

STATE OF OREGON
 COUNTY OF MULTNOMAH
 CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

SESTER FARMS INC.
 33205 SE OXBOW DR
 GRESHAM OR 97080

confirms the right to use the waters of A WELL in the Beaver Creek Basin for NURSERY OPERATIONS on 80.0 ACRES.

This right was perfected under Permit G-11445. The date of priority is AUGUST 16, 1991. The amount of water to which this right is entitled is limited to an amount actually used beneficially, and shall not exceed 0.67 CUBIC FOOT PER SECOND or its equivalent in case of rotation, measured at the well.

The well is located as follows:

| Twp | Rng | Mer | Sec | Q-Q | GLot | DLC | Measured Distances |
|-----|-----|-----|-----|-------|------|-----|-------------------------------------------------------------|
| 1 S | 4 E | WM | 16 | NW SE | | | 1070 FEET SOUTH & 50 FEET EAST FROM C1/4 CORNER, SECTION 16 |

The amount of water used for NURSERY OPERATIONS is limited to a diversion of 0.15 cubic foot per second per acre. For the irrigation of **containerized nursery plants**, the amount diverted is limited to ONE-FORTIETH of one cubic foot per second (or its equivalent) and 5.0 acre feet per acre per year. For the irrigation of **in ground nursery plants** the amount of water diverted is limited to ONE-EIGHTIETH of one cubic foot per second (or its equivalent) and 2.5 acre feet per acre per year. The use of water for NURSERY OPERATIONS may be made at anytime of the year that the use is beneficial. For the irrigation of **any other crop**, the amount of water diverted is limited to ONE-EIGHTIETH of one cubic foot per second (or its equivalent) and 2.5 acre feet per acre during the irrigation season of each year. This right is limited to any deficiency in the available supply of any prior right existing for the same land.

A description of the place of use to which this right is appurtenant is as follows:

| NURSERY OPERATIONS | | | | | | | |
|--------------------|-----|-----|-----|-------|------|-----|-------|
| Twp | Rng | Mer | Sec | Q-Q | GLot | DLC | Acres |
| 1 S | 4 E | WM | 16 | NW NE | | | 17.5 |
| 1 S | 4 E | WM | 16 | SW NE | | | 18.5 |
| 1 S | 4 E | WM | 16 | NE SE | | | 16.0 |
| 1 S | 4 E | WM | 16 | NW SE | | | 28.0 |

NOTICE OF RIGHT TO PETITION FOR RECONSIDERATION OR JUDICIAL REVIEW

This is an order in other than a contested case. This order is subject to judicial review under ORS 183.484. Any petition for judicial review must be filed within the 60 day time period specified by ORS 183.484(2). Pursuant to ORS 536.075 and OAR 137-004-0080, you may either petition for judicial review or petition the Director for reconsideration of this order. A petition for reconsideration may be granted or denied by the Director, and if no action is taken within 60 days following the date the petition was filed, the petition shall be deemed denied. In addition, under ORS 537.260 any person with an application, permit or water right certificate subsequent in priority may jointly or severally contest the issuance of the certificate at any time before it has issued, and after the time has expired for the completion of the appropriation under the permit, or within three months after issuance of the certificate.

- (1) Use of water from the well, as allowed herein, shall be regulated if the well displays:
 - (A) An average water level decline of three or more feet per year for five consecutive years; or
 - (B) A total water level decline of fifteen or more feet; or
 - (C) A hydraulic interference leading to a decline of fifteen or more feet in any neighboring well providing water for senior exempt uses or wells covered by prior rights.
- (2) The water user shall maintain the meter or other measuring device in good working order and shall keep a complete record of water use.
- (3) The water user shall be responsible for complying with each of the following requirements for measuring water levels in the well.
 - (A) A water level measurement shall be made each year at the time of spring high water during the period March 15 through April 15.
 - (B) All water level measurements shall be made by a qualified individual. Qualified individuals include certified water rights examiners, licensed water well drillers, registered geologists, registered professional engineers, registered land surveyors, or the water user.
 - (C) Any qualified individual measuring a well shall use standard methods of procedure and equipment designed for the purpose of well measurement. The equipment used shall be well suited to the conditions of construction at the well. A list of standard methods of procedure and suitable equipment shall be available from the Department.
 - (D) The water user shall submit a record of the measurement to the Department on a form available from the Department. The record of measurement shall be received not later than 30 days from the date of measurement.
- (4) The Department shall determine when any of the declines cited in section (1) are evidenced by the well measurement required in section (3).

The well shall be maintained in accordance with the General Standards for the Construction and Maintenance of Water Wells in Oregon. The works shall be equipped with a usable access port, and may also include an air line and pressure gauge adequate to determine water level elevation in the well at all times.

The Director may require water level or pump test results every ten years.

Failure to comply with any of the provisions of this right may result in action including, but not limited to, restrictions on the use, civil penalties, or cancellation of the right.

This right is for beneficial use of water without waste. The water user is advised that new regulations may require use of best practical technologies or conservation practices to achieve this end.

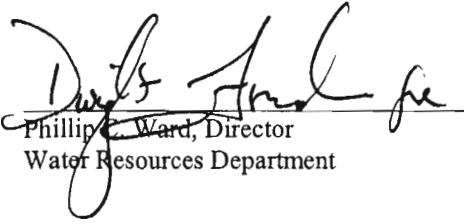
By law, the land use associated with this water use must be in compliance with statewide land-use goals and any local acknowledged land-use plan.

The right to the use of the water for the above purpose is restricted to beneficial use on the lands or place of use described.

The use of water shall be limited when it interferes with any prior surface or ground water rights.

NOV 07 2008

Issued _____.


Phillip C. Ward, Director
Water Resources Department

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