

**Application for Water Right  
 Temporary or Drought Temporary Transfer  
 Part 1 of 5 – Minimum Requirements Checklist**



Oregon Water Resources Department  
 725 Summer Street NE, Suite A  
 Salem, Oregon 97301-1266  
 (503) 986-0900  
 www.oregon.gov/OWRD

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**This temporary transfer application will be returned if Parts 1 through 5 and all required attachments are not completed and included.**

For questions, please call (503) 986-0900, and ask for Transfer Section.

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**FOR ALL TEMPORARY TRANSFER APPLICATIONS**

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Check all items included with this application. (N/A = Not Applicable)

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- Part 1 – Completed Minimum Requirements Checklist.
- Part 2 – Completed Temporary Transfer Application Map Checklist.
- Part 3 – Application Fee, payable by check to the Oregon Water Resources Department, and completed Fee Worksheet, page 3. Try the online fee calculator at: [http://apps.wrd.state.or.us/apps/misc/wrd\\_fee\\_calculator](http://apps.wrd.state.or.us/apps/misc/wrd_fee_calculator).
- Part 4 – Completed Applicant Information and Signature.
- Part 5 – Information about Transferred Water Rights: **How many water rights are to be transferred?** 1 **List them here:** 87001

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Please include a separate Part 5 for each water right. (See instructions on page 6)

- N/A For standard Temporary Transfer (one to five years) **Begin Year** 2023 **End Year** 2028
- N/A Temporary Drought Transfer (Only in counties where the Governor has declared drought)

**Attachments:**

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- Completed Temporary Transfer Application Map.
- Completed Evidence of Use Affidavit and supporting documentation.
- Current recorded deed for the land **from** which the authorized place of use is temporarily being moved.
- N/A Affidavit(s) of Consent from Landowner(s) (if the applicant does not own the land upon which the water right is located.)
- N/A Supplemental Form D – For water rights served by or issued in the name of a district. Complete when the temporary transfer applicant is not the district.
- N/A Oregon Water Resources Department's Land Use Information Form with approval and signature from each local land use authority in which water is to be diverted, conveyed, and/or used. Not required if water is to be diverted, conveyed, and/or used only on federal lands or if **all** of the following apply: a) a change in place of use only, b) no structural changes, c) the use of water is for irrigation only, and d) the use is located within an irrigation district or an exclusive farm use zone.
- N/A Water Well Report/Well Log for changes in point(s) of appropriation (well(s)) or additional point(s) of appropriation (if necessary to convey water to the proposed place of use).

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(For Staff Use Only)

**WE ARE RETURNING YOUR APPLICATION FOR THE FOLLOWING REASON(S):**

- Application fee not enclosed/insufficient  Map not included or incomplete
- Land Use Form not enclosed or incomplete
- Additional signature(s) required  Part \_\_\_\_\_ is incomplete

Other/Explanation \_\_\_\_\_  
 Staff: \_\_\_\_\_ Phone: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

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Part 2 of 5 – Temporary Transfer Application Map Checklist

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Your temporary transfer application will be returned if any of the map requirements listed below are not met.

Please be sure that the temporary transfer application map you submit includes all the required items and matches the existing water right map. Check all boxes that apply.

- N/A If more than three water rights are involved, separate maps are needed for each water right.
- Permanent quality printed with dark ink on good quality paper.
- The size of the map can be 8½ x 11 inches, 8½ x 14 inches, 11 x 17 inches, or up to 30 x 30 inches. For 30 x 30 inch maps, one extra copy is required.
- A north arrow, a legend, and scale.
- The scale of the map must be: 1 inch = 400 feet, 1 inch = 1,320 feet; the scale of the Final Proof/Claim of Beneficial Use Map (the map used when the permit was certificated); the scale of the county assessor map if the scale is not smaller than 1 inch = 1,320 feet; or a scale that has been pre-approved by the Department.
- Township, Range, Section, ¼ ¼, DLC, Government Lot, and other recognized public land survey lines.
- Tax lot boundaries (property lines) are required. Tax lot numbers are recommended.
- Major physical features including rivers and creeks showing direction of flow, lakes and reservoirs, roads, and railroads.
- Major water delivery system features from the point(s) of diversion/appropriation such as main pipelines, canals, and ditches.
- Existing place of use that includes separate hachuring for each water right, priority date, and use including number of acres in each quarter-quarter section, government lot, or in each quarter-quarter section as projected within government lots, donation land claims, or other recognized public land survey subdivisions. If less than the entirety of the water right is being changed, a separate hachuring is needed for lands left unchanged.
- N/A Proposed temporary place of use that includes separate hachuring for each water right, priority date, and use including number of acres in each quarter-quarter section, government lot, or in each quarter-quarter section as projected within government lots, donation land claims, or other recognized public land survey subdivisions.
- Existing point(s) of diversion or well(s) with distance and bearing or coordinates from a recognized survey corner. This information can be found in your water right certificate or permit.
- N/A If you are proposing a change in point(s) of diversion or well(s) to convey water to the new temporary place of use, show the proposed location and label it clearly with distance and bearing or coordinates. If GPS coordinates are used, latitude-longitude coordinates may be expressed as either degrees-minutes-seconds with at least one digit after the decimal (example – 42°32'15.5") or degrees-decimal with five or more digits after the decimal (example – 42.53764°).

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Part 4 of 5 – Applicant Information and Signature

Applicant Information

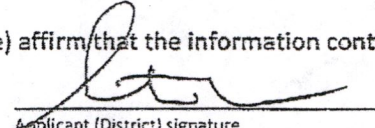
APPLICANT/BUSINESS NAME USA Small Farm Investment Group LLC		PHONE NO. 928-655-9142	ADDITIONAL CONTACT NO.
ADDRESS 110 River Grove Drive			FAX NO.
CITY Cave Junction	STATE OR	ZIP 97523	E-MAIL Yumanbeeing@outlook.com
BY PROVIDING AN E-MAIL ADDRESS, CONSENT IS GIVEN TO RECEIVE ALL CORRESPONDENCE FROM THE DEPARTMENT ELECTRONICALLY. COPIES OF THE FINAL ORDER DOCUMENTS WILL ALSO BE MAILED.			

Agent Information – The agent is authorized to represent the applicant in all matters relating to this application.

AGENT/BUSINESS NAME		PHONE NO.	ADDITIONAL CONTACT NO.
ADDRESS			FAX NO.
CITY	STATE	ZIP	E-MAIL
BY PROVIDING AN E-MAIL ADDRESS, CONSENT IS GIVEN TO RECEIVE ALL CORRESPONDENCE FROM THE DEPARTMENT ELECTRONICALLY. COPIES OF THE FINAL ORDER DOCUMENTS WILL ALSO BE MAILED.			

Explain in your own words what you propose to accomplish with this transfer application and why:  
  
If you need additional space, continue on a separate piece of paper and attach to the application as "Attachment 1".

I (we) affirm that the information contained in this application is true and accurate.

  
 Applicant (District) signature      Steve McMahon      Date 5/30/23  
 Print Name (and Title if applicable)      Date

\_\_\_\_\_  
 Applicant (District) signature      Print Name (and Title if applicable)      Date

Is the applicant the sole owner of the land on which the water right, or portion thereof, proposed for transfer is located?  Yes  No

If NO, include signatures of all landowners (and mailing and/or e-mail addresses if different than the applicant's) or attach affidavits of consent from all landowners or individuals/entities (and mailing and/or e-mail addresses) to which the water right(s) has been conveyed.

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Check here if any of the water rights proposed for transfer are or will be located within or served by an irrigation or other water district. (NOTE: If this box is checked, you must complete and attach Supplemental Form D.)

DISTRICT NAME	ADDRESS	
CITY	STATE	ZIP

Check here if water for any of the rights supplied under a water service agreement or other contract for stored water with a federal agency or other entity.

ENTITY NAME	ADDRESS	
CITY	STATE	ZIP



To meet State Land Use Consistency Requirements, you must list all local governments (each county, city, municipal corporation, or tribal government) within whose jurisdiction water will be diverted, conveyed and/or used.

ENTITY NAME Josephine County	ADDRESS 700 NW Dimmick Street, Suite C	
CITY Grants Pass	STATE Oregon	ZIP 97526

ENTITY NAME	ADDRESS	
CITY	STATE	ZIP

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## INSTRUCTIONS for editing the Application Form

To add lines to tables within the forms or to copy and paste additional Part 5 pages, please **save the application form to your computer**. Unlock the document by using one of the following instructions for your Microsoft Word software version:

### Microsoft Word 2003

Unlock the document by one of the following:

- Using the **Tools** menu => click **Unprotect Document**;
- OR**
- Using the **Forms** toolbar => click on the **Protect/Unprotect** icon.

To relock the document to enable the checkboxes to work, you will need to:

- Using the **Tools** menu => click **Protect Document**;
- OR**
- Using the **Forms** toolbar => click on the **Protect/Unprotect** icon.

### Microsoft Word 2007

- Unlock the document by clicking the **Review** tab, then click **Protect Document**, then click **Stop Protect**
- To relock the document, click **Editing Restrictions**, then click **Allow Only This Type of Editing**, select **Filling In Forms** from the drop-down menu, then check **Yes, Start Enforcing Protection**.

### Microsoft Word 2010

- Unlock the document by clicking the **Review** tab; toggle the **Restrict Editing icon** at the upper right, then click **Stop Protect** at the bottom right. Then uncheck the "**Allow only this type of editing** in the document: **Filling in forms**" in the "Editing restrictions" section on the right-hand list of options.
- To relock the document, check the **Editing Restrictions/Allow Only This Type of Editing/Filling In Forms** box from the drop-down menu, then check **Yes, Start Enforcing Protection**. You do not need to assign a password for the editing restrictions.

### Other Alternatives:

- Photocopy pages or tables in Part 5, ~~mark through~~ any non-applicable information, insert/attach photocopied pages to document in the appropriate location, and manually amend page numbers as necessary (e.g. Page 5 6 of 9 10).
- You may refer to additional attachments that you may include, such as separately produced tables or spreadsheets to convey large numbers of rows of place of use listings, owner/property parcels, etc. You may contact the Department at 503-986-0900 and ask for Transfer Staff if you have questions.

Once the application has been unlocked, you may:

- add rows to tables using the Table tools, and
- select and copy the pages of Part 5 and paste as many additional sets of Part 5 pages as needed at the end of the application.

After editing, re-lock the document to enable checkboxes to work.

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Please use and attach additional pages of Table 2 as needed.  
See page 6 for instructions.

Do you have questions about how to fill-out the tables?  
Contact the Department at 503-986-0900 and ask for Transfer Staff.

**Table 2. Description of Temporary Changes to Water Right Certificate #** 87001

List only the part of the right that will be changed. For the acreage in each ¼ ¼, list the change proposed. If more than one change, specify the acreage associated with each change. If more than one POD/POA, specify the acreage associated with each POD/POA.

AUTHORIZED (the "from" or "off" lands) The listing that appears on the Certificate BEFORE PROPOSED CHANGES List only that part or portion of the water right that will be changed.											Proposed Changes (see "CODES" from previous page)	PROPOSED (the "to" or "on" lands) The listing as it would appear AFTER PROPOSED CHANGES are made.															
Twp	Rng	Sec	¼ ¼	Tax Lot	Gvt Lot or DLC	Acres	Type of USE listed on Certificate	POD(s) or POA(s) (name or number from Table 1)	Priority Date	Twp		Rng	Sec	¼ ¼	Tax Lot	Gvt Lot or DLC	Acres	New Type of USE	POD(s)/ POA(s) to be used (from Table 1)	Priority Date							
<b>EXAMPLE</b>																											
2	S	9	E	15	NW	100		15.0	Irrigation	POD #1 POD #2	1901	POU/POD	2	S	9	E	1	NW	NW	500	1	10.0		POD #5	1901		
"	"	"	"	"	"	"	"	"	EXAMPLE	"	"	"	"	2	S	9	E	2	SW	NW	500		5.0		POD #6	1901	
40	S	8	W	2	SE	NW	1403		3.63	Irrigation	POD1	1881		40	S	8	W	2	SE	NW	1403		0.21		POD1	1881	
																										POD1	1881
						TOTAL ACRES	3.63																	TOTAL ACRES	3.63		

Additional remarks:

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For Place of Use Changes

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Are there other water right certificates, water use permits or ground water registrations associated with the "from" or the "to" lands?  Yes  No

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If YES, list the certificate, water use permit, or ground water registration numbers:

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Pursuant to ORS 540.525, any "layered" water use such as an irrigation right that is supplemental to a primary right proposed for temporary transfer can be included in the transfer or remain unused on the authorized place of use. If the primary water right does not revert soon enough to allow use of the supplemental right within five years, the supplemental right shall become subject to cancellation for nonuse under ORS 540.610.

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If a change in point(s) of appropriation (well(s)) or additional point(s) of appropriation is necessary to convey the water to the new temporary place of use you must provide:

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- Well log(s) for each authorized and proposed well(s) that are clearly labeled and associated with the corresponding well(s) in Table 1 above and on the accompanying application map. (Tip: You may search for well logs on the Department's web page at: [http://apps.wrd.state.or.us/apps/gw/well\\_log/Default.aspx](http://apps.wrd.state.or.us/apps/gw/well_log/Default.aspx))

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AND/OR

- Describe the construction of the authorized and proposed well(s) in Table 3 below for any well that does not have a well log. For a *proposed well(s) not yet constructed or built*, provide "a best estimate" for each requested information element in the table. The Department recommends you consult a licensed well driller, geologist, or certified water right examiner to assist with assembling the information necessary to complete Table 3.

Table 3. Construction of Point(s) of Appropriation

Any well(s) in this listing must be clearly tied to corresponding well(s) described in Table 1 and shown on the accompanying application map. Failure to provide the information will delay the processing of your transfer application until it is received. The information is necessary for the Department to assess whether the proposed well(s) will access the same source aquifer as the authorized point(s) of appropriation (POA). The Department is prohibited by law from approving POA changes that do not access the same source aquifer.

Proposed or Authorized POA Name or Number	Is well already built? (Yes or No)	If an existing well, OWRD Well ID Tag No. L-___	Total well depth	Casing Diameter	Casing Intervals (feet)	Seal depth(s) (intervals)	Perforated or screened intervals (in feet)	Static water level of completed well (in feet)	Source aquifer (sand, gravel, basalt, etc.)	Well-specific rate (cfs or gpm). If less than full rate of water right

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## Klamath Basin/County Drought Transfer Applications

**Table 4. Klamath Basin/County Well Information (DROUGHT TRANSFER APPLICATIONS ONLY)**

Is there currently a flowmeter installed on each of the POAs listed in Table 1 of this application?  Yes  No\*

*\*Please note that watermaster staff will visit the well to confirm flowmeter presence. Where possible, watermaster staff will take a static water level measurement. Alterations to the well head may be required in order to make the water level measurements.*

For each well, please provide a description of the flowmeter location, the serial number, the current flowmeter reading and the date the reading was taken in the table below.

OWNER'S WELL NAME OR NUMBER.	WELL TAG NUMBER (IF AVAILABLE)	WELL LOG ID (E.G., KLAM 1234)	FLOWMETER SERIAL NUMBER	FLOWMETER READING	FLOWMETER DATE	FLOWMETER LOCATION

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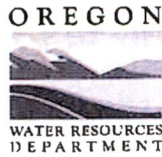
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# Land Use Information Form



**Oregon Water Resources Department**  
 725 Summer Street NE, Suite A  
 Salem, Oregon 97301-1266  
 (503) 986-0900  
 www.oregon.gov/OWRD

NAME USA Small Farm Investments Group, LLC				PHONE 541 951 1640	
MAILING ADDRESS 110 River Grove Dr.					
CITY Cave Junction		STATE CA	ZIP 97523	EMAIL ggbgconsultingllc@gmail.com	

## A. Land and Location

Please include the following information for all tax lots where water will be diverted (taken from its source), conveyed (transported), and/or used or developed. Applicants for municipal use, or irrigation uses within irrigation districts, may substitute existing and proposed service-area boundaries for the tax-lot information requested below.

Township	Range	Section	¼¼	Tax Lot #	Plan Designation (e.g., Rural Residential/RR-5)	Water to be:			Proposed Land Use:
40(s)	8W	2	SE NW	1403	EFV	<input checked="" type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input type="checkbox"/> Used	Irrigation
40S	8W	2	NE SW	1403	EFV	<input type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	Irrigation
						<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input type="checkbox"/> Used	
						<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input type="checkbox"/> Used	

List all counties and cities where water is proposed to be diverted, conveyed, and/or used or developed:

Josephine Co.

**NOTE:** A separate Land Use Information Form must be completed and submitted for each county and city, as applicable.

## B. Description of Proposed Use

Type of application to be filed with the Oregon Water Resources Department:

- Permit to Use or Store Water   
  Water Right Transfer   
  Permit Amendment or Ground Water Registration Modification  
 Limited Water Use License   
  Exchange of Water   
  Allocation of Conserved Water

Source of water:   
 Reservoir/Pond   
 Ground Water   
 Surface Water (name) East Fork Illinois

Estimated quantity of water needed: 107  cubic feet per second   
 gallons per minute   
 acre-feet

Intended use of water:   
 Irrigation   
 Commercial   
 Industrial   
 Domestic for \_\_\_\_\_ household(s)  
 Municipal   
 Quasi-Municipal   
 Instream   
 Other \_\_\_\_\_

Briefly describe:

AG

**Note to applicant:** For new water right applications only, if the Land Use Information Form cannot be completed while you wait, please have a local government representative sign the receipt on the bottom of page 4 and include it with the application filed with the Oregon Water Resources Department.

See Page 4 →

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# For Local Government Use Only

The following section must be completed by a planning official from each county and city listed unless the project will be located entirely within the city limits. In that case, only the city planning agency must complete this form. This deals only with the local land use plan. Do not include approval for activities such as building or grading permits.

**Please check the appropriate box below and provide the requested information**

- Land uses to be served by the proposed water use(s), including proposed construction, are allowed outright or are not regulated by your comprehensive plan. Cite applicable ordinance section(s): 19.64.020A AGRICULTURE, FARMING, AND FARM USE - OUTRIGHT PERMITTED USE
- Land uses to be served by the proposed water use(s), including proposed construction, involve discretionary land-use approvals as listed in the table below. (Please attach documentation of applicable land-use approvals which have already been obtained. Record of Action/land-use decision and accompanying findings are sufficient.) **If approvals have been obtained but all appeal periods have not ended, check "Being Pursued."**

Type of Land-Use Approval Needed (e.g., plan amendments, rezones, conditional-use permits, etc.)	Cite Most Significant, Applicable Plan Policies & Ordinance Section References	Land-Use Approval:	
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued

Local governments are invited to express special land use concerns or make recommendations to the Oregon Water Resources Department regarding this proposed use of water in the box below or on a separate sheet.

Applicant must obtain ANY NECESSARY PERMITS FROM THE DEPARTMENT OF STATE LANDS FOR WORK WITHIN IDENTIFIED WETLANDS.

Name: TERRI WOODRUFF Title: ASSISTANT PLANNER  
 Signature: [Signature] Date: 5.14.2024  
 Governmental Entity: JOSEPHINE COUNTY PLANNING Phone: 541-474-5421

Josephine County Planning  
700 NW Dimmick Street  
Suite C

Grants Pass, OR 97526

## Receipt Acknowledging Request for Land Use Information

**Note to Local Government Representative:**

Please complete this form and return it to the applicant. **For new water right applications only**, if you are unable to complete this form while the applicant waits, you may complete this receipt and return it to the applicant. If you sign the receipt, you will have 30 days from the date of OWRD's Public Notice of the application to submit the completed Land Use Information Form to Oregon Water Resources Department. Please note while OWRD can accept a signed receipt as part of intake for an application for a new permit to use or store water, a completed Land Use Information Form is required for all other applications.

