



Oregon Water Resources Department
 725 Summer Street NE, Suite A
 Salem, Oregon 97301-1266
 (503) 986-0900
 www.wrd.state.or.us

Application to Split A Permit and Request for Issuance of Replacement Permits (ORS 537.225)

Part 1 of 5 – Minimum Requirements Checklist

This application will be returned if Parts 1 through 5 and all required attachments are not completed and included.
 For questions, please call (503) 986-0900, and ask for Transfer Section.

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Check all items included with this application.

- Part 1 – Completed Minimum Requirements Checklist.
- Part 2 – Completed Application Map Checklist.
- Part 3 – Completed Application with non-refundable \$125.00 Application Fee, Applicant(s) Information and Signature(s).
- Part 4 – Other Landowner Information and proportionate rate(s).
- Part 5 – Water Right Permit Information. List the permit number to be assigned here: **G-8690**. **(Attachment A)**

OWRD

Attachments:

- Completed application map prepared by Certified Water Right Examiner (CWRE). **(Attachment B)**
- Completed Affidavit(s) from the applicant(s): **(Attachment C)**
 - Certifying the permit has not been conveyed or withheld, and remains appurtenant to the applicant’s land.
 - Certifying the applicant has read the permit.
- Copy(s) of current recorded deed(s) showing that the applicant(s) is/are an owner of the land(s) to which the permit is appurtenant. **(Attachment D)**

INSTRUCTIONS for editing the Application Form

Photocopy pages or tables in Part 5, ~~mark through~~ any non-applicable information, insert/attach photocopied pages to document in the appropriate location, and manually amend page numbers as necessary (e.g., Page 5, 6 of 9 10).

You may refer to additional attachments that you may include, such as separately produced tables or spreadsheets to convey large numbers of rows of place of use listings, owner/property parcels, etc. You may contact the Department at 503-986-0900 and ask for Transfer Staff if you have questions.

For Staff Accounting Purposes Only – PCA #46110 Object # 13841

Part 2 of 5 –Application Map Checklist

This application will be returned if any of the map requirements listed below are not met.

Please be sure that the map you submit is based upon the original water right application map or permit amendment map and includes all the items listed below and meets the requirements of OAR 690-325-0050. Check all boxes that apply.

The map shall not include any unauthorized change to the authorized place of use outside of its original perimeters as exhibited on the original water right application map or approved permit amendment map nor any unauthorized change to the location of the point(s) of diversion or appropriation as exhibited on the original water right application map or approved permit amendment map.

- Certified Water Right Examiner (CWRE) Stamp and Signature. For a list of CWRE's, see http://apps.wrd.state.or.us/apps/wr/cwre_license_view/.
- Permanent quality printed with dark ink on good quality paper.
- The size of the map can be 8½ x 11 inches, 8½ x 14 inches, or up to 30 x 30 inches. For 30 x 30 inch maps, one additional paper copy and an electronic copy in a .pdf, .tiff or .jpg format is required.
- A north arrow, a legend, and scale. The scale of the map must be: 1 inch = 400 feet, 1 inch = 1,320 feet, the scale of the county assessor map if the scale is not smaller than 1 inch = 1,320 feet, or a scale that has been pre-approved by the Department.
- Township, Range, Section, ¼ ¼, DLC, Government Lot, and other recognized public land survey lines.
- Tax lot boundaries (property lines) are required. Tax lot numbers are recommended.
- Major physical features including rivers and creeks showing direction of flow, lakes and reservoirs, roads, and railroads.
- Major water delivery system features from the point(s) of diversion/appropriation such as main pipelines, canals, and ditches.
- The place of use of each applicant's portion of the water right permit shall be clearly defined by outline and shaded or hachured and shall show the number of acres for each portion in each quarter-quarter section, government lot, or quarter-quarter section as projected within government lots, donation land claims, or other recognized public land survey subdivisions. If the permit has multiple priority dates or uses, the lands to be served by each priority date and on which use is authorized, must be separately identified.
- The place of use of any part of the permit **not** being assigned shall be clearly defined by outline and shaded or hachured and shall show the number of acres for each portion in each quarter-quarter section, government lot, or quarter-quarter section as projected within government lots, donation land claims, or other recognized public land survey subdivisions. If the permit has multiple priority dates or uses, the lands to be served by each priority date and on which use is authorized, must be separately identified.
- Each applicant's portion of the permit shall be referenced, by either alphabet letter or number, to each applicant(s) listed in the application form.
- The rate and any applicable acre-feet allowance of water use under the permit for each applicant's portion of the permit shall be clearly labeled on the map.
- The location of each authorized point of diversion or appropriation.

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Please use additional pages as needed

Part 3 of 5 – Applicant Information and Signature

Applicant Information

APPLICANT/BUSINESS NAME EXIT 282A DEVELOPMENT COMPANY, LLC			MAP ID (LETTER OR NUMBER) A	PHONE NO. 503-678-4722	ADDITIONAL CONTACT NO.
ADDRESS 1205 SW FAIRFAX PLACE					FAX NO.
CITY PORTLAND	STATE OR	ZIP 97225	E-MAIL CHRISMALETIS@GMAIL.COM		
BY PROVIDING AN E-MAIL ADDRESS, CONSENT IS GIVEN TO RECEIVE ALL CORRESPONDENCE FROM THE DEPARTMENT ELECTRONICALLY. COPIES OF THE FINAL ORDER AND REPLACEMENT PERMIT DOCUMENTS WILL ALSO BE MAILED.					

Agent Information – This agent is authorized to represent the above applicant in all matters relating to this application

AGENT/BUSINESS NAME GSI WATER SOLUTIONS, INC. ATTN: ADAM SUSSMAN			PHONE NO. 541-257-9001	ADDITIONAL CONTACT NO.
ADDRESS 1600 SW WESTERN BOULEVARD, SUITE 240				FAX NO.
CITY CORVALLIS	STATE OR	ZIP 97333	E-MAIL ASUSSMAN@GSIWS.COM	
BY PROVIDING AN E-MAIL ADDRESS, CONSENT IS GIVEN TO RECEIVE ALL CORRESPONDENCE FROM THE DEPARTMENT ELECTRONICALLY. COPIES OF THE FINAL ORDER AND REPLACEMENT PERMIT DOCUMENTS WILL ALSO BE MAILED.				

ORS 536.050(1)(aa) authorizes the Oregon Water Resources Department (OWRD) to collect fees based upon the actual cost of work to process an application under ORS 537.225.

I (we) understand the following:

- Upon receipt of my complete application and the non-refundable application fee in the amount of \$125.00, OWRD will, within fifteen (15) days, notify me in writing of the estimate of the cost of work.
- The non-refundable \$125.00 fee covers the cost of OWRD’s staff to evaluate and provide the cost of work estimate for processing the application.
- Upon receiving the estimate I may agree or decline to enter into a formal contract to pay the estimated cost of work in advance to initiate the processing of the application.
- If I decline to enter into a formal contract, OWRD will close my application.
- An incomplete or inaccurate application may delay the process and increase the cost to process my request.
- OWRD does not guarantee a favorable review of the application.

I (we) affirm that the most recent water use (if any) under my (our) portion of the permit has been exercised within the relevant terms and conditions of the permit.

I (we) affirm that the information contained in this application is true and accurate.



Chris Maletis

Applicant signature

Chris Maletis, Manager

Name (and title if applicable) (print)

6-23-2021

Date

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Applicant signature

Name (and title if applicable) (print)

Date

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Applicant Information

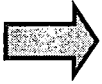
APPLICANT/BUSINESS NAME KEYSTONE-PACIFIC, LLC			MAP ID (LETTER OR NUMBER) B	PHONE NO. 503-303-0360	ADDITIONAL CONTACT NO.
ADDRESS 18555 SW TETON AVE.					FAX NO.
CITY TUALATIN	STATE OR	ZIP 97062	E-MAIL		
BY PROVIDING AN E-MAIL ADDRESS, CONSENT IS GIVEN TO RECEIVE ALL CORRESPONDENCE FROM THE DEPARTMENT ELECTRONICALLY. COPIES OF THE FINAL ORDER AND REPLACEMENT PERMIT DOCUMENTS WILL ALSO BE MAILED.					

