

YTURRI, ROSE, BURNHAM, BENTZ & HELFRICH

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REPLY TO:
 ONTARIO OFFICE
 BAKER OFFICE
 PORTLAND OFFICE
 IDAHO OFFICE

* Licensed in Oregon and Idaho
** LL.M. in Taxation

March 30, 1995

RECEIVED

APR - 3 1995

WATER RESOURCES DEPT.
SALEM, OREGON

Oregon Water Resources
Department
158 12th Street NE
Salem OR 97310-0210

Re: Our File No. 950034

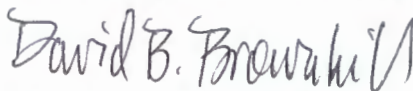
To Whom It May Concern:

Enclosed please find the Oregon Water Resources Department Water Right Ownership Update Form. This is transferring the property from Reservoir Land Co. to Ironside Associates.

If you have any questions, please don't hesitate to contact me.

Very truly yours,

YTURRI, ROSE, BURNHAM, BENTZ & HELFRICH



David B. Brownhill

DBB/tm
Enclosure

BAKER
1809 MAIN STREET
BAKER CITY, OREGON 97814
TELEPHONE: (503) 523-6471
FAX: (503) 523-6472

PORTLAND
RIVIERA PLAZA
SUITE 403
1618 S.W. FIRST AVENUE
PORTLAND, OREGON 97201
TELEPHONE: (503) 222-4634
FAX: (503) 222-2868

IDAHO
P.O. BOX 450
FRUITLAND, IDAHO 83619
TELEPHONE: (208) 452-3209

Oregon Water Resources Department
Water Right Ownership Update Form

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RECEIVED
APR - 3 1995
WATER RESOURCES DEPT
SALEM, OREGON

NOTICE TO SELLERS & BUYERS:

By law, all water belongs to the public [ORS 537.110]. In almost every instance, a permit ("water right") from the Water Resources Department is needed before using, diverting, or storing any water [ORS 537.130]. However, most domestic wells do not require water rights. A water right stays with the land. In order to keep track of water right ownership, ORS 537.330 requires persons selling property that has a water right to: 1) provide evidence of the water right to the buyer and 2) notify the Water Resources Department of the water right involved with the real estate transaction. Sellers are exempted from this requirement if the water uses are served by a water district or a city.

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 378-8455.

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

Property Seller Information:

Name: Reservoir Land Company of Oregon, Inc., an Oregon Corporation
Street Address: 14160 Donelson Place
City: Los Altos Hills State: CA Zip: 94022
Phone: _____

Property Buyer Information:

Name: Ironside Associates Limited Partnership, an Oregon limited partnership
Street Address: 14160 Donelson Place
City: Los Altos Hills State: CA Zip: 94022
Phone: (415) 398-8874

Property Description (attach additional pages if necessary):

County: _____ Township: _____ Range: _____ Section: _____

Tax lot number(s): _____

Meets & bounds description (or attach copy of property deed & tax-lot map with the parcels highlighted):

See Attached Exhibit (All of the attached property has been transferred into Ironside Associates Limited Partnership's name.

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

Application #: B-76669 Permit #: _____ Certificate #: _____

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

Name of individual completing this form: DONELSON L. BERGER Signature: [Signature]
Phone: 415-391-6700 (DAY) Date: 11/10/95

January 11, 1995

Yturri, Rose, Burnham, Bentz
& Helfrich
Ontario, Or 97914
Attn: David Brownhill

Ref: Search on Reservoir
Land Company
No. 7496

Mr. Brownhill,

Per your request we have searched the Deed records of Malheur County, Oregon to determine the real estate currently held under the following names:

1. OWNER: -Donelson L. Berger and Catharine R. Berger, husband and wife-

Land in Malheur County, Oregon as follows:

In Twp. 14 S., R. 41 E., W.M.:
Sec. 9: W1/2 SE1/4.