Applicant Name: \_\_\_\_\_  
 Staff Name: \_\_\_\_\_ Title: \_\_\_\_\_  
 Staff Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Governmental Entity: \_\_\_\_\_ Phone: \_\_\_\_\_



# PRELIMINARY Exhibit Map

for USA Small Farm Investment Group

110 River Grove Dr., Cave Junction, OR






by William Colisch PLS PC

291 Pyle Drive, Grants Pass, OR 97527

541 474-1081 Survey@charter.net

Section 2, T40S, R8W, WM

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- Legend:**
-  Place of Use REMAINING, Certificate 87001  
Tract 2, priority 1905, 20 Ac NENW & 3 Ac SENW
  -  Place of Use REMAINING, Certificate 87000  
priority 1/30/1920, 1.6 Ac SENW
  -  Place of Use REMAINING, Certificate 87001  
Tract 1, priority 1881, 3.37 Ac SENW
  -  Place of Use Transfer FROM, Certificate 87001  
Tract 1, priority 1881, 3.63 Ac SENW
  -  Place of Use Transfer TO, Certificate 87001  
Tract 1, priority 1881, 0.21 Ac SENW & 3.42 Ac NESW

**Notes:**  
Existing water rights area & Point of Diversion taken from Jonathan Spero's 1998 Water Right Transfer map.

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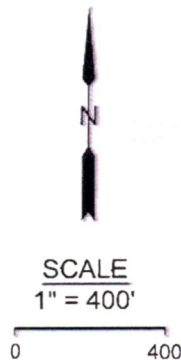
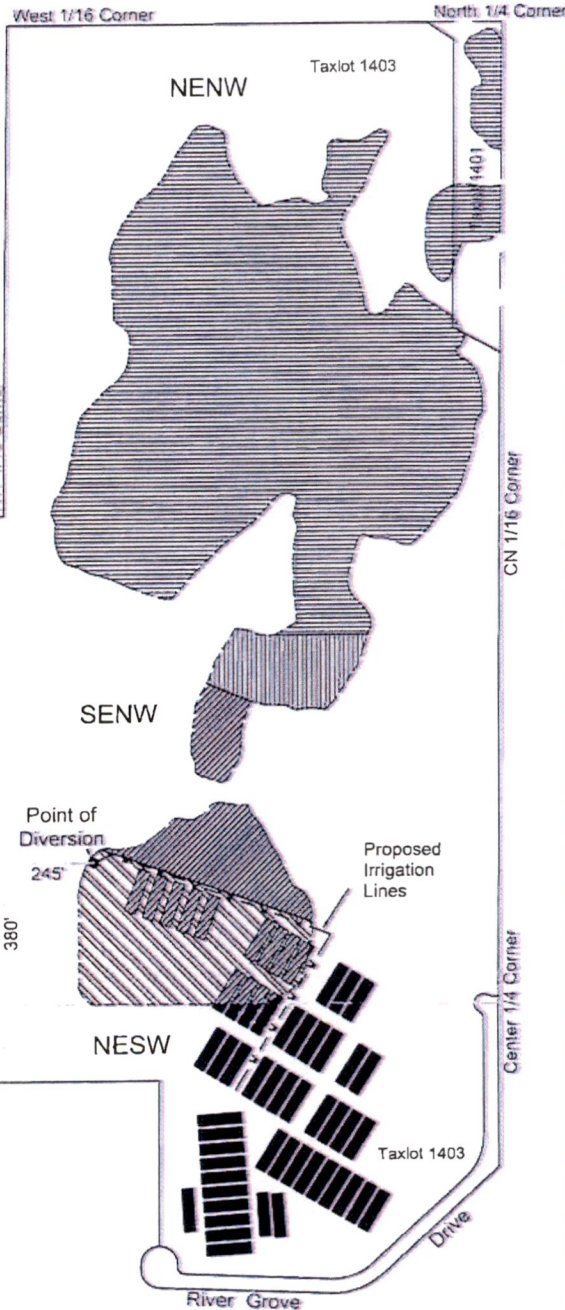
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REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

**PRELIMINARY**

OREGON  
July 19, 1994  
WILLIAM COLISCH  
2659

Renews 12/31/23

2023 110 River Grove

AP# 40-08-02 Taxlot 1403





Community Development - Planning Division  
 700 NW Dimmick, Suite C  
 Grants Pass, OR 97526

Receipt Number: PL24-00506

(541) 474-5421  
 planning@josephinecounty.gov

**Payer/Payee:** USA SMALL FARM INVESTMENT GROUP  
 LLC  
 110 RIVER GROVE DR  
 CAVE JUNCTION OR 97523

**Cashier:** Kaitlyn Brown

**Date:** 05/02/2024

**Primary Parcel:** 40080200001403

PL-2024-00606 LAND USE INFORMATION RESPONSE 110 RIVER GROVE DR

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Land Use Information Response	\$125.00	\$125.00	\$0.00
	<b>\$125.00</b>	<b>\$125.00</b>	<b>\$0.00</b>

<u>Payment Method</u>	<u>Reference Number</u>	<u>Payment Amount</u>
CASH		\$125.00
<b>Total Paid:</b>		<b>\$125.00</b>

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# Land Use Information Form

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Oregon Water Resources Department  
725 Summer Street NE, Suite A  
Salem, Oregon 97301-1266  
(503) 986-0900  
www.oregon.gov/OWRD

## NOTE TO APPLICANTS

In order for your application to be processed by the Oregon Water Resources Department (OWRD), this Land Use Information Form must be completed by a local government planning official in the jurisdiction(s) where your water right will be diverted, conveyed, used, and developed. The planning official may choose to complete the form while you wait or return the "Receipt Acknowledging Request for Land Use Information" to you. Applications received by OWRD without the Land Use Information Form, or the signed receipt, will be returned to you. **IMPORTANT:** Please note that while OWRD can accept a signed receipt as part of intake for an application for a new permit to use or store water, a completed Land Use Information Form is required for OWRD's acceptance of all other applications. Please be aware that your application cannot be approved without land use approval.

### This form is NOT required if:

- 1) Water is to be diverted, conveyed, and used on federal lands only; **OR**
- 2) The application is for a water right transfer, allocation of conserved water, exchange, permit amendment, or ground water registration modification, and **all** of the following apply:
  - a. The existing and proposed water use is located entirely within lands zoned for exclusive farm-use or within an irrigation district;
  - b. The application involves a change in place of use only;
  - c. The change does not involve the placement or modification of structures, including but not limited to water diversion, impoundment, distribution facilities, water wells and well houses; **and**
  - d. The application involves irrigation water uses only.

## NOTE TO LOCAL GOVERNMENTS

The person presenting the attached Land Use Information Form is applying for a new water right or modifying an existing water right. The Oregon Water Resources Department (OWRD) requires applicants to obtain land use information to ensure the water right does not result in land uses that are incompatible with your comprehensive plan. Please complete the form and return it to the applicant for inclusion in their application. **NOTE:** For new water right applications only, if you are unable to complete this form while the applicant waits, you may complete the "Receipt Acknowledging Request for Land Use Information" and return it to the applicant.

You will receive notice via OWRD's weekly Public Notice once the applicant formally submits their request to OWRD. The notice will give more information about OWRD's water right process and provide additional comment opportunities. If you previously only completed the receipt for an application for a new permit to use or store water, you will have 30 days from the Public Notice date to complete the Land Use Information Form and return it to OWRD. Your attention to this request for information is greatly appreciated. If you have questions concerning this form, please contact OWRD's Customer Service Group at 503-986-0900 or WRD\_DL\_customerservice@water.oregon.gov.



**Prepared By**

USA SMALL FARM INVESTMENT GROUP, LLC  
309 River Grove Drive Cave Junction, Oregon 97523

**After Recording Return To**

STEVEN MICHAEL AND MARYANNE MCMAHAN  
REVOCABLE LIVING TRUST  
309 River Grove Drive, Cave Junction, Oregon 97523

JOSEPHINE COUNTY OFFICIAL RECORDS  
RHIANNON HENKELS, COUNTY CLERK

**2018-009942**

DED-QTD

08/07/2018 11:07 AM

Cnt=1 Pgs=2 Stn=3 JJOHNSON  
\$10.00 \$11.00 \$60.00 \$10.00 \$5.00

Total:\$96.00



00422288201800099420020020

I, Rhiannon Henkels, County Clerk, certify that the within document was received and duly recorded in the official records of Josephine County.

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Space Above This Line for Recorder's Use

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**OREGON QUIT CLAIM DEED**

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COUNTY OF JOSEPHINE

JUN 07 2024

OWRD

Salem, OR

**KNOW ALL MEN BY THESE PRESENTS**, that USA SMALL FARM INVESTMENT GROUP, LLC., an Oregon Limited Liability Company, residing at 309 River Grove Drive, County of Josephine, City of Cave Junction, State of Oregon (hereinafter known as the "Grantor(s)" hereby releases and quitclaims to the Steven Michael and MaryAnne McMahan Revocable Living Trust, residing at 309 River Grove Drive, City of Cave Junction, County of Josephine, State of Oregon (hereinafter known as the "Grantee(s)" for the sum of "No consideration" releases all the rights, title, interest and claim in or to the following described real estate, situated in the County of Josephine, Oregon to-wit:

**"110 River Grove Drive known as Lot #1, River Grove Subdivision,  
Josephine County Oregon"**

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300(Definitions for ORS 195.300 to 195.336),195.301(Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation)TO 195.336(Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY

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2018-009942

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PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions). TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) To 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."

**GRANTOR**  
STEVEN MCMAHAN, MANAGER  
USA SMALL FARM INVESTMENT GROUP, LLC.

ADDRESS:  
309 River Grove Drive  
P.O. Box 802  
Cave Junction, Oregon 97523

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STATE OF OREGON)  
COUNTY OF JOSEPHINE)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steven McMahon whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 6<sup>th</sup> day of August, 2018.

[Signature]  
Notary Public  
My Commission Expires: October 05, 2020

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Salem, OR

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MAR 26 2024  
Salem, OR



# Application for Water Right Transfer

## Evidence of Use Affidavit



Oregon Water Resources Department  
 725 Summer Street NE, Suite A  
 Salem, Oregon 97301-1266  
 (503) 986-0900  
 www.wrd.state.or.us

Please print legibly or type. Be as specific as possible. Attach additional pages if you need more spacing. Supporting documentation must be attached.

State of Oregon )  
 County of Josephine ) ss  
 I, Dimitar Panayotov, in my capacity as \_\_\_\_\_  
 mailing address 302 River Grove Drive (Care Junction), OR, 97523  
 telephone number (541) 660 7969, being first duly sworn depose and say:

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 Salem, OR

1. My knowledge of the exercise or status of the water right is based on (check one):  
 Personal observation                       Professional expertise

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2. I attest that:  
 Water was used during the previous five years on the **entire** place of use for Certificate # \_\_\_\_\_; OR  
 My knowledge is specific to the use of water at the following locations within the last five years:

Certificate #	Township	Range	Mer	Sec	¼ ¼	Gov't Lot or DLC	Acres (if applicable)
<del>87000</del> <u>87000</u>	<u>40 S</u>	<u>8 W</u>		<u>2</u>			

OR

- Confirming Certificate # \_\_\_\_\_ has been issued within the past five years; OR  
 Part or all of the water right was leased instream at some time within the last five years. The instream lease number is: \_\_\_\_\_ (Note: If the entire right proposed for transfer was not leased, additional evidence of use is needed for the portion not leased instream.); OR  
 The water right is not subject to forfeiture and documentation that a presumption of forfeiture for non-use would be rebutted under ORS 540.610(2) is attached.  
 Water has been used at the actual current point of diversion or appropriation for more than 10 years for Certificate # \_\_\_\_\_ (For Historic POD/POA Transfers)

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 MAY 14 2024  
 Salem, OR

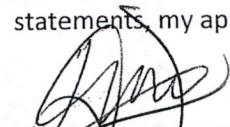
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 MAR 26 2024

(continues on reverse side)



3. The water right was used for: (e.g., crops, pasture, etc.): \_\_\_\_\_

4. I understand that if I do not attach one or more of the documents shown in the table below to support the above statements, my application will be considered incomplete.

  
\_\_\_\_\_  
Signature of Affiant

11/8/2023  
\_\_\_\_\_  
Date

Signed and sworn to (or affirmed) before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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\_\_\_\_\_  
Notary Public for Oregon

My Commission Expires: \_\_\_\_\_

Supporting Documents	Examples
<input type="checkbox"/> Copy of a water right certificate that has been issued within the last five years. (not a remaining right certificate)	Copy of <b>confirming</b> water right certificate that shows issue date
<input type="checkbox"/> Copies of receipts from sales of irrigated crops or for expenditures related to use of water	<ul style="list-style-type: none"><li>● Power usage records for pumps associated with irrigation use</li><li>● Fertilizer or seed bills related to irrigated crops</li><li>● Farmers Co-op sales receipt</li></ul>
<input type="checkbox"/> Records such as FSA crop reports, irrigation district records, NRCS farm management plan, or records of other water suppliers	<ul style="list-style-type: none"><li>● District assessment records for water delivered</li><li>● Crop reports submitted under a federal loan agreement</li><li>● Beneficial use reports from district</li><li>● IRS Farm Usage Deduction Report</li><li>● Agricultural Stabilization Plan</li><li>● CREP Report</li></ul>
<input type="checkbox"/> Aerial photos containing sufficient detail to establish location and date of photograph  <p>Received by OWRD JUN 07 2024 Salem, OR</p>	Multiple photos can be submitted to resolve different areas of a water right. If the photograph does not print with a "date stamp" or without the source being identified, the date of the photograph and source should be added.  Sources for aerial photos: OSU – <a href="http://www.oregonexplorer.info/imagery">www.oregonexplorer.info/imagery</a> OWRD – <a href="http://www.wrd.state.or.us">www.wrd.state.or.us</a> Google Earth – <a href="http://earth.google.com">earth.google.com</a> TerraServer – <a href="http://www.terraserver.com">www.terraserver.com</a>
<input type="checkbox"/> Approved Lease establishing beneficial use within the last 5 years	Copy of instream lease or lease number



**AFFIDAVIT**

The State of Oregon )  
 ) S.S.  
County of ~~Josephine~~ <sup>pcc</sup> Jackson )

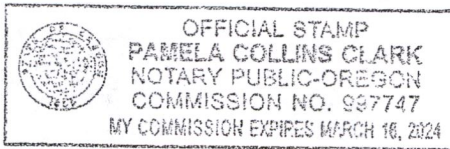
I, Dimitar Danailov, of Cave Junction, in Josephine, Oregon, MAKE OATH AND SAY THAT:

- 1. Evidence of use -- There has been water usage from the authorized place within the past 5 years at the location of 110 River Grove Drive, Cave Junction, OR, 97523. See attached exhibit A.

STATE OF OREGON  
<sup>pcc</sup>  
COUNTY OF ~~JOSEPHINE~~ Jackson

SUBSCRIBED AND SWORN TO BEFORE  
ME, on the 13<sup>th</sup> day of  
April, 2023

Signature Pamela Collins Clark  
(Seal)  
NOTARY PUBLIC  
My Commission expires:  
03/16/2024



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(Signature)

Dimitar Danailov

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# Add tag

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September 28, 2019 4:11 AM

DJI\_0062.MP4

/Internal storage/Download

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No camera info

269.50 MB 1920x1080 FHD

1:02 H.264 30fps

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Printed name:

DIMITAR DANAILOV

Signature:

[Handwritten Signature]

Date:

04/13/23

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Witnessing or Attesting a Signature

State of OREGON

County of Jackson

Signed (or attested) before me on (date) 13 April, 2023

by (name(s) of individual(s)) Dimitar Danailov

Pamela Collins Clark

Notary Public - State of Oregon

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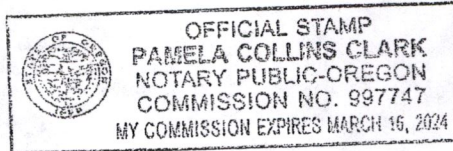
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Official Stamp



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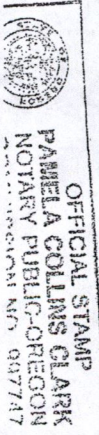
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photo of land at  
110 River Grove Drive,  
Cave Junction, Oregon 97523  
belonging to

Document Description

This certificate is attached to page 2 of a Dimitar Danailov (title or type of document), dated 13 April, 2023, consisting of 2 pages.



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Search

Search: Water Right by File

Application:

Permit:

Certificate:

Claim:

Transfer:

POD Source: Equals

Include Municipal:

(Draw box on map.)

Places of Diversion (Count: 1)

Places of Use (Count: 1)

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# OREGON LIQUOR & CANNABIS COMMISSION REQUEST Land Use Compatibility Statement

**CITY/COUNTY USE ONLY**  
Date delivered by license applicant:

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NOV 09 2023

Received by (print):  
JOCC-PLANNING

Initial: TW

**What is a land use compatibility statement (LUCS)?** The LUCS is a form used by a state agency and local government to determine whether a land use proposal is consistent with local government's comprehensive plan and land use regulations.

**Why is a LUCS required?** OLCC and other state agencies with permitting or approval activities that affect land use are required by Oregon law to be consistent with local comprehensive plans and to have a process for determining consistency. Section 34(4)(a) of 2015 Oregon Laws, Chapter 614, requires OLCC to request and obtain the LUCS and have a positive LUCS prior to issuing a license.

**When is a LUCS required?** A LUCS is required for all proposed marijuana facilities before an OLCC license can be obtained.

### How to complete a LUCS:

- **Step 1: Applicant** completes Section 1 of this form and submits it to the appropriate city or county planning office. Applicant verifies with local jurisdiction whether additional forms, applications, or permits are required.
- **Step 2: Local jurisdiction** completes Section 2 of this form indicating whether the proposed use is compatible with the acknowledged comprehensive plan and land use regulations and returns signed and dated form to the applicant.
  - Applicant completes payment to local jurisdiction for processing application.
  - Local jurisdictions are **NOT required** to begin processing LUCS forms until **January 4, 2016 at 8:30 AM.**
- **Step 3: Applicant** submits this date-stamped form and any supporting information provided by the city or county to the OLCC with the license application. This form may be submitted while Section 2 is in process with the local governing body.

**Section 1 - To be Completed by Applicant**  
*(This form must be filled out and returned to the local planning authority with the OLCC Land Use Form.)*

Applicant Name: NO TOMATO, LLC Phone: 541 761 2353

Mailing Address: 110 River Grove Drive Rm/Ste:

City: Cave Junction State: OR ZIP: 97523

Site plan of the subject property and proposed development attached? (required)

Proposed Premises Address: 110 River Grove Drive Rm/Ste:

City: Cave Junction County: Josephine ZIP: 97523

Tax Lot #: 1403 Range/Section\*: 8W Section 2 Latitude: 42.7.15.2

Township\*: 40 South Map\*: 40080200001403 Longitude: 123.36.54.5

Proposed use/permit type sought (A separate LUCS may be necessary for each proposed use even if it is on the same property):

Producer  Wholesaler  Processor  Retailer  Laboratory  Research Certificate

Note indoor or outdoor below List endorsements below

Details of proposed use (note any attachments):  
Tier II Outdoor

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Site Location:

- Inside city limits
- Inside UGB
- Outside UGB

Name of Jurisdiction:

JOSEPHINE COUNTY

Property Zoning of Proposed Premises:

EXCLUSIVE FARM (EF)

- The proposed land use has been reviewed and **is prohibited.**
- The proposed land use has been reviewed and **is not prohibited.**

If the proposed land use is allowable only as a conditional use, permits are required as noted below.

Comments:

PRODUCTION ONLY with off-site wholesaling. No on-site wholesaling, retailing, laboratory or research activities. PROCESSING ALLOWED; however, a farm crop processing facility is limited in scope and requires a Site Plan Review, development permit and approvals from the Building Safety Division.

All structures (including greenhouses, shipping containers, water tanks, and security systems, etc.) may require development permits, permits from Building Safety, and must meet setbacks.

No indoor lighting used in or by an indoor marijuana growing area, or indoor marijuana-processing facility, shall be visible from dwellings on adjacent properties, nor cast light onto adjacent properties nor upward into the night sky, between dusk and dawn. [Ord. 2017-001 § 1(6).]

