



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

Certificate of Water Right Ownership Update

NOTICE TO SELLERS & BUYERS:

By law, all water belongs to the public (ORS 537.110). In almost every instance, a permit or water right certificate from the Water Resources Department is needed before using, diverting or storing water (ORS 537.130). However, most domestic wells do not require water rights. A certificate of water right stays with the land. In order to keep track of water right ownership, the Department requests that this form be submitted to the Department. ***If for multiple rights, a separate form for each right will be required.***

Water that has been used for a long time in one place or that involves a water structure (like a dam) that already exists is no guarantee that there is a water right which would allow the water use to continue.

If you have any questions about this form or water right requirements, please contact your local watermaster or call the Water Resources Department at 503-986-0900.

Note: Please type or print legibly when filling in the following information. Use additional paper if necessary.

PROPERTY SELLER INFORMATION

Applicant(s): Salem Heights Vineyard, LLC ATTN: Dana Sexton Vivier
First Last
 Mailing Address: c/o GI Partners, 2180 Sand Hill Road #210
Menlo Park CA 94025
City State Zip
 Phone: 650-233-3600
Home Work Other

PROPERTY BUYER INFORMATION

Applicant(s): Roserock West 1, LLC
First Last
 Mailing Address: c/o Domaine Drouhin Oregon, PO Box 700
Dundee OR 97115
City State Zip
 Phone: 503-864-2700
Home Work Other

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PROPERTY DESCRIPTION (attach additional pages if necessary):

AUG 25 2015

SALEM, OR

County: Polk Township: 7S Range: 4W Section: 12
 Tax Lot Number(s): 200

Street address of water right property: N/A

Water Right Information (attach copy of water right permit or certificate & final proof map):

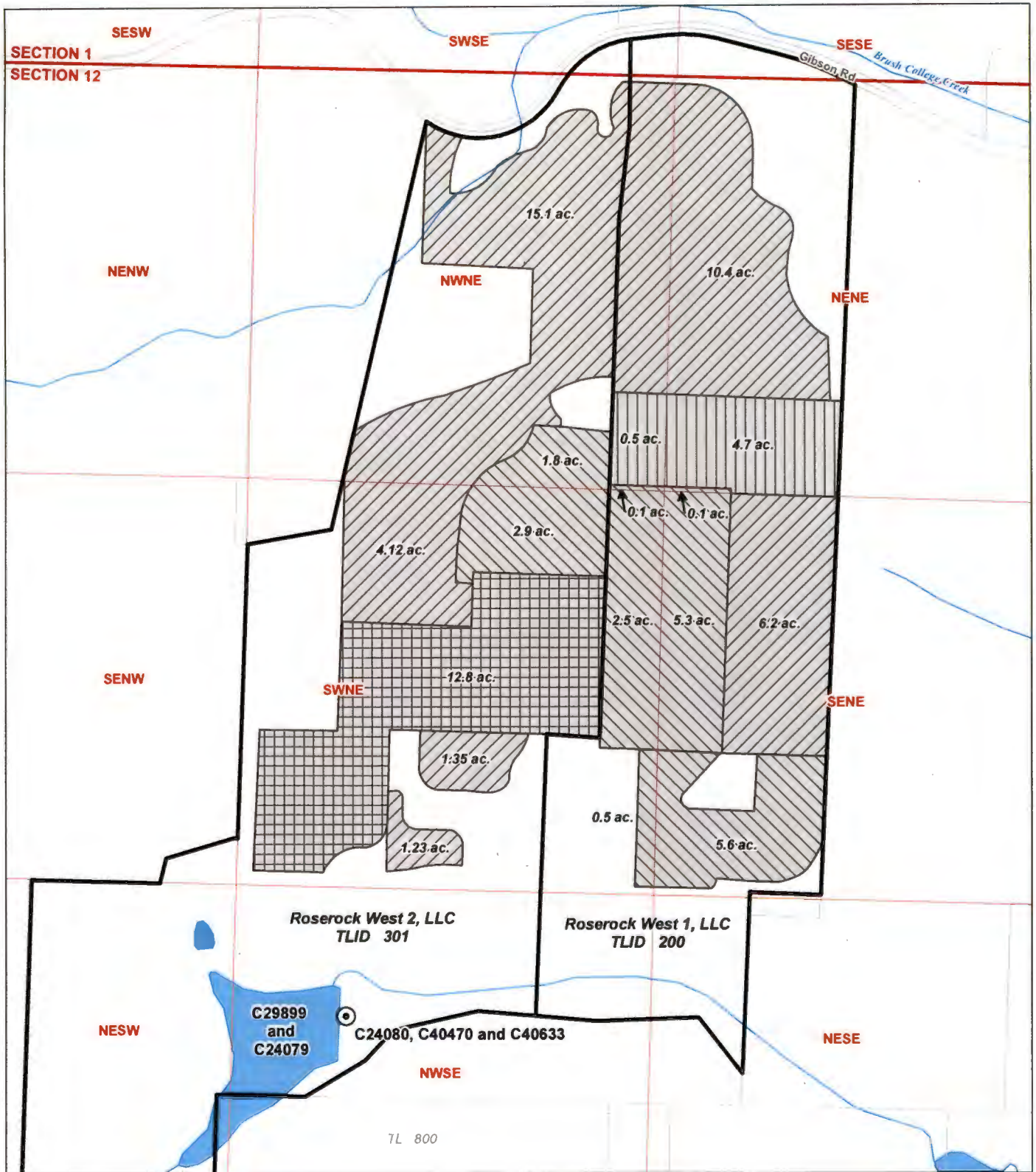
Application #: S-24793 Permit #: S-21911 Certificate or Page #: 24080

