

**After recording, return to:**  
Lancaster Development Company LLC  
1701 SE Columbia River Dr.  
Vancouver, WA 98661

**Send tax statements to:**  
No Change.

REEL 4308 PAGE 319  
MARION COUNTY  
BILL BURGESS, COUNTY CLERK  
03-06-2020 12:30 pm.  
Control Number 592346 \$ 141.00  
Instrument 2020 00012201

## Property Line Adjustment Deed 4 of 4 (PLA19-11)

LANCASTER DEVELOPMENT COMPANY LLC, an Oregon limited liability company, hereinafter called Grantor, 1701 SE Columbia River Drive, Vancouver, Washington 98661, is the owner of real property located in City of Salem, Marion County, Oregon, referred to herein as Property A (Exhibit D of PLA 3 Deed Reel 4308 and Page 307, recorded MARCH 06, 2020), and more particularly described on Exhibit A, which is attached hereto and by this reference incorporated herein. LANCASTER DEVELOPMENT COMPANY LLC, an Oregon limited liability company, hereinafter called Grantee, 1701 SE Columbia River Drive, Vancouver, Washington 98661, is the owner of real property located in City of Salem, Marion County, Oregon, referred to herein as Property B (Deed Reel 107 Page 1353 recorded December 28, 1977), more particularly described on Exhibit B, which is attached hereto and by this reference incorporated herein.

The purpose of this Property Line Adjustment Deed (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 7,661 square feet 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 7,661 square feet 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 properties 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,

NW REC ET-0014  
First American Title Accommodation  
Recording Assumes No Liability

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, 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.”

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 19<sup>th</sup> day of February, 2020.

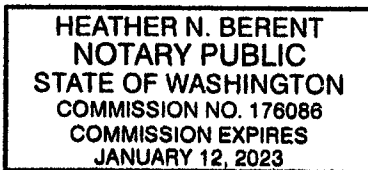
LANCASTER DEVELOPMENT COMPANY LLC, an  
Oregon limited liability company

By: C.E. John Company, Inc., Manager

By: J. S. I. ~  
Grantor  
President  
Title

STATE OF ~~OREGON~~ Washington  
County of Clark ) ss.

This instrument was acknowledged before me on February 19, 2020,  
by Jeffery V. Thompson, as President of C.E. John Company, Inc. manager of Lancaster Development  
Company LLC, an Oregon limited liability company.



Heather N. Berent  
Notary Public—State of ~~Oregon~~ Washington  
My commission expires: 1-12-2023

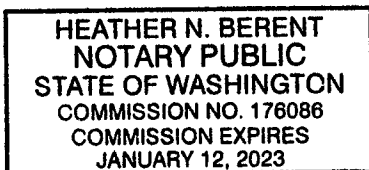
LANCASTER DEVELOPMENT COMPANY LLC, an  
Oregon limited liability company

By: C.E. John Company, Inc., Manager

By: J. S. I. ~  
Grantee  
President  
Title

STATE OF ~~OREGON~~ Washington  
County of Clark ) ss.

This instrument was acknowledged before me on February 19, 2020,  
by Jeffery V. Thompson, as President of C.E. John Company, Inc. manager of Lancaster Development  
Company LLC, an Oregon limited liability company.



Heather N. Berent  
Notary Public—State of ~~Oregon~~ Washington  
My commission expires: 1-12-2023



AKS ENGINEERING & FORESTRY, LLC  
12965 SW Herman Road, Suite 100, Tualatin, OR 97062  
P: (503) 563-6151 F: (503) 563-6152