Fences over 7 feet in height are structures and must meet setbacks. Development and Building Safety permits are required. Other types of fences have different restrictions. Tarp, cloth, junk, etc. fences are prohibited.

Any use within a riparian corridor will be subject to Site Plan Review.

Any use in a wetland will be subject to clearance by the Oregon Department of State Lands.

Tree clearing in excess of ¼ acre requires approval from the Oregon Department of Forestry.

Proposed structures located in flood hazard areas require permits and must meet current flood regulations.

Applicant is subject to Annual Compliance Certification per Chapter 5.35, JCC.

A LUCS does not guarantee compliance.

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40-08-02, TL 1403/NO TOMATO, LLC

Name of Reviewing Local Official (print):

Onnie Heater

Title:

Assistant Planner

Date:

04/06/2023

Email:

oheater@josephinecounty.gov

Phone:

541-474-5109 ext 2412

Signature:

Josephine County  
 700 NW Dimmick Street  
 Suite C  
 Grants Pass, OR 97526

Check this box if there are attachments to this form:

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**REMINDER: Local jurisdictions are NOT required to begin processing LUCS forms until January 4, 2016 at 8:30 AM**

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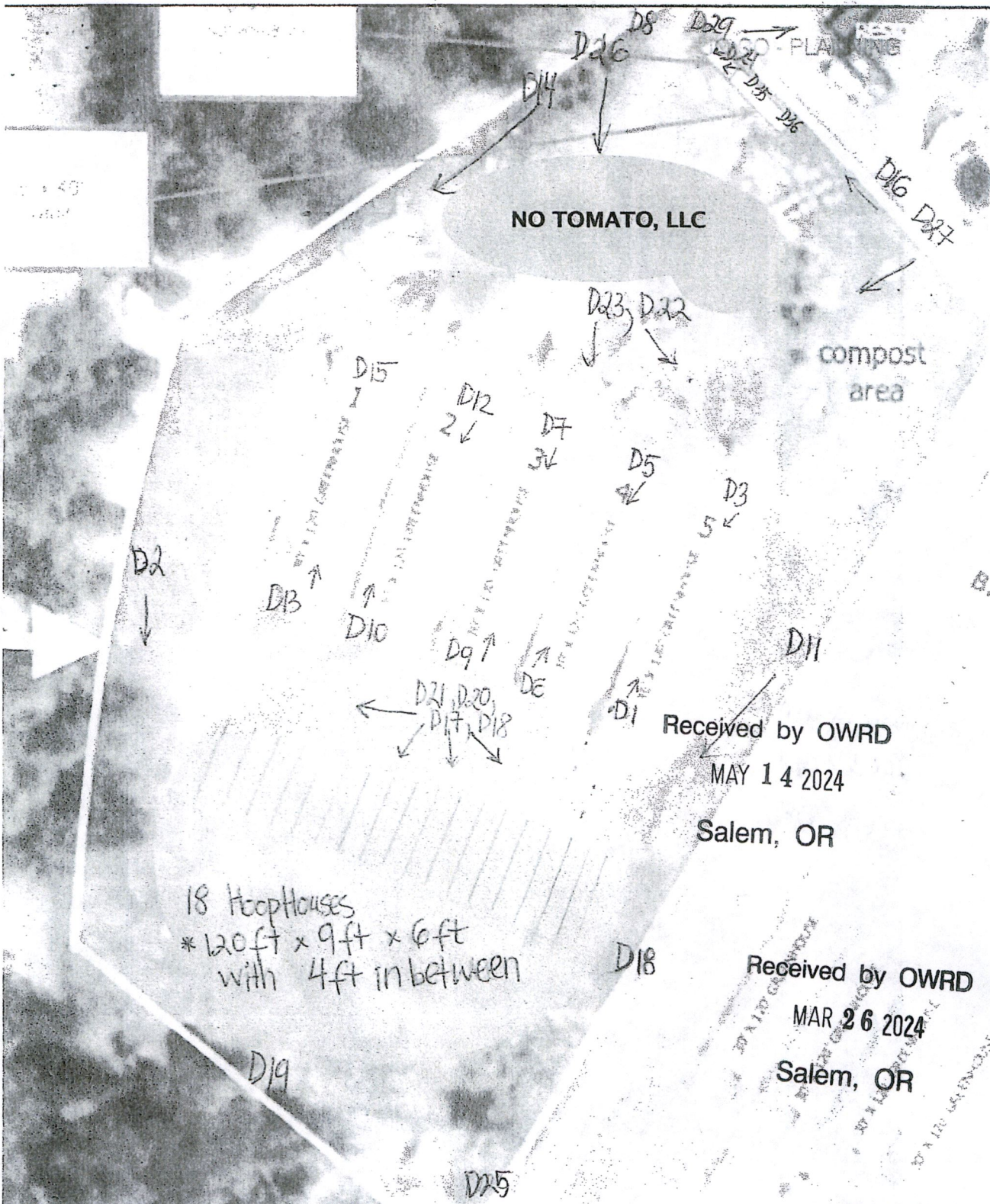
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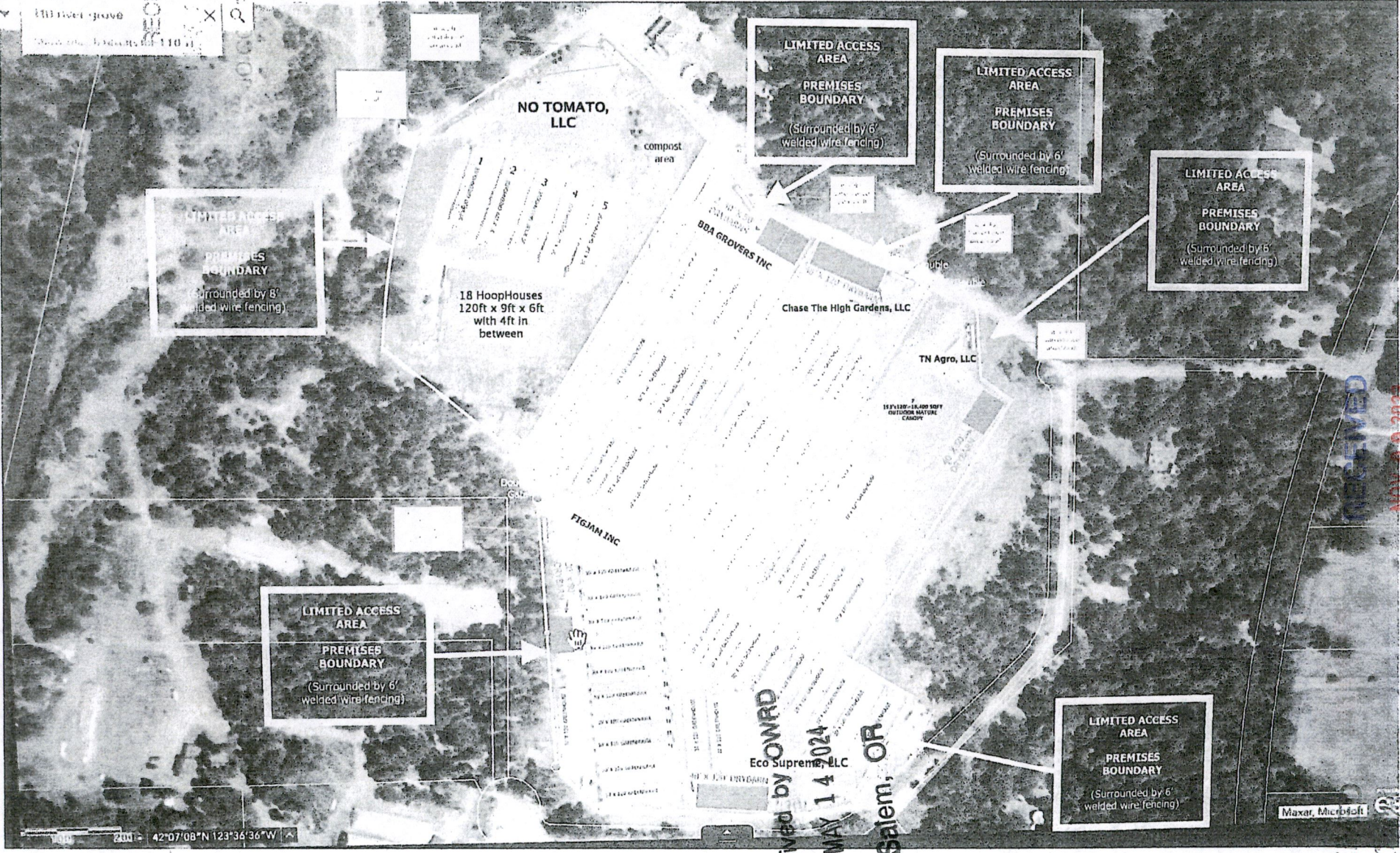
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10111...  
11111...  
11111...  
11111...

LIMITED ACCESS AREA  
 PREMISES BOUNDARY  
 (Surrounded by 6' welded wire fencing)

LIMITED ACCESS AREA  
 PREMISES BOUNDARY  
 (Surrounded by 6' welded wire fencing)

LIMITED ACCESS AREA  
 PREMISES BOUNDARY  
 (Surrounded by 6' welded wire fencing)

LIMITED ACCESS AREA  
 PREMISES BOUNDARY  
 (Surrounded by 6' welded wire fencing)

LIMITED ACCESS AREA  
 PREMISES BOUNDARY  
 (Surrounded by 6' welded wire fencing)

LIMITED ACCESS AREA  
 PREMISES BOUNDARY  
 (Surrounded by 6' welded wire fencing)

42°07'08"N 123°34'36"W

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GODDESS NECTAR  
EXTRACTS LLC  
110 RIVER GROVE DRIVE  
SUITE "B"  
CAVE JUNCTION OR 97523

NO TOMATO, LLC  
#1024055640C

Residence

A  
B  
C  
D  
E

RM 1195000

NO TOMATO, LLC - #1024055640C  
 SITE A: BBA GROVERS INC - #1011722362B2  
 Suite B: GODDESS NECTAR EXTRACTS LLC - #10080638ABF  
 SITE C: TN Agro, LLC - #1017843BA09  
 SITE D: Eco Supreme, LLC - #102313608D8  
 SITE E: FIGJAM INC - #10117065475  
 SITE F: CHASE THE HIGH GARDENS LLC - 1022318A3D3

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# OREGON LIQUOR CONTROL COMMISSION REQUEST

## Land Use Compatibility Statement

CITY/COUNTY USE ONLY  
 Date delivered by license applicant:  
**RECEIVED**  
 JUN 10 2024  
 Received by: **PLANNING**  
 Initial: **TS**

**What is a land use compatibility statement (LUCS)?** The LUCS is a form used by a state agency and local government to determine whether a land use proposal is consistent with local government's comprehensive plan and land use regulations.

**Why is a LUCS required?** OLCC and other state agencies with permitting or approval activities that affect land use are required by Oregon law to be consistent with local comprehensive plans and to have a process for determining consistency. Section 34(4)(a) of 2015 Oregon Laws, Chapter 614, requires OLCC to request and obtain the LUCS and have a positive LUCS prior to issuing a license.

**When is a LUCS required?** A LUCS is required for all proposed marijuana facilities before an OLCC license can be obtained.

**How to complete a LUCS:**

- **Step 1: Applicant** completes Section 1 of this form and submits it to the appropriate city or county planning office. Applicant verifies with local jurisdiction whether additional forms, applications, or permits are required.
- **Step 2: Local jurisdiction** completes Section 2 of this form indicating whether the proposed use is compatible with the acknowledged comprehensive plan and land use regulations and returns signed and dated form to the applicant.
  - Applicant completes payment to local jurisdiction for processing application.
  - Local jurisdictions are **NOT required** to begin processing LUCS forms until **January 4, 2016 at 8:30 AM.**
- **Step 3: Applicant** submits this date-stamped form and any supporting information provided by the city or county to the OLCC with the license application. This form may be submitted while Section 2 is in process with the local governing body.

Applicant Name: **GODDESS NECTAR EXTRACTS, LLC** Phone: **818.624.6886**

Mailing Address: **110 River Grove Drive** Rm/Ste: **B**

City: **Cave Junction** State: **OR** ZIP: **97523**

Site plan of the subject property and proposed development attached? (required)

Proposed Premises Address: **110 River Grove Drive** Rm/Ste: **B**

City: **Cave Junction** County: **Josephine** ZIP: **97523**

Tax Lot #\*: **1403** Range/Section\*: **8W/Section 2** Latitude: **42.7152**

Township\*: **40 south** Map\*: **40080200001403** Longitude: **-123.36545**

Proposed use/permit type sought (A separate LUCS may be necessary for each proposed use even if it is on the same property):

Producer  Wholesaler  Processor  Retailer  Laboratory  Research Certificate

Note indoor or outdoor below List endorsements below

Details of proposed use (note any attachments):  
**OLCC Recreational Processor, requesting endorsements for extracts: pull & snap, crude oil, shatter, distillate, wax, sugar and**

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**14438 -**



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8 2020

Site Location:

OWRD

OWRD

- Inside city limits
- Inside UGB
- Outside UGB

Name of Jurisdiction:

Josephine County

JOCCO-PLANNING

Property Zoning of Proposed Premises:

Exclusive Farm (EF)

- The proposed land use has been reviewed and is prohibited.
- The proposed land use has been reviewed and is not prohibited.

If the proposed land use is allowable only as a conditional use, permits are required as noted below.

Comments:

All structures (including greenhouses, shipping containers, water tanks, and security systems, etc.) may require development permits, permits from Building Safety, and must meet setbacks.

No indoor lighting used in or by an indoor marijuana growing area, or indoor marijuana-processing facility, shall be visible from dwellings on adjacent properties, nor cast light onto adjacent properties nor upward into the night sky, between dusk and dawn. [Ord. 2017-001 § 1(6).]

Fences over 7 feet in height are structures and must meet setbacks. Development and Building Safety permits are required. Other types of fences have different restrictions. Tarp, cloth, junk, etc. fences are prohibited.

Any use within a riparian corridor will be subject to Site Plan Review.

Any use in a wetland will be subject to clearance by the Oregon Department of State Lands.

Tree clearing in excess of ¼ acre requires approval from the Oregon Department of Forestry.

Proposed structures located in flood hazard areas require permits and must meet current flood regulations.

Applicant is subject to Annual Compliance Certification per Chapter 5.35, JCC.

A LUCS does not guarantee compliance.

PRODUCTION ONLY with off-site wholesaling. No on-site wholesaling, retailing, laboratory or research activities.

PROCESSING ALLOWED; however, a farm crop processing facility is limited in scope and requires a Site Plan Review, development permit and approvals from the Building Safety Division.

See attached approved site plan review for processing dated on October 25, 2017

40-08-02- -001403/Goddess Nector Extracts, LLC

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Name of Reviewing Local Official (print):

Tami Smith

Title:

Assistant Planner

Date:

8-23-2020

Email:

tsmith@josephinecounty.gov

Phone:

541-474-5424

Signature:

*Tami Smith*  
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Check this box if there are attachments to this form:

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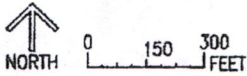
**REMINDER: Local jurisdictions are NOT required to begin processing LUCS forms until January 4, 2016 at 8:30 AM**

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**PROJECT GEOLOCATION**

	LATITUDE	LONGITUDE
A	42° 07' 09.99"N	123° 36' 55.29"W
B	42° 07' 08.05"N	123° 36' 52.09"W
C	42° 07' 05.06"N	123° 36' 55.42"W
D	42° 07' 06.03"N	123° 36' 58.21"W

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OUTSIDE SECURITY CAMERA '15

JOCO - PLANNING

WETLAND AREA PER JOSEPHINE COUNTY GIS

THERE IS NO FIRE SUPPRESSION SYSTEM WITHIN THE EXISTING PREMISES OR ON THIS TAX LOT

PROPERTY IS CURRENTLY SERVED BY THE FOLLOWING UTILITY PROVIDERS  
ELECTRIC: PACIFIC POWER  
SEWER: ON SITE SEPTIC

EXISTING 36' X 36' BARN

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EXISTING BARN DRY/TRIM

APPROXIMATE LOCATION OF EXISTING DRAINFIELD

PRIMARY RESIDENCE

8'X20' CONNEX SURVEILLANCE AREA

8'X40' CONNEX STORAGE

(5) 30' X 120' X 16' HOOP HOUSES SEE DRAWINGS, SHEETS 4 AND 5

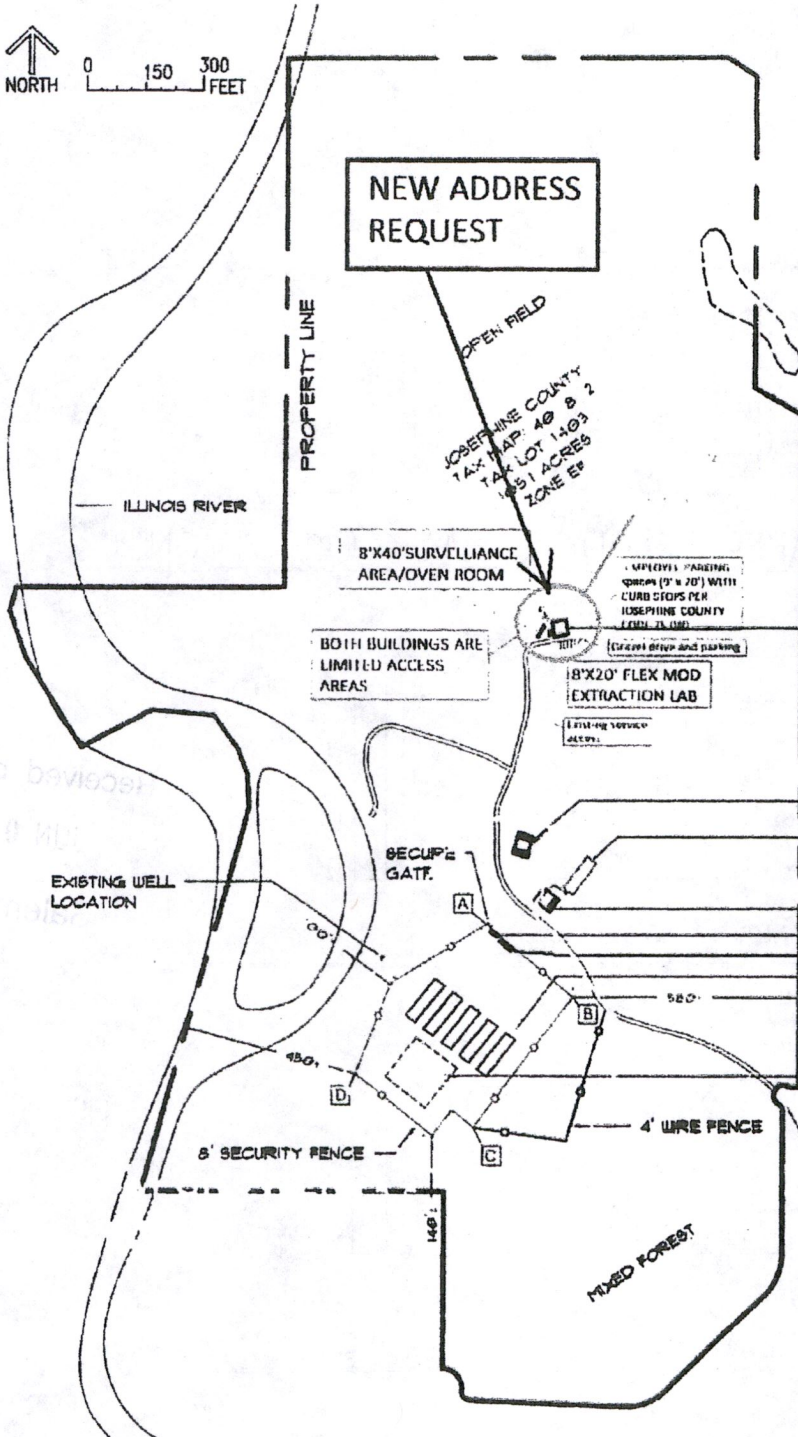
THE ESM GROWERS OUTDOOR MATURE CANOPY

EXISTING DRIVEWAY APPROXIMATELY 500' WEST OF TAKLIMA ROAD

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**OVERALL SITE PLAN**

SCALE: 1" = 300'

