

MAIL TAX STATEMENTS TO:

(Insert Name and Address Here)

AFTER RECORDING RETURN TO:

(Insert Name and Address Here)

PROPERTY LINE ADJUSTMENT DEED

M & T Partners, Inc. ("Grantor"), is the owner of real property located in Marion County, Oregon, referred to herein as "**Property A**," and more particularly described on **Exhibit "A**," which is attached hereto and by this reference incorporated herein. **M & T Partners, Inc. ("Grantee")**, is the owner of real property located in Marion County, Oregon, referred to herein as "**Property B**," more particularly described on **Exhibit "B**," which is attached hereto and by this reference incorporated herein.

The purpose of this Property Line Adjustment Deed (the "**Deed**") is to effect a property line adjustment between Property A and Property B such that Property A will be reduced in size by approximately 87,489 sq. ft. and will hereafter consist of only the land described on **Exhibit "C**," which is attached hereto and incorporated herein by this reference, and Property B will be increased in size by approximately 87,489 sq. ft. and will hereafter consist of the land more particularly described on **Exhibit "D**," which is attached hereto and incorporated herein by this reference.

NOW THEREFORE, in order to effect the property line adjustment and to create the reconfigured lots as described on **Exhibits "C" and "D**," Grantor does hereby grant, transfer, and convey unto Grantee all of that certain real property situated in Marion County, Oregon, described on **Exhibit "E**," which is attached hereto and by this reference incorporated herein.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS

PROPERTY LINE ADJUSTMENT DEED

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EXHIBITS A-D.DOC

2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true and actual consideration for this transfer, stated in terms of dollars is N/A; however the actual consideration consists of other property or values which is the whole consideration. The purpose of this Deed is to effect a property line adjustment, and the two parcels are to remain separate and distinct.

This Property Line Adjustment Deed is executed this _____ day of _____, 20 ____.

GRANTOR

GRANTEE

State of Oregon)
) ss.
County of)

This instrument was acknowledged before me on _____, 20 ____, by
_____.

Before me:

Notary Public for Oregon
My Commission Expires: _____

State of Oregon)
) ss.
County of)

This instrument was acknowledged before me on _____, 20 ____, by
_____.

Before me:

Notary Public for Oregon
My Commission Expires: _____

PROPERTY LINE ADJUSTMENT DEED

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EXHIBITS A-D.DOC

Exhibit "A"

LEGAL DESCRIPTION
PAC TRUST (PTR4593.01)
TAX LOT 600 AND TAX LOT 702
September 22, 2011
Page 1

Property "A"

THAT TRACT OF LAND CONVEYED TO PACIFIC REALTY ASSOCIATES, L.P., A DELAWARE LIMITED PARTNERSHIP DESCRIBED AS PARCEL I IN REEL 2846, PAGE 493, MARION COUNTY DEED RECORDS, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CORNER COMMON TO SECTIONS 11, 12, 13 AND 14 IN TOWNSHIP 8 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF SALEM, COUNTY OF MARION AND STATE OF OREGON; THENCE NORTH 00°05'46" EAST, 30.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SE BOONE ROAD (VARIABLE WIDTH) SOUTH 89°36'40" WEST, 115.71 FEET TO A 5/8" IRON ROD WITH 2" ALUMINUM CAP MARKED "CITY OF SALEM"; THENCE NORTH 88°06'11" WEST, 100.03 FEET TO A 5/8" IRON ROD WITH 2" ALUMINUM CAP MARKED "CITY OF SALEM"; THENCE SOUTH 89°36'14" WEST, 50.00 FEET TO A 5/8" IRON ROD WITH 2" ALUMINUM CAP MARKED "CITY OF SALEM"; THENCE NORTH 47°33'05" WEST, 51.30 FEET TO A 5/8" IRON ROD WITH 2" ALUMINUM CAP MARKED "CITY OF SALEM", BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF SE BATTLE CREEK ROAD (38 FEET MEASURED PERPENDICULAR TO THE CENTERLINE); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 23°05'16" WEST, 335.42 FEET TO A 5/8" IRON ROD WITH 2" ALUMINUM CAP MARKED "CITY OF SALEM"; THENCE NORTH 11°40'57" EAST, 47.90 FEET TO A 5/8" IRON ROD WITH 2" ALUMINUM CAP MARKED "CITY OF SALEM", BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SE KUEBLER BOULEVARD (VARIABLE WIDTH); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 54°38'48" EAST, 87.53 FEET TO A 5/8" IRON ROD WITH 2" ALUMINUM CAP MARKED "CITY OF SALEM"; THENCE NORTH 83°13'11" EAST, 397.80 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 00°06'46" WEST, 822.12 FEET TO THE POINT OF BEGINNING.