Agent Information – This agent is authorized to represent the above applicant in all matters relating to this application

AGENT/BUSINESS NAME PACIFIC HYDRO-GEOLGY, INC. ATTN: GREG KUPILLAS			PHONE NO. 503-632-5016	ADDITIONAL CONTACT NO.
ADDRESS 18487 S VALLEY VISTA RD				FAX NO.
CITY MULINO	STATE OR	ZIP 97042	E-MAIL PHGG EK@BCTONLINE.COM	
BY PROVIDING AN E-MAIL ADDRESS, CONSENT IS GIVEN TO RECEIVE ALL CORRESPONDENCE FROM THE DEPARTMENT ELECTRONICALLY. COPIES OF THE FINAL ORDER AND REPLACEMENT PERMIT DOCUMENTS WILL ALSO BE MAILED.				

I (we) affirm that the most recent water use (if any) under my (our) portion of the permit has been exercised within the relevant terms and conditions of the permit.

I (we) affirm that the information contained in this application is true and accurate.



Charles Eggert
Applicant signature

Charles Eggert, Owner
Name (and title if applicable) (print)

8/12/2021
Date

Applicant signature

Name (and title if applicable) (print)

Date

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Attachment A

Permit G-8690

Application to Split a Permit – Permit G-8690

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- 3

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Application No. G-9327

Permit No. G 8690

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STATE OF OREGON WATER RESOURCES DEPARTMENT

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Application for a Permit to Appropriate Ground Water

JUL 25 1979

WATER RESOURCES DEPT
SALEM, OREGON

I, EARL Stoller

(Name of Applicant)

of RT. 3 Box 714

(Mailing Address)

AURORA

(City)

State of Ore.

(Zip Code)

97002 Phone No. 678-5403

do hereby

make application for a permit to appropriate the following described ground waters of the State of Oregon:

1. The development will consist of 2 Wells

(Give number of wells, tile lines, infiltration galleries, etc.)

having a diameter of 8" = #1-12" = #2 and an estimated depth of #1: 170 #2: 203 feet.

2. The well or other source is to be located #1-1400 ft. S and 100 ft. W

(N. or S.)

(E. or W.)

from the center corner of Sec 35 - below within SE 1/4 SW 1/4

(Public Land Survey Corner)

Well #2 located 500' N. & 460' W from center corner

(If there is more than one well, each must be described)

Sec 35 being within the SE 1/4 1/4 of the NW 1/4 1/4 of

both Sec. 35 Tp. 3 S R. 1 W, W. M., in the county of CLACKAMAS

3. Location of area to be irrigated, or place of use if use other than irrigation.

Township	Range	Section	List 1/4 1/4 of Section	List use and/or number of acres to be irrigated
3 S	1 W	35	SW 1/4 - NE 1/4	25 acres
			SE 1/4 - NW 1/4	21.1 acres
			NE 1/4 - SW 1/4	25 22.1 E11S
			NW 1/4 - SW 1/4	0.3
			SE 1/4 - SW 1/4	32.2
			NW 1/4 - SE 1/4	30.5
				<u>131.25</u>

#2 = 197

#2 = STEEL

4. It is estimated that #1: 170 feet of the well will require STEEL casing.

(Kipd)

5. Depth to water table is estimated 59 Well drilled by Wannwright = #1

(Feet)

#2 = 68

Miller = #2

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Total for #30 30

6. The amount of water which the applicant intends to apply to beneficial use is cubic feet per second or 140 gallons per minute. being 440 Well # 1 - 300 from # 2

7. The use to which the water is to be applied is irrigation

8. If the flow to be utilized is artesian, the works to be used for the control and conservation of the supply when not in use must be described.

9. If the location of the well, or other development work is less than one-fourth mile from a natural stream channel, give the distance to the channel and the difference in elevation between the stream bed and the ground surface at the source of development.

10.

DESCRIPTION OF WORKS

Include length and dimensions of supply ditch or pipeline, size and type of pump and motor, type of irrigation system to adequately describe the proposed distribution system.

1 = 20 HP

2 = 30 HP

2000' mainline 7"

lessee has equipment

11. Construction work will begin on or before Wells completed

12. Construction work will be completed on or before Completed

13. The water will be completely applied to the proposed use on or before Oct 1982

14. If the ground water supply is supplemental to an existing supply, identify the supply and existing water right. none will cancel existing right

Application No. G-9327

Permit No. G 8690

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Rem ~~...~~

Earl Staller
Signature of Applicant

This is to certify that I have examined the foregoing application, together with the accompanying maps and data, and return the same for completion.....

In order to retain its priority, this application must be returned to the Water Resources Director with corrections on or before January 21....., 1980.....

WITNESS my hand this 19th day of November....., 19..79.....

James E. Sexson Water Resources Director

By *Wayne J. Overcash*
WAYNE J. OVERCASH

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NOV 28 1979
WATER RESOURCES DEPT
SALEM, OREGON

This instrument was first received in the office of the Water Resources Director at Salem, Oregon, on the

..... 25th day of July....., 19..79....., at 2:30 o'clock

P. M.

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Application No. G-9307

Permit No. G 8690 AUG 26 2021

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Permit to Appropriate the Public Waters of the State of Oregon

This is to certify that I have examined the foregoing application and do hereby grant the same, SUBJECT TO EXISTING RIGHTS INCLUDING THE EXISTING MINIMUM FLOW POLICIES ESTABLISHED BY THE WATER POLICY REVIEW BOARD and the following limitations and conditions:

The right herein granted is limited to the amount of water which can be applied to beneficial use and shall not exceed1.64..... cubic feet per second measured at the point of diversion from the well or source of appropriation, or its equivalent in case of rotation with other water users, from 2 wells;..... being 0.98 cfs from well No. 1 and 0.66 cfs from well No. 2.....

The use to which this water is to be applied is..... irrigation.....

If for irrigation, this appropriation shall be limited to1/80th..... of one cubic foot per second or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed2 1/2..... acre feet per acre for each acre irrigated during the irrigation season of each year;

and shall be subject to such reasonable rotation system as may be ordered by the proper state officer.

The well shall be constructed in accordance with the General Standards for the Construction and Maintenance of Water Wells in Oregon.

The works constructed shall include an air line and pressure gauge or an access port for measuring line, adequate to determine water level elevation in the well at all times.

The permittee shall install and maintain a weir, meter, or other suitable measuring device, and shall keep a complete record of the amount of ground water withdrawn.

The priority date of this permit is..... July 25, 1979.....

Actual construction work shall begin on or before January 9, 1981..... and shall thereafter be prosecuted with reasonable diligence and be completed on or before October 1, 1981.....

Complete application of the water to the proposed use shall be made on or before October 1, 1982.....

WITNESS my hand this 9th..... day of..... January....., 19 80.....

[Handwritten Signature]
.....
Water Resources Director

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Check the appropriate box, if applicable:

Check here if any portion of the permit is located within an irrigation or other water district.

IRRIGATION DISTRICT NAME N/A	ADDRESS	
CITY	STATE	ZIP

Check here if water for any portion of the permit is supplied under a water service agreement or other contract for stored water with a federal agency or other entity.

ENTITY NAME N/A	ADDRESS	
CITY	STATE	ZIP

Additional Remarks:

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Please use additional pages of Table 2 as needed

Table 2. Description of Permit # G-8690.

List all parts of the permit (both assigned and unassigned). For the acreage or place(s) of use in each ¼ ¼, list the Map ID (letter or number from map and Parts 3 and 4) for each parcel. The acreage listed must equal the total acreage on the permit.

Description of Permitted Lands												
Twp	Rng	Sec	¼ ¼		Tax Lot	Gvt Lot or DLC	Acres (if applicable)	Type of Use	POD(s) or POA(s) (name or number from Table 1)	Map ID (letter or number from map and Parts 3 and 4)		
2	S	9	E	15	NE	NW	100		15.0	IR	POD #1	"A"
2	S	9	E	15	NE	NW	200		4.0	NU	POD #2	"B"
↑EXAMPLE↑												
3	S	1	W	35	SW	NE	580		10.0	IR	Well 1, Well 2	A
3	S	1	W	35	SW	NE	570		12.1	IR	Well 1, Well 2	A
3	S	1	W	35	SE	NW	500		21.1	IR	Well 1, Well 2	A
3	S	1	W	35	NE	SW	1802		25.0	IR	Well 1, Well 2	A
3	S	1	W	35	NW	SW	1802		0.3	IR	Well 1, Well 2	A
3	S	1	W	35	SE	SW	1800		32.2	IR	Well 1, Well 2	B
3	S	1	W	35	NW	SE	570		10.6	IR	Well 1, Well 2	A
3	S	1	W	35	NW	SE	1802		19.5	IR	Well 1, Well 2	A
3	S	1	W	35	NW	SE	1860		0.2	IR	Well 1, Well 2	A
3	S	1	W	35	NW	SE	1870		0.2	IR	Well 1, Well 2	A
TOTAL ACRES									131.2			

The place of use listed in Table 2 is based on the authorized place of use according to the permit map (Attachment A). The place of use in the SWNE and NESW on the permit map is reversed from what is listed in the permit application; however, the permit map is considered to be correct in its description of the authorized place of use. The assignment map on file for the permit is also consistent with the place of use provided in Table 2.

