

ALTA SURVEY OF TRACTS OF LAND LOCATED IN THE NW1/4 OF THE NE1/4 OF SECTION 32, T.37S., R.1W., W.M., CITY OF MEDFORD, JACKSON COUNTY, OREGON.

W.O. 22-5850  
SURVEYOR'S CERTIFICATE

TO EIG14T NOVA OR MEDFORD, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, EIG14T LAND OR MEDFORD, A MICHIGAN LIMITED LIABILITY COMPANY, AMROCK, LLC AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2022 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7A, 7B, 7C, 8, 9, 10, 11A, 11B, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 20, 2025. DATE OF PLAT OR MAP: JANUARY 30, 2025.

TITLE REPORT INFORMATION: AMERITITLE, FILE NUMBER: UPDATE #1 C000128341, EFFECTIVE DATE JANUARY 24, 2025.

RECORD PROPERTY DESCRIPTION:

PARCEL 1: TAXLOT#371W32AB4000 AND TAXLOT#371W32AB3900 COMMENCING AT THE NORTHEAST CORNER OF DONATION LAND CLAIM NO. 50, TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE SOUTH 0°01' EAST, 581.22 FEET (RECORD 581.5 FEET); THENCE NORTH 89°59' EAST, 30 FEET; THENCE NORTH 83°27'33" EAST 373.59 FEET (RECORD NORTH 83°30'46" EAST, 372.94") TO A 5/8" IRON PIN; THENCE SOUTH 0°04'35" EAST, 291.65 FEET (RECORD SOUTH 291.74 FEET) TO A 5/8" IRON PIN, BEING ON THE NORTHERLY LINE OF BARNETT ROAD; THENCE NORTH 0°04'35" WEST, 150.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 71°13'04" EAST, 20.54 FEET; THENCE SOUTH 13°08' EAST, 148.14 FEET TO THE NORTHERLY LINE OF SAID ROAD; THENCE SOUTH 76°52' WEST ALONG SAID ROAD, 204.16 FEET TO A 5/8" IRON PIN; THENCE NORTH 0°04'50" WEST (RECORD NORTH 0°01' WEST) 98.46 FEET; THENCE NORTH 13°00' WEST, 52.05 FEET; THENCE NORTH 76°52' EAST, 161.80 FEET; THENCE SOUTH 0°04'36" EAST, 1.89 FEET TO THE POINT OF BEGINNING.

PARCEL 2: TAXLOT#371W32AB3800

COMMENCING AT THE NORTHEAST CORNER OF DONATION LAND CLAIM NO. 50, TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE SOUTH 0°01' EAST, 581.22 FEET (RECORD 581.5); THENCE NORTH 89°59' EAST, 30 FEET; THENCE NORTH 83°27'33" EAST, 373.59 FEET (RECORD NORTH 83°30'46" EAST, 372.94 FEET) TO A 5/8" IRON PIN; THENCE SOUTH 0°04'35" EAST, 291.65 FEET (RECORD SOUTH 291.74 FEET) TO A 5/8" IRON PIN BEING ON THE NORTHERLY LINE OF BARNETT ROAD AND BEING THE POINT OF BEGINNING; THENCE NORTH 0°04'35" WEST, 150 FEET; THENCE NORTH 71°13'04" EAST, 210.00 FEET; THENCE SOUTH 1°59'08" EAST 170.00 FEET TO THE NORTHERLY LINE OF BARNETT ROAD; SOUTH 76°52' WEST, 210.00 FEET TO THE POINT OF BEGINNING. SAVE AND EXCEPT: COMMENCING AT THE NORTHEAST CORNER OF DONATION LAND CLAIM NO. 50, TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE SOUTH 0°01' EAST 581.22 FEET (RECORD 581.5 FEET); THENCE NORTH 89°59' EAST, 30 FEET; THENCE NORTH 83°27'33" EAST, 373.59 FEET (RECORD NORTH 83°30'46" EAST, 372.94 FEET) TO A 5/8" IRON PIN; THENCE SOUTH 0°04'35" EAST, 291.65 FEET (RECORD SOUTH 291.74 FEET) TO A 5/8" IRON PIN BEING ON THE NORTHERLY LINE OF BARNETT ROAD AND BEING THE POINT OF BEGINNING; THENCE NORTH 0°04'35" WEST, 150.00 FEET; THENCE SOUTH 76°52' WEST, 54.32 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT SOUTHERLY 5 FEET AS CONVEYED TO THE CITY OF MEDFORD BY DOCUMENT NO. 97-47413, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