1441- 1500 - 6

2. OWNER: -Reservoir Land Company of Oregon, Incorporated, an Oregon Corporation-

Land in Malheur County, Oregon, as follows:

In Twp. 13 S., R. 39 E., W.M.:
Sec. 13: North 1/2.
Sec. 14: All.
Sec. 15: All.
Sec. 16: South 1/2, S1/2 NE1/4, NE1/4 NE1/4.
Sec. 17: SE1/4, N1/2 SW1/4.
Sec. 20: East 1/2, E1/2 SW1/4, NE1/4 NW1/4.
Sec. 21: All.
Sec. 22: All.
Sec. 23: All.
Sec. 24: S1/2 NW1/4, S1/2 SE1/4, SW1/4.
Sec. 25: All.
Sec. 26: All.
Sec. 27: All.
Sec. 28: East 1/2, NW1/4, N1/2 SW1/4.
Sec. 29: NE1/4, N1/2 SE1/4, E1/2 NW1/4, NE1/4 SW1/4.
Sec. 34: All.
Sec. 35: All.
Sec. 36: All.

1339 - 100,300,400,500,600,1200,1300,1400,1500 - 47

In Twp. 13 S., R. 40 E., W.M.:
Sec. 18: Govt Lots 1,2 and 3, E1/2 NW1/4, NE1/4 SW1/4.
Sec. 30: Govt Lots 1,2,3 and 4, E1/2 W1/2.
Sec. 31: All
Sec. 32: West 1/2, SE1/4.
Sec. 33: SW1/4.

1340 - 1100,1102,2400

In Twp. 14 S., R. 39 E., W.M.:
Sec. 1: West 1/2, SE1/4SE1/4, W1/2 SE1/4, W1/2 NE1/4.
Sec. 2: All.
Sec. 3: Govt Lots 1 thru 4, S1/2 NE1/4, E1/2 SE1/4.
Sec.11: All.
Sec.12: NW1/4, South 1/2, SW1/4 NE1/4.
Sec.13: All.
Sec.14: All.
Sec.23: N1/2 NE1/4, N1/2 NE1/4 NW1/4, NW1/2 SW1/4 NE1/4.
Sec.24: East 1/2, N1/2 NW1/4, SE1/4 NW1/4, E1/2 SW1/4, SW1/4 SW1/4,
SE1/2 NW1/4 SW1/4.

1439 - 200,300,301,400,500,600,700,2000,3801,4100 - 47

Continued

page 1

In Twp. 14 S., R. 40 E., W.M.:

- Sec. 4: Govt Lots 3 and 4, S1/2 NW1/4, N1/2 SW1/4.
- Sec. 5: Govt Lots 1 thru 4, S1/2 NE1/4, W1/2 SE1/4, NE1/4 SE1/4, S1/2 NW1/4, NE1/4 SW1/4.
- Sec. 6: Govt Lot 1.
- Sec. 9: SW1/4 SW1/4, E 1/2 SW1/4, SE1/4, S1/2 NE1/4.
- Sec.10: West 1/2.
- Sec.14: W1/2 E1/2, West 1/2.
- Sec.15: All.
- Sec.16: All.
- Sec.17: NE1/4 NE1/4.
- Sec.19: Govt Lots 1 thru 4, NE1/4 NW1/4, E1/2 SW1/4.
- Sec.21: All.
- Sec.22: All.
- Sec.23: SW1/4.
- Sec.26: W1/2 W1/2, NE1/4 NW1/4, N1/2 SE1/4 NW1/4.
- Sec.27: All.
- Sec.28: All.
- Sec.29: All.
- Sec.30: West 1/2.
- Sec.32: All that portion lying North of the John Day Highway right of way.
- Sec.33: All that portion lying North of the John Day Highway right of way.
EXCEPTING THEREFROM that portion thereof conveyed to the State of Oregon, by Deed recorded July 6, 1928, Book 30, Page 60, Deeds, for right of way and gravel pit.
- Sec.34: All.
- Sec.35: W1/2 W1/2.

1440 - 401,600,700,800,1200,1400,1500,1800,2200,2600 - 6 and 47

In Twp. 15 S., R. 40 E., W.M.:

- Sec. 2: All that portion of the W1/2 NW1/4 lying North of the John Day Highway right of way.
- Sec. 3: All that portion of the North 1/2 lying North of the John Day Highway right of way.
- Sec. 4: All that portion of Govt Lots 1 and 2 lying North and East of the John Day Highway right of way.