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**GODDESS NECTAR EXTRACTS, LLC**

PROCESSING FACILITY

DRAWING PREPARED BY BUGBEY & ASSOC., LLC  
88685 FAULHABER ROAD ELMIRA, OR 97437 (541) 654-1513

PROJECT OWNER:  
ELEONORA SHOPOVA  
(503) 804-1731

PROJECT CONTACT:  
GEORGE GROSJEAN  
818.624.6886

PROJECT ADDRESS:  
110 RIVER GROVE DRIVE  
CAVE JUNCTION OREGON 97523

PLAN DATE: JUNE 28, 2018

SCALE: 1" = 300'

DRAWN BY: SBB

CHECKED BY: SBB

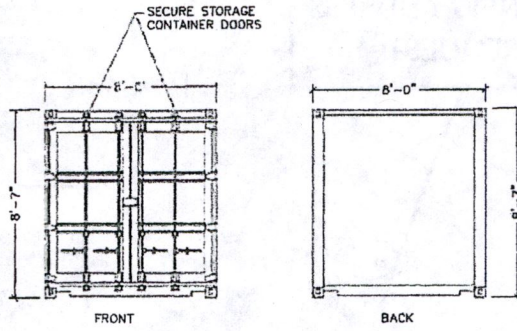
SHEET: 2 OF 6

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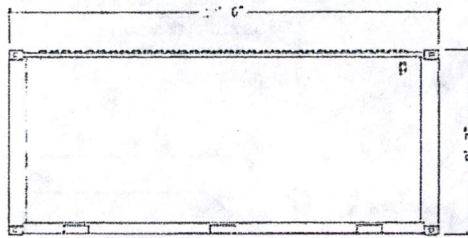
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Salem, OR SURVEILLANCE AREA FRONT & BACK ELEVATIONS

SCALE: 1/8" = 1'-0"

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SURVEILLANCE AREA SIDE ELEVATION

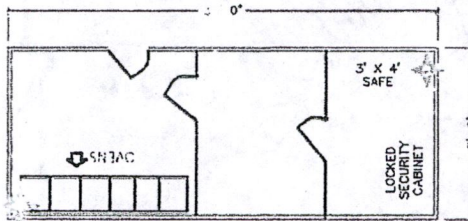
SCALE: 1/8" = 1'-0"

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SURVEILLANCE AREA OFFICE FLOOR PLAN

SCALE: 1/8" = 1'-0"

SECURE STORAGE

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SHEET NOTES:

- 1. ALL DOORS ARE LOCKABLE WITH COMMERCIAL DOOR LOCKS.
- 2. ALL INTERIOR SPACES ARE LIMITED ACCESS AREAS.
- 3. THIS DRAWING IS INTENDED FOR OLCC APPLICATION AND JACKSON COUNTY LUCS APPLICATION PURPOSES ONLY.

NOTES:

- 1. SECURE 8'X 10' CONNEX STORAGE CONTAINER SHOWN WILL BE USED FOR TVM'S OFFICE AND SECURITY AREA.

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DRAWING PREPARED BY:  
R. BAILEY  
PO BOX 1333  
CAVE JUNCTION, OR 97524

PROJECT OWNERS : GODDESS NECTAR EXTRACTS, LLC  
PROJECT ADDRESS: 110 RIVER GROVE DRIVE  
CAVE JUNCTION, OREGON 97523

TRADE NAME: GODDESS NECTAR  
LOCAL JURISDICTION : JOSEPHINE COUNTY

PLAN DATE: 06-13-2017  
SCALE: VARIES  
SHEET # 1 OF 2

A1



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ELECTRICAL REQUIREMENTS

Electrical Requirements at Service Point "MPJB" TO BE PROVIDED BY THE USER

ENGINEERED FEATURES

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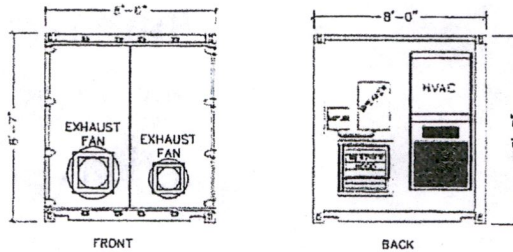
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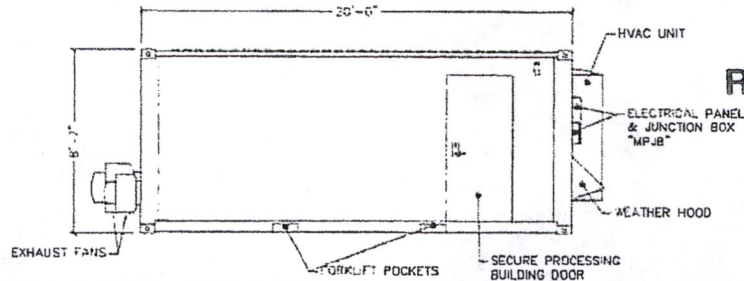
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FLEX MOD BUILDING LEFT & RIGHT SIDE ELEVATIONS

SCALE: 1/8" = 1'-0"



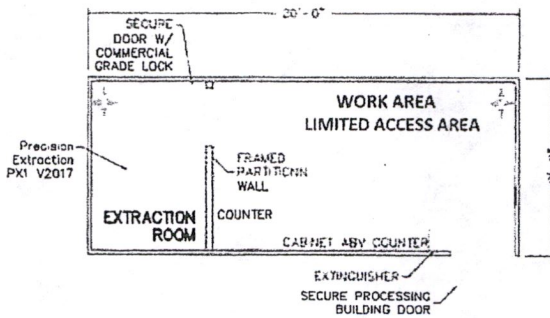
FLEX MOD BUILDING FRONT ELEVATION

SCALE: 1/8" = 1'-0"

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FLEX MOD BUILDING FLOOR PLAN

SCALE: 1/8" = 1'-0"

SECURITY CAMERAS # 1, 2

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- SH-FET NOTES:**
1. ALL DOORS ARE LOCKABLE WITH COMMERCIAL DOOR LOCKS.
  2. ALL INTERIOR SPACES ARE LIMITED ACCESS AREAS.
  3. THIS DRAWING IS INTENDED FOR OLCC APPLICATION AND JACKSON COUNTY LUCS APPLICATION PURPOSES ONLY.

DRAWING PREPARED BY: R BAILEY PO BOX 1333 CAVE JUNCTION, OR 97523	PROJECT OWNERS : GODDESS NECTAR EXTRACTS, LLC PROJECT ADDRESS: 110 RIVER GROVE DRIVE CAVE JUNCTION, OREGON 97523	TRADE NAME: GODDESS NECTAR LOCAL JURISDICTION : JOSEPHINE COUNTY	PLAN DATE: 06-13-2018 SCALE: VARIES SHEET #: 2 OF 2	A2
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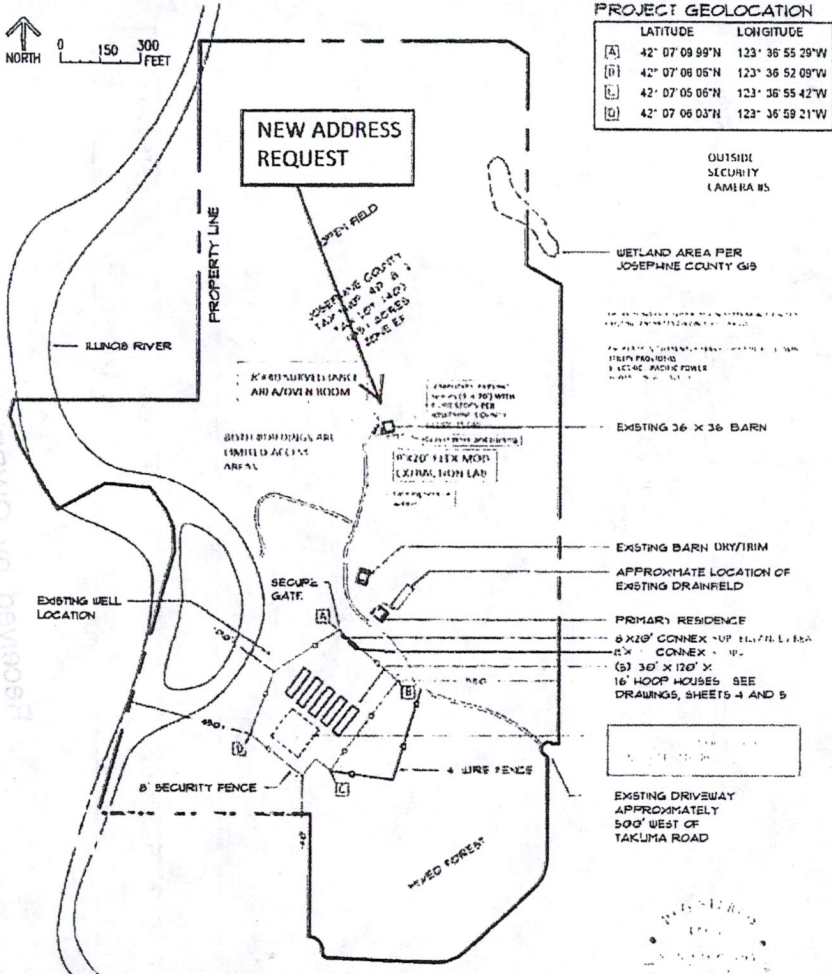
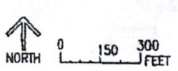
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**PROJECT GEOLOCATION**

	LATITUDE	LONGITUDE
(A)	42° 07' 09.99"N	123° 36' 55.29"W
(B)	42° 07' 06.05"N	123° 36' 52.09"W
(C)	42° 07' 05.06"N	123° 36' 55.42"W
(D)	42° 07' 06.03"N	123° 36' 59.21"W

OUTSIDE SECURITY CAMERA #5

WETLAND AREA PER JOSEPHINE COUNTY GIS

EXISTING 36 X 36 BARN

EXISTING BARN DRY/TRIM

APPROXIMATE LOCATION OF EXISTING DRAINFIELD

PRIMARY RESIDENCE  
 6 X 12' CONNEX - UP ELIZABETHA  
 2 X 12' CONNEX - W  
 (S) 36' X 120' X  
 16' HOOP HOUSES. SEE DRAWINGS, SHEETS 4 AND 5

EXISTING DRIVEWAY APPROXIMATELY 500' WEST OF TAKUMA ROAD

OVERALL SITE PLAN

SCALE 1" = 300'

<b>GODDESS NECTAR EXTRACTS, LLC</b> PROCESSING FACILITY	<b>PROJECT OWNER</b> ELEONORA SHOPOVA (503) 804-1731	<b>PROJECT CONTACT</b> GIORGI GHOSHIAN 818.624.6886	<b>PLAN DATE:</b> JUNE 28, 2018 <b>SCALE:</b> 1" = 300' <b>DRAWN BY:</b> SBB <b>CHECKED BY:</b> SBB <b>SHEET:</b> 2 OF 6
	<b>DRAWING PREPARED BY:</b> HIGBEY & ASSOC., LLC 86685 FAULHABER ROAD, CLATSOP, OR 97141-1513		<b>PROJECT ADDRESS</b> 110 RIVER GROVE DRIVE CAVE JUNCTION, OREGON 97523

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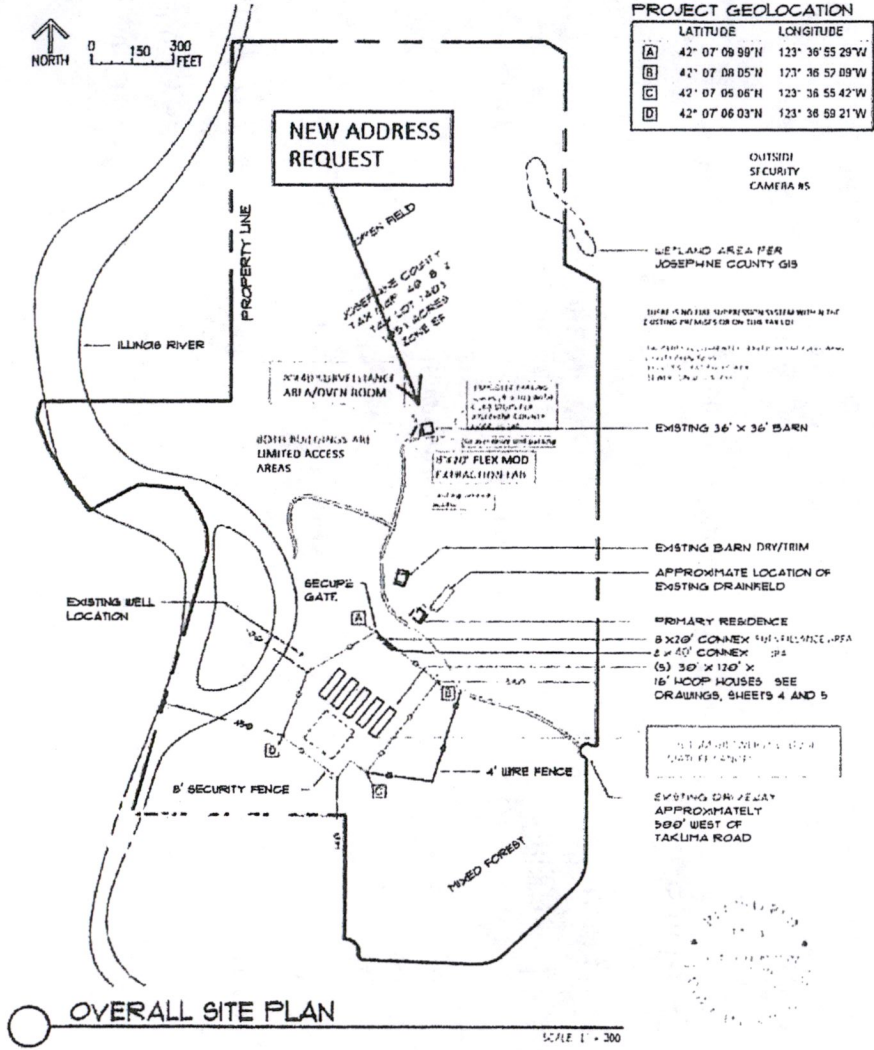
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<b>GODDESS NECTAR EXTRACTS, LLC</b> PROCESsing FACILITY	<b>PROJECT OWNER</b> ELEONORA CHOPOVA (503) 854-1721	<b>PROJECT CONTACT</b> JENNIFER GARDNER (503) 854-1000	<b>PLAN DATE</b> JUNE 28, 2018
DRAWING PREPARED BY BUGBEY & ASSOC, LLC 88685 FAULHABER ROAD ELMIRA, OR 97437 (541) 654-1513	<b>PROJECT ADDRESS</b> TID RIVER (SACU) BRIDGE CAVE JUNCTION, OREGON 97523	<b>SCALE:</b> 1" = 300' <b>DRAWN BY:</b> SBB <b>CHECKED BY:</b> SBB <b>SHEET:</b> 2 OF 8	

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Josephine County, Oregon  
**COMMUNITY DEVELOPMENT DIRECTOR'S  
DECISION**

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**Site Plan Review – Standards Only**

**SECTION 1. APPLICATION INFORMATION**

- 1.1 Owner: USA Small Farm Investment Group LLC/110 River Grove Drive Cave Junction, OR 97523
- 1.3 Applicant: Eleonora Shopova/110 River Grove Drive, Cave Junction, OR 97523
- 1.4 Representative: Dawn Adell/P.O. Box 50442 Eugene, OR 97405
- 1.2 Location: 110 River Grove Drive/40-08-02, TL 1403
- 1.3 Zoning: Exclusive Farm (EF)
- 1.4 Description of Request: Request to authorize the following on tax lot 1403: (1) placement of a recreational marijuana processing facility to operate within a proposed 8' x 20' building on the subject property with access off of River Grove Drive. (See Site Plan, **Exhibit A**)
- 1.5 Noticing Information: A pre-decision notice of the proposed site plan review application, in conformance with the requirements of ORS 197.763 and Article 32 of the *Rural Land Development Code* (RLDC), was mailed on September 12, 2017. Staff received comments within the notice period from Karen A. Keith and Stan O. Strange at 3665 Rockydale Road, Cave Junction, OR 97523 (see Section 4.8 herein). The notice list is attached as **Exhibit B**.
- 1.6 Decision: **APPROVAL** with conditions.

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**SECTION 2. EVIDENCE**

- 2.1 The evidence received is contained in the Director's file, along with all other documentation received and reviewed as part of this action. Other documentation may include aerial photographs, zoning maps, soil books, water studies, resource maps and inventories, facility plans, reports or comments from other agencies, and other like materials. These materials, in addition to the Director's file, are made a part of these findings by reference.

**SECTION 3. CAC NOTIFICATION AND RESPONSE**

- 3.1 The property involved in this request is not located within the boundaries of a Citizens Advisory Committee (CAC).

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**SECTION 4. APPLICABLE REVIEW STANDARDS AND FINDINGS OF FACT**

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4.1 Section 42.050.A - Site Review Standards:

- a. Development standards contained within this code and all other applicable master plans, rules, ordinances, codes, technical manuals and policies of the county or the state or federal governments:

**Finding:** *The applicant has submitted a Site Plan Review application in compliance with the provisions of the RLDC and all other applicable plans, rules, resolutions, ordinances, codes, technical manuals and policies of the county, state and federal governments. The property is zoned Exclusive Farm (EF). The EF zone allows farm crop processing facilities as a permitted use under Section 64.035.E of the RLDC subject to certain State/County standards. NOTE: The State of Oregon has defined marijuana as an agricultural crop. Per Section 64.035, the proposed development is subject to Article 42 Site Plan Review and the property development standards in Section 64.095 of the RLDC.*

*Final authorization for the marijuana processing facility is obtained by the issuance of a Development Permit under Article 41 of the RLDC. As conditioned below, the Director finds the application will comply with applicable development standards.*

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- b. The Josephine County Roadway and Traffic Management Plan, including the Official Street Map:

**Finding:** *The applicant submitted a narrative indicating the number of personnel on site (2) with a five year plan forecasting expansion to involve not more than 3 employees, and has estimated impacts from daily traffic to the area to be minimal as the facility will be staffed with up to 2 employees on site at one time. An existing gravel lot is proposed for use by the aforementioned employees when working on site and is subject to requirements listed in Article 75 - Off-Street Parking. Upon further review, the applicant will be required to obtain an approved Road Approach Waiver for tax lot 1403 from County Public Works. Therefore, the Director finds that the development would not significantly affect transportation facilities.*

- c. Standards for construction of required infrastructure and public health facilities; and

**Finding:** *The proposal does not require construction of any new infrastructure or public health facilities. At this time, as the proposal involves the delivery of a pre-fabricated unit 8' x 20' unit to be used as the extraction facility. This 8' x 20' building will be reviewed by the Building Safety Department as a permanent structure. The applicant will be required to obtain authorization and approval from Oregon DEQ and the Josephine County Building Safety Department prior to occupancy of the new building. Further requirements involving future extraction facility relocation and/or expansion can be obtained through the Building Safety Department.*

- d. Adequate access standards contained in Section 11.030.

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**Finding:** *The development fronts on River Grove Drive, an owner maintained road. As previously stated, the applicant will be required to obtain an approved Road Approach Waiver for the subject property from County Public Works. (§11.030, RLDC)*

4.2 §42.060 - Site Plan Map Requirements: The site plan map is prepared to scale and contains all required drawings, mathematical data and property information as required by items A through V of this section.