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Part 5 of 5 – Permit Information

PERMIT # G-8690

Completion date of the permit: 2027

Name(s) currently appearing on permit: EXIT 282A DEVELOPMENT COMPANY, LLC;

KEYSTONE-PACIFIC, LLC

Type(s) of use as listed on permit: IRRIGATION

Note: Type of use must be one or more of the following uses approved for assignment under ORS 537.225(1) and OAR 690-325-0010: irrigation, nursery, temperature control, stock watering, or agricultural water use.

Table 1. Location of Authorized Point(s) of Diversion (POD) or Appropriation (POA)

POD/POA Name or Number	If POA, OWRD Well Log ID# (or Well ID Tag # L-___)	Twp		Rng		Sec	¼ ¼		Tax Lot, DLC or Gov't Lot	Measured Distances (from a recognized survey corner)
Well 1	CLAC 8769	3	S	1	W	35	SE	SW	1800	1400 feet South and 700 feet West from the Center corner of Section 35
Well 2	CLAC 8774	3	S	1	W	35	SE	NW	500	500 feet North and 460 feet West from the Center Corner of Section 35

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Please use additional pages as needed

Part 4 of 5 – Other Landowner Information

Please list the owner(s) of land under the permit who are not submitting the assignment and request for issuance of replacement water right permit.

Landowner Information

LANDOWNER/BUSINESS NAME EXIT 282A DEVELOPMENT COMPANY, LLC		MAP ID (LETTER OR NUMBER) A	
MAILING ADDRESS 1205 SW FAIRFAX PLACE	CITY PORTLAND	STATE OR	ZIP 97002
TOTAL NUMBER OF ACRES UNDER THE PERMIT (AS DEPICTED ON MAP) 99.0	PROPORTIONATE RATE 1.24 CFS		

Landowner Information

LANDOWNER/BUSINESS NAME KEYSTONE-PACIFIC, LLC		MAP ID (LETTER OR NUMBER) B	
MAILING ADDRESS 18555 SW TETON AVE.	CITY TUALATIN	STATE OR	ZIP 97062
TOTAL NUMBER OF ACRES UNDER THE PERMIT (AS DEPICTED ON MAP) 32.2	PROPORTIONATE RATE 0.40 CFS		

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Attachment B
Application Map

Application to Split a Permit – Permit G-8690

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Attachment C
Affidavits of Non-Conveyance
Application to Split a Permit – Permit G-8690

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Oregon Water Resources
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 725 Summer Street NE, Suite A
 Salem, Oregon 97301-1266
 (503) 986-0900
 www.wrd.state.or.us

Application to Split A Permit and Request for Issuance of Replacement Permits

Affidavit of Non-Conveyance and Reading of Permit G-8690

State of Oregon)

County of Clackamas) ss
)

I/We, EXIT 282A DEVELOPMENT COMPANY, LLC, mailing address 1205 SW FAIRFAX PLACE, PORTLAND, OR, 97002, telephone number (503) 678-4722, being first duly sworn depose and say:

1. Permit G-8690, has not been conveyed or withheld and remains appurtenant to my/our land.
2. I/We attest that I/we have read Permit G-8690.

Chi Maletis

Signature of Affiant

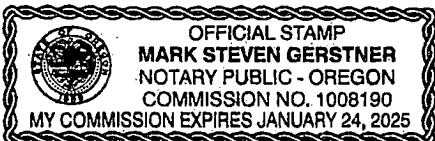
6-23-2023

Date

 Signature of Affiant

 Date

Signed and sworn to (or affirmed) before me this 23rd day of JUNE, 2021.



Mark Steven Gerstner
 Notary Public for Oregon

My Commission Expires: 01/24/2025

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Oregon Water Resources
 Department
 725 Summer Street NE, Suite A
 Salem, Oregon 97301-1266
 (503) 986-0900
 www.wrd.state.or.us

Application to Split A Permit and Request for Issuance of Replacement Permits

Affidavit of Non-Conveyance and Reading of Permit G-8690

State of Oregon)
) ss
 County of Clackamas)

I/We, KEYSTONE-PACIFIC, LLC, mailing address 18555 SW TETON AVE, TUALATIN, OR, 97062, telephone number (503) 303-0360, being first duly sworn depose and say:

1. Permit G-8690, has not been conveyed or withheld and remains appurtenant to my/our land.
2. I/We attest that I/we have read Permit G-8690.

Charles W. Eppert
 Signature of Affiant

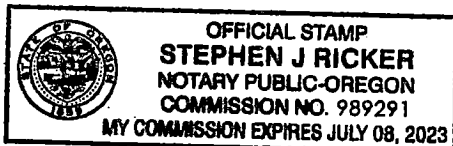
8/12/2021
 Date

 Signature of Affiant

 Date

Signed and sworn to (or affirmed) before me this 16th day of August, 2021.

Stephen J. Ricker
 Notary Public for Oregon



My Commission Expires: July 8, 2023

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Attachment D
Property Deeds

Application to Split a Permit – Permit G-8690

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Exit 282A Development Company, LLC - Property Deed

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FIDELITY NATIONAL TITLE CO. 01-1107050.C 60 DP 11-0 DP

AFTER RECORDING, RETURN TO:

George J. Gregores
Holland & Knight LLP
2300 US Bancorp Tower
111 S.W. Fifth Avenue
Portland, OR 97204

**UNTIL A CHANGE IS REQUESTED,
SEND ALL TAX STATEMENTS TO:**


Brugger Road, LLC
24377 NE Airport Road
Aurora, OR 97002

STATUTORY WARRANTY DEED

DAVID E. STOLLER and PAMELA S. STOLLER, TRUSTEES OF THE STOLLER JOINT REVOCABLE TRUST u/a/d June 19, 2002, as to an undivided one-quarter tenancy in common interest; DANIEL J. STOLLER, as to an undivided one-quarter tenancy in common interest; LISA M. HAINES, as to an undivided one-quarter tenancy in common interest; and PAUL A. STOLLER, as to an undivided one-quarter tenancy in common interest ("Grantors"), convey and warrant to BRUGGER ROAD, LLC, an Oregon limited liability company ("Grantee"), that certain real property in Clackamas County, Oregon, more particularly described on Exhibit A attached hereto, free of all liens and encumbrances except those set forth on Exhibit B attached hereto.

The true consideration for this conveyance is \$5,330,850, which, in the case of one or more Grantors, has been paid to such Grantor's tax accommodator.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

Clackamas County Official Records		2006-066581
Sherry Hall, County Clerk		
		\$81.00
00999254200600665810120124		07/21/2006 10:45:38 AM
D-D	Cnt=1	Stn=8 BEVERLY
\$60.00	\$11.00	\$10.00

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Dated this 20 day of July _____, 2006.

GRANTORS:

THE STOLLER JOINT REVOCABLE TRUST
U/A/D JUNE 19, 2002

By: David E. Stoller
David E. Stoller, Trustee

By: Pamela S. Stoller
Pamela S. Stoller, Trustee

D. Stoller
DANIEL J. STOLLER

Lisa M. Haines
LISA M. HAINES

Paul A. Stoller
PAUL A. STOLLER

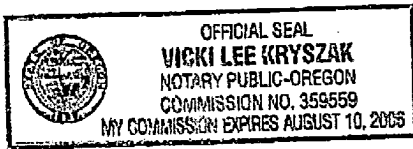
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STATE OF OREGON)
County of Multnomah) ss.

