

EASEMENTS OF RECORD

PER WESTERN TITLE & ESCROW PRELIMINARY REPORT ORDER NO. WTO268284 DATED OCTOBER 23, 2024.

EXCEPTION #10 IN FAVOR OF: PACIFIC POWER & LIGHT CO. PURPOSE: ELECTRIC TRANSMISSION & DISTRIBUTION LINES RECORDING DATE: SEPTEMBER 13, 1962 RECORDING NO.: 312767 (VOLUME 317, PAGE 270) SURVEYOR'S NOTE: AFFECTS, PLOTTED HEREON.

EXCEPTION #11 IN FAVOR OF: PACIFIC POWER & LIGHT CO. PURPOSE: ELECTRIC TRANSMISSION & DISTRIBUTION LINES RECORDING DATE: NOVEMBER 20, 1962 RECORDING NO.: 315686 (VOLUME 319, PAGE 219) SURVEYOR'S NOTE: AFFECTS, PLOTTED HEREON.

EXCEPTION #12 IN FAVOR OF: EL PASO NATURAL GAS COMPANY PURPOSE: AS STATED ON DOCUMENT RECORDING DATE: JULY 16, 1963 RECORDING NO.: 325742 (VOLUME 325, PAGE 689) SURVEYOR'S NOTE: AFFECTS, GENERAL IN NATURE, NOT PLOTTED.

EXCEPTION #14 EASEMENT AGREEMENT RECORDED JULY 11, 1996, RECORDING NO. 1996-14712 AMENDED EASEMENT AGREEMENT RECORDED AUGUST 20, 2010, RECORDING NO. 2010-13542 SURVEYOR'S NOTE: AFFECTS, GENERAL IN NATURE, NOT PLOTTED.

EXCEPTION #15 EASEMENT AGREEMENT RECORDED JULY 18, 1996, RECORDING NO. 1996-15210 AMENDED EASEMENT AGREEMENT RECORDED AUGUST 20, 2010, RECORDING NO. 2010-013541 AMENDMENT RE-RECORDED SEPTEMBER 15, 2010, RECORDING NO. 2010-014965 SURVEYOR'S NOTE: AFFECTS, GENERAL IN NATURE, NOT PLOTTED.

EXCEPTION #16 EASEMENTS DELINEATED ON RECORDED PLAT OF PARTITION PLAT 2000-0095 RECORDING DATE: DECEMBER 26, 2000 RECORDING NO. 2000-26175 SURVEYOR'S NOTE: ALL EASEMENTS SHOWN ON SAID PLAT PLOTTED HEREON UNDER CORRESPONDING TITLE REPORT EXCEPTION NUMBERS.

EXCEPTION #17 IN FAVOR OF: CITY OF SUTHERLIN PURPOSE: ACCESS EASEMENT GRANT RECORDING DATE: AUGUST 17, 2001 RECORDING NO.: 2001-19186 SURVEYOR'S NOTE: AFFECTS, PLOTTED HEREON.

EXCEPTION #18 IN FAVOR OF: CITY OF SUTHERLIN PURPOSE: DRAINAGE EASEMENT GRANT RECORDING DATE: AUGUST 17, 2001 RECORDING NO.: 2001-19187 SURVEYOR'S NOTE: AFFECTS, PLOTTED BASED ON LOCATION OF EXISTING DRAINAGE.

EXCEPTION #19 IN FAVOR OF: CITY OF SUTHERLIN PURPOSE: WATERLINE EASEMENT GRANT RECORDING DATE: AUGUST 17, 2001 RECORDING NO.: 2001-19188 SURVEYOR'S NOTE: AFFECTS, PLOTTED HEREON.

EXCEPTION #24 EASEMENT AGREEMENT RECORDING DATE: JUNE 1, 2023 RECORDING NO.: 2023-005934 SURVEYOR'S NOTE: CONTAINS THREE EASEMENTS AFFECTING, ALL PLOTTED HEREON.

EXCEPTION #25 IN FAVOR OF: CITY OF SUTHERLIN PURPOSE: PUBLIC UTILITY EASEMENT RECORDING DATE: JUNE 1, 2023 RECORDING NO.: 2023-005935 SURVEYOR'S NOTE: CONTAINS THREE EASEMENTS AFFECTING, ALL PLOTTED HEREON.

EXCEPTION #27 IN FAVOR OF: CITY OF SUTHERLIN PURPOSE: EMERGENCY VEHICLE ACCESS EASEMENT RECORDING DATE: JUNE 3, 2024 RECORDING NO.: 2024-006013 SURVEYOR'S NOTE: AFFECTS, PLOTTED HEREON.

