



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): Eagle Crest 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 Middle, LLC
First Last
 Mailing Address: c/o Domaine Drouhin Oregon PO Box 700 **RECEIVED BY OWRD**
Dundee OR 97115 **AUG 25 2015**
City State Zip
 Phone: 503-864-2700 **SALEM, OR**
Home Work Other

PROPERTY DESCRIPTION (attach additional pages if necessary):

County: Polk Township: 7S Range: 4W Section: 12
 Tax Lot Number(s): 100

Street address of water right property: N/A

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

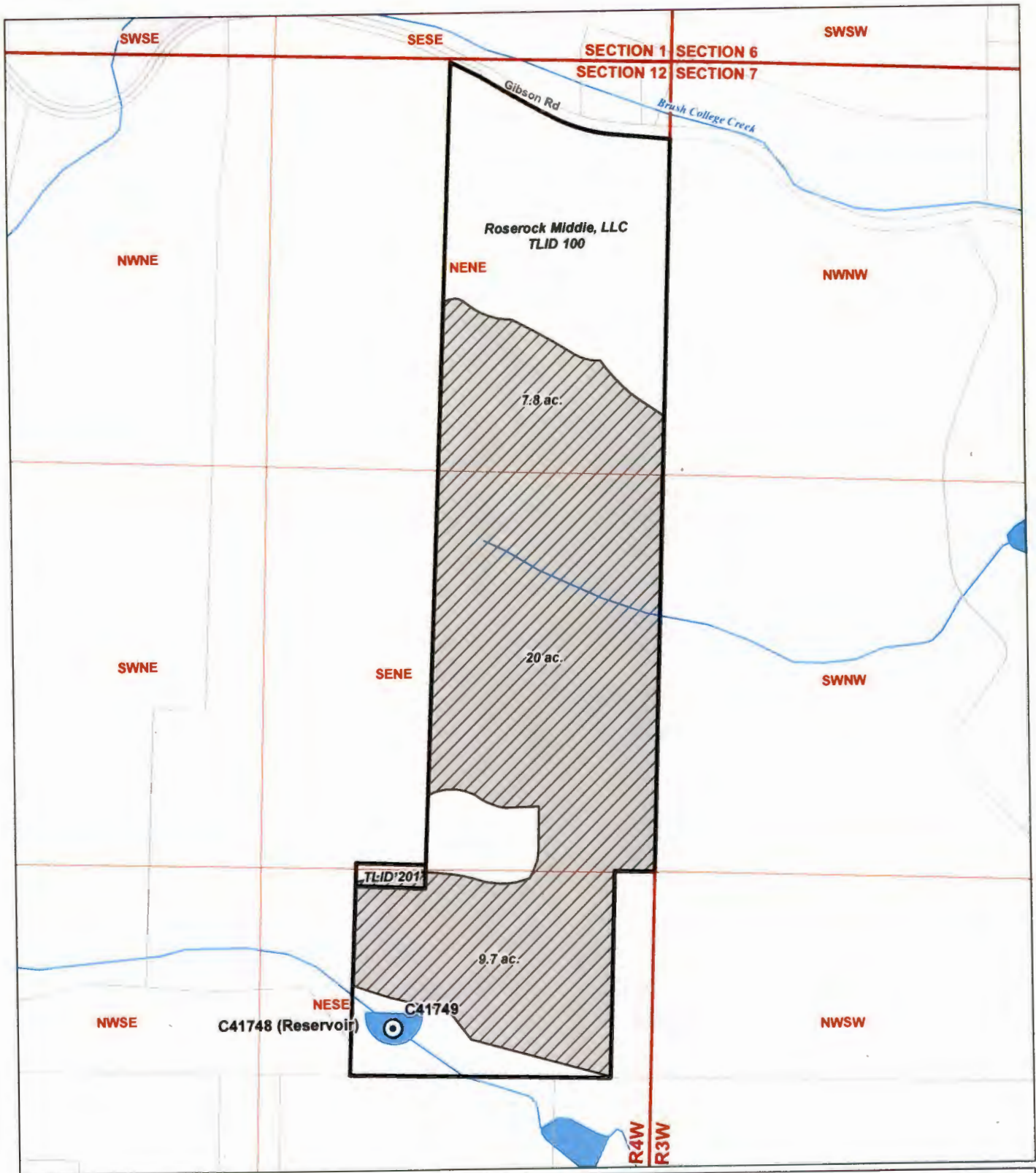
Application #: R-47148 Permit #: R-5695 Certificate or Page #: 41748