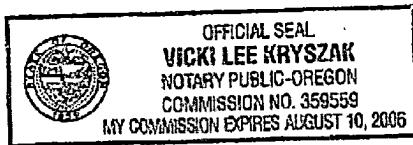
On the 20 day of July, 2006, before me personally appeared DAVID E. STOLLER, in his capacity as Trustee of The Stoller Joint Revocable Trust u/a/d June 19, 2002, who executed the within and foregoing instrument, and acknowledged said instrument to be his free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.



Vicki Lee Kryszak
Notary Public for Oregon
My commission expires: 8/10/06

STATE OF OREGON)
County of Multnomah) ss.

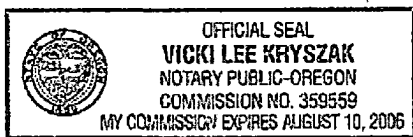
On the 20 day of July, 2006, before me personally appeared PAMELA S. STOLLER, in her capacity as Trustee of The Stoller Joint Revocable Trust u/a/d June 19, 2002, who executed the within and foregoing instrument, and acknowledged said instrument to be her free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that she was authorized to execute said instrument.



Vicki Lee Kryszak
Notary Public for Oregon
My commission expires: 8/10/06

STATE OF OREGON)
County of Multnomah) ss.

On the 20 day of July, 2006, before me personally appeared DANIEL J. STOLLER, who executed the within and foregoing instrument, and acknowledged said instrument to be his free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.



Vicki Lee Kryszak
Notary Public for Oregon
My commission expires: 8/10/06

3

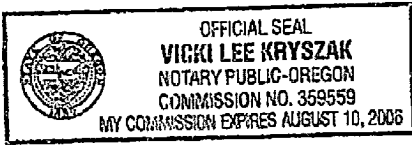
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STATE OF OREGON)
County of Multnomah) ss.

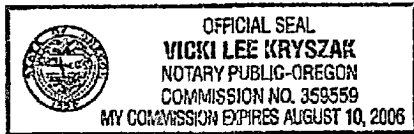
On the 20 day of July, 2006, before me personally appeared LISA M. HAINES, who executed the within and foregoing instrument, and acknowledged said instrument to be her free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that she was authorized to execute said instrument.



Vicki Lee Kryszak
Notary Public for Oregon
My commission expires: 8/10/06

STATE OF OREGON)
County of Multnomah) ss.

On the 20 day of July, 2006, before me personally appeared PAUL A. STOLLER, who executed the within and foregoing instrument, and acknowledged said instrument to be his free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.



Vicki Lee Kryszak
Notary Public for Oregon
My commission expires: 8/10/06

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EXHIBIT A

Order No. 10-1107050-28

Parcel 1:

A parcel of land lying in the Northeast one-quarter of Section 35, Township 3 South, Range 1 West of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property acquired by the State of Oregon, by and through its State Highway Commission in that Judgment Order dated May 10, 1968 entered as Circuit Court Case No. 66432 of Clackamas County, Oregon, the said property being the Easterly 300 feet as measured along the North and South lines of said property. Except therefrom the Northerly 20 feet of said parcel. Excepting and reserving all minerals and geothermal resources as set forth in the Deed recorded September 15, 1988, as Fee No. 88-38365.

Parcel 2:

That portion of the following described real property West of the Wilsonville-Hubbard Highway, to-wit:

Parcel A:

The South one-half of the Southeast one-quarter of Section 35, Township 3 South, Range 1 West of the Willamette Meridian in the County of Clackamas and State of Oregon. Except that part lying East of the West line of N.E. Hubbard Cutoff Road (State Highway No. 51). Also Excepting Therefrom that portion described in Deed recorded May 14, 1986, Fee No. 86-17065, Clackamas County Records.

Parcel B:

Beginning at a point 80 rods North of the Southeast corner of Section 35, Township 3 South, Range 1 West of the Willamette Meridian, in the County of Clackamas and State of Oregon; thence running West 100 rods; thence North 32 rods; thence East 100 rods; thence South 32 rods to the point of beginning. Except that part lying East of the West line of N.E. Hubbard Cutoff Road (State Highway 51).

Parcel 3:

Commencing at a point 1373 feet West of quarter section post between Sections 35 and 36, Township 3 South, Range 1 West of the Willamette Meridian, in the County of Clackamas, and State of Oregon; thence running West 277 feet; thence North 31 rods, 15-1/2 feet; thence West 60 rods; thence South 873 feet; thence East 1267 feet; thence North 345 feet to the point of beginning.

Parcel 4:

Beginning at the Northwest corner of the Southwest quarter of the Northeast quarter of Section 35, Township 3 South, Range 1 West of the Willamette Meridian, in the County of Clackamas and State of Oregon; thence North 1.00 rods; thence East 80.00 rods; thence South 49.00 rods; thence West 80.00 rods; thence North 48.00 rods to the place of beginning. Except that portion appropriated to the State of Oregon by and through its State Highway Commission as described in Parcel 1 of judgment order entered May 10, 1968 in Suit No. 66432, State of Oregon vs. James E. Langdon Jr., et ux, in the Circuit Court of the State of Oregon for the County of Clackamas. Also Except that portion described in Deed to State of Oregon by and through its State Highway Commission recorded June 16, 1953 in Book 470, Page 279, Deed Records.

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Order No. 10-1107050-28

Parcel 5: [Intentionally deleted]

Parcel 6:

Part of the South half of the Northwest quarter of Section 35, Township 3 South, Range 1 West of the Willamette Meridian in the County of Clackamas and State of Oregon, described as follows:

Beginning at a stone 12 x 5 x 5 inches marked with an "X" on top and "1/4" on the West face for the center of said Section 35; thence running West along the line dividing the said Section 35 into North and South halves, 21.60 chains to a stone marked with an "X" set for angle point in the County Road leading from Aurora to Boone's Ferry; thence North 12° West along said road 12.70 chains to brick marked with an "X" on top end; thence East 24.47 chains to brick marked with an "X" on top and set in the line dividing said Section 35 into East and West halves; thence South 12.41 chains to the place of beginning. Except that portion described as Parcel II of deed to State of Oregon by and through its State Highway Commission recorded October 6, 1953 in Book 474, Page 278, Deed Records of Clackamas County.

Parcel 7:

A portion of the Southwest and Southeast Quarters of Section 35, Township 3 South, Range 1 West of the Willamette Meridian, Clackamas County, Oregon and being more particularly described as follows:

Beginning at a point on the North/South center Section line of said Section 35 from which a 3" Brass Disk in a monument box marking the South one-quarter corner of said Section 35 bears South 00°00'29" West, 1323.49 feet; thence leaving said center Section line North 87°15'50" West, 1347.15 feet to the East right-of-way line of N.E. Stoller Place, being 30.00 feet from the centerline thereof; thence North 02°17'37" West along said right-of-way line, 867.41 feet to the South line of that Tract described in Book 105, Page 520, recorded in March of 1909; thence leaving said right-of-way line, South 89°47'37" East along said South line, 134.97 feet to the Southeast corner of said Tract; thence North 02°17'37" West along the East line of said Tract, 396.00 feet to the East/West center Section line of said Section 35; thence South 89°47'37" East along said East/West center Section line, 1261.40 feet to said North/South center Section line of Section 35; thence South 00°00'29" West along said North/South center Section line, 346.67 feet to the North line of "Tax Lot 1880" as described in Deed Document No. 2003-060638; thence leaving said center Section line along the boundary of said "Tax Lot 1880" the following five courses, South 89°50'52" East, 1273.77 feet; thence South 00°00'47" West, 446.99 feet; thence North 89°49'57" West, 277.00 feet; thence South 00°04'10" West, 528.00 feet; thence North 89°51'10" West, 996.16 feet to said North/South center Section line and the Point of Beginning.

Parcel 8:

That tract of land which was conveyed by that certain deed to the State of Oregon by and through its State Highway Commission, recorded in Book 312, Page 697, Deed Records of Clackamas County, Oregon, the said property lying Southerly of the North line and North line extended Easterly of that tract described in said deed recorded in Book 448, Page 503, Deed Records of Clackamas County, Oregon and lying West of the centerline of the W. Portland Hubbard Highway, as said centerline was described in said deed recorded in Book 448, Page 503 Deed Records of Clackamas County, Oregon.