Will all the lands associated with this water right be owned by the buyer? Yes No See Ownership Update for Roserock West 2, LLC

Name of individual completing this form: DAVID MILLMAN Phone: 503-864-2700

Signature: [Signature] Date: AUGUST 17, 2015

Please be sure to attach a copy of your property deed or legal description of the property.



LEGEND

- ⊙ Point of Diversion (POD)
- Place of Use**
- ▨ C24080, Primary Irrigation
- ▧ C40470, Primary Irrigation
- ▩ C40633, Primary Irrigation
- ▭ C40633, Supplemental Irrigation

- All Other Features**
- ▭ Roserock West 1 and 2, LLC (tax lots 200 and 301)
- Tax Lot
- ~ Watercourse
- Waterbody

MAP NOTES:
 Date: July 30, 2015
 Data Sources: US BLM, OWRD, Polk Co.

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Ownership Update

Roserock West
 Certificates 24080, 40470, 40633, 29899, and 24079
 Township 7 South, Range 4 West (W.M.)



STATE OF OREGON
COUNTY OF POLK
CERTIFICATE OF WATER RIGHT

This Is to Certify, That FRED GIBSON

of 190 Kingwood Avenue, Salem, State of Oregon, has made proof to the satisfaction of the STATE ENGINEER of Oregon, of a right to the use of the waters of Gibson Gulch & Reservoir constructed under Appl. No. R-24792, Per. No. R-1453 a tributary of Winslow Gulch, tributary of Willamette River for the purpose of irrigation

under Permit No. 21911 of the State Engineer, and that said right to the use of said waters has been perfected in accordance with the laws of Oregon; that the priority of the right hereby confirmed dates from June 2, 1950,

that the amount of water to which such right is entitled and hereby confirmed, for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed 0.22 cubic foot per second,

or its equivalent in case of rotation, measured at the point of diversion from the stream. The point of diversion is located in the Lot 2 (NW $\frac{1}{4}$ SE $\frac{1}{4}$), Section 12, Township 7 South, Range 4 West, W.M.

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to one-eightieth of one cubic foot per second per acre, or its equivalent for each acre irrigated from direct flow and shall be further limited to a diversion of not to exceed 2 $\frac{1}{2}$ acre feet per acre for each acre irrigated during the irrigation season of each year from direct flow and storage from reservoir constructed under Permit No. R-1453.