SPECIAL EXCEPTIONS:

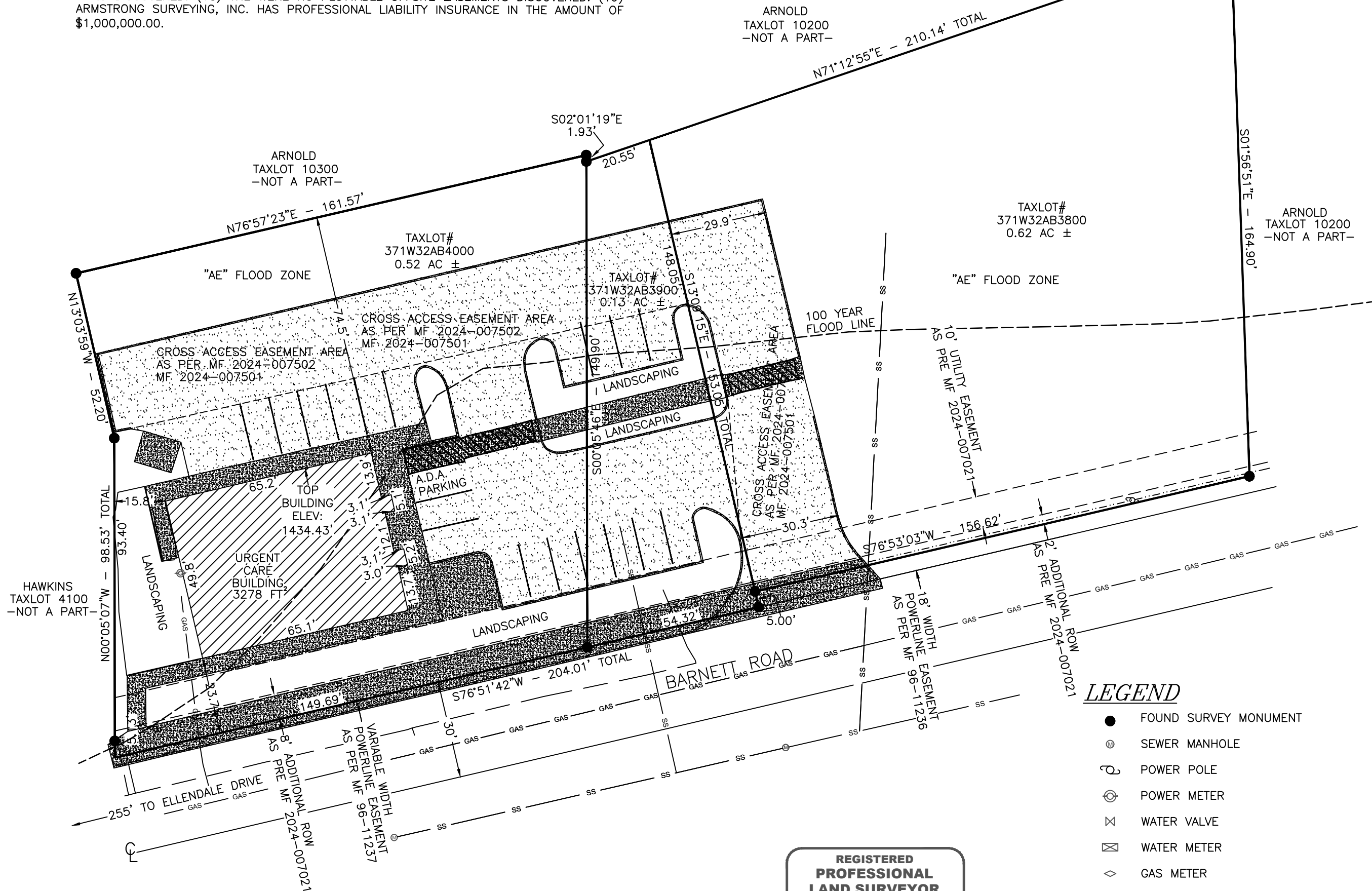
- RIGHT, TITLE AND INTEREST OF THE PUBLIC IN AND TO THOSE PORTIONS OF THE LAND LYING WITHIN ROADS, STREETS OR HIGHWAYS.
- AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT:  
GRANTED TO: THE CALIFORNIA OREGON POWER COMPANY  
RECORDED: AUGUST 24, 1955  
BOOK: 414, PAGE: 452  
(EXACT LOCATION NOT GIVEN), NOT MAPPABLE
- AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT:  
GRANTED TO: CITY OF MEDFORD  
RECORDED: AUGUST 16, 1976  
INSTRUMENT NO.: 76-13984, NOT MAPPABLE
- AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT:  
GRANTED TO: PACIFICORP, A OREGON CORPORATION  
RECORDED: APRIL 10, 1996  
INSTRUMENT NO.: 96-11231, 96-11236 AND 96-11237  
(EXACT LOCATION NOT GIVEN), MAPPED
- AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT:  
GRANTED TO: CITY OF MEDFORD  
RECORDED: AUGUST 18, 2006  
INSTRUMENT NO.: 2006-042092  
(AFFECTS 371W32AB TAX LOT 3900), NOT MAPPABLE.
- POSSIBLE UNRECORDED EASEMENT FOR PIPE LINE AS DISCLOSED BY INSPECTION REPORTS SUBMITTED TO THE COMPANY.
- AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN INSTRUMENT:  
GRANTED TO: CITY OF MEDFORD  