Parcel 9:

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Order No. 10-1107050-28

A parcel of land lying in the South one-half of Northeast one-quarter of Section 35, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon and being a portion of that property described in that deed to the State of Oregon, by and through its State Highway Commission, recorded in Book 451, Page 65 of Clackamas County Records of deeds, the said parcel being that portion of said property lying Westerly of a line parallel with and 100 feet Westerly of the center line of the relocated Wilsonville-Hubbard Highway (formerly the West Portland Hubbard Highway) which centerline is described as follows:

Beginning at Engineer's center line Station 660+00, said station being 1764.65 feet South and 1424.89 feet East of the North quarter corner of said Section 35; thence South $00^{\circ}10'30''$ East 1000 feet to Engineer's center line Station 670+00.

Excepting and reserving all minerals and geothermal resources as set forth in the Deed recorded May 19, 1986 as Fee No. 86-17716.

Parcel 10:

A parcel of land lying in the South one-half, North one-half, Northeast one-quarter of Section 35, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon and being a portion of that property designated as Parcel 2 and described in that deed to the State of Oregon, by and through its State Highway Commission, recorded June 29, 1966 in Book 675, Page 867 of Clackamas County Record of Deeds, the said parcel being the Easterly 300 feet as measured along the North and South lines of said property.

Except therefrom the Southerly 20 feet of said parcel. Excepting and reserving all minerals and geothermal resources as set forth in the Deed recorded September 15, 1988 as Fee No. 88-38366.

Parcel 11:

Part of the North one-half of the Southwest one-quarter of Section 35, Township 3 South, Range 1 West of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

Beginning at the Northwest corner of the East half of the Southwest quarter of said Section; thence West on quarter section line 133 feet to a rock in the center of Boones Ferry Road as the same existed January 30, 1946; thence South $2-1/2^{\circ}$ East along said road center line 24 rods; thence East 10 rods; thence North $2-1/2^{\circ}$ West parallel with said Boones Ferry Road 24 rods to the quarter section; thence West on said quarter section line 62 feet to the place of beginning. Save And Except that portion conveyed to the State Highway Commission by deed recorded July 17, 1953 in Book 471, page 435, daed Records. Also Save And Except that portion conveyed to State of Oregon by deed recorded February 10, 1972 as Fee No. 72-3423.

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EXHIBIT B

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1. The herein described property has been classified for farmland, as disclosed by the tax roll. In the event of disqualification, said property may be subject to additional taxes and/or penalties.
2. Rights of the public and governmental agencies in and to any portion of said land lying within the boundaries of streets, roads and highways.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: State of Oregon
Purpose: Right of way for ditches and canals and reservoir sites for irrigation purposes
Recorded: October 24, 1941, Book 286, Page 601
Affects: Tax lot 570

4. Limited access as set forth in deed to the State of Oregon, by and through its State Highway Commission, recorded September 4, 1943, Book 312, Page 697 which provides that no right of easement or right of access to, from or across the State Highway, other than expressly provided for, shall attach to the abutting property.

And also by Deeds:

Recorded: September 14, 1951, in Book 448, Page 503
Affects: Tax lot 1860

Recorded: November 26, 1951, in Book 451, Page 65
Affects: Tax lot 2200

Recorded: May 13, 1953, in Book 469, Page 22
Affects: Tax lot 1890

Recorded: June 16, 1953, in Book 470, Page 279
Affects: Tax lots 602 and 580

Recorded: June 16, 1953, in Book 470, Page 281
Affects: Tax lot 601

Recorded: October 6, 1953, in Book 474, Page 278
Affects: Tax lot 500

Recorded: May 19, 1986, as Fee No. 86-17716
Affects: Tax lot 2200

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Recorded: September 15, 1988, as Fee No. 88-38365
Affects: Tax lot 602

Recorded: September 15, 1988, as Fee No. 88-38366
Affects: Tax lot 601

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: Portland General Electric Co.
Purpose: Utilities
Recorded: August 27, 1951, Book 448, Page 57
Affects: A 10 foot wide strip in tax lots 602 and 580

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: Pacific Northwest Bell Telephone Co.
Purpose: Utilities
Recorded: November 17, 1961, Book 595, Page 348
Affects: Tax lots 1860, 1870, 1880 and 1890, but the exact location is not disclosed

7. Right, title and interest of Earl Stoller Co., Inc., an Oregon corporation as revealed by Deed,

Recorded: June 5, 1979, as Fee No. 79-23241
Affects: Tax lots 1860, 1870 and 1880

8. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: Adjacent property owners
Purpose: Septic tank system and appurtenances
Recorded: February 25, 1986, Recorder's No. 86-6629
Affects: Portions of Tax lots 570, 1880, 1870 and 1890

Said document has been amended by instrument

Recorded: May 14, 1986, Recorder's No. 86-17065

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9. Reservation of all minerals and geothermal resources, together with the right to prospect, explore and mine for same, including all the terms and provisions thereof, as reserved in the following Deeds given by the State of Oregon, by and through its Department of Transportation.

Recorded: May 19, 1986, as Fee No. 86-17716
Affects: Tax lot 2200

Recorded: September 15, 1988, as Fee No. 88-38365
Affects: Tax lot 602

Recorded: September 15, 1988, as Fee No. 88-38366
Affects: Tax lot 601

10. Covenants, conditions and restrictions (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin) as set forth in the document

Recorded: May 19, 1986, Recorder's No. 86-17716

Affects: Tax lot 2200

11. Covenants, conditions and restrictions (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin) as set forth in the document

Recorded: September 15, 1988, Recorder's No. 88-38365

Affects: Tax lot 602

12. Covenants, conditions and restrictions (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin) as set forth in the document

Recorded: September 15, 1988, Recorder's No. 88-38366

Affects: Tax lot 601

13. Unrecorded Lease, including the terms and provisions thereof,

Dated: December 10, 1985

Lessor: Earl Stoller and Marilyn Stoller

Lessee: Melridge, Inc., dba Oregon Bulb Farms

As disclosed by the following assignment:

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The Lessee's interest in said Lease was assigned by instrument,

Dated: February 14, 1989
 Recorded: October 19, 1989, as Fee No. 89-46877
 To: Global Floral Holding Company, Oregon, Inc., an Oregon corporation
 Affects: All parcels except 600, 601 and 602 and affects other property also

14. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: Portland General Electric Company
 Purpose: Underground power and signal lines
 Recorded: December 30, 1993, Recorder's No. 93 99550
 Affects: The Southeast area of Tax lot 1890

15. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled: Memorandum of Lease
 Lessor: Earl Stoller and Marilyn Stoller, trustees of the Earl Stoller Trust
 Lessee: OneComm Corporation, N.A.
 Recorded: December 20, 1994, Recorder's No. 94-96514
 Affects: The Northwesterly portion of Tax lot 1800

The present ownership of the leasehold created by said lease and other matters affecting the interest of the lessee are not shown herein.

The Lessee's rights were assigned several times the last by Memorandum of Assignment of Leases,

To: Tower Asset Sub, Inc., a Delaware corporation
 Recorded: April 12, 2002, as Fee No. 2002-035450

16. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled: Memorandum of Lease
 Lessor: Marilyn Stoller and Earl Stoller, trustees of the Marilyn Stoller Trust
 Lessee: Western PCS I Corporation
 Recorded: February 5, 1996, Recorder's No. 96-008281

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17. Site License Agreement, as disclosed by the Memorandum,

By and between: OneComm Corporation dba Nextel Communications
Corp. and Sprint Specturm, LP
Recorded: September 21, 1998, as Fee No. 98-087891
Affects: A portion of Tax lot 1700

18. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled: Memorandum of Lease
Lessor: Stoller Family L.L.C.
Lessee: U.S. West Wireless, L.L.C.
Recorded: August 24, 1999, Recorder's No. 99-083919

The present ownership of the leasehold created by said lease and other matters affecting the interest of the lessee are not shown herein.

Assignment of an interest under said lease,

Assignor: QWEST Wireless, L.L.C., a Delaware limited liability
company, successor in interest to US West Wireless,
L.L.C.
Assignee: Verizon Wireless (VAW) LLC, a Delaware limited
liability company, dba Verizon Wireless
Recorded: April 18, 2005, Recorder's No. 2005-034272

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Clackamas County Official Records
Sherry Hall, County Clerk

2009-002617



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D-D Cnt=1 Stn=2 JANISKEL
\$25.00 \$10.00 \$16.00

AFTER RECORDING RETURN TO:

George J. Gregores
Holland & Knight LLP
111 SW Fifth Avenue, Suite 2300
Portland, OR 97204

SEND PROPERTY TAX STATEMENTS TO:

Exit 282A Development Company, LLC
c/o Chris Maletis III
1205 SW Fairfax Place
Portland, OR 97225

BARGAIN AND SALE DEED

CLEARWATER BEVERAGES, INC., an Oregon corporation, Grantor, hereby grants, bargains, sells and conveys to EXIT 282A DEVELOPMENT COMPANY, LLC, an Oregon limited liability company, Grantee, its successors and assigns, all of that certain real property described as follows:

See attached Exhibit "A."