Will all the lands associated with this water right be owned by the buyer? Yes No

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**
- C41749, Primary Irrigation
- All Other Features**
- Roserock Middle, LLC (tax lots 100 and 201)

- Tax Lot
- Watercourse
- Waterbody

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Ownership Update

**Roserock Middle
Certificates 41748 and 41749**

Township 7 South, Ranges 3 & 4 West (W.M.)

MAP NOTES:

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



STATE OF OREGON

COUNTY OF POLK

CERTIFICATE OF WATER RIGHT

This Is to Certify, That **JESSE HAINES**

of **9811 SE Winworth, Milwaukie** State of **97222 Oregon**, has made proof to the satisfaction of the STATE ENGINEER of Oregon, of a right to store the waters of **Gibson Gulch, tributary of Winslow Creek, appropriated under Application No. 47149, Permit No. 35429 in Haines Reservoir No. 1**

for the purposes of **irrigation** under Reservoir Permit No. **R-5695** of the State Engineer, and that said right to store said waters has been perfected in accordance with the laws of Oregon; that the priority of the right hereby confirmed dates from **July 2, 1970**

that the amount of water entitled to be stored each year under such right, for the purposes aforesaid, shall not exceed **2.3 acre feet**

The reservoir is located in

**Lot 1 (NE 1/4 SE 1/4)
Section 12
T. 7 S., R. 4 W., W. M.**

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WITNESS the signature of the State Engineer, affixed this date. **February 13, 1975**

Chris L. Wheeler
State Engineer

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

NCS 549215-17

RECORDED IN POLK COUNTY	2013-012944
Valerie Unger, County Clerk	12/17/2013 03:18:21 PM
REC-WD Cnt=1 Stn=1 K. WILLIAMS	\$66.00
\$25 00 \$11 00 \$10 00 \$5 00 \$15 00	

SPECIAL WARRANTY DEED

Eagle Crest Vineyard, LLC, a Delaware limited liability company ("Grantor"), hereby conveys and specially warrants to Roserock Middle, 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.

FAFIC: NCS-54921517

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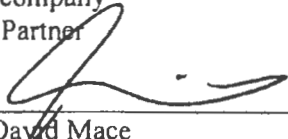
IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed as of the date first hereinabove written.

EAGLE CREST VINEYARD, LLC, a Delaware limited liability company

By: Pacific Vineyard Partners, LLC, a California limited liability company
Its: Sole 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

Title or Type of Document: Special Warranty Deed Eagle Crest Vineyard LLC - Rose Rock Middle LLC Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____

Signer Is Representing: _____

Signer Is Representing: _____

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SALEM OR

EXHIBIT A

Legal Description

PARCEL I:

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

BEGINNING AT AN ALUMINUM-CAPPED MONUMENT AT THE QUARTER CORNER COMMON TO SECTION 7, RANGE 3 WEST, AND SAID SECTION 12, RANGE 4 WEST;
THENCE ALONG THE CENTERLINE OF SAID SECTION 12, NORTH 88° 31' 38" WEST 132.00 FEET TO A 5/8 INCH IRON ROD;
THENCE PARALLEL TO THE EAST LINE OF SAID SECTION 12, SOUTH 02° 01' 23" WEST 674.45 FEET TO A 5/8 INCH IRON ROD ON THE NORTH LINE OF THE HIRAM ENGLISH DONATION LAND CLAIM NO. 64;
THENCE ALONG SAID CLAIM LINE, NORTH 88° 39' 27" WEST 855.22 FEET TO A 5/8 INCH IRON ROD;
THENCE LEAVING SAID CLAIM LINE, NORTH 02° 30' 25" EAST 618.37 FEET TO A 1/2 INCH IRON PIPE;
THENCE SOUTH 87° 26' 48" EAST 229.15 FEET TO A 1/2 INCH IRON PIPE;
THENCE NORTH 02° 38' 35" EAST 338.70 FEET TO A 1/2 INCH IRON PIPE;
THENCE NORTH 02° 35' 57" EAST 1706.42 FEET TO A 1/2 INCH IRON PIPE;
THENCE NORTH 02° 37' 03" EAST 642.26 FEET TO A 1/2 INCH IRON PIPE;
THENCE CONTINUING NORTH 02° 37' 03" EAST 30.71 FEET TO THE CENTERLINE OF COUNTY ROAD NO. 732 (GIBSON ROAD);
THENCE SOUTHEASTERLY ALONG SAID CENTER LINE 768 FEET, MORE OR LESS, TO THE EAST LINE OF SAID SECTION 12;
THENCE ALONG SAID SECTION LINE, SOUTH 02° 01' 16" WEST 2410.51 FEET TO THE POINT OF BEGINNING.

