

STATE OF OREGON

COUNTY OF YAMHILL

CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

MOMTAZI FAMILY LLC
MOE MOMTAZI
2083 CALVIN COURT
MCMINNIVILLE OR 97128

confirms the right to the use of water perfected under the terms of Permit G-13990. The amount of water used to which this right is entitled is limited to the amount used beneficially, and shall not exceed the amount specified, or its equivalent in the case of rotation, measured at the point of diversion from the source. The specific limits and conditions of the use are listed below.

APPLICATION FILE NUMBER: G-15085

SOURCE OF WATER: BASALT AQUIFRE: WELL 1 AND WELL 2 WITHIN THE MUDDY CREEK BASIN; MARINE ROCK AQUIFER: WELL 5, AND WELL 6 WITHIN THE MUDDY CREEK BASIN

PURPOSE or USE: IRRIGATION OF 6.0 ACRES, SUPPLEMENTAL IRRIGATION OF 212.7 ACRES AND NURSERY OPERATIONS ON 0.05 ACRES

MAXIMUM RATE: IRRIGATION USE: 0.198 CUBIC FOOT PER SECOND (CFS), BEING 0.033 CFS FROM WELL 1, 0.033 CFS FROM WELL 2, 0.022 CFS FROM WELL 5, 0.11 CFS FROM WELL 6; NURSERY OPERATIONS: 0.033 CFS FOR NURSERY OPERATIONS FROM WELL 1 ON 0.05 ACRES

PERIOD OF ALLOWED USE: MARCH 1 THROUGH OCTOBER 31 FOR IRRIGATION AND SUPPLEMENTAL IRRIGATION, AND, NOVEMBER 1 THROUGH APRIL 30 OF EACH YEAR FOR NURSERY OPERATIONS ON 0.05 ACRES

DATE OF PRIORITY: JANUARY 28, 2000

The wells are located as follows:

Twp	Rng	Mer	Sec	Q-Q	GlOt	Measured Distances
5 S	5 W	WM	9	NE NE		WELL 6 (YAMH 51626) – 1320 FEET SOUTH AND 48 FEET WEST FROM NE CORNER, SECTION 9
5 S	5 W	WM	9	NW NE	4	WELL 5 (YAMH 51623) – 2510 FEET NORTH AND 980 FEET EAST FROM SW CORNER, SECTION 9
5 S	5 W	WM	9	NE SW		WELL 1 (YAMH 7270) – 1584 FEET NORTH AND 1390 FEET EAST FROM SW CORNER, SECTION 9
5 S	5 W	WM	9	NW SE		WELL 2 (YAMH 7272) – 2170 FEET NORTH AND 2370 FEET WEST FROM SE CORNER, SECTION 9

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 and ORS 536.075. Any petition for judicial review must be filed within the 60-day time period specified by ORS 183.484(2). Pursuant to ORS 183.484, ORS 536.075 and OAR 137-004-0080, you may petition for judicial review and 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 within three months after issuance of the certificate.

The amount of water used for irrigation under this right, together with the amount secured under any other right existing for the same lands, is limited to a diversion of ONE-EIGHTIETH of one cubic foot per second (or its equivalent) and 2.5 acre-feet for each acre irrigated during the irrigation season of each year.

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 of water 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, during the period of allowed use specified above, that the use is beneficial.

A description of the place of use is as follows:

IRRIGATION					
Twp	Rng	Mer	Sec	Q-Q	Acres
5 S	5 W	WM	9	NW SE	2.6
5 S	5 W	WM	9	SW SE	3.4