PURPOSE: PUBLIC UTILITY EASEMENT  
RECORDED: APRIL 12, 2024  
INSTRUMENT NO.: 2024-007021 MAPPED.
- RESTRICTIVE COVENANT GRANTING EASEMENT CONTINGENT UPON CESSATION OF IDENTICAL, INCLUDING THE TERMS AND PROVISIONS THEREOF, OWNERSHIP WITH ADJACENT PROPERTY  
RECORDED: APRIL 12, 2024  
INSTRUMENT NO.: 2024-007502 MAPPED.
- AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN INSTRUMENT:  
PURPOSE: NON-EXCLUSIVE ACCESS EASEMENT  
RECORDED: APRIL 18, 2024  
INSTRUMENT NO.: 2024-007501 MAPPED.
- AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AND SUCH OTHER EXCEPTIONS AS MAY APPEAR NECESSARY UPON RECORDING THEREOF.  
LESSOR: EIG14T NOVA OR MEDFORD LLC, A MICHIGAN LIMITED LIABILITY COMPANY  
LESSEE: COMMUNITY CARE PARTNERS LLC, DBA BEST MED URGENT CARE  
DISCLOSED BY: SUBORDINATION, NON-DISTURBANCE AND ATTORNEYMENT AGREEMENT AND ESTOPPELL CERTIFICATE  
DATE: JUNE 17, 2004  
RECORDED: JUNE 24, 2024  
INSTRUMENT NO.: 2024-012239  
RE-RECORDED: JANUARY 8, 2005  
INSTRUMENT NO.: 2025-000385  
(AFFECTS PARCEL 1 ONLY)
- DECLARATION OF STORMWATER MANAGEMENT FACILITIES EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF.  
RECORDED: JANUARY 3, 2025  
INSTRUMENT NO.: 2025-000118