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

A description of the place of use under the right hereby confirmed, and to which such right is appurtenant, is as follows:

4.7 acres in the NE $\frac{1}{4}$ NE $\frac{1}{4}$
0.5 acres in the NW $\frac{1}{4}$ NE $\frac{1}{4}$
12.8 acres in the SW $\frac{1}{4}$ NE $\frac{1}{4}$
Section 12
Township 7 South, Range 4 West, W.M.

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The right to the use of the water for the purposes aforesaid is restricted to the lands or place of use herein described.

WITNESS the signature of the State Engineer, affixed

this 24th day of June, 19 58.

LEWIS A. STANLEY

State Engineer

Recorded in State Record of Water Right Certificates, Volume 17, page 24080

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO

Garvey Shubert Barer
Bank of America Financial Center
121 SW Morrison Street, 11th Floor
Portland, OR 97204-3141
Attn: Joseph West

MAIL TAX STATEMENTS TO

Domaine Drouhin Oregon
PO Box 700
Dundee, OR 97115
NGS-549215-17

RECORDED IN POLK COUNTY	2013-012945
Valerie Unger, County Clerk	12/17/2013 03:18:21 PM
REC-WD Cnl=1 Sln=1 K WILLIAMS	\$66.00
\$25.00 \$11.00 \$10.00 \$5.00 \$15.00	

SPECIAL WARRANTY DEED

FATD: MCS - 549215-17
Salem Heights Vineyard, LLC, a Delaware limited liability company ("Grantor"), hereby conveys and specially warrants to Roserock West 1, LLC an Oregon limited liability company ("Grantee"), the real property described in Exhibit A, attached hereto and incorporated herein by this reference, free of encumbrances created or suffered by Grantor except as specifically set forth in Exhibit B, attached hereto and incorporated herein by this reference.

The true consideration for this conveyance is other 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, 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.

Dated: December 17, 2013.

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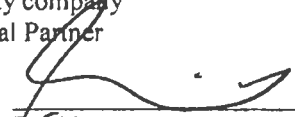
IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed as of the date first hereinabove written.

SALEM HEIGHTS VINEYARD, LLC, a Delaware limited liability company

By: Meriwether Farms, LLC, a California limited liability company
Its: Managing Member

By: GI Manager L.P., a Delaware limited partnership
Its: Asset Manager

By: GI Manager LLC, a Delaware limited liability company
Its: General Partner

By: 
Name: David Mace
Its: Vice President

STATE OF _____ }ss:
COUNTY OF _____

On _____ before me, _____, a Notary Public, personally
(here insert name and title of the officer)

appeared _____
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature See Attached Certificate

(This area for notary stamp)

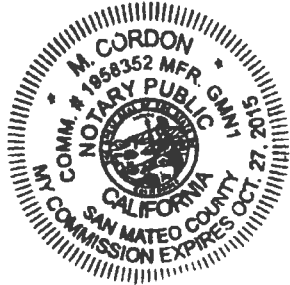
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT
CIVIL CODE § 1189

State of California

County of San Mateo }

On 12/12/2013 before me, M. Cordon, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared David E. Mace
Name(s) of Signer(s)



Place Notary Seal Above

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Handwritten Signature]
Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Special Warranty Deed

Title or Type of Document: Sale of High to Vinograd LLC Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: Rose Rock West I, LLC

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Corporate Officer — Title(s): _____