To have and to hold the same unto Grantee and Grantee's successors and assigns forever.

The true and actual consideration for this conveyance is the sum of \$1,020,845.00, which is the whole consideration.

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. 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

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11 SP

This instrument filed for record by Fidelity National Title Company as an accommodation only. It has not been examined as to its execution or as to its effect upon the title.

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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.

Dated this 29th day of December, 2008.

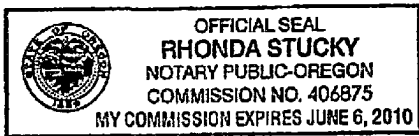
CLEARWATER BEVERAGES INC.,
an Oregon corporation

By: Chris Maletis III
Chris Maletis III, President

STATE OF OREGON)
) ss.
County of Multnomah)

On the 29th day of December, 2008, before me personally appeared the above-named Chris Maletis III, who after being duly sworn did state that he is the President and a Director of CLEARWATER BEVERAGES, INC., an Oregon corporation, and as such is duly authorized to execute the within instrument and acknowledged the foregoing instrument to be the company's voluntary act and deed.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.



Rhonda Stucky
NOTARY PUBLIC for the State of Oregon

My Commission expires: 6/6/2010

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Exhibit "A" to Bargain and Sale Deed

Legal Description

PARCEL 1: A tract of land situated in the Southeast one-quarter of Section 35, Township 3 South, Range 1 West of the Willamette Meridian, in the County of Clackamas and State of Oregon, more particularly described as follows:

Beginning at a point 420 feet South of the one-quarter section corner between Sections 35 and 36, Township 3 South, Range 1 West of the Willamette Meridian; thence West 1173 feet to the Southwest corner of a tract described in deed to James D. Mason, recorded June 15, 1949 in Book 420 page 127, Records of Clackamas County; thence North 420 feet; thence East 1173 feet to the one-quarter corner between said Sections 35 and 36; thence South 420 feet to the point of beginning.

EXCEPT THEREFROM that portion lying within County Road No. 1233.

ALSO EXCEPT THEREFROM that portion described in deed to the State of Oregon, by and through its State Highway Commission, by Deed recorded September 13, 1951 in Book 448 page 469, Records of Clackamas County.

ALSO EXCEPT THEREFROM THE FOLLOWING described parcel:

A tract of land situated in the Northeast one-quarter of the Southeast one-quarter of Section 35, Township 3 South, Range 1 West of the Willamette Meridian, in the County of Clackamas and State of Oregon, more particularly described as follows:

Beginning at a point 64 feet South of the one-quarter section corner between Sections 35 and 36, Township 3 South, Range 1 West of the Willamette Meridian; thence West 267 feet; thence South 185 feet; thence East 267 feet to the East line of Section 35; thence North 185 feet to the point of beginning.

PARCEL 2: A tract of land situated in the Southeast one-quarter of Section 35, Township 3 South, Range 1 West of the Willamette Meridian, in the County of Clackamas and State of Oregon, more particularly described as follows:

Beginning at a point in the center line of County Road No. 1233, which is South 420 feet from the East one-quarter corner of said Section 35; thence West 1173 feet to a point on the East right-of-way of State Highway 51; thence South along said right-of-way 372 feet to a point; thence East 1173 feet to a point on the center line of said County Road No. 1233; thence North 372 feet to the point of beginning.

EXCEPT THEREFROM that portion lying within CR No. 1233..

ALSO EXCEPT THEREFROM the following described tract:

Beginning at the Northeast corner of that tract described in deed to Louise Zachary recorded April 11, 1973, Fee No. 73 10658, Records of Clackamas County which is South 420 feet along the East line of said Section 35, from the East one-quarter corner thereof; thence West 255.0 feet to a point on the North line of said Zachary tract; thence South parallel with the East line of said Section 35, a distance of 110.0 feet; thence East

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parallel with the North line of said Zachary tract 255.0 feet to a point in the East line thereof; thence North along said East line 110.0 feet to the point of beginning.

PARCEL 3: That portion of the following described tract lying East of the Wilsonville-Hubbard Highway:

Beginning at a point 80 rods North of the Southeast corner of Section 35, Township 3 South, Range 1 West of the Willamette Meridian, in the County of Clackamas and State of Oregon, and running thence 100 rods West; thence 32 rods North; thence 100 rods East; thence 32 rods South to the point of beginning.

TOGETHER WITH a permanent non-exclusive easement for road, waterline and powerline purposes, said easement being 15 feet on each side of the following described center line:

Beginning at a point which is 1275.0 feet North $0^{\circ} 03'$ West of the Southeast corner of said Section 35; thence North $88^{\circ} 13'$ West 577.00 feet to a point on the Northerly boundary of the tract excepted from Parcel A in the Deed to Crown Zelierbach Corporation, a Nevada Corp., recorded May 20, 1971, Fee No. 71 11006, Records of Clackamas County, which point is the true point of beginning; thence South $0^{\circ} 03'$ East 334.46 feet, more or less, to a point on the Southerly boundary of said excepted tract being the end of said easement center line.

EXCEPT THEREFROM that portion described in deed to the State of Oregon recorded May 13, 1953 in Book 469 page 22, Records of Clackamas County.

PARCEL 4: A PORTION OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, AND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3" BRASS DISK IN A MONUMENT BOX MARKING THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE NORTH $00^{\circ}00'00''$ WEST ALONG THE EAST LINE OF SAID SECTION 35, ALSO BEING THE CENTERLINE OF N.E. AIRPORT ROAD (C.R. 1233), A DISTANCE OF 30.00 FEET TO THE EASTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF N.E. ARNDT ROAD (C.R. 619); THENCE LEAVING SAID SECTION LINE AND SAID CENTERLINE ALONG SAID EASTERLY EXTENSION NORTH $89^{\circ}59'42''$ WEST, 30.00 FEET TO THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE AND THE WEST RIGHT-OF-WAY LINE OF SAID N.E. AIRPORT ROAD AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH $89^{\circ}59'42''$ WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 1185.76 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE PORTLAND-HUBBARD HIGHWAY NO. 51, BEING 100.00 FEET FROM THE CENTERLINE OF SAID HIGHWAY; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH $07^{\circ}10'08''$ EAST, 174.45 FEET TO A POINT OF SPIRAL CURVATURE; THENCE ALONG AN OFFSET SPIRAL CURVE, THE LONG CHORD OF WHICH BEARS NORTH $06^{\circ}29'58''$ EAST, 403.47 FEET (CENTERLINE SPIRAL $L = 400.00'$, CENTERLINE SPIRAL $S = 2^{\circ}00'$) TO A POINT OF

CIRCULAR CURVE; THENCE 324.74 FEET ALONG THE ARC OF A 5829.58 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF $3^{\circ}11'30''$, THE CHORD OF SAID CURVE BEARS NORTH $03^{\circ}34'23''$ EAST, 324.70 FEET TO A POINT OF SPIRAL CURVE; THENCE ALONG AN OFFSET SPIRAL CURVE, THE LONG CHORD OF WHICH BEARS NORTH $00^{\circ}40'56''$ EAST, 382.86 FEET (CENTERLINE SPIRAL $L = 400.00'$, CENTERLINE SPIRAL $S = 2^{\circ}00'$) TO THE SOUTH LINE OF THE TRACT DESCRIBED IN DEED DOCUMENT NO. 2003-153687; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE SOUTH $88^{\circ}10'00''$ EAST ALONG SAID SOUTH TRACT LINE, 428.92 FEET; THENCE LEAVING SAID SOUTH TRACT LINE SOUTH $00^{\circ}00'00''$ EAST, 338.24 FEET TO THE NORTH LINE OF THE TRACT DESCRIBED IN DEED DOCUMENT NO. 2003-153688; THENCE NORTH $90^{\circ}00'00''$ EAST ALONG SAID NORTH TRACT LINE, 664.83 FEET TO THE WEST RIGHT-OF-WAY LINE OF N.E. AIRPORT ROAD (C.R. 1233); THENCE SOUTH $00^{\circ}00'00''$ EAST ALONG SAID WEST RIGHT-OF-WAY LINE, 929.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF N.E. ARNDT ROAD AND THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 1,201,195 SQUARE FEET OR 27.576 ACRES.