SUPPLEMENTAL IRRIGATION						
Twp	Rng	Mer	Sec	Q-Q	GLot	Acres
5 S	5 W	WM	4	SE SE		6.4
5 S	5 W	WM	9	NE NE		28.5
5 S	5 W	WM	9	NW NE	4	18.2
5 S	5 W	WM	9	SW NE		17.3
5 S	5 W	WM	9	SE NE		10.2
5 S	5 W	WM	9	NE NW	3	2.4
5 S	5 W	WM	9	SW NW		0.7
5 S	5 W	WM	9	SE NW	5	25.4
5 S	5 W	WM	9	NE SW		29.3
5 S	5 W	WM	9	NW SW	6	9.6
5 S	5 W	WM	9	SW SW	7	4.8
5 S	5 W	WM	9	SE SW		4.4
5 S	5 W	WM	9	NE SE		17.8
5 S	5 W	WM	9	NW SE		12.9
5 S	5 W	WM	9	SW SE		6.1
5 S	5 W	WM	10	NW NW		3.3
5 S	5 W	WM	10	SW NW		5.9
5 S	5 W	WM	16	NW NW		9.5

NURSERY OPERATIONS					
Twp	Rng	Mer	Sec	Q-Q	Acres
5 S	5 W	WM	9	SE SW	0.05

Measurement, recording and reporting conditions:

- A. The water user shall maintain the meter or other suitable measuring device as approved by the Director in good working order.
- B. The water user shall allow the watermaster access to the meter or measuring device; provided however, where the meter or measuring device is located within a private structure, the watermaster shall request access upon reasonable notice.

- C. The Director may require the water user to keep and maintain a record of the amount (volume) of water used and may require the water user to report water use on a periodic schedule as established by the Director. In addition, the Director may require the water user to report general water use information, the periods of water use and the place and nature of use of water under the right. The Director may provide an opportunity for the water user to submit alternative reporting procedures for review and approval.

If substantial interference with a senior water right occurs due to withdrawal of water from any well listed on this right, then use of water from the well(s) shall be discontinued or reduced and/or the schedule of withdrawal shall be regulated until or unless the Department approves or implements an alternative administrative action to mitigate the interference. The Department encourages junior and senior appropriators to jointly develop plans to mitigate interferences.

To monitor the effect of water use from the well authorized under this right, the Director may require the water user to make and report annual static water level measurements. The static water level shall be measured in the month of March. Reports shall be submitted to the Department within 30 days of measurement. The measurements may be required in a different month. If the measurement requirement is stopped, the Director may restart it at any time.

All measurements shall be made by a certified water rights examiner, registered professional geologist, registered professional engineer, licensed well constructor or pump installer licensed by the Construction Contractors Board and be submitted to the Department on forms provided by the Department. The Department requires the individual performing the measurement to:

- (A) Identify each well with its associated measurement; and
- (B) Measure and report water levels to the nearest tenth of a foot as depth-to-water below ground surface; and
- (C) Specify the method used to obtain each well measurement; and
- (D) Certify the accuracy of all measurements and calculations submitted to the Department.

The water user shall discontinue use of, or reduce the rate or volume of withdrawal from, the well if annual water level measurements reveal any of the following events:

- (A) An average water level decline of three or more feet per year for five consecutive years; or
- (B) A water level decline of 15 or more feet in fewer than five consecutive years; or
- (C) A water level decline of 25 or more feet; or
- (D) Hydraulic interference leading to a decline of 25 or more feet in any neighboring well with senior priority.

The reference level against which any future measurements will be compared is 23.5 feet below land surface for Well 1, 10.74 feet below land surface for Well 2, 36.03 feet below land surface for Well 5 and 85.0 feet below land surface for Well 6.

The period of non-use or restricted use shall continue until the water level rises above the decline level which triggered the action or until the Department determines, based on the water user's and/or the Department's data and analysis, that no action is necessary because the aquifer in question can sustain the observed declines without adversely impacting the resource or senior water rights. The water user shall in no instance allow excessive decline, as defined in Commission rules, to occur within the aquifer as a result of use under this right. If more than one well is involved, the water user may submit an alternative measurement and reporting plan for review and approval by the Department.

The well(s) 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 the 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 the beneficial use of water without waste. The water user is advised that new regulations may require the 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 use of water shall be limited when it interferes with any prior surface or ground water rights.

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

Issued JAN 30 2026.



Katherine Ratcliffe
Water Right Services Division Administrator, for
Ivan Gall, Director
Oregon Water Resources Department