AKS Job #5410

OFFICES IN: TUALATIN, OR - VANCOUVER, WA - KEIZER, OR - BEND, OR

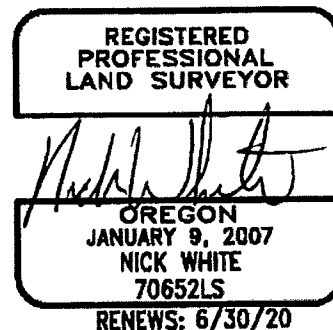
## EXHIBIT A

### Existing Tract 1

A tract of land located in the Southwest One-Quarter of Section 19 and the Northwest One-Quarter of Section 30, Township 7 South, Range 2 West, and located in the Southeast One-Quarter of Section 24 and the Northeast One-Quarter of Section 25, Township 7 South, Range 3 West, Willamette Meridian, City of Salem, Marion County, Oregon, and being more particularly described as follows:

Commencing at the southwest corner of Parcel 1 of Partition Plat Number 92-133 Marion County Plat Records; thence along the north right-of-way line of Center Street NE (40.00 feet from centerline) also being the southerly line of Deed Reel 107, Page 1353 (recorded December 28, 1977) North 89°33'25" West 30.11 feet; thence leaving said right-of-way line continuing along said southerly line North 00°26'35" East 26.00 feet; thence continuing along said southerly line North 89°33'25" West 48.00 feet; thence continuing along said southerly line North 00°26'35" East 117.00 feet; thence continuing along said southerly line North 89°33'25" West 50.09 feet to the Point of Beginning; thence along the southerly line of Exhibit A of Deed Reel 1737, Page 661 (recorded December 13, 2000) North 89°33'25" West 111.35 feet; thence along said southerly line South 00°26'35" West 143.00 feet to the north right-of-way line of Center Street NE (40.00 feet from centerline); thence along said north right-of-way line the following courses: North 89°33'25" West 92.60 feet; North 00°00'11" West 8.00 feet to a point 48.00 feet from centerline; North 89°33'25" West 130.00 feet; South 00°00'11" East 8.00 feet to a point 40.00 feet from centerline; North 89°33'25" West 73.49 feet; North 87°16'05" West 100.39 feet to a point 44.00 feet from centerline; North 89°33'25" West 247.55 feet to the east right-of-way line of Interstate 5 as described in Reel 973, Page 206 (recorded July 28, 1992); thence along said east right-of-way line the following courses: North 00°30'01" West 112.77 feet; North 03°21'46" West 300.38 feet; North 00°30'01" West 661.01 feet to the south line of Deed Reel 1677, Page 424 (recorded March 17, 2000); thence along said south line South 89°23'34" East 300.06 feet to the east line of said Deed; thence along said east line North 00°30'01" West 201.98 feet to the south right-of-way line of D Street NE (variable width from centerline); thence along said south right-of-way line North 88°41'53" East 150.15 feet to a point 25.00 feet from centerline; thence continuing along said south right-of-way line South 89°23'24" East 609.27 feet to the easterly line of Parcel 1-A Deed Volume 687, Page 53 (recorded July 3, 1970); thence leaving said right-of-way line along said easterly line South 00°22'30" West 34.76 feet; thence leaving said easterly line North 89°37'30" West 100.35 feet; thence South 00°22'30" West 190.40 feet; thence North 89°37'30" West 23.81 feet; thence South 00°22'30" West 203.75 feet to the north line of Deed Reel 107, Page 1353 (recorded December 28, 1977); thence along said north line North 89°37'30" West 144.17 feet to the west line of said Deed; thence continuing along said west line South 00°27'58" West 709.06 feet to the Point of Beginning. 3/2/2020

The Basis of Bearings is along the south right-of-way line of D Street NE per survey number 35333. The above described tract of land contains 22.69 acres, more or less.





