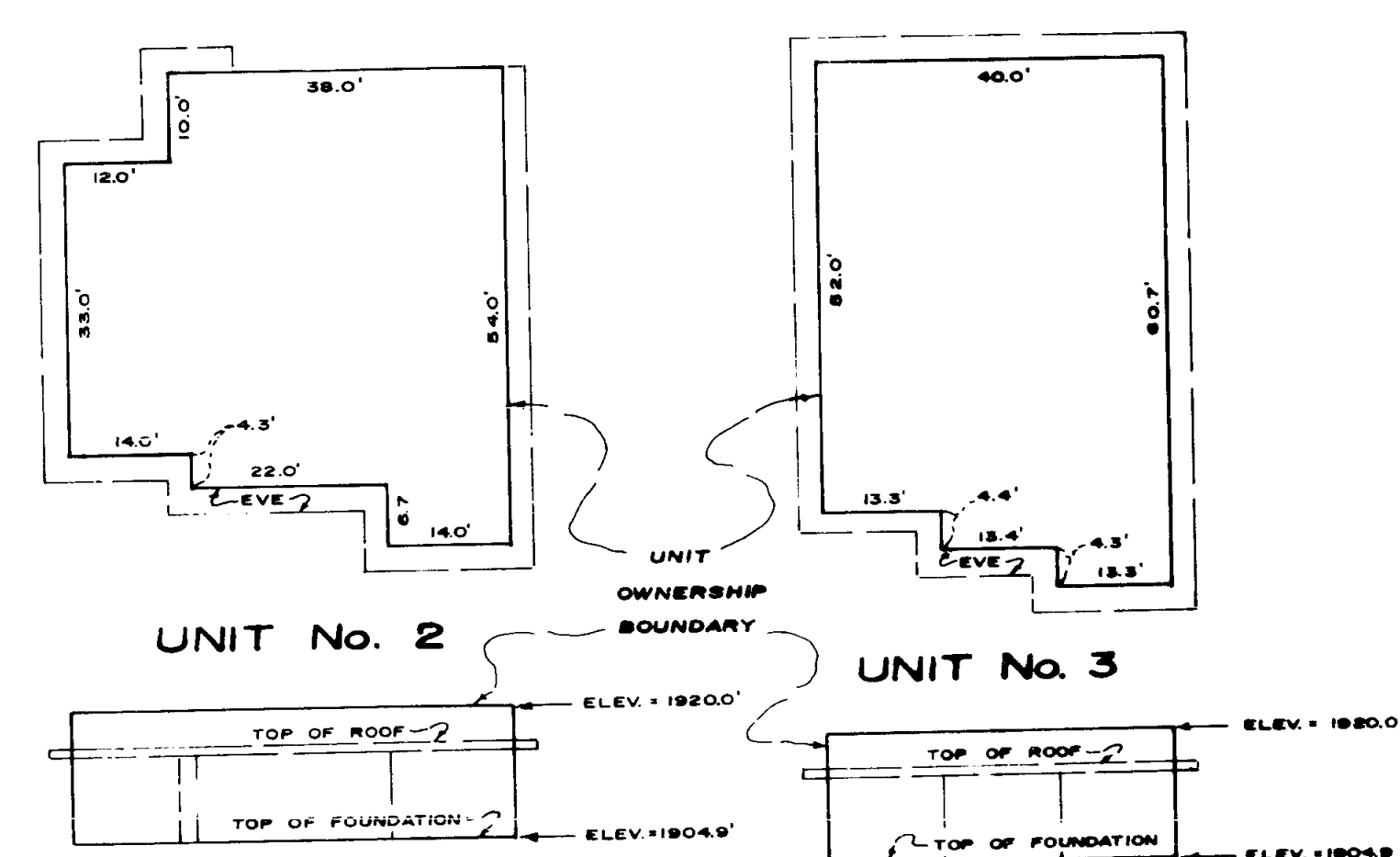
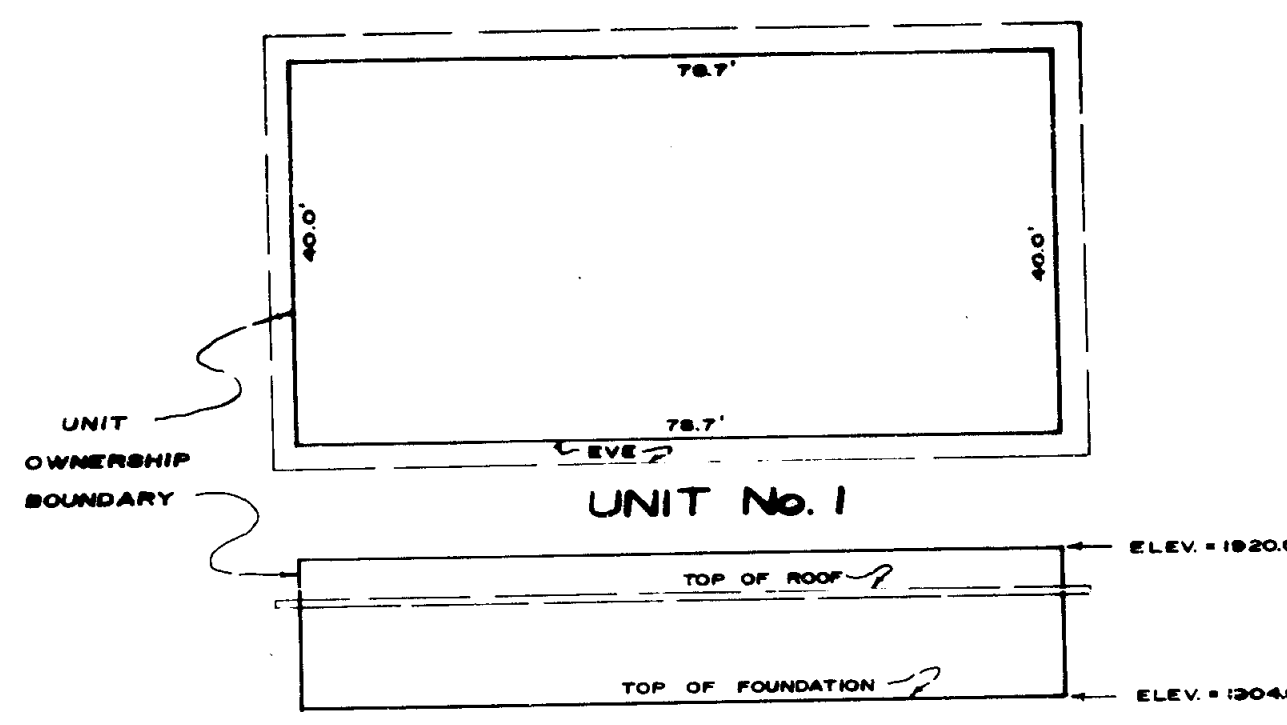
BOYDEN SURVEYORS
108 MISTLETOE STREET
MEDFORD, OREGON



REPLACED WITNESS CORNER
SET ON F.S. No. 2832
SET LEAD PLUG/TACK
WITH METAL TAG MARKED
"R.L.S. 281"



INITIAL POINT
REPLACED LEAD AND TACK SET
ON F.S. No. 2832
SET A 2" X 36" GALV. IRON PIPE
6" DEEP WITH A 2" BRONZE CAP
MARKED "BOYDEN INITIAL POINT
R.L.S. 281"



SCALE: 1" = 20'

BASIS OF BEARINGS:
N.O.A.A. PER FILED SURVEY No. 7339

LEGEND
○ FOUND MONUMENT AS INDICATED
● SET MONUMENT AS INDICATED

VERTICAL CONTROL
CITY OF ASHLAND S.M. No. 1-A
BRONZE DISK IN CURB LOCATED
AT THE SW CORNER OF MAIN ST.
AND FIRST ST. ELEV. = 1924.888

**** RECEIVED ****
Date 12/13/83 By *SE*
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF
THE ORIGINAL MAP

Mark E. Boyden
SURVEYOR

9/32