CONTAINS 196,127 SQUARE FEET OR 4.503 ACRES, MORE OR LESS.

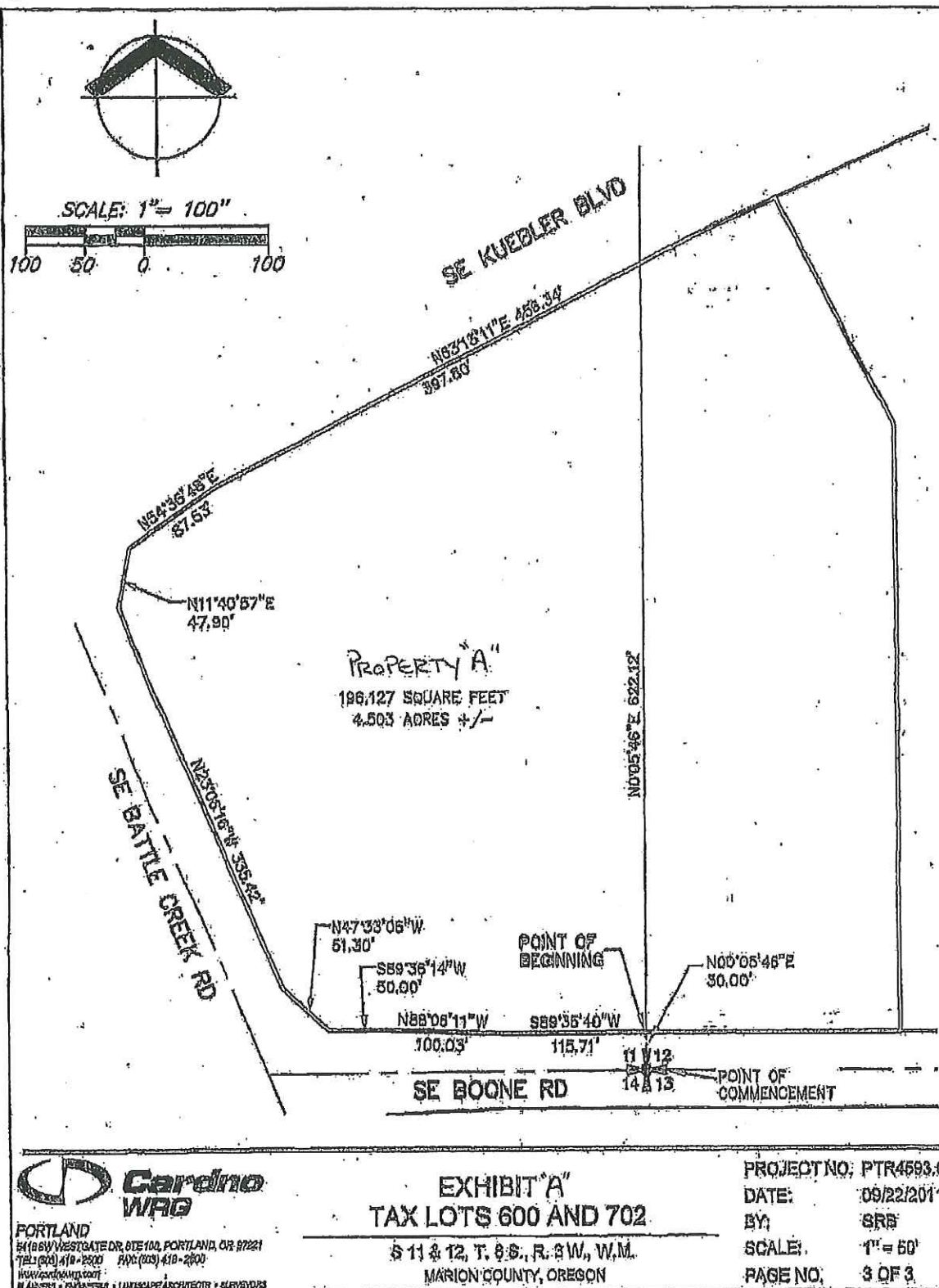


EXHIBIT "B"

LEGAL DESCRIPTION
PAC TRUST (PTR4583.01)
TAX LOT 600 AND TAX LOT 702
September 22, 2011
Page 2