**Finding:** *The Director finds the site plan map contains all applicable items contained in this section*

4.3 §64.035.E - Farm Crop Processing Requirements: (1) The on-site farm operation provides at least one quarter of the farm crops to be processed; and (2) the building established for the processing facility shall not exceed 10,000 square feet of floor area exclusive of the floor area designated for preparation, storage, or other farm use, or devote more than 10,000 square feet to the processing activities within another building supporting farm uses; and (3) the processing facility shall comply with all applicable siting standards but the standards shall not be applied in a manner that prohibits the siting of the processing facility; and (4) no land division shall be approved that separates a processing facility from the farm operation on which it is located.

**Finding:** *(1) The on-site production facility (i.e. on-site grow) provides at least 25% of the total marijuana processed in the facility. (2) The proposed processing building will be 160 square feet in size, well below the 10,000 square foot maximum allowed. (3) The building will meet the applicable site standards such as setbacks and building height. (4) No land division is proposed at this time, the property is undersized (only 105.1 acres) and cannot be divided any further down to State minimum lot size (80 acres) and the existence of the processing facility on the same parcel as the farm. Furthermore, the processing facility cannot be allowed to be transferred to another abutting property via a property line adjustment per this rule.*

4.4 §64.060.B - Waiver of Claim or Cause of Action: As a condition of approval, the landowner shall sign and record in the county deed records a document binding the landowner, and the landowner's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or 30.937.

**Finding:** *Prior to the issuance of any permits, the owner of the property will be required to submit a copy of a signed, notarized, and recorded waiver of remonstrance as conditioned herein.*

4.5 §64.095 - Property Development Standards: In the Exclusive Farm (EF) zone, all structures must meet the following setbacks: 30 feet from all property lines to include fences that exceed 7 feet in height. Fences that exceed 7 feet in height require a development permit. No structure may exceed 35 feet in maximum height. The property contains approximate flood hazard area that requires a professional certificate from a registered engineer if any development occurs within that area. From the site plan provided, no development is proposed to occur within the flood hazard area. The property contains a delineated wetland per Oregon Department of State Lands (DSL) and requires approval prior to development. The Oregon Department of Environmental Quality (DEQ) requires an Authorization

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Notice from the department if the facility will be using the onsite septic system. ODFW has outlined this requirement due to any changes in the facility, increases in the flow, and/or hook ups to a currently unused system.

The processing facility will be located at the end of the driveway to 110 River Grove Drive. Two employees are proposed to serve the facility with a five year plan projecting business growth to include a total of three employees. Based on the provided information and the nature of the activity proposed to occur, traffic and on-site parking impacts are considered to be minimal. There is currently an existing gravel parking lot that is proposed to be used for parking as needed.

§ 75.040.B. Parking Area Design states that, "Groups of 3 or more parking spaces on a single lot, except those in conjunction with single-family dwellings, shall be served by a service road so that no backward movement or other maneuvering of a vehicle within a street, other than an alley, will be required. Service roads shall be designed and constructed to facilitate the flow of traffic, provide maximum safety in traffic ingress and egress, ensure the maximum safety of pedestrians and vehicular traffic on the site, but in no case shall two-way or one-way driveways be less than 20 feet and 12 feet wide respectively. Parking space dimensions shall be as follows: standard parking space 9 feet wide by 20 feet long; compact parking space 8 feet wide by 17 feet long".

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§ 75.060 – Parking Area Improvements outlines that if parking areas are not paved shall be rocked or shaled. Parking areas shall be graded so as not to drain storm water over the public sidewalk or onto any abutting public or private or public property without the express permission of the property owner. All parking areas shall provide a substantial bumper which will prevent cars from encroachment on abutting private property. Any lights provided to illuminate any public or private parking area or vehicle sales area shall be shielded or so arranged as to reflect the light way from any abutting or adjacent residential zone.

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**Finding:** *The applicant will be erecting a new building that will meet setbacks and not exceed height limits, as shown in Exhibit A. ODFW reviewed the proposal in regards to the riparian corridor area on the site and finds that there is no impact as long as the building is located outside of the riparian setback corridor of the East Fork Illinois River. DSL has reviewed the project and finds that a state permit will not be required for the proposed project because based on the submitted site plan the project appears to avoid impacts to jurisdictional wetlands and waters. (DSL File #WN2017-0419). The plan and profile of the building shall be submitted as part of the Development Permit application. Any new fencing will require permits as applicable to the project. The applicant will be required to submit parking area detail with dimensions, number of spaces, fencing, landscaping, lighting, drainage, bumpers, etc.*

4.7 Article 76 – Wildfire and Emergency Safety Standards: This Article is intended to reduce threats to human life and safety, to structures and to wild lands, and to improve access in emergencies. Any land development that requires site plan review shall be required to develop wildfire mitigation plans that assure safety of the development. The Director shall apply standards contained in this Article to assure that its purposes are met. The following standards shall apply to this project: (a) driveways shall be developed to within 50 feet of all habitable structures, 150 feet of non-habitable structures, and 10 feet of water sources

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for fire suppression: (b) driveways shall be at least 12 feet wide; (c) the area above the entire length and width of driveways shall be cleared and kept clear of all obstructions for a minimum vertical distance of 13.5 feet; (d) driveways leading to water sources used for fire suppression shall terminate in a turnaround area that is surfaced consistent with the surface requirements for connecting driveways; (e) gates on private driveways shall provide a clear opening of at least 12 feet; gates must be setback at least 30 feet from a public road or highway to allow emergency vehicles to clear the roadway when stopped at the gate; (f) address and directions signs shall be permanently posted and maintained at driveway entrances and at any subsequent driveway intersections so that they clearly and effectively direct approaching emergency traffic to structure locations; (g) signs shall be posted and kept visible to indicate the nature and location of water sources that can be used for fire suppression; (h) numbers or letters used in the signs shall be at least 3 inches high and consist of light reflective material; (i) "No Parking" signs shall be posted and maintained to prevent interference with equipment attempting to gain access to such water sources.

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**Finding:** Fire safety standards will be met as conditioned below. The applicant shall comply with all State Fire Marshal and Building Safety requirements as conditioned herein.

4.8 Public Comments: Staff received comments within the public notice period from Karen A. Keith and Stan O. Strange at 3665 Rockydale Road, Cave Junction, OR 97524. Ms. Keith and Mr. Strange own property one parcel over to the west of the subject property but does not abut the subject property. Ms. Keith and Mr. Strange have listed the following concern: (1) there are already too many processing facilities in Josephine County.

**Finding:** The applicant submitted a response to Ms. Keith's and Mr. Strange's concerns dated September 18, 2017. The Director has reviewed the comments and makes the following findings:

(1) The marijuana facility (production and processing) is considered an agricultural use in the State of Oregon. Agricultural uses are permitted in farm zones such as the subject parcel (R1403 - Exclusive Farm (EF) zone). The property abuts resource zoned lots on all sides, two residentially zoned properties are located at the northwest corner of the property. It is always challenging when we have resource lands (farm and forest) that border residential areas; however, state law protects agricultural and forest activities on resource lands. The subject property has been zoned farm for many years alongside the fields abutting the subject property. The subject property is an appropriate area for the use.

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**SECTION 5. DECISION & CONDITIONS OF APPROVAL**

Based on the evidence and the findings of fact entered herein, the Director hereby **APPROVES** the site plan for the development as described in Section 1 of this document. This approval is subject to performance of the following conditions:

- 1. Prior to the issuance of a Development Permit (i.e. as part of permit application), the applicant shall submit (a) proof of a fire service contract; (b) plan and profile for parking lot design per Article 75 requirements with dimensions, number of spaces, fencing, landscaping, lighting, drainage, bumpers, etc.; (c) plan and profile for all signs with dimensions; (d) plan and profile of the new building; (e) plan and profile of any water

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tanks; (f) copy of approved road approach waiver from Public Works. (Article 74.75 & 76, RLDC)

2. Prior to the issuance of any approach permit, the applicant shall be required to remove all private improvements (signs, fencing, etc.) from county rights-of-way. (Section 80.010, 80.020.D, 80.030, RLDC & Public Works)
3. The Building Safety Department requires that a Licensed Design Professional submit all plans and specifications for the permitting of the structure through the Building Safety Department. Engineering Peer review for all extraction equipment is also required. All structures used in the commercial operation will be required to comply with the 2014 Oregon Structural Specialty Code. (Section 42.050.A.1. & .3, RLDC)
4. Prior to the issuance of a Development Permit, the landowner shall sign and record in the county deed records a document binding the landowner, and the landowner's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or 30.937. (Section 64.035, 64.060.B, RLDC)
5. The development shall comply with all State Fire Marshal, DEQ, and Josephine County Building Safety requirements. (Section 42.050.A.1, RLDC)
6. All parking in conjunction with existing and approved uses shall occur on site and shall not occur within the public right-of-way. (Article 75, RLDC)
7. Any signs will be subject to the size requirements of Section 74.020.B of the RLDC (Section 74.020, RLDC).
8. Sign(s) shall not be erected or placed in such a manner so that by reason of the position, shape, or color interfere with, obstruct the view of, or be confused with any authorized traffic sign including "Stop", "Look", "Caution", "Warning" or any other phrase, word, or symbol, in such a manner as to interfere with, mislead, or confuse traffic (Section 74.030.C, RLDC).
9. Sign(s) shall be maintained in a neat, clean, and attractive condition (Section 74.030.D, RLDC).
10. Sign(s) shall be removed within 6 months after the business, product, or service is abandoned or no longer in use (Section 74.030.E, RLDC).
11. Sign(s) cannot be located within a county, state, or federal right-of-way (Section 74.030.F, RLDC).
12. Address and direction signs shall be permanently posted and maintained at driveway entrances and at any subsequent driveway intersections (or divided driveways) so that they clearly and effectively direct approaching emergency traffic to structure locations. Numbers or letters used in the signs shall be at least 3 inches high and address numbers shall consist of light reflective material. (Section 76.050, RLDC).

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Page 6 Site Plan Review -- Eleonora Shopova (Marijuana Processing Facility)  
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- 13. Signs shall be posted and kept visible to indicate the nature and location of water sources that can be used for fire suppression. "No Parking" signs shall be posted and maintained to prevent interference with equipment attempting to gain access to such water sources. (Article 76, RLDC).
- 14. Any exterior lighting shall be shielded to direct light downward, and not onto adjacent properties (Section 75.060.E RLDC).
- 15. All fences/walls will be subject to Article 73- standards for fences, walls, and screening (Article 73 RLDC).
- 16. DEQ expects that all businesses understand their responsibility to the environment and that they are liable for any degradation that is caused to the environment (air, water, land) due to the activity, if proper precautions are not taken (Section 42.050.A.1, RLDC).
- 17. No surface or subsurface discharge of hazardous waste shall occur on this property (Section 42.050.A.1 RLDC).
- 18. Development is restricted to the approved site plan map (see Exhibit A) (Section 42.060, RLDC).
- 19. Any future expansion or addition of the facility will require a new Site Plan review application (Section 42.030, RLDC).
- 20. Site Plan approval is conditioned upon the applicant, owner and/or developer obtaining all required permits by non-county agencies or jurisdictions as they pertain to the development of the project (to include OLCC and or OMMP licensing as applicable: DSL). Failure to acquire and maintain such permits in good stead throughout development shall constitute a failure of this condition for approval. (Section 41.040, RLDC)
- 21. This Director's decision is valid for 2 years from the date of this letter or the approval shall expire unless substantial development occurs as defined in Section 11.030. If substantial development does not occur, the applicant may request a time extension of the permit from the Director (Section 41.030.A & B, RLDC).
- 22. The final action is the issuance of a Development Permit (\$300.00) per Article 41 of the RLDC.

PLANNING

END OF CONDITIONS

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Completed and dated this 25<sup>st</sup> day of October, 2017.

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ASOC T O W  
RO

*Ranya Aboras*  
Julie A. Schmelzer, Community Development Director  
By: Ranya Aboras, Planner II

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Attachments: Exhibit A - Site Plan Map (2 pages)  
Exhibit B - Public Notice List (2 pages)

e-copy: Eric Heesacker, Public Works  
Kamron Ismaili, Illinois Valley Fire  
Marty Easter, DEQ  
Mark Stevenson, Building Safety  
Jake Johnstone, OWRD  
Lynne McAllister, DSL

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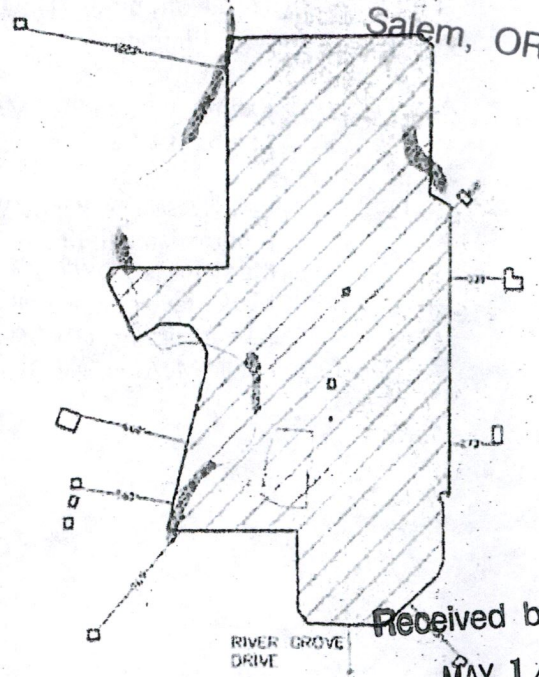
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EXHIBIT  
"A-1"

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PROJECT SITE

VICINITY MAP  
SCALE: NTS

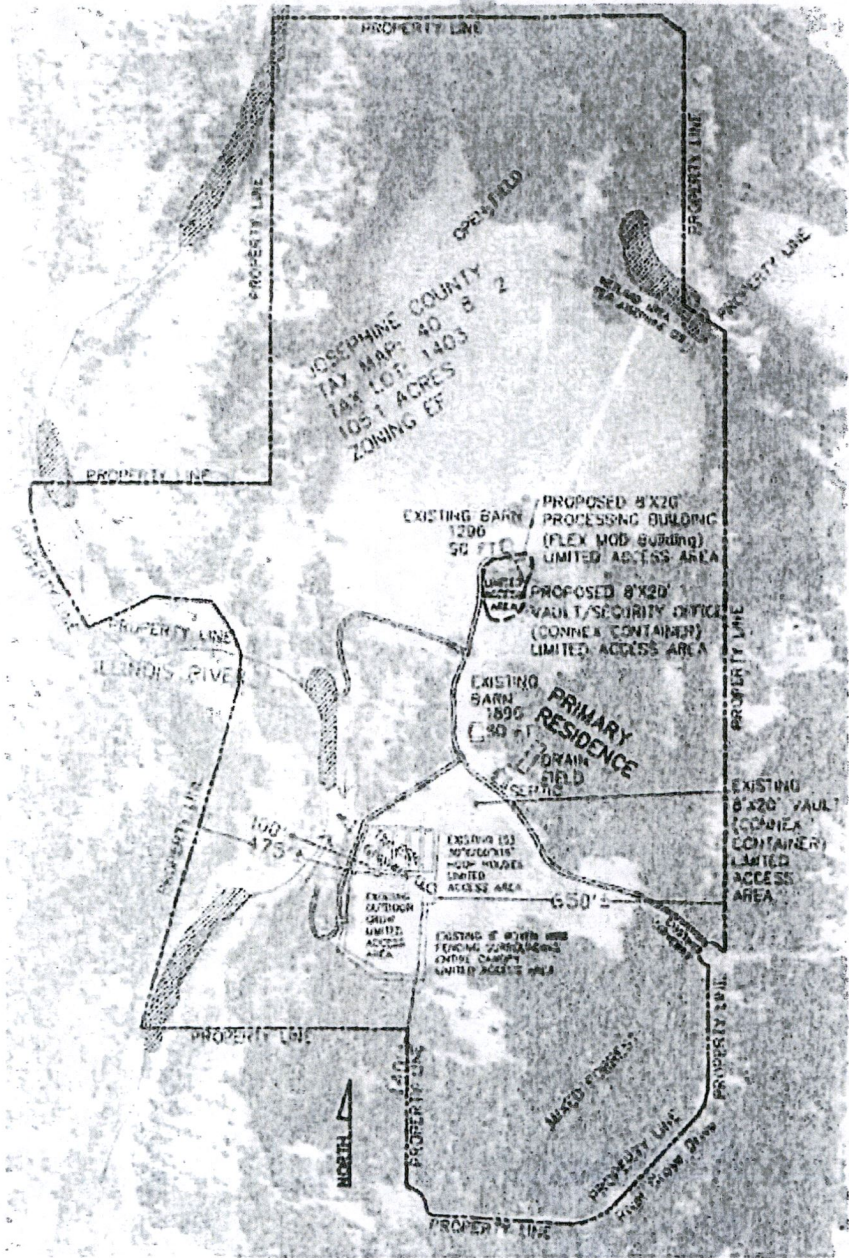
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LEGEND

SO FT	SQUARE FOOTAGE
---	PROPERTY LINE
---	RESTRICTED AREA FENCELINE
---	RIVER
■	POND/WETLAND
---	LIMITED ACCESS AREA



SITE PLAN  
SCALE: 1" = 50'

POWER PROVIDER: PACIFIC POWER WATER SERVICE: ON-SITE WELL  
WATER RIGHTS: PERMITS #'S 45764 & 12312 WASTER WATER: ON-SITE SEPTIC

SHEET NOTES:

- THIS DRAWING IS INTENDED FOR JOSEPHINE COUNTY IUCS AND OICC APPLICATION PURPOSES
- EXISTING OUTBUILDINGS INTENDED TO SUPPORT ARE NOT SUBJECT TO THIS APPLICATION
- ALL AREAS WHERE CANNABIS ARE GROWN, DRIED, CURED, PROCESSED AND STORED ARE LIMITED ACCESS AREAS
- REFER TO SEPARATE MECHANICAL PLAN FOR ADDITIONAL INFORMATION
- REFER TO SEPARATE SECURITY PLAN FOR ADDITIONAL INFORMATION
- ALL FENCES AND GROW AREAS ARE SETBACK A MINIMUM OF 30' FROM FRONT LOT LINE ALONG PELTON LANE AND 10' FROM SIDE LOT LINES OF NON CONTIGUOUS OWNERSHIP

DRAWING PREPARED BY: [Name]	PROJECT OWNERS: GODDESS NECTAR EXTRACTS, LLC	TRADE NAME: GODDESS NECTAR	PLAN DATE: 06-13-2017
PO BOX 1333	PROJECT ADDRESS: 110 RIVER GROVE DRIVE	LOCAL JURISDICTION: JOSEPHINE COUNTY	SCALE: VARIES
CAVE JUNCTION, OR 97523	CAVE JUNCTION, OREGON 97523		SHEET #: 1 OF 2

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EXHIBIT  
"A-2"

PROPOSED 8'X20'  
PROCESSING BUILDING  
(FLEX MOD Building)  
LIMITED ACCESS AREA

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LOCAL PLANNING

EXISTING BARN  
1296  
SQ. FT.

LIMITED  
ACCESS  
AREA

PROPOSED 8'X20'  
VAULT/SECURITY OFFICE  
(CONNEX CONTAINER)  
LIMITED ACCESS AREA

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NORTH

EXISTING  
BARN  
1890  
SQ. FT.

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PROPOSED VAULT/SECURITY  
(CONNEX CONTAINER) PLAN

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SCALE: 1" = 100'

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DRAWING PREPARED BY R. BAILEY PO BOX 1333 CAVE JUNCTION, OR 97523	PROJECT OWNERS: GODDESS NECTAR EXTRACTS, LLC PROJECT ADDRESS: 110 RIVER GROVE DRIVE CAVE JUNCTION, OREGON 97523	TRADE NAME: GODDESS NECTAR LOCAL JURISDICTION: JOSEPHINE COUNTY	PLAN DATE: 06-13-2017 SCALE: VARIES SHEET #: 2 OF 2
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# OREGON LIQUOR CONTROL COMMISSION REQUEST Land Use Compatibility Statement

CITY/COUNTY USE ONLY  
Date delivered by licensee applicant:

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**What is a land use compatibility statement (LUCS)?** The LUCS is a form used by a state agency and local government to determine whether a land use proposal is consistent with local government's comprehensive plan and land use regulations.