1540 - 400 - 6 15404 - 100 - 47

3. OWNER: -Reservoir Land Company of Oregon, Inc., and Oregon Corporation-

In Twp. 14 S., R. 40 E., W.M.:

- Sec.11: E1/2 SW1/4, SE1/4.
- Sec.12: SW1/4, W1/2 SE1/4.
- Sec.13: All.
- Sec.14: E1/2 E1/2.
- Sec.23: SE1/4, North 1/2.
- Sec.24: All.
- Sec.25: All.
- Sec.26: East 1/2, E1/2 SW1/4, S1/2 SE1/4 NW1/4.
- Sec.35: East 1/2, E1/2 W1/2.
- Sec.36: All.

1440 - 1401,1501,1600,1601,2700 - 6

In Twp. 14 S., R. 41 E., W.M.:

- Sec. 5: SW1/4 NW1/4, NW1/4 SW1/4, S1/2 SW1/4.
- Sec. 8: NW1/4, South 1/2.
- Sec. 9: SW1/4.
- Sec.15: West 1/2, S1/2 SE1/4.
- Sec.17: NW1/4, NW1/4 SW1/4, E1/2 SW1/4, East 1/2.
- Sec.18: All.
- Sec.19: All.
- Sec.20: NW1/4 NW1/4, S1/2 NW1/4, SW1/4, SW1/4 SE1/4.
- Sec.21: South 1/2.
- Sec.22: West 1/2, W1/2 E1/2, E1/2 NE1/4.
- Sec.28: All.
- Sec.29: All.
- Sec.30: All.
- Sec.31: All.
- Sec.32: All.
- Sec.33: All.
- Sec.34: N1/2 NW1/4, SW1/4, East 1/2.

Continued

Page 2

1441 - 1100,1101,2400,2500,3200,3300 - 6 and 7.

In Twp. 15 S., R. 40 E., W.M.:

- Sec. 1: All that portion lying North of the John Day Highway right of way. EXCEPTING THEREFROM a parcel as conveyed to Idaho Power Co. by Deed recorded Aug. 21, 1952, Book 90, Page 342, Deed records.
- Sec. 2: Govt Lots 1,2 and 3, and that portion of the SE1/4 NW1/4, S1/2 NE1/4 and NE1/4 SE1/4 lying North of the John Day Highway right of way. ALSO that portion of the S1/2 N1/2 and N1/2 S1/2 lying South of the John Day Highway right of way.
- Sec.20: S1/2 NE1/4, E1/2 SE1/4.
- Sec.21: S1/2 SE1/4.
- Sec.27: West 1/2, W1/2 E1/2, NE1/4 NE1/4.
- Sec.28: All.
- Sec.29: NE1/4 NE1/4.
- Sec.33: E1/2 NW1/4, NE1/4 SW1/4, NE1/4, N1/2 SE1/4, SE1/4 SE1/4.
- Sec.34: West 1/2, W1/2 E1/2, SE1/4 SE1/4.
- Sec.35: SW1/4 SW1/4.

1540 - 100,101,401,500, 1500 - 6

In Twp. 15 S., R. 41 E., W.M.:

- Sec. 6: North 1/2, N1/2 S1/2.

1541 - 301 - 7

In Twp. 16 S., R. 40 E., W.M.:

- Sec. 1: SW1/4 NW1/4, W1/2 SW1/4.
- Sec. 2: Govt Lots 3 and 4, S1/2 N1/2, South 1/2.
- Sec. 3: All
- Sec. 4: Govt Lots 1,6, and 7, S1/2 NE1/4, SE1/4, SE1/4 SW1/4.
- Sec. 5: Govt Lots 1 thru 4, S1/2 NE1/4, SE1/4, E1/2 SW1/4.
- Sec. 7: SE1/4 SE1/4.
- Sec. 8: All.
- Sec. 9: All.
- Sec.10: West 1/2, N1/2 NE1/4, SW1/4 NE1/4, W1/2 SE1/4.
- Sec.11: All.
- Sec.12: North 1/2, W1/2 SW1/4, NE1/4 SE1/4.
- Sec.14: N1/2 NW1/4, SE1/4 NW1/4, NE1/4 SW1/4, S1/2 SW1/4, SW1/4 NE1/4, W1/2 SE1/4.
- Sec.15: S1/2 SE1/4, N1/2 NW1/4, SE1/4 NW1/4.
- Sec.16: Govt Lot 4, NE1/4, N1/2 SE1/4, SE1/4 SW1/4.
- Sec.17: W1/2 SW1/4, North 1/2.
- Sec.18: E1/2 E1/2.
- Sec.23: N1/2 NW1/4, W1/2 E1/2.
- Sec.26: NW1/4 NE1/4.