PROPERTY "B"

THAT TRACT OF LAND DESCRIBED AS EXHIBIT "C" IN REEL 3198, PAGE 168, MARION COUNTY DEED RECORDS, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CORNER COMMON TO SECTIONS 11, 12, 13 AND 14 IN TOWNSHIP 8 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF SALEM, COUNTY OF MARION AND STATE OF OREGON; THENCE NORTH $00^{\circ}05'46''$ EAST, 30.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH $00^{\circ}05'46''$ EAST, 622.12 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SE KUEBLER BOULEVARD (VARIABLE WIDTH); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH $63^{\circ}13'11''$ EAST, 68.54 FEET TO A $\frac{5}{8}$ " IRON ROD WITH 2" ALUMINUM CAP MARKED "CITY OF SALEM"; THENCE NORTH $66^{\circ}35'25''$ EAST, 66.40 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH $27^{\circ}44'13''$ EAST, 207.56 FEET; THENCE SOUTH $00^{\circ}00'12''$ WEST, 491.33 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SE BOONE ROAD (VARIABLE WIDTH); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE NORTH $88^{\circ}57'24''$ WEST, 210.81 FEET TO THE POINT OF BEGINNING.

CONTAINS 130,176 SQUARE FEET OR 2.988 ACRES, MORE OR LESS.

EXHIBIT "C"

JUNE 4, 2012

ADJUSTED
PROPERTY "A"
LEGAL DESCRIPTION

PROJECT NO. 034829

A TRACT OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN REEL 3337, PAGE 174 OF THE MARION COUNTY DEED RECORDS AND BEING A PORTION OF PARCEL I OF SAID DEED, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 11 AND THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE CORNER COMMON TO SECTIONS 11, 12, 13 AND 14 OF SAID TOWNSHIP AND RANGE; THENCE NORTH 02°17'48" EAST, 30.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BOONE ROAD S.E.; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 88°12'18" WEST, 115.71 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 85°54'09" WEST, 33.50 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES: NORTH 85°54'09" WEST, 66.53 FEET; THENCE NORTH 88°11'44" WEST, 50.00 FEET; THENCE NORTH 45°21'03" WEST, 51.30 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BATTLE CREEK ROAD S.E.; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 20°54'14" WEST, 335.42 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 13°52'59" EAST, 47.90 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF KUEBLER BOULEVARD S.E.; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 56°48'50" EAST, 87.50 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 65°25'13" EAST, 229.59 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 02°12'14" WEST, 546.02 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE NAD83/CORS, OREGON NORTH STATE PLANE COORDINATE SYSTEM.

CONTAINING 108,638 SQUARE FEET OR 2.494 ACRES MORE OR LESS.



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KUEBLER BLVD. S.E.

229.59'

N65°25'13"E

N56°48'50"E
87.50'

N13°52'59"E
47.90'

BATTLE CREEK ROAD

N20°54'14"W

335.42'

PROPERTY "A"
108,638 SQUARE FEET
2.494 ACRES +/-

PROPERTY B

546.02'

S02°12'14"W

POINT OF
BEGINNING

N85°54'09"W
33.50'

N02°17'48"E
30.00'

N45°21'03"W
51.30'

50.00'

N85°54'09"W
66.53'

N88°12'18"W
115.71'

11

12

14

13

SE BOONE RD

POINT OF
COMMENCEMENT

T 8 S, R 3 W, S 11, W.M.

SHEET NUMBER

1 of 1

EXHIBIT "C"
ADJUSTED TAX LOT 600

M & T PARTNERS INC.
KUEBLER DEVELOPMENT - MARION COUNTY, OREGON

DRAWING INFO

034829

34829-V-EX0A2

1" 100'

SHEET INFO

DRAWN SMG

CHECKED BA

LAST EDIT 6/4/2012

PLOT DATE 5/18/2012

WHPacific

EXHIBIT "D"

