

STATE OF OREGON
 COUNTY OF CLACKAMAS
 CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

OREGON CC LLC
 11480 SOUTH ST SUITE 210
 CERRITOS CA 90703

confirms the right to the use of water perfected under the terms of Permit G-11158. 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-12224

SOURCE OF WATER: ONE WELL IN THE WILLAMETTE RIVER BASIN

PURPOSE OR USE: COMMERCIAL USE IN GOLF COURSE CLUBHOUSE FACILITIES, INCLUDING RESTAURANT AND BAR

MAXIMUM RATE: 0.12 CUBIC FOOT PER SECOND (CFS), NOT TO EXCEED 15,000 GALLONS PER DAY

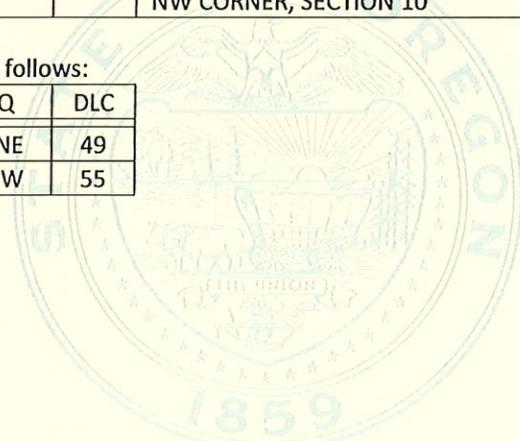
DATE OF PRIORITY: SEPTEMBER 5, 1990

The well is located as follows:

Twp	Rng	Mer	Sec	Q-Q	DLC	Measured Distances
3 S	1 E	WM	10	NE NW	55	1030 FEET SOUTH AND 2320 FEET EAST FROM NW CORNER, SECTION 10

A description of the place of use is as follows:

Twp	Rng	Mer	Sec	Q-Q	DLC
3 S	1 E	WM	10	NW NE	49
3 S	1 E	WM	10	NE NW	55



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 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 the water level elevation in the well at all times.

When required by the Department, the water user shall install and maintain a weir, meter, or other suitable measuring device, and shall keep a complete record of the amount of ground water withdrawn.

The water user shall report a March static water level in the well to the Groundwater/Hydrology Section of the Water Resources Department by April 15 of each year. The measurement shall be made and calculations detailed by a certified water rights examiner, registered professional geologist, certified engineering geologist, or professional engineer.

Use of water from the well shall not be allowed under this right if the well displays an (A) average water level decline of 3 or more feet per year for 5 consecutive years, or (B) a water level decline of 15 or more feet in fewer than 5 consecutive years, or (C) a water level decline of 25 or more feet, or (D) a hydraulic interference of 25 or more feet in any neighboring well with senior priority which provides water for an authorized use.

The reference level is 356.45 feet below ground surface. This is the level from which the cited declines in (A), (B) and (C) above will be referenced.

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 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 FEB 06 2026.



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