5909957_v1

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Keystone-Pacific, LLC - Property Deed

Fidelity National Title of Oregon 20140099175.01

Clackamas County Official Records	2014-044739
Sherry Hall, County Clerk	09/03/2014 03:58:29 PM
D-D Cnt=1 Stn=2 LESLIE	\$98.00
\$30.00 \$16.00 \$10.00 \$20.00 \$22.00	

Until a change is requested, all tax statements shall be sent to:

Keystone-Pacific, LLC
9955 SW Potano Street
Tualatin, Oregon 97062

After recording return to:

Keystone-Pacific, I.L.C
9955 SW Potano Street
Tualatin, Oregon 97062

STATUTORY WARRANTY DEED

David E. Stoller and Pamela S. Stoller as Trustees of The Stoller Joint Revocable Trust u/a/d June 19, 2002, as amended, Daniel J. Stoller, Lisa M. Haines, and Paul A. Stoller, whose address is c/o David E. Stoller, 13608 NE 42nd Avenue, Vancouver, WA 98686, collectively Grantors, conveys and warrants to Keystone-Pacific, LLC, an Oregon limited liability company, whose address is 9955 SW Potano Street, Tualatin, Oregon 97062, Grantee, the following described real property free of encumbrances except as specifically set forth herein, situated in Clackamas County, Oregon:

A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH/SOUTH CENTER SECTION LINE OF SAID SECTION 35 WITH THE NORTH RIGHT-OF-WAY LINE OF N.E. ARNDT ROAD (COUNTY ROAD NO. 619), BEING 30.00 FEET FROM THE CENTERLINE THEREOF AND FROM WHICH A 3" BRASS DISK IN A MONUMENT BOX MARKING THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 35 BEARS SOUTH 00°00'29" WEST, 30.00 FEET; THENCE NORTH 89°41'59" WEST ALONG SAID RIGHT-OF-WAY LINE, 1291.34 FEET TO THE EAST RIGHT-OF-WAY LINE OF N.E. STOLLER PLACE, BEING 30.00 FEET FROM

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THE CENTERLINE THEREOF; THENCE LEAVING SAID RIGHT-OF-WAY LINE OF N.E. ARNDT ROAD NORTH 02°17'37" WEST ALONG SAID EAST RIGHT-OF-WAY LINE OF N.E. STOLLER PLACE, 1352.11 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, SOUTH 87°15'50" EAST, 1347.15 FEET TO SAID NORTH/SOUTH CENTER SECTION LINE OF SECTION 35; THENCE SOUTH 00°00'29" WEST ALONG SAID CENTER SECTION LINE, 1293.49 FEET TO SAID RIGHT-OF-WAY LINE OF N.E. ARNDT ROAD AND THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 1,742,400 SQUARE FEET OR 40.000 ACRES.

THE BASIS OF BEARING FOR THE DESCRIPTION IS THE LINE BETWEEN THE BRASS DISKS MARKING THE SOUTHWEST AND SOUTH ONE-QUARTER CORNERS OF SAID SECTION 35, TAKEN AS SOUTH 89°41'59" EAST

SUBJECT ONLY TO THE EXCEPTIONS LISTED IN EXHIBIT "A"

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.

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The true consideration for this conveyance is Grantee's exchange of other property and value with Grantor.

DATED: August 29th, 2014.

GRANTORS:

The Stoller Joint Revocable Trust u/a/d June 19, 2002, as amended

BY: David E. Stoller
David E. Stoller, Trustee

BY: Pamela S. Stoller
Pamela S. Stoller, Trustee

[Signature]
Daniel J. Stoller, individually

Lisa M. Haines
Lisa M. Haines, individually

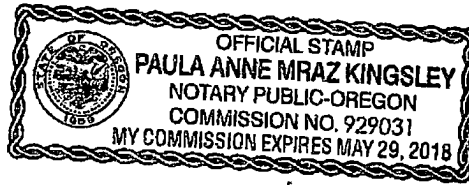
Paul A. Stoller
Paul A. Stoller, individually

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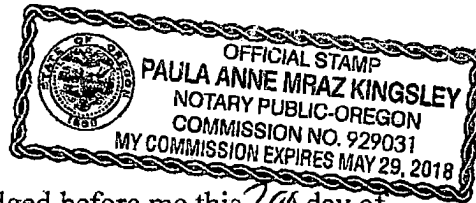
State of Oregon)
County of Clackamas)SS



The foregoing instrument was acknowledged before me this 20th day of August, 2014, by David E. Stoller, Trustee of The Stoller Joint Revocable Trust u/a/d June 19, 2002 as amended

Paula Anne Mraz Kingsley
Notary Public for the State of Oregon
My commission expires on: 5/29/18

State of Oregon)
County of Clackamas)SS

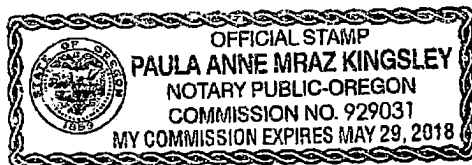


The foregoing instrument was acknowledged before me this 29th day of August, 2014, by Pamela S. Stoller, Trustee of The Stoller Joint Revocable Trust u/a/d June 19, 2002 as amended

Paula Anne Mraz Kingsley
Notary Public for the State of Oregon
My commission expires on: 5/29/18

State of Oregon)
County of Clackamas)SS

The foregoing instrument was acknowledged before me this 20th day of August, 2014, by Daniel J. Stoller.



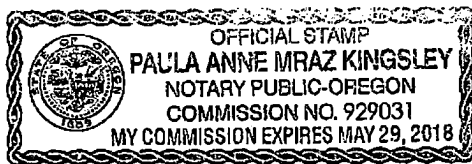
Paula Anne Mraz Kingsley
Notary Public for the State of Oregon
My commission expires on: 5/29/18

AUG 26 2014

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State of Oregon)
County of Clackamas)ss

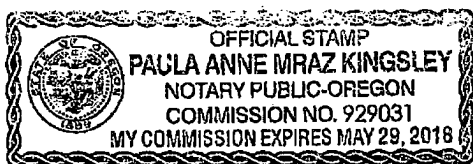
The foregoing instrument was acknowledged before me this 29th day of August, 2014, by Lisa M. Haines.



Paula Anne Mraz Kingsley
Notary Public for the State of Oregon
My commission expires on: 5/29/18

State of Oregon)
County of Clackamas)ss

The foregoing instrument was acknowledged before me this 29th day of August, 2014, by Paul A. Stoller.



Paula Anne Mraz Kingsley
Notary Public for the State of Oregon
My commission expires on: 5/29/18

**EXHIBIT "A"
PERMITTED EXCEPTIONS**

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1. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2014-2015.
2. The Land has been classified as EFU farmland improved, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

Property Tax Deferral - Potential Additional Tax Liability as disclosed by the County Assessor:
Farm or Forest Tax Liability: \$2,454.74

3. The Land does not include any improvement(s) located on the Land which is described or defined as a mobile home (manufactured housing unit) under the provisions of State Law and is subject to registration.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Portland General Electric Company
Purpose: Electric transmission line
Recording Date: December 15, 1992
Recording No: 92-079891
Affects: South 8 feet

5. Declaration of reciprocal storm drain and sewer line easement and maintenance agreement, including the terms and provisions thereof,

Executed by: David E. Stoller and Pamela S. Stoller, Trustees of the Stoller Joint Revocable Trust u/a/d June 19, 2002, as to an undivided one-quarter interest; Daniel J. Stoller, as to an undivided one-quarter interest; Lisa M. Haines, as to an undivided one-quarter interest; and Paul A. Stoller, as to an undivided one-quarter interest
Recording Date: July 21, 2006
Recording No.: 2006-066580
Affects: West 10 feet along the western boundary
Reference is hereby made to said document for full particulars.