Partner — Limited General

Partner — Limited General

Individual Attorney in Fact

Individual Attorney in Fact

Trustee Guardian or Conservator

Trustee Guardian or Conservator

Other: _____

Other: _____

Signer Is Representing: _____

Signer Is Representing: _____

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SALEM OR

EXHIBIT A

Legal Description

A TRACT OF LAND IN THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, POLK COUNTY, OREGON, AND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD ON THE WEST LINE OF THAT TRACT CONVEYED TO EAGLE CREST VINEYARD, LLC, PER DOCUMENT 2003-015894, POLK COUNTY RECORDS, SAID ROD LYING NORTH 02°30'22" EAST 105.74 FEET FROM A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF SAID TRACT;
THENCE NORTH 37°49'23" WEST 230.80 FEET TO A 5/8" IRON ROD;
THENCE SOUTH 88°08'19" WEST 323.16 FEET TO A 5/8" IRON ROD;
THENCE NORTH 84°54'47" WEST 206.64 FEET TO A 5/8" IRON ROD;
THENCE NORTH 02°18'37" EAST 913.24 FEET TO A 5/8" IRON ROD;
THENCE SOUTH 86°07'08" EAST 172.25 FEET TO A 5/8" IRON ROD;
THENCE NORTH 02°18'55" EAST 1675.67 FEET TO A 5/8" IRON ROD;
THENCE NORTH 06°57'00" EAST 297.28 FEET TO A 5/8" IRON ROD;
THENCE NORTH 01°04'27" EAST 283.05 FEET TO A 5/8" IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 232 (GIBSON ROAD);
THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 83°49'21" EAST 112.71 FEET;
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE ON THE ARC OF A 500.87 FOOT RADIUS CURVE RIGHT (CHORD BEARS SOUTH 85°49'39" EAST 179.97 FEET) 180.96 FEET;
THENCE SOUTH 75°28'39" EAST 184.95 FEET;
THENCE ON THE ARC OF A 1021.74 FOOT RADIUS CURVE RIGHT (CHORD BEARS SOUTH 69°33'09" EAST 210.94 FEET) 211.32 FEET;
THENCE SOUTH 63°37'39" EAST 65.40 FEET TO THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE WEST LINE OF SAID EAGLE CREST TRACT, FROM WHICH A 3/8" IRON ROD INSIDE A 1/2" PIPE LIES SOUTH 02°37'03" WEST 6.78 FEET;
THENCE ALONG THE WEST LINE OF SAID EAGLE CREST TRACT, SOUTH 02°37'03" WEST 649.05 FEET TO A 3/8" IRON ROD INSIDE A 1/2" PIPE;
THENCE SOUTH 02°35'57" WEST 1706.42 TO A 1/2" PIPE;
THENCE SOUTH 02°38'35" WEST 262.70 FEET TO A 5/8" IRON ROD;
THENCE NORTH 87°26'48" WEST 229.33 FEET TO A 5/8" IRON ROD;
THENCE SOUTH 02°30'22" WEST 588.68 FEET TO THE POINT OF BEGINNING.

THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

BOOK 195 PAGE 645

EASEMENT

I, ~~Lee A. McAllister~~, and I, ~~Nell C. McAllister~~, his wife, do hereby give, grant and convey unto Virgil Lee Gibson, Duane Gibson, Fred Gibson and Rex Gibson, a perpetual easement, over and on the following described real premises situated in Polk County, Oregon:

Beginning at the iron pipe at the Northwest corner of the Hiram English Donation Land Claim in Township 7 South, Range 4 West of the Willamette Meridian, Polk County, Oregon; thence East along the North line of said Donation Land Claim 267 feet; thence South 45 deg. West 380 feet to a point on the West line of said Donation Land Claim; thence North along the West line of said Donation Land Claim 267 feet to the place of beginning and containing 0.8 acres, more or less.

This easement shall run with the land of the grantees which land adjoins the above described premises.

The purpose of this easement is to permit the grantees the use of such land covered by the easement for reservoir purposes, for the flooding thereof with water for storage of water for irrigation purposes, and for recreational purposes.

There is also hereby granted to the grantees the right of ingress and egress to such property over and across the remaining property of the grantors.

As part of the consideration for the granting of this easement, the grantees hereby grant to the grantors the right of ingress and egress over and across the adjoining property of the grantees for the purpose of the grantors' inspecting the

1 - EASEMENT

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property and also to use the reservoir for recreational purposes including the right to fish and take fish therefrom.

This easement shall be perpetual conditioned only upon the payment by the grantees to the grantors, their successors or assigns, of a sum equal to 6 per cent of the true cash value of such real property herein described, such true cash value to be taken from the assessment roll of the assessor of Polk County, Oregon, and now fixed in the amount of \$320.00. Such 6 per cent of such true cash value shall be paid annually on or before the first day of May of each year and the grantors shall calculate and determine such sum and render their statement to the grantees on or before the first day of April of each year.