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

PARCEL II:

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

BEGINNING AT 1/2 INCH IRON PIPE WHICH LIES NORTH 88° 31' 38" WEST 132.00 FEET, SOUTH 02° 01' 23" WEST 674.45 FEET, NORTH 88° 39' 27" WEST 855.22 FEET AND NORTH 02° 30' 25" EAST 618.37 FEET FROM AN ALUMINUM-CAPPED MONUMENT AT THE QUARTER CORNER COMMON TO SECTION 7, RANGE 3 WEST, AND SAID SECTION 12, RANGE 4 WEST;
THENCE SOUTH 87° 26' 48" EAST 229.15 FEET TO A 1/2 INCH IRON PIPE;
THENCE NORTH 02° 38' 35" EAST 76.00 FEET TO A 5/8 INCH IRON ROD;
THENCE NORTH 87° 26' 48" WEST 229.33 FEET TO A 5/8 INCH IRON ROD;
THENCE SOUTH 02° 30' 25" WEST 76.00 FEET TO THE POINT OF BEGINNING.

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

EXHIBIT B

Encumbrances

Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.

Rights of the public in and to that portion of the land lying within roads, street or highways. (Affects Parcel I)

Easement, including terms and provisions contained therein:

Recording Information:	September 14, 1989, in Book 226, Page 0910, Book of Records
In Favor of:	Polk County, a political subdivision of the State of Oregon
For:	Maintenance of cuts, fills, drainage structures and utilities

The county tax roll discloses a mobile home on the herein described premises which is not included in title insurance coverage. Subject to requirements and provisions of O.R.S. 311.280 pertaining to mobile home taxes becoming liens on real property. (Affects Manufactured Structure only of Parcel I)

The assessment roll and the tax roll disclose that the within described premises were specially zoned or classified for Farm use. If the land has become or becomes disqualified for such use under the statute, an additional tax or penalty may be imposed.

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EXHIBIT B

Encumbrances

Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.

The assessment roll and the tax roll disclose that the premises herein described were specially assessed as Forest Land pursuant to O.R.S. 321.358 to 321.372. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last five (5) or lesser number of years in which the land was subject to the special land use assessment.

Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Unnamed Creek .

Easement, including terms and provisions contained therein:

Recording Information:	April 21, 1965 in Book 156, Page 0640, in Deed Records
In Favor of:	Portland General Electric
For:	Utilities

The terms and provisions contained in the document entitled "Restrictive Covenant" recorded July 08, 2005 as Fee No. 2005-011176 , Book of Records.

The terms, provisions and easement(s) contained in the document entitled "Declaration of Easements and Covenants" recorded August 12, 2005 as Fee No. 2005-013516, Book of Records.

The terms and provisions contained in the document entitled "Memorandum of Agreement of Right of First Refusal" recorded August 12, 2005 as Fee No. 2005-013520, Book of Records.

The county tax roll discloses a mobile home on the herein described premises which is not included in title insurance coverage. Subject to requirements and provisions of O.R.S. 311.280 pertaining to mobile home taxes becoming liens on real property.

The assessment roll and the tax roll disclose that the within described premises were specially zoned or classified for Farm use. If the land has become or becomes disqualified for such use under the statute, an additional tax or penalty may be imposed.