**Why is a LUCS required?** OLCC and other state agencies with permitting or approval activities that affect land use are required by Oregon law to be consistent with local comprehensive plans and to have a process for determining consistency. Section 34(4)(a) of 2015 Oregon Laws, Chapter 614, requires OLCC to request and obtain the LUCS and have a positive LUCS prior to issuing a license.

**When is a LUCS required?** A LUCS is required for all proposed marijuana facilities before an OLCC license can be obtained.

**How to complete a LUCS:**

- **Step 1: Applicant** completes Section 1 of this form and submits it to the appropriate city or county planning office. Applicant verifies with local jurisdiction whether additional forms, applications, or permits are required.
- **Step 2: Local jurisdiction** completes Section 2 of this form indicating whether the proposed use is compatible with the acknowledged comprehensive plan and land use regulations and returns signed and dated form to the applicant.
  - Applicant completes payment to local jurisdiction for processing application.
  - Local jurisdictions are **NOT required** to begin processing LUCS forms until **January 4, 2016 at 8:30 AM.**
- **Step 3: Applicant** submits this date-stamped form and any supporting information provided by the city or county to the OLCC with the license application. This form may be submitted while Section 2 is in process with the local governing body.

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Applicant Name:  Phone:

Mailing Address:  Rm/Ste:

City:  State:  ZIP:

Site plan of the subject property and proposed development attached? (required)

Proposed Premises Address:  Rm/Ste:

City:  County:  ZIP:

Tax Lot #\*:  Range/Section\*:  Latitude:

Township\*:  Map\*:  Longitude:

Proposed use/permit type sought (A separate LUCS may be necessary for each proposed use even if it is on the same property):

- Producer (Note indoor or outdoor below)  
  Wholesaler  
  Processor (List endorsements below)  
  Retailer  
  Laboratory  
  Research Certificate

Details of proposed use (note any attachments):  
 OLCC Recreational Processor, requesting endorsements for extracts: pull & snap, crude oil, shatter, distillate, wax and live resin.  
 Site plan attached.

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Section 2 - To be Completed by Local Jurisdiction

Site Location:

- Inside city limits
- Inside UGB
- Outside UGB

Name of Jurisdiction:

JOSEPHINE COUNTY

Property Zoning of Proposed Premises:

EXCLUSIVE FARM (EF)

- The proposed land use has been reviewed and **is prohibited.**
- The proposed land use has been reviewed and **is not prohibited.**

If the proposed land use is allowable only as a conditional use, permits are required as noted below.

PRODUCTION ONLY with off-site wholesaling. No on-site wholesaling, retailing, laboratory or research activities. PROCESSING ALLOWED; however, a farm crop processing facility is limited in scope and requires a Site Plan Review, development permit and approvals from the Building Safety Division.

All structures (including greenhouses, shipping containers, water tanks, and security systems, etc.) may require development permits, permits from Building Safety, and must meet setbacks. Greenhouses cannot emit light between dusk to dawn.

Fences over 7 feet in height are structures and must meet setbacks. Development and Building Safety permits are required. Other types of fences have different restrictions. Tarp, cloth, junk, etc. fences are prohibited.

Any use within a riparian corridor will be subject to Site Plan Review.

Any use in a wetland will be subject to clearance by the Oregon Department of State Lands.

Tree clearing in excess of 1/4 acre requires approval from the Oregon Department of Forestry.

Proposed structures located in flood hazard areas require permits and must meet current flood regulations.

40-08-02-00-001403/GODDESS NECTOR ETRACTS, LLC

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Name of Reviewing Local Official (print):

Melissa Older

PROCESSED

Title:

Community Development Office Manager

NOV 20 2018

Date:

11/20/2018

Email:

molder@co.josephine.or.us

Phone:

541-474-5423

Signature:

MELISSA OLDER

Received by OWRD

Josephine County Planning  
700 NW Dimmick Street  
Suite C  
Grants Pass, OR 97526

Check this box if there are attachments to this form:

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**REMINDER: Local jurisdictions are NOT required to begin processing LUCS forms until January 4, 2016 at 8:30 AM**

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# ENGINEERED FEATURES

**GENERAL NOTES**  
1. This drawing is a preliminary drawing and is subject to change without notice. The contractor shall verify all dimensions and conditions in the field before construction.

**PERMITS**  
1. This drawing is intended for use in obtaining all necessary permits for the construction of the building.

**CONSTRUCTION**  
1. The contractor shall construct the building in accordance with the approved plans and specifications.

**FINISHES**  
1. The interior finishes shall be as specified in the schedule of finishes. The exterior finishes shall be as specified in the schedule of finishes.

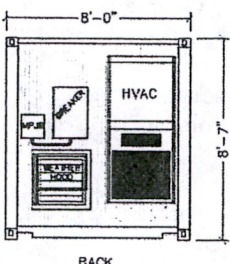
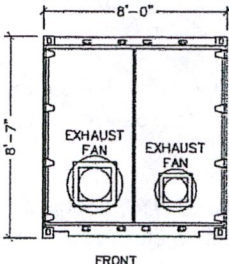
**EXHAUST FANS**  
1. The exhaust fans shall be installed in accordance with the manufacturer's instructions and shall be tested and certified by a qualified professional.

**EXHAUST SYSTEM**  
1. The exhaust system shall be designed to meet the requirements of the applicable codes and standards.

**ELECTRICAL NOTES**  
1. The electrical system shall be installed in accordance with the National Electrical Code (NEC) and all applicable local codes.

**GENERAL NOTES**  
1. The contractor shall verify all dimensions and conditions in the field before construction.

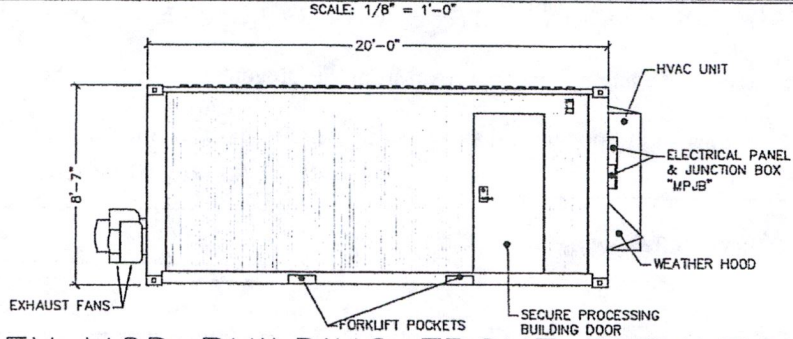
ELECTRICAL REQUIREMENTS	
Electrical Requirement at Service Point "MPJB"	75Amps @ 208/120V 60Hz 3φ



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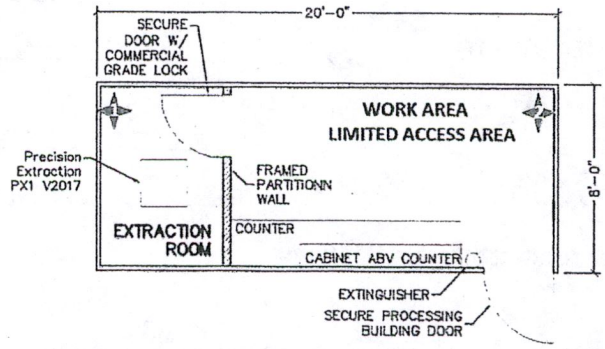
## RECEIVED FLEX MOD BUILDING LEFT & RIGHT SIDE ELEVATIONS

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## FLEX MOD BUILDING FRONT ELEVATION



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## FLEX MOD BUILDING FLOOR PLAN

**SHEET NOTES:**

1. ALL DOORS ARE LOCKABLE WITH COMMERCIAL DOOR LOCKS.
2. ALL INTERIOR SPACES ARE LIMITED ACCESS AREAS.
3. THIS DRAWING IS INTENDED FOR OLCC APPLICATION AND JACKSON COUNTY LUCS APPLICATION PURPOSES ONLY.

DRAWING PREPARED BY: R. BAILEY PO BOX 1333 CAVE JUNCTION, OR 97523	PROJECT OWNERS : GODDESS NECTAR EXTRACTS, LLC PROJECT ADDRESS: 110 RIVER GROVE DRIVE CAVE JUNCTION, OREGON 97523	TRADE NAME: GODDESS NECTAR LOCAL JURISDICTION : JOSEPHINE COUNTY	PLAN DATE: 06-13-2018 SCALE: VARIES SHEET #: 2 OF 2	A2
---	--	---	---	----





# Josephine County, Oregon

## COMMUNITY DEVELOPMENT - PLANNING DIVISION

700 NW Dimmick St, Suite C / Grants Pass, OR 97526

(541) 474-5421 / Fax (541) 474-5422

E-mail: [planning@co.josephine.or.us](mailto:planning@co.josephine.or.us)

### ADDRESS ASSIGNMENT

● Assessor (Roach)		Deputy State Fire Marshal (Shaw)	X	USPS Cave Junction/O'Brien (Weir)
● Assessor (Snodgrass)	X	GP Dept of Public Safety-Fire Prevention (Haak)		USPS Grants Pass (Loop)
● Public Works (Heesacker)		GP Dept of Public Safety-Fire/Rescue Div (L Johnson)		USPS Merlin (Ross)
● GIS (Noyes)		County Fire & Security (Trader)		USPS O'Brien (Horton)
● ECSO (Murders)		Rural / Metro Fire Dept (Holloway)	●	USPS District Address Mgmt System
● CenturyLink (Billik)		Applegate Fire District (Jackson)		USPS Rogue River (Hastings)
● CenturyLink (Omaha)	X	Illinois Valley Fire District (Ismaili)		USPS Selma/Kerby (Willard)
X Applicant		Williams Fire / Rescue (Kuntz)		USPS Williams (Rains)
ODOT (Scruggs)		Wolf Creek Fire District (Scruggs)		USPS Wolf Creek (Cox)

**DATE:** September 11, 2018  
**FROM:** Ranya Aboras (541) 474-5427  
**RE:** Address Assignment

<b>Legal</b>	40-08-02-00, TL 1403
<b>Existing address</b>	110 River Grove Drive – Cave Junction, OR 97523
<b>New addresses</b>	110 River Grove Drive, Suite B – Cave Junction, OR 97523
<b>Note:</b>	Additional address for separate business on parcel. Address required by OLCC.

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40-08-02-00, TL 1403  
110 River Grove Drive,  
Suite B

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# OREGON LIQUOR CONTROL COMMISSION REQUEST

## Land Use Compatibility Statement

CITY/COUNTY USE ONLY  
 Date delivered by license applicant:  
**RECEIVED**  
 JUN 06 2018  
**CO - PLANNING**  
 Received by (print):  
Banya Aboras  
 Initial: RA

**What is a land use compatibility statement (LUCS)?** The LUCS is a form used by a state agency and local government to determine whether a land use proposal is consistent with local government's comprehensive plan and land use regulations.

**Why is a LUCS required?** OLCC and other state agencies with permitting or approval activities that affect land use are required by Oregon law to be consistent with local comprehensive plans and to have a process for determining consistency. Section 34(4)(a) of 2015 Oregon Laws, Chapter 614, requires OLCC to request and obtain the LUCS and have a positive LUCS prior to issuing a license.

**When is a LUCS required?** A LUCS is required for all proposed marijuana facilities before an OLCC license can be obtained.

**How to complete a LUCS:**

- **Step 1: Applicant** completes Section 1 of this form and submits it to the appropriate city or county planning office. Applicant verifies with local jurisdiction whether additional forms, applications, or permits are required.
- **Step 2: Local jurisdiction** completes Section 2 of this form indicating whether the proposed use is compatible with the acknowledged comprehensive plan and land use regulations and returns signed and dated form to the applicant.
  - Applicant completes payment to local jurisdiction for processing application.
  - Local jurisdictions are **NOT required** to begin processing LUCS forms until **January 4, 2016 at 8:30 AM.**
- **Step 3: Applicant** submits this date-stamped form and any supporting information provided by the city or county to the OLCC with the license application. This form may be submitted while Section 2 is in process with the local governing body.

**Section 1 - To be Completed by Applicant**  
*\*Sections marked with an asterisk should be verified with the local planning department prior to submitting this form.*

Applicant Name: Asen Bormarov Phone: 510.330.3800

Mailing Address: 110 River Grove Drive Rm/Ste: █

City: Cave Junction State: OR ZIP: 97523

Site plan of the subject property and proposed development attached? (required)

Proposed Premises Address: 110 River Grove Drive Rm/Ste: A

City: Cave Junction County: Josephine ZIP: 97523

Tax Lot #\*: 1403 Range/Section\*: 8W/SECTION 2 Latitude: 42.7.15.2

Township\*: 40 SOUTH Map\*: 40080200001403 Longitude: 123.36.54.5

Proposed use/permit type sought (A separate LUCS may be necessary for each proposed use even if it is on the same property): **Received by OWRD**

Producer  Wholesaler  Processor  Retailer  Laboratory  Research  Other **May 14 2024**

Note indoor or outdoor below List endorsements below

Details of proposed use (note any attachments):  
 40,000 Outdoor Mature Canopy  
 10,000 Outdoor Immature Canopy

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**Salem, OR**  
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**OWRD**



Section 2 - To be Completed by Local Jurisdiction

Site Location:

- Inside city limits
- Inside UGB
- Outside UGB

Name of Jurisdiction:

JOSEPHINE COUNTY

Property Zoning of Proposed Premises:

EXCLUSIVE FARM (EF)

- The proposed land use has been reviewed and **is prohibited.**
- The proposed land use has been reviewed and **is not prohibited.**

If the proposed land use is allowable only as a conditional use, permits are required as noted below.

PRODUCTION ONLY with off-site wholesaling. No on-site wholesaling, retailing, laboratory or research activities. PROCESSING ALLOWED; however, a farm crop processing facility is limited in scope and requires a Site Plan Review, development permit and approvals from the Building Safety Division.

All structures (including greenhouses, shipping containers, water tanks, and security systems, etc.) may require development permits, permits from Building Safety, and must meet setbacks. Greenhouses cannot emit light between dusk to dawn.

Fences over 7 feet in height are structures and must meet setbacks. Development and Building Safety permits are required. Other types of fences have different restrictions. Tarp, cloth, junk, etc. fences are prohibited.

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Any use within a riparian corridor will be subject to Site Plan Review.

Any use in a wetland will be subject to clearance by the Oregon Department of State Lands.

Tree clearing in excess of 3/4 acre requires approval from the Oregon Department of Forestry.

Proposed structures located in flood hazard areas require permits and must meet current flood regulations.

40-08-02-00-001403/BORNAROV,ASEN

Name of Reviewing Local Official (print):

Melissa Older

PROCESSED

Title:

Community Development Office Manager

RECEIVED JUN 14 2018

Date:

06/14/2018

JUN 06 2023

Email:

molder@co.josephine.or.us

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Josephine County Planning

Phone:

541-474-5423

700 NW Dimmick Street

Signature:

Suite C

Grants Pass, OR 97526

Check this box if there are attachments to this form:

REMINDER: Local jurisdictions are NOT required to begin processing LUCS forms until January 4, 2016 at 8:30 AM

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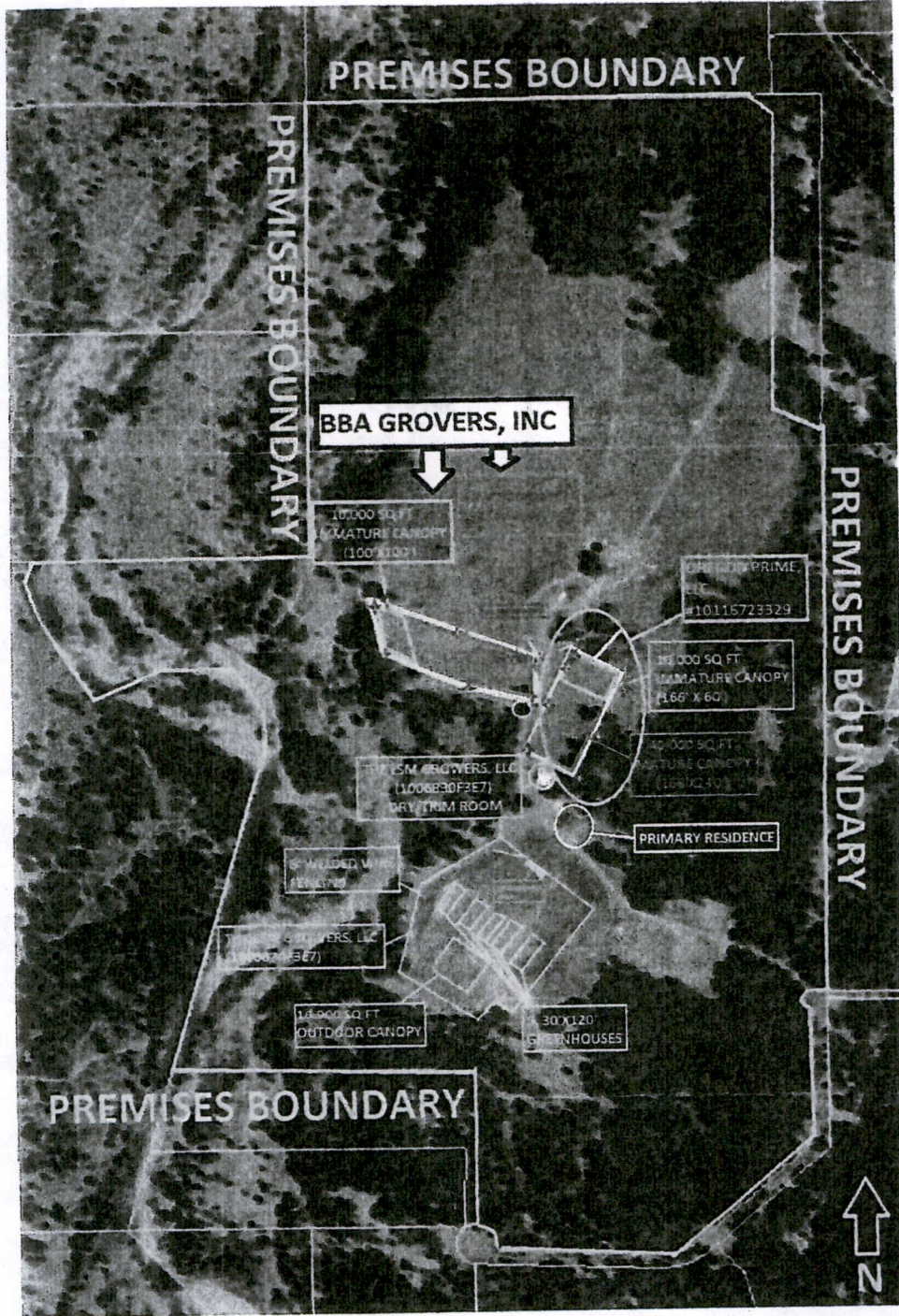
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PREMISES BOUNDARY