It is understood that the grantees, their successors and assigns shall be permitted to store water upon said easement ~~to a depth of ten (10) feet.~~

In the event the grantees shall fail to pay the annual amount here~~in~~ reserved or abandon the reservoir, then this easement shall cease and determine and a court of competent jurisdiction shall be permitted to determine such fact.

This easement shall be for the benefit of the grantees, their heirs, successors and assigns.

Dated this 21 day of May, 1964.

Lee A. McAllister
Lee A. McAllister

Neil C. McAllister
Neil C. McAllister
Grantors

BOOK 195 PAGE 647

Virgil Lee Gibson
Virgil Lee Gibson

Duane Gibson
Duane Gibson

Fred Gibson
Fred Gibson

Rex Gibson
Rex Gibson
Grantees

STATE OF OREGON }
County of Mason } ss.

On this 21st day of May, 1964, before me, the undersigned, a notary public in and for said county and state, personally appeared the within named LEE A. McALLISTER and NELL C. McALLISTER, his wife, known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have herunto set my hand and affixed my official seal the day and year last above written.

Paul Schmitt
Notary Public for Oregon

My Commission expires: 7-24-64

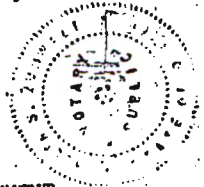
STATE OF OREGON }
County of Mason } ss.

On this 29th day of July, 1964, before me, the undersigned, a notary public in and for said county and state, personally appeared the within named VIRGIL LEE GIBSON, known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above writtch.

Helen A. Zumwalt
Notary Public for Oregon

My Commission expires: April 10-1969



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BOOK 195 PAGE 648

STATE OF OREGON }
County of Marion } ss.

On this 13th day of May, 1964, before me, the undersigned, a notary public in and for said county and state, personally appeared the within named DUANE GIBSON, known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Helen S. Zumwalt
Notary Public for Oregon
My Commission expires: 4-10-68



STATE OF OREGON }
County of Marion } ss.

On this 3rd day of August, 1964, before me, the undersigned, a notary public in and for said county and state, personally appeared the within named FRED GIBSON, known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Helen S. Zumwalt
Notary Public for Oregon
My Commission expires: 4-10-68



STATE OF OREGON }
County of Marion } ss.

On this 13th day of May, 1964, before me, the undersigned, a notary public in and for said county and state, personally appeared the within named REX GIBSON, known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Helen S. Zumwalt
Notary Public for Oregon
My Commission expires: 4-10-68

4 - EASEMENT

154510
June 1, 1965



Water Solutions, Inc.

August 24, 2015

Mr. Jerry Sauter
Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, OR 97301

Subject: Certificate of Water Right Ownership Updates
Certificates 24079, 29899, 24080, 40633, 40470, 41748, 41749, 85783, and 85782.

Dear Mr. Sauter:

Please find enclosed with this letter a Certificate of Water Right Ownership Update for each the water rights listed below.

Application	Permit	Certificate	New Owner
R-24792	R-1453	24079	Roserock West 2, LLC
R-29900	R-1763	29899	Roserock West 2, LLC
S-24793	S-21911	24080	Roserock West 1, LLC Roserock West 2, LLC
S-29901	S-23681	40633	Roserock West 1, LLC Roserock West 2, LLC
S-47455	S-35403	40470	Roserock West 1, LLC Roserock West 2, LLC
R-47148	R-5695	41478	Roserock Middle, LLC
S-47149	S-35429	41749	Roserock Middle, LLC
S-27159	S-22419	85783	Roserock East, LLC
S-43569	S-32583	85782	Roserock East, LLC

Please do not hesitate to contact me with questions about the materials enclosed.

Respectfully submitted,

Theodore Ressler, RG, CWRE
GSI Water Solutions, Inc.

Cc: David Millman – Domain Drouhin Oregon
MaryAnn Coon – Domain Drouhin Oregon
Leigh Bartholomew – Results Partners, LLC

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