JUNE 4, 2012

ADJUSTED
PROPERTY "B"
LEGAL DESCRIPTION

PROJECT NO. 034829

A TRACT OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN REEL 3337 PAGE 174 OF THE MARION COUNTY DEED RECORDS AND BEING ALL OF PARCEL II AND A PORTION OF PARCEL I OF SAID DEED, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 11 AND THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE CORNER COMMON TO SECTIONS 11, 12, 13 AND 14 OF SAID TOWNSHIP AND RANGE; THENCE NORTH 02°17'48" EAST, 30.00 FEET TO THE POINT OF BEGINNING AND BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BOONE ROAD S.E.; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 88°12'18" WEST, 115.71 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 85°54'09" WEST, 33.50 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 02°12'14" EAST, 546.02 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF KUEBLER BOULEVARD S.E.; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 65°25'13" EAST, 226.79 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 68°47'27" EAST, 66.40 FEET TO THE MOST NORTHERLY CORNER OF PARCEL II AS DESCRIBED IN REEL 3337, PAGE 174, OF SAID DEED RECORDS; THENCE ALONG THE EASTERLY LINES OF SAID PARCEL II, SOUTH 25°32'11" EAST, 207.56 FEET; THENCE SOUTH 02°12'14" WEST, 491.33 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BOONE ROAD S.E.; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 87°45'22" WEST, 210.81 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE NAD83/CORS, OREGON NORTH STATE PLANE COORDINATE SYSTEM.

CONTAINING 217,665 SQUARE FEET OR 4.997 ACRES MORE OR LESS.



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KUEBLER BLVD. S.E.

N68°47'27"E
66.40'

N65°25'13"E 226.79'

S25°32'11"E
207.56'

546.02'

PROPERTY "A"

PROPERTY "B"
217,665 SQUARE FEET
4.997 ACRES +/-

491.33'

S02°12'14"W

BATTLE CREEK ROAD

POINT OF
BEGINNING

N02°17'48"E

30.00'

N87°45'22"W 210.81'

N88°12'18"W

115.71'

11

12

14

13

POINT OF
COMMENCEMENT

N85°54'09"W

33.50'

N02°12'14"E

SE BOONE RD

T 8 S, R 3 W, S 11, W.M.

SHEET NUMBER

1 of 1

EXHIBIT "D"

ADJUSTED TAX LOT 702

M & T PARTNERS INC.

KUEBLER DEVELOPMENT - MARION COUNTY, OREGON

DRAWING INFO

034829

34829-V-EX0B

1" 100'

SHEET INFO

DRAWN

SMG

CHECKED

BA

LAST EDIT

6/4/2012

PLOT DATE

5/18/2012

WHPacific

EXHIBIT "E"

JUNE 4, 2012

AREA OF ADJUSTMENT
LEGAL DESCRIPTION

PROJECT NO. 034829

A TRACT OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN REEL 3337 PAGE 174 OF THE MARION COUNTY DEED RECORDS AND BEING A PORTION OF PARCEL I OF SAID DEED, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 11 AND THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE CORNER COMMON TO SECTIONS 11, 12, 13 AND 14 OF SAID TOWNSHIP AND RANGE; THENCE NORTH 02°17'48" EAST, 30.00 FEET TO THE POINT OF BEGINNING AND BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BOONE ROAD S.E.; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 88°12'18" WEST, 115.71 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 85°54'09" WEST, 33.50 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 02°12'14" EAST, 546.02 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF KUEBLER BOULEVARD S.E.; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 65°25'13" EAST, 168.25 FEET TO THE MOST NORTHERLY CORNER OF PARCEL I AS DESCRIBED IN REEL 3337, PAGE 174, OF SAID DEED RECORDS; THENCE ALONG THE EASTERLY LINES OF SAID PARCEL I, SOUTH 02°17'48" WEST, 622.12 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE NAD83/CORS, OREGON NORTH STATE PLANE COORDINATE SYSTEM.

CONTAINING 87,489 SQUARE FEET OR 2.008 ACRES MORE OR LESS.



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KUEBLER BLVD. S.E.

N65°25'13"E 168.25'

546.02'

622.12'

PROPERTY "A"

AREA OF ADJUSTMENT
87,489 SQUARE FEET
2.008 ACRES +/-

A PORTION OF
PROPERTY "B"

BATTLE CREEK ROAD

POINT OF
BEGINNING

N02°17'48"E
30.00'

N88°12'18"W

N85°54'09"W

115.71'

14

12

13

POINT OF
COMMENCEMENT

SE BOONE RD

T 8 S, R 3 W, S 11, W.M.

SHEET NUMBER

1 of 1

EXHIBIT "E"

AREA OF ADJUSTMENT

M & T PARTNERS INC.

KUEBLER DEVELOPMENT - MARION COUNTY, OREGON

DRAWING INFO

034829

34829-V-EXC1

1" 100'

SHEET INFO

DRAWN

SMG

CHECKED

BA

LAST EDIT

6/4/2012

PLOT DATE

5/18/2012

WHPacific