AKS ENGINEERING & FORESTRY, LLC  
12965 SW Herman Road, Suite 100, Tualatin, OR 97062  
P: (503) 563-6151 F: (503) 563-6152

AKS Job #5410

OFFICES IN: TUALATIN, OR - VANCOUVER, WA - KEIZER, OR - BEND, OR

## EXHIBIT B

### Existing Tract 2

A tract of land located in the Southwest One-Quarter of Section 19 and the Northwest One-Quarter of Section 30, Township 7 South, Range 2 West, Willamette Meridian, City of Salem, Marion County, Oregon, and being more particularly described as follows:

Beginning at the northwest corner of Parcel 1 of Partition Plat Number 92-133 Marion County Plat Records; thence along the west line of said Parcel 1 South  $00^{\circ}23'45''$  West 623.05 feet to the north right-of-way line of Center Street NE (40.00 feet from centerline); thence along said north right-of-way line and southerly line of Deed Reel 107, Page 1353 (recorded December 28, 1977) North  $89^{\circ}33'25''$  West 30.11 feet; thence leaving said right-of-way line along said southerly line North  $00^{\circ}26'35''$  East 26.00 feet; thence continuing along said southerly line North  $89^{\circ}33'25''$  West 48.00 feet; thence continuing along said southerly line North  $00^{\circ}26'35''$  East 117.00 feet; thence continuing along said southerly line North  $89^{\circ}33'25''$  West 50.09 feet to the west line of said Deed; thence along said west line North  $00^{\circ}27'58''$  East 709.06 feet to the north line of said Deed; thence along said north line South  $89^{\circ}37'30''$  East 144.17 feet to the westerly line of Parcel 1-A Deed Volume 687, Page 53 (recorded July 3, 1970); thence along said westerly line the following courses: South  $00^{\circ}22'30''$  West 81.48 feet; South  $89^{\circ}37'30''$  East 11.20 feet; South  $00^{\circ}22'30''$  West 45.00 feet; North  $89^{\circ}37'30''$  West 11.20 feet; South  $00^{\circ}22'30''$  West 102.68 feet to the northerly line of Parcel 1 of Partition Plat Number 92-133 Marion County Plat Records; thence along said northerly line North  $89^{\circ}37'30''$  West 17.04 feet to the Point of Beginning.

The Basis of Bearings is along the south right-of-way line of D Street NE per survey number 35333. The above described tract of land contains 2.41 acres, more or less.

3/2/2020

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 9, 2007  
NICK WHITE  
70652LS

RENEW: 6/30/20



AKS ENGINEERING & FORESTRY, LLC  
12965 SW Herman Road, Suite 100, Tualatin, OR 97062  
P: (503) 563-6151 F: (503) 563-6152

AKS Job #5410

OFFICES IN: TUALATIN, OR - VANCOUVER, WA - KEIZER, OR - BEND, OR

## EXHIBIT C

### Adjusted Tract 1

A tract of land located in the Southwest One-Quarter of Section 19 and the Northwest One-Quarter of Section 30, Township 7 South, Range 2 West, and located in the Southeast One-Quarter of Section 24 and the Northeast One-Quarter of Section 25, Township 7 South, Range 3 West, Willamette Meridian, City of Salem, Marion County, Oregon, and being more particularly described as follows:

