

STATE OF OREGON

COUNTY OF YAMHILL

PERMIT TO APPROPRIATE THE PUBLIC WATERS

THIS PERMIT IS HEREBY ISSUED TO

MOMTAZI FAMILY LLC
MOE MOMTAZI
2083 COLVIN COURT
MCMINNVILLE, OREGON 97128

PHONE (503) 472-8880

The specific limits and conditions of the use are listed below.

APPLICATION FILE NUMBER: G-15085

SOURCE OF WATER: BASALT AQUIFER: WELL 1 AND WELL 2 WITHIN THE MUDDY CREEK BASIN; MARINE ROCK AQUIFER: WELL 4, WELL 5, AND WELL 6 WITHIN THE MUDDY CREEK BASIN

PURPOSE OR USE: PRIMARY IRRIGATION OF 9.83 ACRES, SUPPLEMENTAL IRRIGATION OF 405.42 ACRES AND NURSERY OPERATIONS ON 0.05 ACRE

MAXIMUM RATE: IRRIGATION USE: 0.239 CUBIC FOOT PER SECOND (CFS), BEING 0.033 CFS FROM WELL 1, 0.033 CFS FROM WELL 2, 0.04 CFS FROM WELL 4; 0.022 CFS FROM WELL 5, AND 0.11 CFS FROM WELL 6,; NURSERY OPERATION: 0.033 CFS FOR NURSERY OPERATIONS FROM WELL 1 ON 0.05 ACRE

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

DATE OF PRIORITY: JANUARY 28, 2000

POINT OF DIVERSION LOCATIONS: NW 1/4 NE 1/4, SE 1/4 NE 1/4, NW 1/4 SW 1/4, NW 1/4 SE 1/4, SECTION 9 T5S, R5W, W.M.; WELL 4 - 1190 FEET SOUTH & 1510 FEET WEST, WELL 6 - 1340 FEET SOUTH & 48 FEET WEST, BOTH FROM NE CORNER, SECTION 9; WELL 1 - 1590 FEET NORTH & 1250 EAST, WELL 5 - 2175 FEET NORTH & 970 FEET EAST, BOTH FROM SW CORNER, SECTION 9; WELL 2 - 1990 FEET NORTH AND 2248 FEET WEST FROM SE CORNER, SECTION 9, T5S, R5W, W.M.

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

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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.

THE PLACE OF USE IS LOCATED AS FOLLOWS:

	<u>PRIMARY</u>	<u>SUPPLEMENTAL</u>	<u>NURSERY</u>
SE 1/4 SE 1/4		8.80 ACRES	
	SECTION 4		
SE 1/4 SE 1/4		1.10 ACRES	
	SECTION 8		
NE 1/4 NE 1/4		35.10 ACRES	
NW 1/4 NE 1/4		22.30 ACRES	
SW 1/4 NE 1/4		40.80 ACRES	
SE 1/4 NE 1/4		41.00 ACRES	
NE 1/4 NW 1/4		5.80 ACRES	
SW 1/4 NW 1/4	3.84 ACRES		
SE 1/4 NW 1/4		34.00 ACRES	
NE 1/4 SW 1/4		41.00 ACRES	
NW 1/4 SW 1/4		17.40 ACRES	
SW 1/4 SW 1/4		13.20 ACRES	
SE 1/4 SW 1/4		10.80 ACRES	
SE 1/4 SW 1/4			0.05 ACRES
NE 1/4 SE 1/4		22.00 ACRES	
NW 1/4 SE 1/4		34.70 ACRES	
NW 1/4 SE 1/4	3.52 ACRES		
SW 1/4 SE 1/4	2.47 ACRES		
SW 1/4 SE 1/4		16.70 ACRES	
SE 1/4 SE 1/4		2.22 ACRES	
	SECTION 9		
SW 1/4 NW 1/4		39.00 ACRES	
NW 1/4 SW 1/4		10.90 ACRES	
	SECTION 10		
NW 1/4 NW 1/4		8.60 ACRES	
	SECTION 16		
TOWNSHIP 5 SOUTH, RANGE 5 WEST, W.M.			

Measurement, recording and reporting conditions:

- A. Before water use may begin under this permit, the permittee shall install a meter or other suitable measuring device as approved by the Director. The permittee shall maintain the meter or measuring device in good working order.
- B. The permittee 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 permittee to keep and maintain a record of the amount (volume) of water used and may require the permittee to report water use on a periodic schedule as established by the Director. In addition, the Director may require the permittee to report general water use information, the periods of water use and the place and nature of use of water under the permit. The Director may provide an opportunity for the permittee 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 permit, 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(s) authorized under this permit, the Department requires 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.

Measurements must be made according to the following schedule:

Before Use of Water Takes Place
Initial and Annual Measurements

The Department requires the permittee to submit an initial water level measurement in the month specified above once well construction is complete and annually thereafter until use of water begins; and

After Use of Water has Begun
Reference Water Level Determination

Following the first year of water use, the user shall submit one static water level measurement in the month specified above which will establish the reference level against which future annual measurements will be compared. The water user is not required to measure additional water levels after the reference level has been determined unless required by the Director. The additional 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(s) 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 period of non or restricted use shall continue until the annual water level rises above the decline level which triggered the action or until the Department determines, based on the permittee'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 permit. 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.

STANDARD CONDITIONS

The wells shall be constructed 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 use shall conform to such reasonable rotation system as may be ordered by the proper state officer.

Prior to receiving a certificate of water right, the permit holder shall submit the results of a pump test meeting the department's standards, to the Water Resources Department. The Director may require water level or pump test results every ten years thereafter.

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

This permit 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.

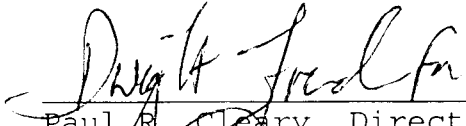
By law, the land use associated with this water use must be in compliance with statewide land-use goals and any local acknowledged land-use plan.

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

The Director finds that the proposed use(s) of water described by this permit, as conditioned, will not impair or be detrimental to the public interest.

Complete application of the water to the use shall be made on or before October 1, 2005. Within one year after complete application of water to the proposed use, the permittee shall submit a claim of beneficial use, which includes a map and report, prepared by a Certified Water Rights Examiner (CWRE).

Issued June 13, 2001



Paul R. Cleary, Director
Water Resources Department

NOTE: Pursuant to ORS 537.330, in any transaction for the conveyance of real estate that includes any portion of the lands described in this permit, the seller of the real estate shall, upon accepting an offer to purchase that real estate, also inform the purchaser in writing whether any permit, transfer approval order, or certificate evidencing the water right is available and that the seller will deliver any permit, transfer approval order or certificate to the purchaser at closing, if the permit, transfer approval order or certificate is available.

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PERMIT DRAFT
District 16