Todd R. Catterton

TODD R. CATTERTON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
OREGON LS53270

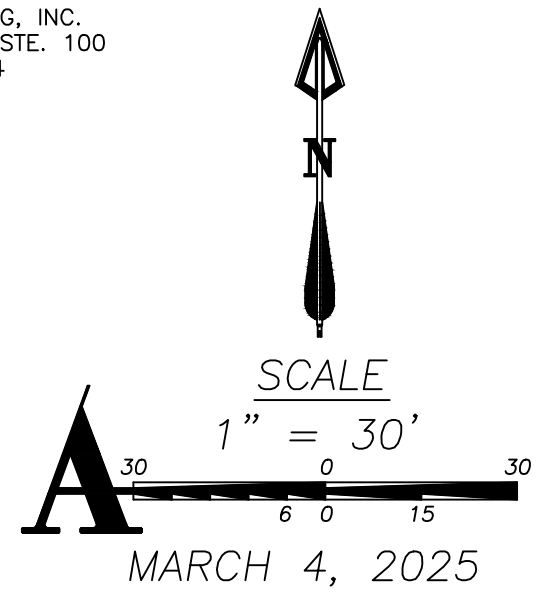
SCHEDULE "A" NOTES:

- NO MONUMENTS WERE SET (2) SITE ADDRESS FOR SUBJECT PROPERTY IS 1841 E. BARNETT ROAD, MEDFORD, OR 97504. (3)THE FEMA FLOOD ZONE CLASSIFICATION FOR SUBJECT PROPERTY IS ZONE "AE" AS SHOWN ON FEMA FLOOD PANEL 41029C1978F AND 41029C1979F, EFFECTIVE DATE MAY 3, 2011. (4)THE THREE COMBINED TRACTS OF LAND CONTAIN 1.27 ACRES MORE OR LESS. (6a,6b)ZONING CLASSIFICATIONS AND SETBACKS ARE TAKEN FROM THE JACKSON COUNTY, OREGON PLANNING DEPARTMENT AND LISTED BELOW. ZONING: C-C - COMMUNITY COMMERCIAL SETBACKS: IN AN C-C ZONE, THE MINIMUM SETBACK OF A STRUCTURE SHALL BE AS FOLLOWS: (a) FRONT SETBACK SHALL BE: 10 FEET EXCEPT 20 FEET FOR VEHICULAR ENTRANCES TO GARAGES OR CARPORTS. SIDE AND REAR SETBACK SHALL BE: NONE EXCEPT 1/2 FOOT FOR EACH FOOT IN BUILDING HEIGHT OVER 20 FEET. MAXIMUM BUILDING HEIGHT: 85 FEET EXCEPT 35 FEET FOR THE PORTIONS OF A STRUCTURE WITHIN 150 FEET OF A RESIDENTIAL ZONING DISTRICT. (7a,7b,7b2,7c) THERE IS ONE BUILDING ON THE PROPERTY (b) BUILDING IS 3278 SQUARE FEET (c) MAX BUILDING HEIGHT 19 FEET. (8) ANY SUBSTANTIAL FEATURES ENCOUNTERED ARE SHOWN.
- THERE WERE 19 IDENTIFIABLE PARKING SPACES LOCATED ON SUBJECT PROPERTY, 1 WAS IDENTIFIED AS DISABLED, HOWEVER NONE WERE IDENTIFIED MOTORCYCLE OR ANY OTHER TYPE OF SPECIAL PARKING SPACES. (10) THERE ARE NO DIVISION OR PARTY WALLS
- UNDERGROUND UTILITIES ARE SHOWN ON THE MAP. (13) NAMES OF ADJOINING LAND OWNERS ARE AS SHOWN. (14) THE NEAREST INTERSECTING ROAD IS ELLENDALE DRIVE WHICH IS 255 FEET AWAY. (16) THERE WAS NO EVIDENCE OF RECENT EARTHWORK ENCOUNTERED DURING THE FIELD SURVEY. (17) THERE WERE NO PROPOSED CHANGES IN RIGHT-OF-WAY LINES DISCOVERED. (18) THERE WERE NO PLOTTABLE OFFSITE EASEMENTS DISCOVERED. (19) ARMSTRONG SURVEYING, INC. HAS PROFESSIONAL LIABILITY INSURANCE IN THE AMOUNT OF \$1,000,000.00.



SURVEY FOR  
814 SERVICES LLC  
1695 TWELVE MILE RD. SUITE 100  
BERKLEY, MI 48072

SURVEY BY  
ARMSTRONG SURVEYING, INC.  
267 NE SECOND ST. STE. 100  
PRINEVILLE, OR 97754  
(541) 447-7791



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Todd R. Catterton

3/3/25 OREGON  
JAN. 15, 2002  
TODD R. CATTERTON  
53270

RENEWS 12/31/25

LEGEND

- FOUND SURVEY MONUMENT
- ⊙ SEWER MANHOLE
- ⊙ POWER POLE
- ⊙ POWER METER
- ⊙ WATER VALVE
- ⊙ WATER METER
- ◇ GAS METER
- CATCH BASIN
- ⊙ LIGHT POLE

ARMSTRONG  
surveying inc. - established 1977

SHEET 1 OF 1  
DRG. NO. 25-5850ALTA.DWG  
W.O. 25-5850