Commencing at the southwest corner of Parcel 1 of Partition Plat Number 92-133 Marion County Plat Records; thence along the north right-of-way line of Center Street NE (40.00 feet from centerline) also being the southerly line of Deed Reel 107, Page 1353 (recorded December 28, 1977) North 89°33'25" West 30.11 feet; thence leaving said right-of-way line continuing along said southerly line North 00°26'35" East 26.00 feet; thence continuing along said southerly line North 89°33'25" West 48.00 feet; thence continuing along said southerly line North 00°26'35" East 117.00 feet; thence continuing along said southerly line North 89°33'25" West 50.09 feet to the Point of Beginning; thence along the southerly line of Exhibit A of Deed Reel 1737, Page 661 (recorded December 13, 2000) North 89°33'25" West 111.35 feet; thence along said southerly line South 00°26'35" West 143.00 feet to the north right-of-way line of Center Street NE (40.00 feet from centerline); thence along said north right-of-way line the following courses: North 89°33'25" West 92.60 feet; North 00°00'11" West 8.00 feet to a point 48.00 feet from centerline; North 89°33'25" West 130.00 feet; South 00°00'11" East 8.00 feet to a point 40.00 feet from centerline; North 89°33'25" West 73.49 feet; North 87°16'05" West 100.39 feet to a point 44.00 feet from centerline; North 89°33'25" West 247.55 feet to the east right-of-way line of Interstate 5 as described in Reel 973, Page 206 (recorded July 28, 1992); thence along said east right-of-way line the following courses: North 00°30'01" West 112.77 feet; North 03°21'46" West 300.38 feet; North 00°30'01" West 661.01 feet to the south line of Deed Reel 1677, Page 424 (recorded March 17, 2000); thence along said south line South 89°23'34" East 300.06 feet to the east line of said Deed; thence along said east line North 00°30'01" West 201.98 feet to the south right-of-way line of D Street NE (variable width from centerline); thence along said south right-of-way line North 88°41'53" East 150.15 feet to a point 25.00 feet from centerline; thence continuing along said south right-of-way line South 89°23'24" East 609.27 feet to the easterly line of Parcel 1-A Deed Volume 687, Page 53 (recorded July 3, 1970); thence leaving said right-of-way line along said easterly line South 00°22'30" West 34.76 feet; thence leaving said easterly line North 89°37'30" West 100.35 feet; thence South 00°22'30" West 190.40 feet; thence North 89°37'30" West 23.81 feet; thence South 00°22'30" West 203.75 feet to the north line of Deed Reel 107, Page 1353 (recorded December 28, 1977); thence along said north line and westerly extension thereof 3/2/2020 North 89°37'30" West 181.24 feet; thence South 00°27'58" West 206.57 feet; thence South 89°32'02" East 37.07 feet to the westerly line of said Deed; thence along said westerly line South 00°27'58" West 502.43 feet to the Point of Beginning.

The Basis of Bearings is along the south right-of-way line of D Street NE per survey number 35333. The above described tract of land contains 22.52 acres, more or less.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 9, 2007  
NICK WHITE  
70652LS

RENEWS: 6/30/20



AKS ENGINEERING & FORESTRY, LLC  
12965 SW Herman Road, Suite 100, Tualatin, OR 97062  
P: (503) 563-6151 F: (503) 563-6152

AKS Job #5410

OFFICES IN: TUALATIN, OR - VANCOUVER, WA - KEIZER, OR - BEND, OR

## EXHIBIT D

### Adjusted Tract 2

A tract of land located in the Southwest One-Quarter of Section 19 and the Northwest One-Quarter Section 30, Township 7 South, Range 2 West, Willamette Meridian, City of Salem, Marion County, Oregon, and being more particularly described as follows:

Beginning at the northwest corner of Parcel 1 of Partition Plat Number 92-133 Marion County Plat Records; thence along the west line of said Parcel 1 South  $00^{\circ}23'45''$  West 623.05 feet to the north right-of-way line of Center Street NE (40.00 feet from centerline); thence along said north right-of-way line and southerly line of Deed Reel 107, Page 1353 (recorded December 28, 1977) North  $89^{\circ}33'25''$  West 30.11 feet; thence leaving said right-of-way line along said southerly line North  $00^{\circ}26'35''$  East 26.00 feet; thence continuing along said southerly line North  $89^{\circ}33'25''$  West 48.00 feet; thence continuing along said southerly line North  $00^{\circ}26'35''$  East 117.00 feet; thence continuing along said southerly line North  $89^{\circ}33'25''$  West 50.09 feet to the west line of said Deed; thence along said west line North  $00^{\circ}27'58''$  East 502.43 feet; thence leaving said west line North  $89^{\circ}32'02''$  West 37.07 feet; thence North  $00^{\circ}27'58''$  East 206.57 feet to the westerly extension of the north line of said Deed; thence South  $89^{\circ}37'30''$  East 181.24 feet to the westerly line of Parcel 1-A Deed Volume 687, Page 53 (recorded July 3, 1970); thence along said westerly line the following courses: South  $00^{\circ}22'30''$  West 81.48 feet; South  $89^{\circ}37'30''$  East 11.20 feet; South  $00^{\circ}22'30''$  West 45.00 feet; North  $89^{\circ}37'30''$  West 11.20 feet; South  $00^{\circ}22'30''$  West 102.68 feet to the northerly line of Parcel 1 of Partition Plat Number 92-133 Marion County Plat Records; thence along said northerly line North  $89^{\circ}37'30''$  West 17.04 feet to the Point of Beginning.