6. Existing leases and tenancies, if any, and any interests that may appear upon examination of such leases.

Application No. G-2327

Permit No. G 8690

STATE OF OREGON WATER RESOURCES DEPARTMENT **RECEIVED**

Application for a Permit to Appropriate Ground Water

JUL 25 1979

WATER RESOURCES DEPARTMENT
SALEM, OREGON

I, EARL STOLLER

(Name of Applicant)

of RT 3 Box 714

(Mailing Address)

AURORA

(City)

State of OR

(Zip Code)

97002 Phone No. 678-5403

do hereby make application for a permit to appropriate the following described ground waters of the State of Oregon:

1. The development will consist of 2 Wells

(Give number of wells, tile lines, infiltration galleries, etc.)

having a diameter of 8" = #1-12" #2 and an estimated depth of #1: 170 #2: 203 feet.

2. The well or other source is to be located #1-1400 ft. S and 100 ft. W

(N. or S.)

(E. or W.)

from the center corner of Sec 35 - being within SE 1/4 SW 1/4

(Public Land Survey Corner)

Well #2 located 500' N. & 460' W from center corner

(If there is more than one well, each must be described)

Sec 35 being within the SE 1/4 1/4 of the NW 1/4 1/4 of

both Sec. 35 Tp. 3 S R. 1 W, W. M., in the county of CLACKAMAS

3. Location of area to be irrigated, or place of use if use other than irrigation.

Township	Range	Section	List 1/4 1/4 of Section	List use and/or number of acres to be irrigated
3 S	1 W	35	<u>SW 1/4 - NE 1/4</u>	<u>25 acres</u>
			<u>SE 1/4 - NW 1/4</u>	<u>21.1 acres</u>
			<u>NE 1/4 - SW 1/4</u>	<u>25.4 22.1</u> ^{Flis}
			<u>NW 1/4 - SW 1/4</u>	<u>0.3</u>
			<u>SE 1/4 - SW 1/4</u>	<u>32.2</u>
			<u>NW 1/4 - SE 1/4</u>	<u>30.5</u>
				<u>131.28</u>

4. It is estimated that #1: 170 feet of the well will require STEEL casing.

(Kind)

5. Depth to water table is estimated 59 Well drilled by WASBAIGHT #1

(Feet)

#2: 68

Miller #2

6. The amount of water which the applicant intends to apply to beneficial use is cubic feet per second or 140 gallons per minute. being 440 well #1 - 300 from #2

7. The use to which the water is to be applied is irrigation

8. If the flow to be utilized is artesian, the works to be used for the control and conservation of the supply when not in use must be described.

9. If the location of the well, or other development work is less than one-fourth mile from a natural stream channel, give the distance to the channel and the difference in elevation between the stream bed and the ground surface at the source of development.

10.

DESCRIPTION OF WORKS

Include length and dimensions of supply ditch or pipeline, size and type of pump and motor, type of irrigation system to adequately describe the proposed distribution system.

#1 = 20 HP

#2 = 30 HP

2000' mainline 7"

Lessee has equipment

11. Construction work will begin on or before Wells completed

12. Construction work will be completed on or before Completed

13. The water will be completely applied to the proposed use on or before Oct 1982

14. If the ground water supply is supplemental to an existing supply, identify the supply and existing water right. none will cancel existing right

Application No. G-9327

Permit No. G. 8690

This is to certify that I have examined the foregoing application and do hereby grant the same, SUBJECT TO EXISTING RIGHTS INCLUDING THE EXISTING MINIMUM FLOW POLICIES ESTABLISHED BY THE WATER POLICY REVIEW BOARD and the following limitations and conditions:

The right herein granted is limited to the amount of water which can be applied to beneficial use and shall not exceed1.64..... cubic feet per second measured at the point of diversion from the well or source of appropriation, or its equivalent in case of rotation with other water users, from...2 wells:..... being 0.98 cfs from well No. 1 and 0.66 cfs from well No. 2

The use to which this water is to be applied isirrigation.....

If for irrigation, this appropriation shall be limited to1/80th..... of one cubic foot per second or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed2 1/2..... acre feet per acre for each acre irrigated during the irrigation season of each year;

and shall be subject to such reasonable rotation system as may be ordered by the proper state officer.

The well shall be constructed in accordance with the General Standards for the Construction and Maintenance of Water Wells in Oregon.

The works constructed shall include an air line and pressure gauge or an access port for measuring line, adequate to determine water level elevation in the well at all times.

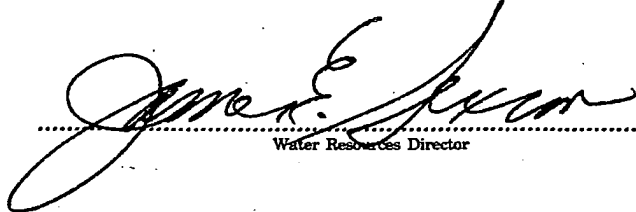
The permittee shall install and maintain a weir, meter, or other suitable measuring device, and shall keep a complete record of the amount of ground water withdrawn.

The priority date of this permit isJuly 25, 1979.....

Actual construction work shall begin on or beforeJanuary 9, 1981..... and shall thereafter be prosecuted with reasonable diligence and be completed on or before October 1, 19..81.....

Complete application of the water to the proposed use shall be made on or before October 1, 19..82.....

WITNESS my hand this9th..... day of.....January....., 19..80.....


Water Resources Director

~~Return~~

Earl Staller

Signature of Applicant

This is to certify that I have examined the foregoing application, together with the accompanying maps and data, and return the same for.....completion.....

In order to retain its priority, this application must be returned to the Water Resources Director with corrections on or before.....January 21....., 1980.....

WITNESS my hand this ...19th..... day of.....November....., 19.79.....

James E. Sexson..... Water Resources Director

By *Wayne J. Overcash*
WAYNE J. OVERCASH

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NOV 28 1979
WATER RESOURCES DEPT
SALEM, OREGON

Please use additional pages of Table 2 as needed

Table 2. Description of Permit # G-8690.

List all parts of the permit (both assigned and unassigned). For the acreage or place(s) of use in each ¼ ¼, list the Map ID (letter or number from map and Parts 3 and 4) for each parcel. The acreage listed must equal the total acreage on the permit.

Description of Permitted Lands												
Twp	Rng	Sec	¼	¼	Tax Lot	Gvt Lot or DLC	Acres (if applicable)	Type of Use	POD(s) or POA(s) (name or number from Table.1)	Map ID (letter or number from map and Parts 3 and 4)		
2	S	9	E	15	NE	NW	100		15.0	IR	POD #1	"A"
2	S	9	E	15	NE	NW	200		4.0	NU	POD #2	"B"
↑EXAMPLE↑												
3	S	1	W	35	SW	NE	580		10.0	IR	Well 1, Well 2	A
3	S	1	W	35	SW	NE	570		12.1	IR	Well 1, Well 2	A
3	S	1	W	35	SE	NW	500		21.1	IR	Well 1, Well 2	A
3	S	1	W	35	NE	SW	1802		25.0	IR	Well 1, Well 2	A
3	S	1	W	35	NW	SW	1802		0.3	IR	Well 1, Well 2	A
3	S	1	W	35	SE	SW	1800		32.2	IR	Well 1, Well 2	B
3	S	1	W	35	NW	SE	570		10.6	IR	Well 1, Well 2	A
3	S	1	W	35	NW	SE	1802		19.5	IR	Well 1, Well 2	A
3	S	1	W	35	NW	SE	1860		0.2	IR	Well 1, Well 2	A
3	S	1	W	35	NW	SE	1870		0.2	IR	Well 1, Well 2	A
TOTAL ACRES							131.2					

The place of use listed in Table 2 is based on the authorized place of use according to the permit map (Attachment A). The place of use in the SWNE and NESW on the permit map is reversed from what is listed in the permit application; however, the permit map is considered to be correct in its description of the authorized place of use. The assignment map on file for the permit is also consistent with the place of use provided in Table 2.

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Check the appropriate box, if applicable:

Check here if any portion of the permit is located within an irrigation or other water district.

IRRIGATION DISTRICT NAME N/A	ADDRESS	
CITY	STATE	ZIP

Check here if water for any portion of the permit is supplied under a water service agreement or other contract for stored water with a federal agency or other entity.

ENTITY NAME N/A	ADDRESS	
CITY	STATE	ZIP

Additional Remarks:

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