NO OTHER SURVEY-RELATED EXCEPTIONS ARE CONTAINED WITHIN THE TITLE REPORT.

RIDGEVIEW HILLS, PHASE 1

LOCATED IN THE NE 1/4 OF SEC. 13, T25S, R6W, THE NW 1/4 AND SW 1/4 OF SEC. 18, AND THE SW 1/4 OF SEC. 7, T25S, R5W, WILLAMETTE MERIDIAN DOUGLAS COUNTY, OREGON APRIL 11, 2025

SURVEYOR'S CERTIFICATE

I, BRENT H. KNAPP, OREGON PROFESSIONAL LAND SURVEYOR NO. 81116, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN ON THE ANNEXED PLAT OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN INSTRUMENT NUMBER 2023-7384, DEED RECORDS OF DOUGLAS COUNTY, LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 25 SOUTH, RANGE 6 WEST, THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 18, AND THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 25 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, THE BOUNDARY OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 5/8-INCH IRON ROD AT THE SOUTHEAST CORNER OF LOT 2, FAIRWAY RIDGE PHASE 1, VOLUME 23, PAGE 49, PLAT RECORDS OF DOUGLAS COUNTY, BEING ON THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF SCARDI BOULEVARD; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY BOUNDARY, NORTHERLY ALONG THE EAST BOUNDARY OF SAID LOT 2 THE FOLLOWING COURSES: NORTH 37°31'50" EAST, 97.02 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 34°10'48" WEST, 75.25 FEET TO A 5/8-INCH IRON ROD AT THE SOUTHWEST CORNER OF LOT 71, FAIRWAY RIDGE PHASE 3, VOLUME 24, PAGE 22, PLAT RECORDS OF DOUGLAS COUNTY; THENCE LEAVING SAID EAST BOUNDARY, EASTERLY ALONG THE SOUTH BOUNDARY OF SAID LOT 71 AND LOT 72, SAID FAIRWAY RIDGE PHASE 3, NORTH 55°53'01" EAST, 169.84 FEET TO A 5/8-INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 72; THENCE NORTHERLY ALONG THE EAST BOUNDARY OF SAID LOT 72, NORTH 34°09'31" WEST, 39.99 FEET TO A 5/8-INCH IRON ROD AT THE SOUTHWEST CORNER OF LOT 73, SAID FAIRWAY RIDGE PHASE 3; THENCE LEAVING SAID EAST BOUNDARY, EASTERLY ALONG THE SOUTH BOUNDARY OF SAID LOT 73 AND LOTS 74 AND 75, SAID FAIRWAY RIDGE PHASE 3, NORTH 55°45'58" EAST, 240.05 FEET TO A 5/8-INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 75; THENCE NORTHERLY ALONG THE EAST BOUNDARY OF SAID LOT 75 AND THE EASTERLY TERMINATION OF SAND PINES AVENUE PER SAID FAIRWAY RIDGE PHASE 3, NORTH 34°12'45" WEST, 170.06 FEET TO A 5/8-INCH IRON ROD AT THE NORTHEAST CORNER OF SAID EASTERLY TERMINUS; THENCE WESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF SAID SAND PINES AVENUE, SOUTH 55°52'16" WEST, 20.02 FEET TO A 5/8-INCH IRON ROD ON THE EAST BOUNDARY OF LOT 70, SAID FAIRWAY RIDGE PHASE 3; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY BOUNDARY, NORTHERLY ALONG THE EAST BOUNDARY OF SAID LOT 70 AND THE EAST BOUNDARY OF LOT 66, THE EASTERLY TERMINATION OF MEDINA AVENUE, THE EAST BOUNDARY OF LOTS 62 AND 57, AND THE EASTERLY TERMINATION OF DURHAM AVENUE ALL PER SAID FAIRWAY RIDGE PHASE 3, NORTH 34°13'29" WEST, 559.86 FEET TO A 5/8-INCH IRON ROD AT THE NORTHEAST CORNER OF SAID EASTERLY TERMINUS OF DURHAM AVENUE; THENCE WESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF SAID DURHAM AVENUE, SOUTH 55°48'35" WEST, 21.96 FEET TO A 5/8-INCH IRON ROD ON THE EAST BOUNDARY OF LOT 52, SAID FAIRWAY RIDGE PHASE 3; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY BOUNDARY, NORTHERLY ALONG THE EASTERLY BOUNDARY OF SAID LOT 52, NORTH 34°14'57" WEST, 104.01 FEET TO A 5/8-INCH IRON ROD AT THE NORTHEAST CORNER OF SAID LOT 52; THENCE WESTERLY ALONG THE NORTH BOUNDARY OF SAID LOT 52 AND THE NORTH BOUNDARIES OF LOTS 51, 50, AND 49 OF SAID FAIRWAY RIDGE PHASE 3, AND