The Basis of Bearings is along the south right-of-way line of D Street NE per survey number 35333. The above described tract of land contains 2.58 acres, more or less.

3/2/2020

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 9, 2007  
NICK WHITE  
70652LS

RENEWES: 6/30/20



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P: (503) 563-6151 F: (503) 563-6152

AKS Job #5410

OFFICES IN: TUALATIN, OR - VANCOUVER, WA - KEIZER, OR - BEND, OR

## EXHIBIT E

### Transfer Area

A tract of land located in the Southwest One-Quarter of Section 19, Township 7 South, Range 2 West, Willamette Meridian, City of Salem, Marion County, Oregon, and being more particularly described as follows:

Commencing at the southwest corner of Parcel 1 of Partition Plat Number 92-133 Marion County Plat Records; thence along said north right-of-way line and southerly line of Deed Reel 107, Page 1353 (recorded December 28, 1977) North 89°33'25" West 30.11 feet; thence leaving said right-of-way line along said southerly line North 00°26'35" East 26.00 feet; thence continuing along said southerly line North 89°33'25" West 48.00 feet; thence continuing along said southerly line North 00°26'35" East 117.00 feet; thence continuing along said southerly line North 89°33'25" West 50.09 feet to the west line of said Deed; thence along said west line North 00°27'58" East 502.43 feet to the Point of Beginning; thence leaving said west line North 89°32'02" West 37.07 feet; thence North 00°27'58" East 206.57 feet to the westerly extension of the north line of said Deed; thence along said westerly extension South 89°37'30" East 37.07 feet to the west line of said Deed; thence along said west line South 00°27'58" West 206.63 feet to the Point of Beginning.

The Basis of Bearings is along the south right-of-way line of D Street NE per survey number 35333. The above described tract of land contains 7,661 square feet, more or less.

3/2/2020

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 9, 2007  
NICK WHITE  
70652LS

RENEW: 6/30/20



**REEL: 4308**

**PAGE: 319**

**March 06, 2020, 12:30 pm.**

**CONTROL #: 592346**

State of Oregon  
County of Marion

I hereby certify that the attached  
instrument was received and duly  
recorded by me in Marion County  
records:

FEE: \$ 141.00

BILL BURGESS  
COUNTY CLERK

THIS IS NOT AN INVOICE.

**After recording, return to:**  
Lancaster Development Company LLC  
1701 SE Columbia River Dr.  
Vancouver, WA 98661

REEL 4459 PAGE 352  
MARION COUNTY  
BILL BURGESS, COUNTY CLERK  
03-08-2021 03:08 pm.  
Control Number 643851 \$ 121.00  
Instrument 2021 00014529

**Send tax statements to:**  
No Change.

## Property Line Adjustment Deed (PLA20-28)

LANCASTER DEVELOPMENT COMPANY LLC, an Oregon limited liability company, hereinafter called Grantor, 1701 SE Columbia River Drive, Vancouver, Washington 98661, is the owner of real property located in City of Salem, Marion County, Oregon, referred to herein as Property A (Exhibit C of PLA 3 Deed Reel 4308 and Page 307, recorded March 6, 2020), and more particularly described on Exhibit A, which is attached hereto and by this reference incorporated herein. LANCASTER DEVELOPMENT COMPANY LLC, an Oregon limited liability company, hereinafter called Grantee, 1701 SE Columbia River Drive, Vancouver, Washington 98661, is the owner of real property located in City of Salem, Marion County, Oregon, referred to herein as Property B (Parcel V of Reel 1662, Page 116, recorded January 7, 2000), more particularly described on Exhibit B, which is attached hereto and by this reference incorporated herein.