**BBA Groves, Inc. (#101172236B2)** Received by OWRD

**Asen Bornarov**  
110 River Grove Drive  
Cave Junction, OR 97523

BBAGroves@gmail.com  
510.330.3800

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LIMITED ACCESS AREA

10,000 SQ FT (166'X60')  
IMMATURE CANOPY

40,000 SQ FT (166' X 240')  
MATURE CANOPY

★ SECURITY CAMERAS  
NUMBERED 1-9

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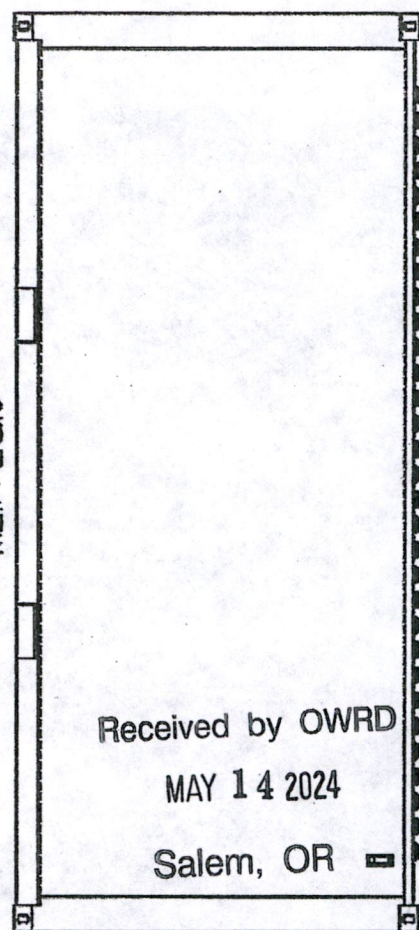
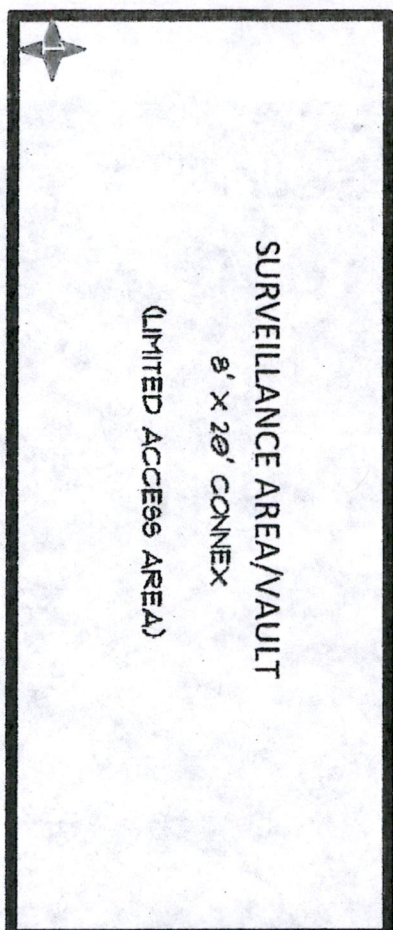
NOV 09 2023

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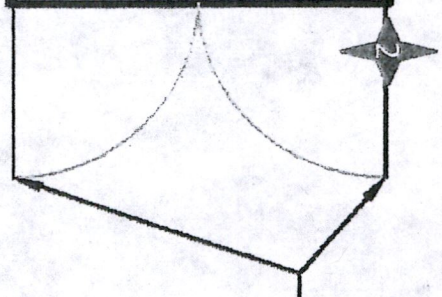


SECURITY CAMERAS  
NUMBERED 1-2



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JUN 07 2024  
Salem, OR



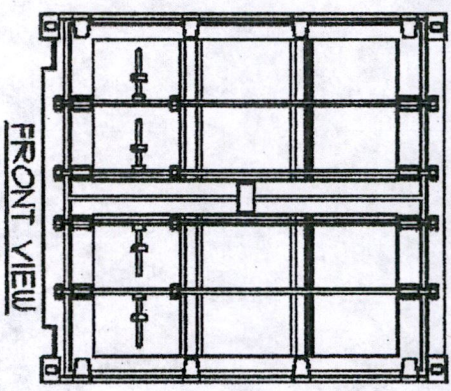
SECURE  
STORAGE  
CONTAINER  
DOORS WITH  
COMMERCIAL  
GRADE LOCK

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JUN 06 2023  
OWRD

RECEIVED  
JUN 06 2019

JO CO - PLANNING



**BBA Grovers, Inc. (#101172236B2)**  
  
Asen Bornarov  
110 River Grove Drive  
Cave Junction, OR 97523  
  
BBAGrovers@gmail.com  
510.330.3800

Received by OWRD  
MAR 26 2024  
Salem OR



Received by OWRD

JUN 07 2024

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North Latitude  
42 7 15.2

West Longitude  
123 36 54.5

MAP NUMBER	40080200001403
OWNER NAME	USA SMALL FARM INVESTMENT GROUP LLC
SITUS	110 RIVER GROVE DR
OWNER ADDRESS	110 RIVER GROVE DR
CITY	CAVE JUNCTION
STATE	OR
ZIP	97523
ZONE	EF
ACRES	105.1
PROPERTY FLAGS	Unsurveyed Flood, Granitic Soils, Slopes > 15%
IMPROVEMENTS	MAIN AREA ( 2 BEDROOMS ) WATER TANK COMMERCIAL GREEN HOUSE GENERAL PURPOSE BUILDIN CARGO CONTAINER CONCRETE FLAT WORK DECK CEDAR DECK FIR CONCRETE FLAT WORK GENERAL PURPOSE BUILDIN COMMERCIAL GREEN HOUSE WATER TANK BASEMENT, UNFINISHED WATER TANK COMMERC

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MAY 14 2024  
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JUN 06 2023  
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Josephine County Planning  
700 NW Dimmick Street  
Suite C  
Grants Pass, OR 97526

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JUN 6 2024  
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Received by OWRD

MAR 26 2024

Salem, OR

Received by OWRD

MAR 26 2024

Salem, OR





# OREGON LIQUOR CONTROL COMMISSION REQUEST

## Land Use Compatibility Statement

CITY/COUNTY USE ONLY  
Date delivered by license applicant:  
**RECEIVED**  
JUN 22 2013  
Received by (print): Mark Schexnauder  
Initial: MS

**What is a land use compatibility statement (LUCS)?** The LUCS is a form used by a state agency and local government to determine whether a land use proposal is consistent with local government's comprehensive plan and land use regulations.

**Why is a LUCS required?** OLCC and other state agencies with permitting or approval activities that affect land use are required by Oregon law to be consistent with local comprehensive plans and to have a process for determining consistency. Section 34(4)(a) of 2015 Oregon Laws, Chapter 614, requires OLCC to request and obtain the LUCS and have a positive LUCS prior to issuing a license.

**When is a LUCS required?** A LUCS is required for all proposed marijuana facilities before an OLCC license can be obtained.

**How to complete a LUCS:**

- **Step 1: Applicant** completes Section 1 of this form and submits it to the appropriate city or county planning office. Applicant verifies with local jurisdiction whether additional forms, applications, or permits are required.
- **Step 2: Local jurisdiction** completes Section 2 of this form indicating whether the proposed use is compatible with the acknowledged comprehensive plan and land use regulations and returns signed and dated form to the applicant.
  - Applicant completes payment to local jurisdiction for processing application.
  - Local jurisdictions are **NOT required to begin processing LUCS forms until January 4, 2016 at 8:30 AM.**
- **Step 3: Applicant** submits this date-stamped form and any supporting information provided by the city or county to the OLCC with the license application. This form may be submitted while Section 2 is in process with the local governing body.

**Section 1 – To be Completed by Applicant**

*\*Sections marked with an asterisk should be verified with the local planning department prior to submitting this form.*

Applicant Name: FIGJAM, INC. Phone: 224.628.0450

Mailing Address: 110 River Grove Drive Rm/Ste:

City: Cave Junction State: OR ZIP: 97523

Site plan of the subject property and proposed development attached? (required)

Proposed Premises Address: 110 River Grove Drive Rm/Ste: E

City: Cave Junction County: Josephine ZIP: 97523

Tax Lot #\*: 1403 Range/Section\*: 8W/Section 2 Latitude: 42.7152

Township\*: 40 south Map\*: 40080200001403 Longitude: -123.36545

Proposed use/permit type sought (A separate LUCS may be necessary for each proposed use even if it is on the same property):

- Producer  Wholesaler  Processor  Retailer  Laboratory  Research Certificate
- Note indoor or outdoor below List endorsements below

Details of proposed use (note any attachments):  
OLCC Recreational Producer. Site plan attached.

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NOV 09 2023

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JUN 06 2023

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14438 -

Salem, OR



Section 2 - To be Completed by Local Jurisdiction

Site Location:

- Inside city limits
- Inside UGB
- Outside UGB

Name of Jurisdiction:

JOSEPHINE COUNTY

Property Zoning of Proposed Premises:

EXCLUSIVE FARM (EF)

- The proposed land use has been reviewed and is prohibited.
- The proposed land use has been reviewed and is not prohibited.

If the proposed land use is allowable only as a conditional use, permits are required as noted below.

PRODUCTION ONLY with off-site wholesaling. No on-site wholesaling, retailing, laboratory or research activities. PROCESSING ALLOWED; however, a farm crop processing facility is limited in scope and requires a Site Plan Review, development permit and approvals from the Building Safety Division.

All structures (including greenhouses, shipping containers, water tanks, and security systems, etc.) may require development permits, permits from Building Safety, and must meet setbacks. Greenhouses cannot emit light between dusk to dawn.

Fences over 7 feet in height are structures and must meet setbacks. Development and Building Safety permits are required. Other types of fences have different restrictions. Tarp, cloth, junk, etc. fences are prohibited.

Any use within a riparian corridor will be subject to Site Plan Review.

Any use in a wetland will be subject to clearance by the Oregon Department of State Lands.

Tree clearing in excess of ¼ acre requires approval from the Oregon Department of Forestry.

Proposed structures located in flood hazard areas require permits and must meet current flood regulations.

40-08-02-00-001403/FIGJAM INC

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MAY 14 2024

Salem, OR

Josephine County Planning  
700 NW Dimmick Street  
Suite C  
Grants Pass, OR 97526

Name of Reviewing Local Official (print):

PROCESSED

JUN 27 2018

Melissa Older

Title: Community Development Office Manager

Date: 06/27/2018

Email: molder@co.josephine.or.us

Phone: 541-474-5423

Signature:

Check this box if there are attachments to this form:

REMINDER: Local jurisdictions are NOT required to begin processing LUCS forms until January 4, 2016 at 8:30 AM

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MAR 26 2024

Salem, OR

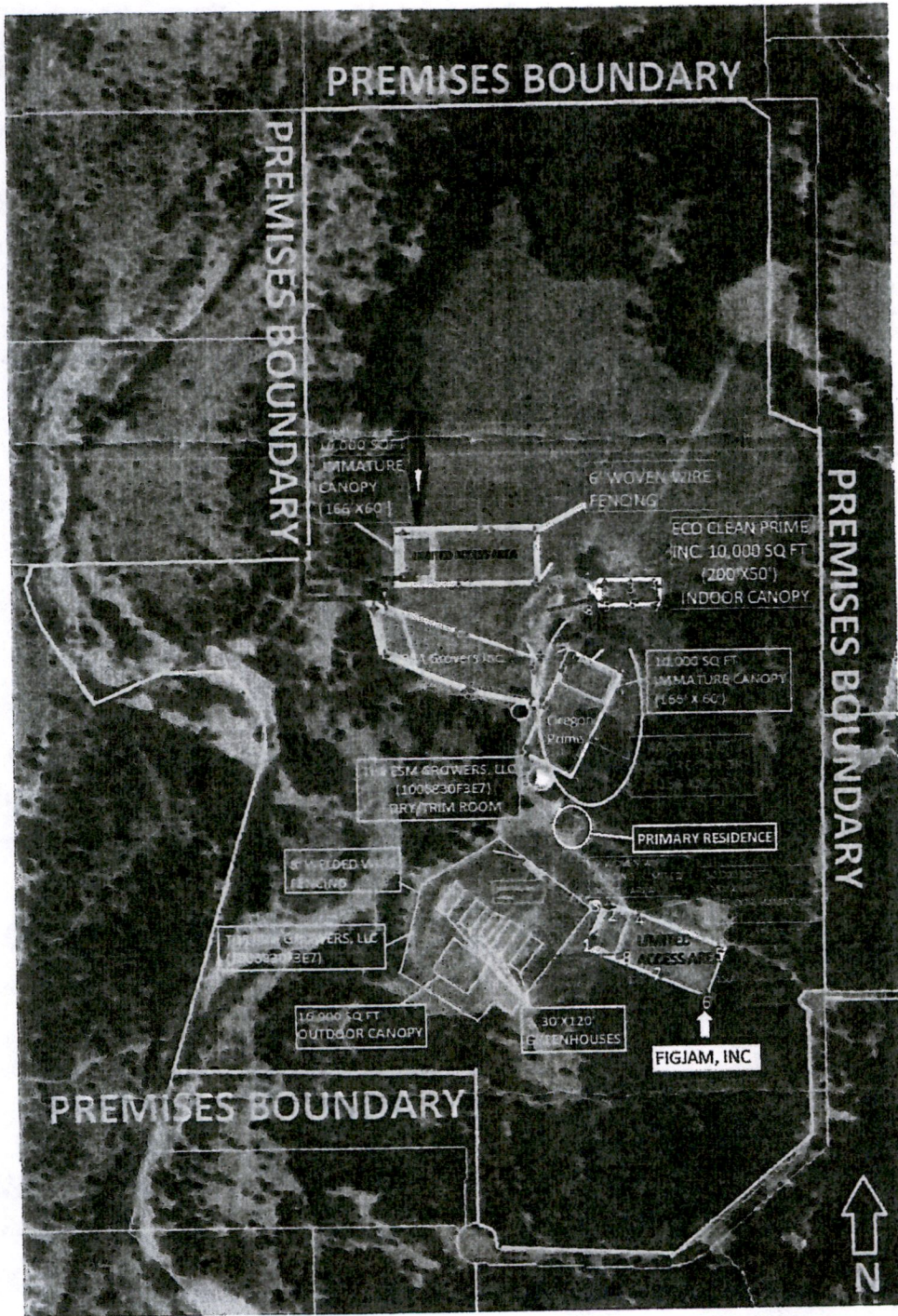
JUN 07 2024

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40,000 SQ FT MATURE CANOPY

SECURITY CAMERAS  
 NUMBERED 1- 8

8'x20' SURVEILLANCE AREA

40,000 SQ FT MATURE CANOPY

6' WOVEN WIRE FENCING -  
 LIMITED ACCESS AREA

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 JUN 07 2024

Salem, OR

**FIGJAM, Inc.**  
 Meta Sarieva  
 110 River Grove Drive  
 Cave Junction, OR 97523  
 FIGJAMIncOregon@gmail.com

Received by OWRD  
 MAR 26 2024

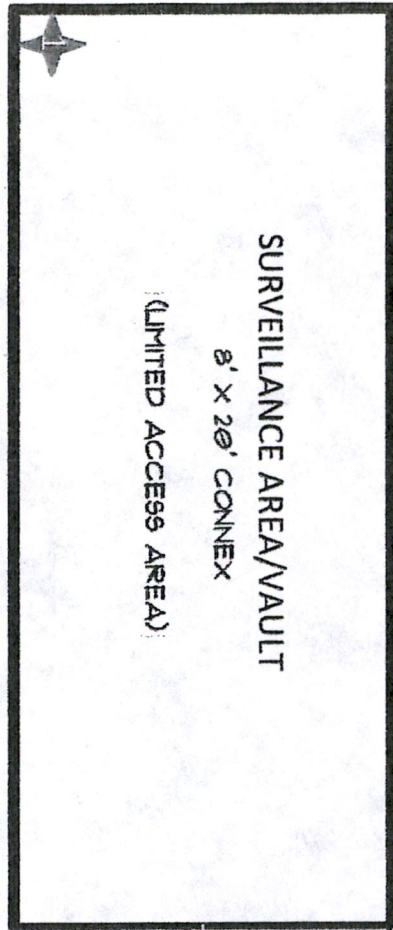
Salem, OR

14438 -





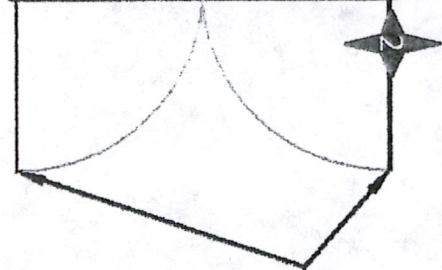
SECURITY CAMERAS  
NUMBERED 1-2



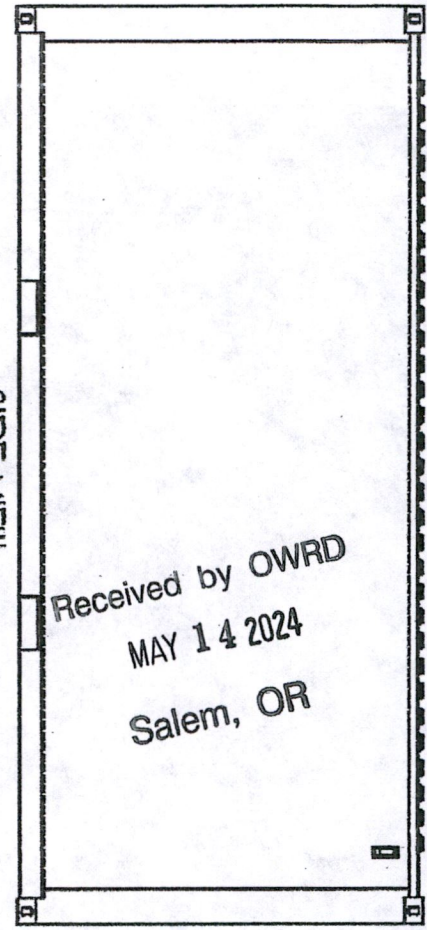
SURVEILLANCE AREA/VAULT

8' X 20' CONNEX

(LIMITED ACCESS AREA)

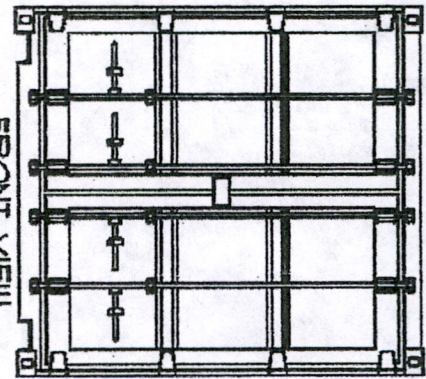


SECURE  
STORAGE  
CONTAINER  
DOORS WITH  
COMMERCIAL  
GRADE LOCK



SIDE VIEW

Received by OWRD  
MAY 14 2024  
Salem, OR



FRONT VIEW

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JUN 06 2023

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MAR 26 2024

Salem, OR

FIGJAM, Inc.

Iveta Sarieva

110 River Grove Drive  
Cave Junction, OR 97523  
FIGJAMIncOregon@gmail.com



Property Information



North Latitude  
42 7 15.2  
West Longitude  
123 36 54.5

RECEIVED  
NOV 09 2023  
OWRD

MAP NUMBER	40080200001403
OWNER NAME	USA SMALL FARM INVESTMENT GROUP LLC
SITUS	110 RIVER GROVE DR
OWNER ADDRESS	110 RIVER GROVE DR
CITY	CAVE JUNCTION
STATE	OR
ZIP	97523
ZONE	EF
ACRES	105.1
PROPERTY FLAGS	Unsurveyed Flood, Granitic Soils, Slopes > 15%
IMPROVEMENTS	MAIN AREA ( 2 BEDROOMS ) WATER TANK COMMERCIAL GREEN HOUSE GENERAL PURPOSE BUILDIN CARGO CONTAINER CONCRETE FLAT WORK DECK CEDAR DECK FIR CONCRETE FLAT WORK GENERAL PURPOSE BUILDIN COMMERCIAL GREEN HOUSE WATER TANK BASEMENT, UNFINISHED WATER TANK COMMERC

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MAY 14 2024  
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Josephine County Planning  
700 NW Dimmick Street  
Suite C  
Grants Pass, OR 97526

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JUN 28 2018

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JUN 07 2024  
Salem, OR

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MAR 26 2024  
Salem, OR





# OREGON LIQUOR CONTROL COMMISSION REQUEST Land Use Compatibility Statement

CITY/COUNTY USE ONLY  
 Date delivered by license applicant:  
**RECEIVED**  
 NOV 18 2021  
 JO CO - PLANNING  
 Received by (print):  
 11-19-21 [Signature]  
 Initial: O. Heater

**What is a land use compatibility statement (LUCS)?** The LUCS is a form used by a state agency and local government to determine whether a land use proposal is consistent with local government's comprehensive plan and land use regulations.

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**When is a LUCS required?** A LUCS is required for all proposed marijuana facilities before an OLCC license can be obtained.

