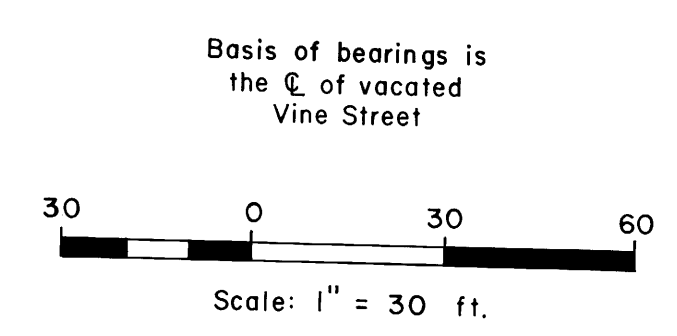


Date: 11-30-94 By: JS
This survey consists of:
Map: RA 4-1
Narrative:
Corner Rpt:
DOUGLAS COUNTY SURVEYOR



Basis of bearings is the E. of vacated Vine Street

LEGEND

- Corner found, 5/8" iron rod unless noted ○
- Corner set, 5/8" x 30" iron rod with aluminum cap mkd. "Shaner Engr. RLS 430" unless noted ●
- Corner computed, not set ●
- Property line —

Owner: Joseph Felix Realty Co.
Inst. No. 81-16477
Area: 8.55 acres ±

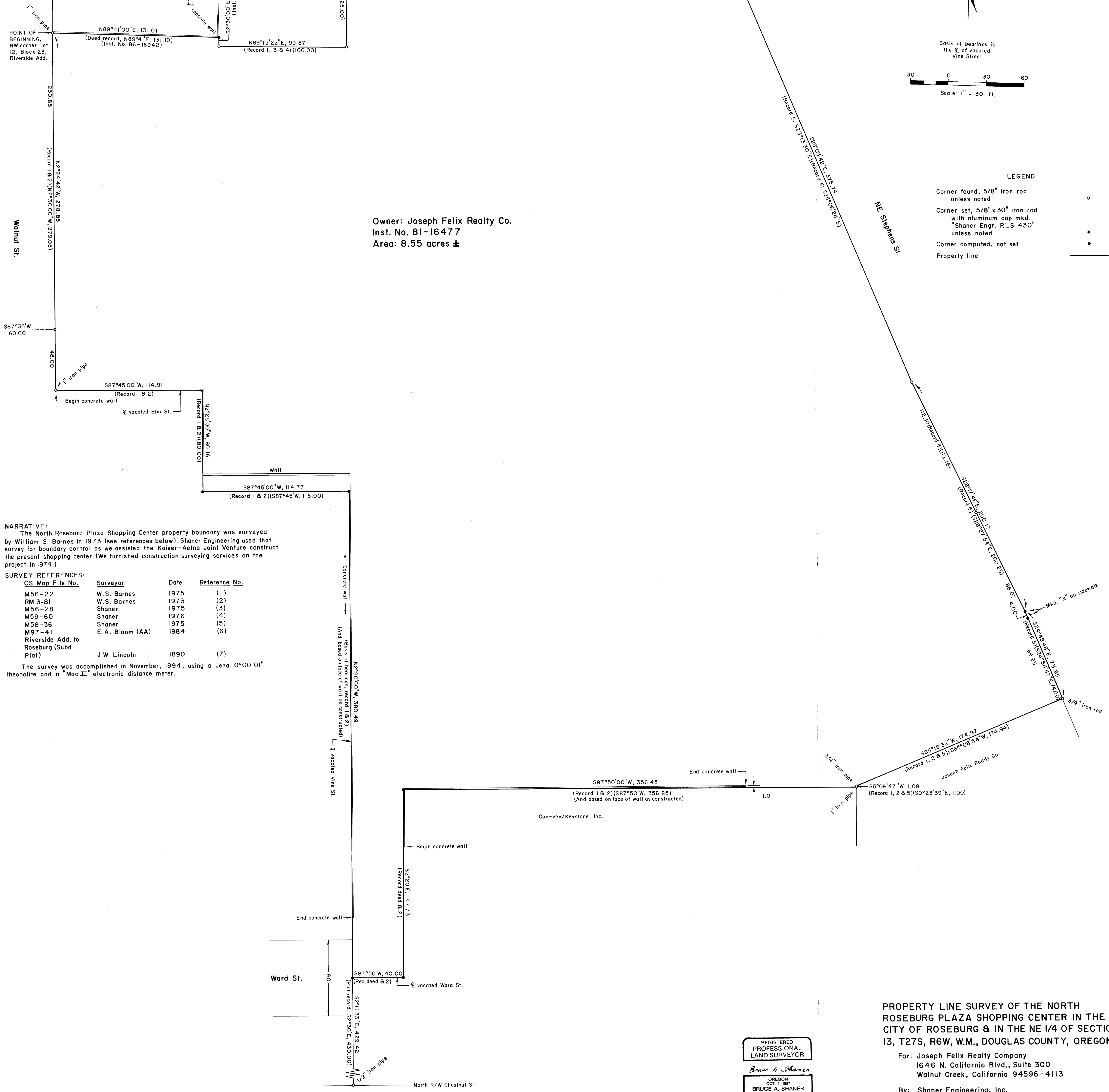
NARRATIVE:

The North Roseburg Plaza Shopping Center property boundary was surveyed by William S. Barnes in 1973 (see references below). Shaner Engineering used that survey for boundary control as we assisted the Kaiser-Aetna Joint Venture construct the present shopping center. (We furnished construction surveying services on the project in 1974.)

SURVEY REFERENCES:

CS Map File No.	Surveyor	Date	Reference No.
M56-22	W.S. Barnes	1975	(1)
RM 3-81	W.S. Barnes	1973	(2)
M56-28	Shaner	1975	(3)
M59-60	Shaner	1976	(4)
M58-36	Shaner	1975	(5)
M97-41	E.A. Bloom (AA)	1984	(6)
Riverside Add. to Roseburg (Subd. Plat)	J.W. Lincoln	1890	(7)

The survey was accomplished in November, 1994, using a Jena 0°00'01" theodolite and a "Mac II" electronic distance meter.



REGISTERED PROFESSIONAL LAND SURVEYOR
Bruce A. Shaner
OREGON OCT. 4, 1987
BRUCE A. SHANER
Expires Dec. 31, 1994

PROPERTY LINE SURVEY OF THE NORTH ROSEBURG PLAZA SHOPPING CENTER IN THE CITY OF ROSEBURG & IN THE NE 1/4 OF SECTION 13, T27S, R6W, W.M., DOUGLAS COUNTY, OREGON

For: Joseph Felix Realty Company
1646 N. California Blvd., Suite 300
Walnut Creek, California 94596-4113

By: Shaner Engineering, Inc.
P.O. Box 1430
Roseburg, Oregon 97470

November 30, 1994