The purpose of this Property Line Adjustment Deed (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 0.98 acres 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 0.98 acres 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 properties 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,

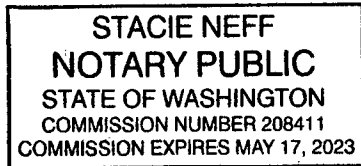
OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD 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, 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.”

The true and actual consideration for this transfer, stated in terms of dollars is zero; 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 2nd day of March, 2021.

LANCASTER DEVELOPMENT COMPANY LLC, an  
Oregon limited liability company

By: C.E. John Company, Inc., Manager



By: J. S. Thompson  
Grantor

President  
Title

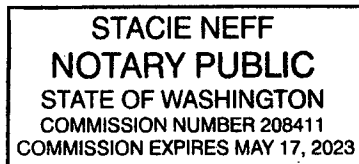
Washington  
STATE OF ~~OREGON~~ )  
County of Clark ) ss.

This instrument was acknowledged before me on March 2, 2021,  
by Jeffery V. Thompson, as President of C.E. John Company, Inc. manager of Lancaster Development  
Company LLC, an Oregon limited liability company.

Stacie Neff  
Notary Public—State of Oregon  
My commission expires: 5/17/23

LANCASTER DEVELOPMENT COMPANY LLC, an  
Oregon limited liability company

By: C.E. John Company, Inc., Manager



By: J. S. Thompson  
Grantee

President  
Title

Washington  
STATE OF ~~OREGON~~ )  
County of Clark ) ss.

This instrument was acknowledged before me on March 2, 2021,  
by Jeffery V. Thompson, as President of C.E. John Company, Inc. manager of Lancaster Development  
Company LLC, an Oregon limited liability company.

Stacie Neff  
Notary Public—State of Oregon  
My commission expires: 5/17/23



AKS ENGINEERING & FORESTRY, LLC  
12965 SW Herman Road, Suite 100, Tualatin, OR 97062  
P: (503) 563-6151 F: (503) 563-6152

AKS Job #5410

OFFICES IN: TUALATIN, OR - VANCOUVER, WA - KEIZER, OR - BEND, OR

## EXHIBIT A

### Original Property A

A tract of land located in the Southwest One-Quarter of Section 19, Township 7 South, Range 2 West, Willamette Meridian, City of Salem, Marion County, Oregon, and being more particularly described as follows:

Commencing at the northwest corner of Parcel 1 of Partition Plat Number 92-133 Marion County Plat Records; thence along the northerly line of said Parcel 1 South 89°37'30" East 17.04 feet to the Point of Beginning; thence leaving said northerly line along the westerly line of Parcel 1-A Deed Volume 687, Page 53 (recorded July 3, 1970) the following courses: North 00°22'30" East 102.68 feet; South 89°37'30" East 11.20 feet; North 00°22'30" East 45.00 feet; North 89°37'30" West 11.20 feet; thence continuing along said westerly line and the northerly extension thereof North 00°22'30" East 285.23 feet; thence South 89°37'30" East 23.81 feet; thence North 00°22'30" East 190.40 feet; thence South 89°37'30" East 100.35 feet to the easterly line of said Deed; thence along said easterly line the following courses: South 00°22'30" West 197.31 feet; South 89°37'30" East 14.67 feet; South 00°22'30" West 281.84 feet; South 89°37'30" East 340.00 feet; South 00°22'30" West 76.38 feet; South 89°37'30" East 294.07 feet to the west right-of-way line of Lancaster Drive NE (40.00 feet from centerline); thence along said west right-of-way line South 04°58'08" East 218.29 feet to the northerly line of Parcel 1 of Partition Plat 92-133; thence leaving said west right-of-way line along said northerly line the following courses: North 89°33'25" West 150.01 feet; North 04°58'00" West 150.03 feet; North 89°37'30" West 629.25 feet to the Point of Beginning.