1640 - 200,500,600,900,1001,1800 - 6

4. OWNER: -Reservoir Land Company of Oregon, Inc., an Oregon Corporation-

Land in Malheur County, Oregon, as follows:

In Twp. 13 S., R. 40 E., W.M.:

- Sec.23: SE1/4, S1/2 NE1/4.
- Sec.24: South 1/2, SW1/4 NE1/4, SE1/4 NW1/4.
- Sec.25: Govt Lots 1,2,3 and 5, West 1/2, N1/2 NE1/4, SW1/4 SE1/4 and that part of Mineral Entry No. 24, Lot 95 located within the East 1/2 of said Sec. 25.
- Sec.26: East 1/2, SE1/4 SW1/4.
- Sec.34: E1/2 NE1/4.
- Sec.35: East 1/2, NW1/4.
- Sec.36: All, EXCEPTING that portion of the SE1/4 SE1/4 lying South and East of the County Road right of way.

1340 - 1600,1700,2000,2100 - 6

In Twp. 13 S., R. 41 E., W.M.:

Sec. 19: Govt Lots 3 and 4, E1/2 SW1/4, W1/2 SE1/4,
EXCEPTING that portion of the SW1/4 SE1/4 lying East of the County
Road right of way.

Sec. 30: Govt Lots 1, 2, 3 and 5, E1/2 NW1/4.

Sec. 31: Govt Lots 1 thru 4, E1/2 SW1/4, SW1/4 SE1/4.

1341 - 1500 - 6

In Twp. 14 S. R. 41 E., W.M.:

Sec. 6: North 1/2.

1441 - 1200 - 6

5. OWNER: -Reservoir Land Company, Inc., an Oregon corporation-

Land in Malheur County, Oregon, as follows:

In Twp. 13 S., R. 38 E., W.M.:

Sec. 26: S1/2 SW1/4.

Sec. 34: SW1/4 SW1/4, SE1/4 SE1/4.

Sec. 35: N1/2 NW1/4, SE1/4 NW1/4, NE1/4, SW1/4 SW1/4.

1338 - 400,500,700,800 - 47

In Twp. 14 S., R. 38 E., W.M.:

Sec. 2: W1/2 SW1/4.

Sec. 3: South 1/2, SE1/4 NW1/4, SW1/4 NE1/4.

Sec. 9: North 1/2, SE1/4, W1/2 SW1/4, SE1/4 SW1/4.

Sec. 10: East 1/2, SE1/4 NW1/4, S1/2 SW1/4, NE1/4 SW1/4.

Sec. 11: West 1/2, W1/2 E1/2.

Sec. 14: SW1/4 NW1/4, W1/2 SW1/4 and all that portion of the N1/2 N1/2 lying
North of the following line, to-wit:

Beginning at the Northeast corner of Sec. 14;

thence S. 85° 57' 30" W., 1178.9 feet along an existing fence line;

thence S. 83° 59' 45" W., 134.9 feet;

thence S. 39° 26' 45" W., 926.4 feet;

thence S. 74° 15' 10" W., 926.3 feet;

thence S. 47° 24' 10" W., apprx. 373 feet to the South line of the

N1/2 N1/2 of said Sec. 14;

thence West to the Southwest corner of the NW1/4 NW1/4 of Sec. 14.

Sec. 15: North 1/2, N1/2 S1/2, S1/2 SE1/4, SE1/4 SW1/4.

Sec. 16: All.

Sec. 22: E1/2 NE1/4.

Sec. 23: NW1/4.

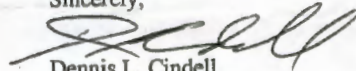
1438 - 200,300,500,600,700,900,1200,1700 - 47

Note: The above search does not include mineral interests nor personal property (mobile homes, etc.)

THIS IS NOT A TITLE REPORT, as no examination having been made of the title to the aforementioned lands.

LIABILITY is limited to the fee charged: \$225.00

Sincerely,



Dennis L. Cindell
Vice President