THE NORTH BOUNDARIES OF LOTS 48, 47, AND 46 AND THE NORTH BOUNDARY OF A 1.00-FOOT STREET PLUG DEDICATED TO THE CITY OF SUTHERLIN, FAIRWAY RIDGE PHASE 2, VOLUME 24, PAGE 11, PLAT RECORDS OF DOUGLAS COUNTY, SOUTH 57°43'24" WEST, 474.67 FEET TO A 5/8-INCH IRON ROD ON THE NORTH BOUNDARY OF SAID STREET PLUG; THENCE WESTERLY ALONG SAID NORTH BOUNDARY AND THE NORTH BOUNDARY OF LOT 29, SAID FAIRWAY RIDGE PHASE 2, SOUTH 89°59'18" WEST, 171.75 FEET TO A 5/8-INCH IRON ROD AT THE NORTHWEST CORNER OF SAID LOT 29, BEING ON THE WEST BOUNDARY OF SAID INSTRUMENT NUMBER 2023-07384; THENCE NORTHERLY ALONG SAID WEST BOUNDARY, NORTH 00°03'05" EAST, 1341.60 FEET TO THE NORTHWEST CORNER OF SAID INSTRUMENT NUMBER 2023-07384; THENCE EASTERLY ALONG THE NORTH BOUNDARY OF SAID INSTRUMENT NUMBER 2023-07384, NORTH 62°31'52" EAST, 3490.71 FEET TO THE NORTHEAST CORNER OF SAID INSTRUMENT NUMBER 2023-07384; THENCE SOUTHERLY ALONG THE EAST BOUNDARY OF SAID INSTRUMENT NUMBER 2023-07384, SOUTH 00°26'53" WEST, 1321.07 FEET TO THE QUARTER CORNER BETWEEN SAID SECTIONS 7 AND 18; THENCE CONTINUING SOUTHERLY ALONG SAID EAST BOUNDARY SOUTH 00°26'53" WEST, 438.89 FEET THE THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY BOUNDARY OF INTERSTATE 5 BEING ON A 125.00-FOOT WESTERLY OFFSET OF A 600.00-FOOT CENTERLINE-CALCULATED SPIRAL CURVE, CONCAVE EASTERLY, HAVING A SPIRAL CENTRAL ANGLE OF 9°00'00"; THENCE CONTINUING SOUTHERLY ALONG SAID EAST BOUNDARY, COINCIDENT WITH SAID WESTERLY RIGHT-OF-WAY BOUNDARY, ALONG SAID SPIRAL CURVE, THE CHORD OF WHICH BEARS SOUTH 08°10'28" WEST, 388.05 FEET TO A 5/8-INCH IRON ROD BEING THE POINT OF TANGENT (P.T.) OF SAID SPIRAL AT ENGINEER'S STATION 1743+31.18; THENCE CONTINUING SOUTHERLY ALONG SAID EAST BOUNDARY, COINCIDENT WITH SAID WESTERLY RIGHT-OF-WAY BOUNDARY, SOUTH 05°10'24" WEST, 1832.39 FEET TO THE SOUTHEAST CORNER OF SAID INSTRUMENT NUMBER 2023-07384; THENCE WESTERLY ALONG THE SOUTH BOUNDARY OF SAID INSTRUMENT NUMBER 2023-07384, COINCIDENT WITH SAID WESTERLY RIGHT-OF-WAY BOUNDARY, NORTH 89°59'19" WEST, 175.71 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY BOUNDARY, CONTINUING WESTERLY ALONG SAID SOUTH BOUNDARY, NORTH 89°59'19" WEST, 658.22 FEET TO A 5/8-INCH IRON ROD ON THE FOREMENTIONED NORTHERLY RIGHT-OF-WAY BOUNDARY OF SCARDI BOULEVARD; THENCE CONTINUING WESTERLY ALONG SAID SOUTH BOUNDARY, COINCIDENT WITH SAID NORTHERLY RIGHT-OF-WAY BOUNDARY THE FOLLOWING COURSES: NORTH 30°35'21" EAST, 15.00 FEET TO A 5/8-INCH IRON ROD AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 337.50 FEET, THE RADIAL TO SAID BEGINNING OF CURVE BEARS NORTH 30°35'21" EAST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 180.43 FEET, THROUGH A CENTRAL ANGLE OF 30°37'52", THE CHORD OF WHICH BEARS NORTH 74°43'35" WEST, 178.29 FEET, TO A 5/8-INCH IRON ROD; THENCE SOUTH 89°57'29" WEST, 709.65 FEET TO A 5/8-INCH IRON ROD AT THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 262.50 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 109.70 FEET, THROUGH A CENTRAL ANGLE OF 23°56'38", THE CHORD OF WHICH BEARS NORTH 78°04'12" WEST, 108.90 FEET TO A 5/8-INCH IRON ROD; THENCE NORTH 66°05'52" WEST, 216.91 FEET TO A 5/8-INCH IRON ROD AT THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 437.50 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 113.05 FEET, THROUGH A CENTRAL ANGLE OF 14°48'20", THE CHORD OF WHICH BEARS NORTH 73°21'21" WEST, 112.74 FEET TO THE POINT OF BEGINNING AND THERE TERMINATING. EXCEPTING THEREFROM PARCEL 2, PARTITION PLAT 2000-0095, PLAT RECORDS OF DOUGLAS COUNTY.