2/22/2021

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 9, 2007  
NICK WHITE  
70652LS

RENEW: 6/30/22



AKS ENGINEERING & FORESTRY, LLC  
12965 SW Herman Road, Suite 100, Tualatin, OR 97062  
P: (503) 563-6151 F: (503) 563-6152

AKS Job #5410

OFFICES IN: TUALATIN, OR - VANCOUVER, WA - KEIZER, OR - BEND, OR

## EXHIBIT B

Original Property B

Parcel 1 of Partition Plat Number 92-133 Marion County Book of Partition Plats located in the Southwest One-Quarter of Section 19, Township 7 South, Range 2 West, Willamette Meridian, City of Salem, Marion County, Oregon.

2/22/2021

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

A handwritten signature in black ink, appearing to read 'Nick White', is written over the signature line of the stamp.

OREGON  
JANUARY 9, 2007  
NICK WHITE  
70652LS

RENEWS: 6/30/22



AKS ENGINEERING & FORESTRY, LLC  
12965 SW Herman Road, Suite 100, Tualatin, OR 97062  
P: (503) 563-6151 F: (503) 563-6152

OFFICES IN: TUALATIN, OR - VANCOUVER, WA - KEIZER, OR - BEND, OR

## EXHIBIT C

### Adjusted Property A

A tract of land located in the Southwest One-Quarter of Section 19, Township 7 South, Range 2 West, Willamette Meridian, City of Salem, Marion County, Oregon, and being more particularly described as follows:

Commencing at the northwest corner of Parcel 1 of Partition Plat Number 92-133 Marion County Book of Partition Plats; thence along the northerly line of said Parcel 1 South 89°37'30" East 17.04 feet to the westerly line of Exhibit C Deed Reel 4308, Page 307 Marion County Deed Records (recorded March 6, 2020), also being the Point of Beginning; thence continuing along said westerly line the following courses: North 00°22'30" East 102.68 feet; South 89°37'30" East 11.20 feet; North 00°22'30" East 45.00 feet; North 89°37'30" West 11.20 feet; North 00°22'30" East 285.23 feet; South 89°37'30" East 23.81 feet; North 00°22'30" East 190.40 feet to the north line of said Deed; thence along said north line South 89°37'30" East 100.35 feet to the easterly line of said Deed; thence along said easterly line the following courses: South 00°22'30" West 197.31 feet; South 89°37'30" East 14.67 feet; South 00°22'30" West 281.84 feet; South 89°37'30" East 340.00 feet; thence continuing along said easterly line and southerly extension thereof South 00°22'30" West 144.16 feet to the north line of Parcel 1 of Partition Plat Number 92-133; thence along said north line North 89°37'30" West 478.83 feet to the Point of Beginning.

The Basis of Bearings is along the north line of Exhibit C Deed Reel 4308, Page 307 Marion County Deed Records (recorded March 6, 2020) as depicted on MCSR 39212. The above described tract of land contains 2.93 acres, more or less.

2/22/2021



*Nick White*  
OREGON  
JANUARY 9, 2007  
NICK WHITE  
70652LS

RENEWS: 6/30/22



AKS ENGINEERING & FORESTRY, LLC  
12965 SW Herman Road, Suite 100, Tualatin, OR 97062  
P: (503) 563-6151 F: (503) 563-6152

OFFICES IN: TUALATIN, OR - VANCOUVER, WA - KEIZER, OR - BEND, OR

## EXHIBIT D

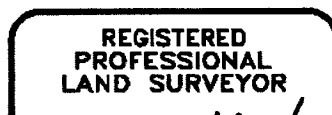
### Adjusted Property B

A tract of land located in the Southwest One-Quarter of Section 19 and the Northwest One-Quarter of Section 30, Township 7 South, Range 2 West, Willamette Meridian, City of Salem, Marion County, Oregon, and being more particularly described as follows:

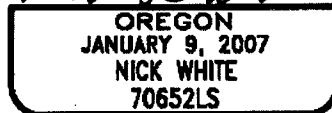
Beginning at the northwest corner of Parcel 1 of Partition Plat Number 92-133 Marion County Book of Partition Plats; thence along the northerly line of said Parcel 1 South 89°37'30" East 495.87 feet to the southerly extension of the northerly line of Exhibit C Deed Reel 4308, Page 307 Marion County Deed Records (recorded March 6, 2020); thence along said southerly extension North 00°22'30" East 67.78 feet to the northerly line of said Deed; thence along said northerly line South 89°37'30" East 294.07 feet to the west right-of-way line of Lancaster Drive NE (40.00 feet from centerline); thence along said west right-of-way line South 04°58'08" East 392.17 feet to the southerly line of said Parcel 1; thence along said southerly line the following courses: North 89°33'25" West 200.00 feet; South 04°58'00" East 112.55 feet; North 89°33'25" West 188.28 feet; South 00°26'35" West 189.30 feet to the north right-of-way line of Center Street NE (40.00 feet from centerline); thence along said north right-of-way line North 89°33'25" West 448.66 feet to the west line of said Parcel 1 of Partition Plat Number 92-133; thence along said west line North 00°23'45" East 623.05 feet to the Point of Beginning.

The Basis of Bearings is along the north line of Exhibit C Deed Reel 4308, Page 307 Marion County Deed Records (recorded March 6, 2020) as depicted on MCSR 39212. The above described tract of land contains 10.04 acres, more or less.

2/22/2021



A handwritten signature in black ink, appearing to read "Nick White".



RENEW: 6/30/22





AKS ENGINEERING & FORESTRY, LLC  
12965 SW Herman Road, Suite 100, Tualatin, OR 97062  
P: (503) 563-6151 F: (503) 563-6152

OFFICES IN: TUALATIN, OR - VANCOUVER, WA - KEIZER, OR - BEND, OR

## EXHIBIT E

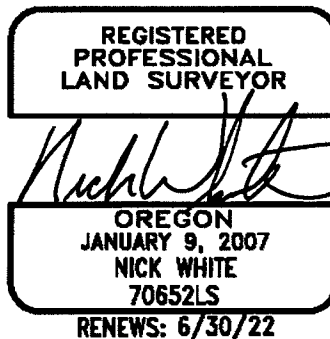
### Transfer Area

A tract of land located in the Southwest One-Quarter of Section 19, Township 7 South, Range 2 West, Willamette Meridian, City of Salem, Marion County, Oregon, and being more particularly described as follows:

Commencing at the northwest corner of Parcel 1 of Partition Plat Number 92-133 Marion County Book of Partition Plats; thence along the northerly line of said Parcel 1 South 89°37'30" East 495.87 feet to the southerly extension of the northerly line of Exhibit C Deed Reel 4308, Page 307 Marion County Deed Records (recorded March 6, 2020) and the Point of Beginning; thence along said southerly extension North 00°22'30" East 67.78 feet to the northerly line of said Deed; thence along said northerly line South 89°37'30" East 294.07 feet to the west right-of-way line of Lancaster Drive NE (40.00 feet from centerline); thence along said west right-of-way line South 04°58'08" East 218.29 feet to the southerly line of said Deed; thence along said southerly line the following courses: North 89°33'25" West 150.01 feet; North 04°58'00" West 150.03 feet; North 89°37'30" West 150.42 feet to the Point of Beginning.

The Basis of Bearings is along the north line of Exhibit C Deed Reel 4308, Page 307 Marion County Deed Records (recorded March 6, 2020) as depicted on MCSR 39212. The above described tract of land contains 0.98 acres, more or less.

2/22/2021



**REEL: 4459**

**PAGE: 352**

**March 08, 2021, 03:08 pm.**

**CONTROL #: 643851**

State of Oregon  
County of Marion

I hereby certify that the attached  
instrument was received and duly  
recorded by me in Marion County  
records:

**FEE: \$ 121.00**

**BILL BURGESS  
COUNTY CLERK**

**THIS IS NOT AN INVOICE.**