THE ABOVE-DESCRIBED TRACT CONTAINS 192.66 ACRES (8,392,189.94 SQUARE FEET), MORE OR LESS.

APPROVALS

[Signature] 04-16-2025 COMMUNITY DEVELOPMENT DIRECTOR DATE CITY OF SUTHERLIN

[Signature] 4-14-25 DOUGLAS COUNTY SURVEYOR DATE

[Signature] 4-16-25 DOUGLAS COUNTY ASSESSOR DATE

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.

[Signature] 4-16-25 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 21st DAY OF April, 2025, 3:30 O'CLOCK AM/PM

[Signature] 4-21-25 DOUGLAS COUNTY CLERK DATE

[Signature] 4-21-25 DOUGLAS COUNTY COMMISSIONER DATE

[Signature] 4-21-25 DOUGLAS COUNTY COMMISSIONER DATE

[Signature] 4-21-25 DOUGLAS COUNTY COMMISSIONER DATE

DECLARATION

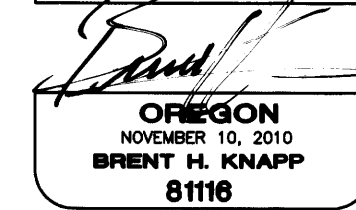
KNOW ALL PEOPLE BY THESE PRESENTS THAT GOODFELLAS OF SUTHERLIN LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS CAUSED THE SAME TO BE PLATTED BY THE NAME OF "RIDGEVIEW HILLS, PHASE 1" TOGETHER WITH EASEMENTS AS SHOWN AND DESCRIBED HEREON AND DOES HEREBY DEDICATE TO PUBLIC USE FOREVER FONNER STREET, OTIS AVENUE, SWALLOWTAIL AVENUE AND THE 10.00-FOOT WIDE P.U.E. SHOWN HEREON.

PLAT CONSENT AFFIDAVIT DECLARATION

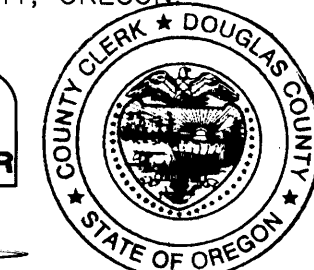
A CONSENT AFFIDAVIT FROM TYSON D. CROSS, MANAGER, GOODFELLAS OF SUTHERLIN, LLC, HAS BEEN RECORDED AS INSTRUMENT NUMBER 2025- 4272, DEED RECORDS OF DOUGLAS COUNTY.

PLAT CONSENT AFFIDAVIT DEED OF TRUST

A CONSENT AFFIDAVIT FROM JEFFREY R. BLUM, PRESIDENT OF BLUM FAMILY DYNASTY, BENEFICIARY OF THAT DEED OF TRUST RECORDED AS 2023-08308, DEED RECORDS OF DOUGLAS COUNTY, OREGON, HAS BEEN RECORDED AS INSTRUMENT NUMBER 2025- 4271, DEED RECORDS OF DOUGLAS COUNTY, OREGON.



EXPIRES: 6/30/2025



SHEET 4 OF 4

JOB NO. 3225-01 CLIENT: LUCAS MAIN CONSTRUCTION 3500 S STAGE ROAD CENTRAL POINT, OR 97502 809 SE Pine Street Roseburg, Oregon 97470 PHONE (541) 673-0166 FAX (541) 440-9392 iemail@ieengineering.com