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  - Local jurisdictions are **NOT required to begin processing LUCS forms until January 4, 2016 at 8:30 AM.**
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Received by OWRD  
 MAY 14 2024  
 Salem, OR

Applicant Name: TN Agro LLC Phone: 702.417.9458

Mailing Address: 110 River Grove Drive Rm/Ste:

City: Cave Junction State: OR ZIP: 97523

Site plan of the subject property and proposed development attached? (required)

Proposed Premises Address: 110 River Grove Drive Rm/Ste: C

City: Cave Junction County: Josephine ZIP: 97523

Tax Lot #: 1403 Range/Section\*: BW/Section 2 Latitude: 42.7152

Township\*: 40 South Map\*: 40080200001403 Longitude: -123.36545

Proposed use/permit type sought (A separate LUCS may be necessary for each proposed use even if it is on the same property):

- Producer  Wholesaler  Processor  Retailer  Laboratory  Research Certificate
- Note indoor or outdoor below List endorsements below

Details of proposed use (note any attachments):  
 OLCC Tier 2, Outdoor Producer License (Site plan is attached)  
 Received by OWRD

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 NOV 09 2023  
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 JUN 06 2023  
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 Salem, OR  
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Received by OWRD

JUN 07 2024

Site Location:

- Inside city limits
- Inside UGB
- Outside UGB

Salem, OR

Name of Jurisdiction:

JOSEPHINE COUNTY

Property Zoning of Proposed Premises:

EXCLUSIVE FARM (EF)

- The proposed land use has been reviewed and **is prohibited.**
- The proposed land use has been reviewed and **is not prohibited.**

If the proposed land use is allowable only as a conditional use, permits are required as noted below.

Comments:

PRODUCTION ONLY with off-site wholesaling. No on-site wholesaling, retailing, laboratory or research activities. PROCESSING ALLOWED; however, a food crop processing facility is limited in scope and requires a Site Plan Review, development permit and approvals from the Building Safety Division.

All structures (including greenhouses, shipping containers, water tanks, and security systems, etc.) require development permits, permits from Building Safety, and must meet setbacks.

No indoor lighting used in or by an indoor marijuana growing area, or indoor marijuana-processing facility, shall be visible from dwellings on adjacent properties, nor cast light onto adjacent properties nor upward into the night sky, between dusk and dawn. [Ord. 2017-001 § 1(6).]

Fences over 7 feet in height on structures and must meet setbacks. Development and Building Safety permits are required. Other types of fences have different restrictions. Tarp, cloth, junk, etc. fences are prohibited.

Any use within a riparian corridor will be subject to Site Plan Review.

Any use in a wetland will be subject to clearance by the Oregon Department of State Lands.

Tree clearing in excess of ¼ acre requires approval from the Oregon Department of Forestry.

Proposed structures located in flood hazard areas require permits and must meet current flood regulations.

Applicant is subject to Annual Compliance Certification per Chapter 5.35, JCC.

A LUCS does not guarantee compliance.

Owner must comply with DEQ regulations regarding the environment (air, water and land) that may apply to the uses authorized by this approval.

Owner must obtain all required permits by non-county agencies or jurisdictions as they pertain to the development of the project.

40-08-02, TL 1403/TN Argo

Name of Reviewing Local Official (print):

Onnie Heater

Title:

Assistant Planner

Date:

11/19/2021

Email:

oneumann@josephinecounty.gov

Phone:

541-474-5109 ext 2414

Signature:

Check this box if there are attachments to this form:

Josephine County Planning  
 700 NW Dimmick Street  
 Suite C  
 Grants Pass, OR 97526

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 MAR 26 2024  
 JUN 07 2023  
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**REMINDER: Local jurisdictions are NOT required to begin processing LUCS forms until January 4, 2016 at 8:30 AM**



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 JUN 07 2024  
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 MAY 14 2024  
 Salem, OR

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**Legend**

- Buildings
  - PRIMARY
  - SECONDARY
- Driveways
- Forest Roads
- Gravelly Soils
- Road Markers
- Slope + 15%
- Taxlots
- Water (shaded)
- Class 1
- Class 2
- Wetlands (Line)
- Wetlands (Polygon)
- FEMA Flood Map
- Appurtenance
- Floodway
- Floodway Fringe

500 0 500 1000 Feet

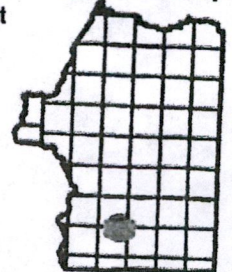
The information on this map is furnished for general interest purposes only. This information is provided without warranties of any kind, express or implied, and it should not be used to support any purchase or other investment. Neither Josephine County, Cave Junction, nor Grants Pass will accept responsibility for any errors or inaccuracies in the depicted information.



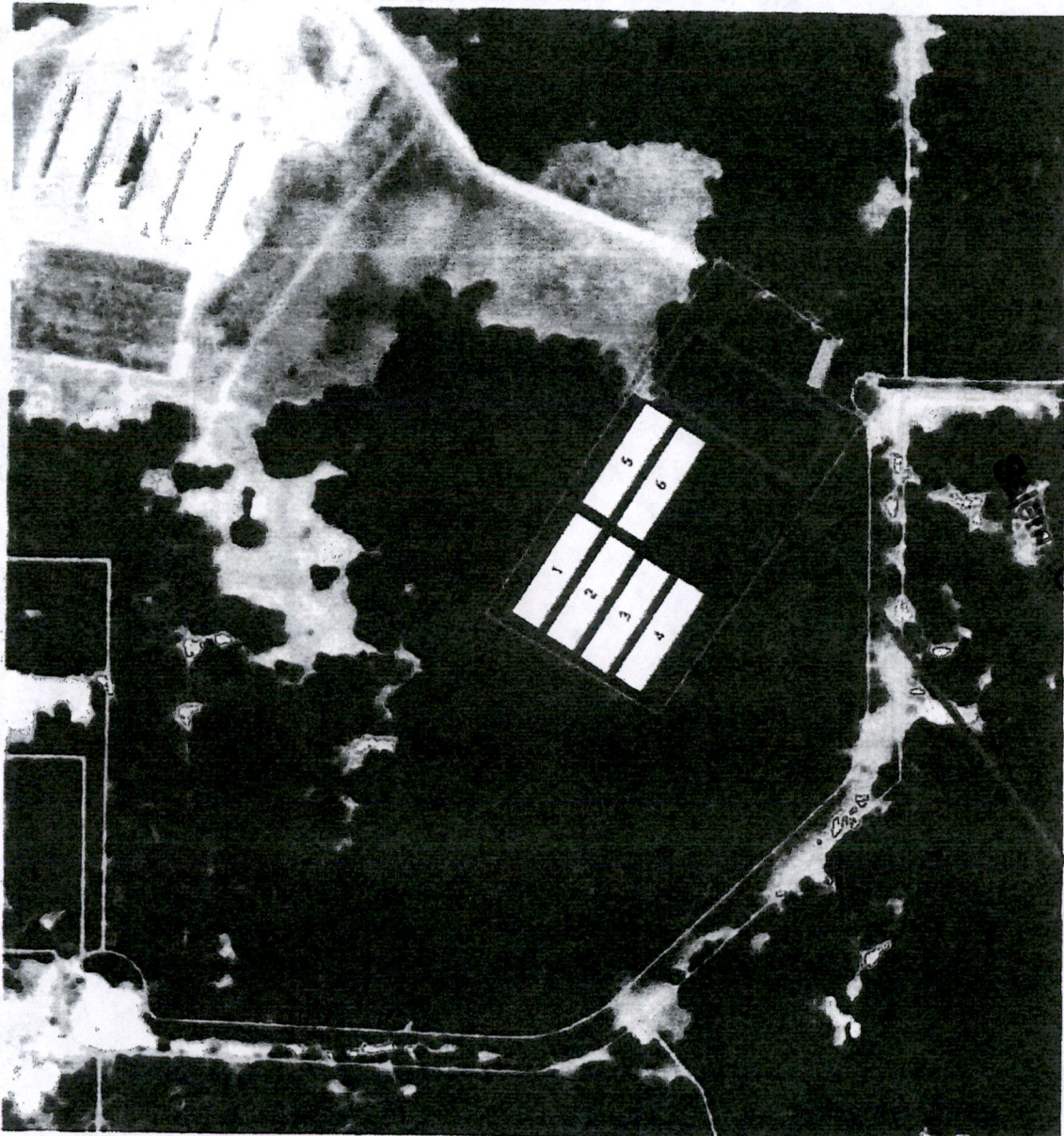
Scale  
 1:5400



**Locator Map**







**TN Agro, LLC**  
**1017843BA09**

110 River Grove Drive Ste 3  
 Cave Junction OR 97523

Received by OWRD  
 MAY 14 2024  
 Salem, OR

= Limited Access Area & Premises Boundary

= 20'x8' Surveillance Area & Storage

= (11)120'x30' Mature Canopy  
 =21,600 sqft

Outdoor Mature Canopy  
 153' x 120'  
 =18,400 sqft

TOTAL OUTDOOR MATURE CANOPY =  
 40,000 SQFT

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 MAR 26 2024  
 Salem, OR

Salem, OR

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 JUN 06 2023  
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 JUN 07 2024  
 OWRD

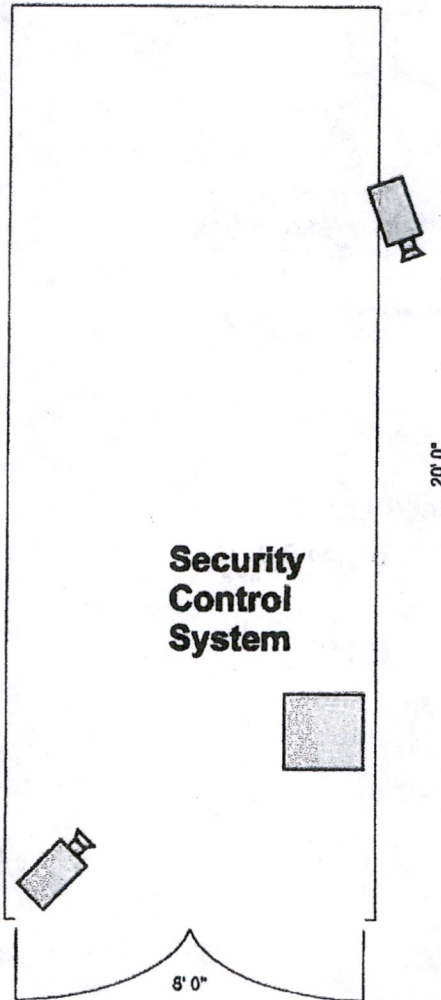


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### Surveillance Area

8' 0"



Received by OWRD

JUN 07 2024

Salem, OR

20' 0"

20' 0"

**Security Control System**

Received by OWRD

MAY 14 2024

Salem, OR

Received by OWRD

JUN 07 2024

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JUN 06 2023

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Received by OWRD

MAR 26 2024

Salem, OR

14438 -





Community Development - Planning Division  
 700 NW Dimmick, Suite C  
 Grants Pass, OR 97526

Receipt Number: PL21-01725

(541) 474-5421  
 planning@josephinecounty.gov

**Payer/Payee:** DAWN ADELL  
 PO BOX 50442  
 EUGENE OR 97405

**Cashier:** ONLINE PAYMENT

**Date:** 11/16/2021

**Primary Parcel:** 40080200001403    **Project Description:** OLCC  
 PL-2021-02586    LAND USE INFORMATION RESPONSE    110 RIVER GROVE DR

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Land Use Information Response	\$125.00	\$125.00	\$0.00
	<b>\$125.00</b>	<b>\$125.00</b>	<b>\$0.00</b>

<u>Payment Method</u>	<u>Reference Number</u>	<u>Payment Amount</u>
ONLINE PAYMENT	103713221	\$125.00
<b>Total Paid:</b>		<b>\$125.00</b>

Received by OWRD  
 JUN 07 2024  
 Salem, OR

Received by OWRD  
 MAR 26 2024  
 Salem, OR

Received by OWRD  
 MAY 14 2024  
 Salem, OR

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 JUN 06 2023  
 OWRD

Received by OWRD  
 NOV 06 2021  
 OWRD





# OREGON LIQUOR & CANNABIS COMMISSION REQUEST Land Use Compatibility Statement

**CITY/COUNTY USE ONLY**  
 Date delivered by license applicant:  
 RECEIVED  
 DEC 18 2023  
 JO CO - PLANNING  
 Received by (print):  
 Initial:  
 [Signature]

**What is a land use compatibility statement (LUCS)?** The LUCS is a form used by a state agency and local government to determine whether a land use proposal is consistent with local government's comprehensive plan and land use regulations.

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- **Step 2: Local jurisdiction** completes Section 2 of this form indicating whether the proposed use is compatible with the local jurisdiction's comprehensive plan and land use regulations and returns signed and dated form to the applicant.
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  - Local jurisdictions are **NOT required** to begin processing LUCS forms until **January 4, 2016 at 8:30 AM**.
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Received by OWRD  
 MAY 14 2024  
 Salem, OR

**Section 1 - To be Completed by Applicant**  
 \*Section 2 of this form should be verified with the local planning department prior to submitting this form.

Applicant Name: Chase The High Gardens, LLC Phone: 541 660 7969  
 Mailing Address: 110 River Grove Drive Rm/Ste: F  
 City: Cave Junction State: OR ZIP: 97523

Site plan of the subject property and proposed development attached? (required)

Proposed Premises Address: 110 River Grove Drive Rm/Ste:  
 City: Cave Junction County: Josephine ZIP: 97523  
 Tax Lot #: 1403 Range/Section\*: 8W/Section 2 Latitude: 42.7152  
 Township\*: 40 south Map\*: 40080200001403 Longitude: -123.36545

Proposed use/permit type sought (A separate LUCS may be necessary for each proposed use even if it is on the same property):

- Producer  Wholesaler  Processor  Retailer  Laboratory  Research Certificate  
Note indoor or outdoor below List endorsements below

Details of proposed use (note any attachments):  
 OLCC Tier II, Recreational Producer. Site Plan attached.

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 Received by OWRD  
 JUN 07 2024  
 Salem, OR  
 Received by OWRD  
 MAR 26 2024  
 Salem, OR  
 RECEIVED  
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 OWRD  
 14438 -  
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 JUN 06 2023  
 OWRD



Section 2 - To be Completed by Local Jurisdiction

Site Location:

- Inside city limits     Inside UGB     Outside UGB

Name of Jurisdiction:

JOSEPHINE COUNTY

Property Zoning of Proposed Premises:

EXCLUSIVE FARM (EF)

- The proposed land use has been reviewed and is prohibited.  
 The proposed land use has been reviewed and is not prohibited.

If the proposed land use is allowable only as a conditional use, permits are required as noted below.

Comments:

PRODUCTION ONLY with off-site wholesaling. No on-site wholesaling, retailing, laboratory or research activities. PROCESSING ALLOWED; however, a farm crop processing facility is limited in scope and requires a Site Plan Review, development permit and approvals from the Building Safety Division. All structures (including greenhouses, shipping containers, water tanks, and security systems, etc.) may require development permits, permits from Building Safety, and must meet setbacks. No indoor lighting used in or by an indoor marijuana growing area, or indoor marijuana-processing facility, shall be visible from dwellings on adjacent properties, nor cast light onto adjacent properties nor upward into the night sky, between dusk and dawn. [Ord. 2017-001 § 1(6).] Fences over 7 feet in height are structures and must meet setbacks. Development and Building Safety permits are required. Other types of fences have different restrictions. Tarp, junk, etc. fences are prohibited. Any use within a riparian corridor will be subject to Site Plan Review. Any use in a wetland will be subject to clearance by the Oregon Department of State Lands. Tree clearing in excess of ¼ acre requires approval from the Oregon Department of Forestry. Proposed structures located in flood hazard areas require permits and must meet current flood regulations. Applicant is subject to Annual Compliance Certification per Chapter 5.35, JCC. A LUCS does not guarantee compliance.

40-08-02, TL 1403/ Chase The High Gardens, LLC

RECEIVED

NOV 09 2023

RECEIVED OWRD

JUN 06 2024

OWRD

JUN 07 2024

Salem, OR

Received by OWRD

Check this box if there are attachments to this form:

Omnie Heater

Title: Assistant Planner

Date: 12/16/2022

Email: oheater@josephinecounty.gov

Phone: 541-474-5109 ext 2412

Signature:

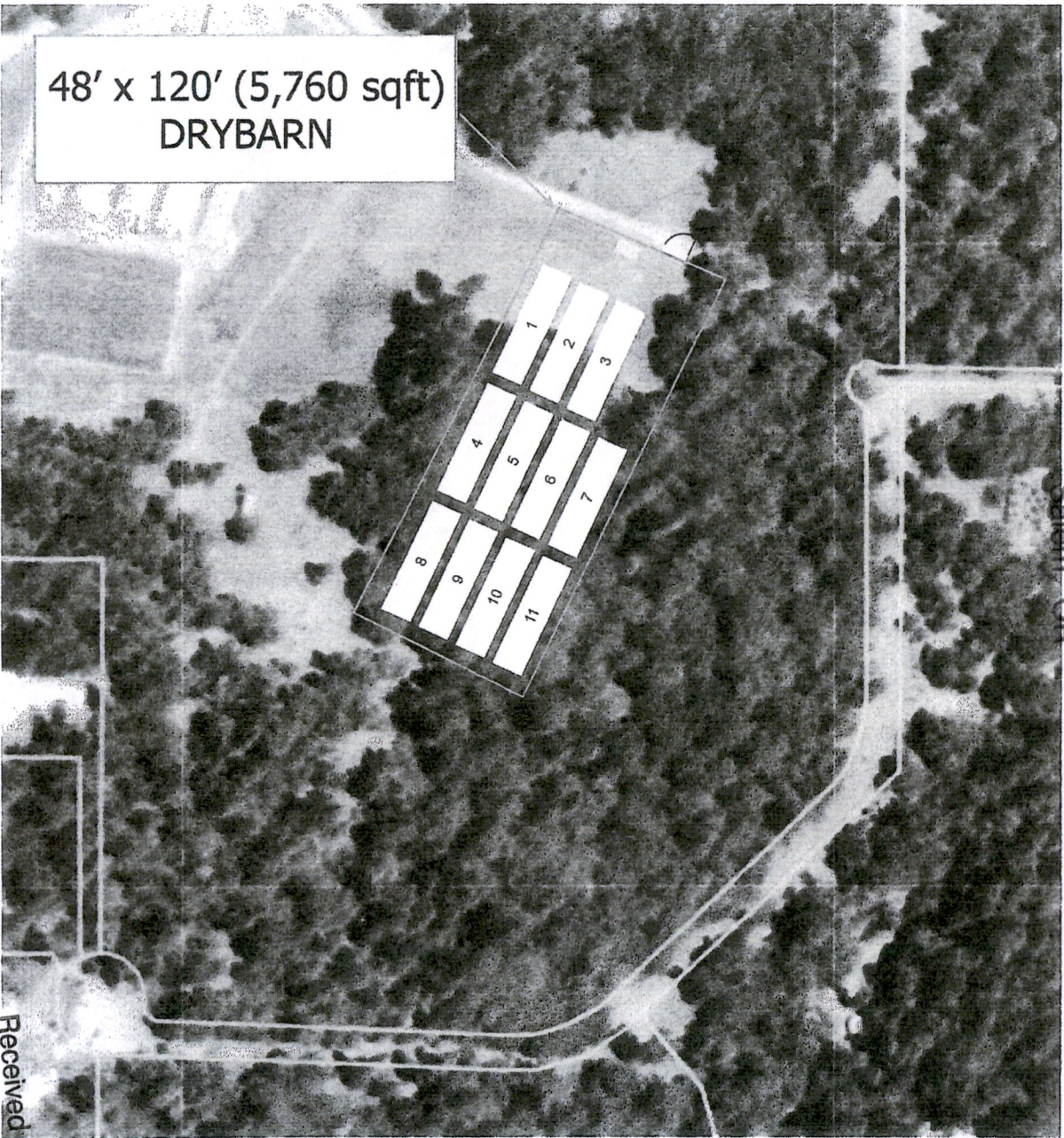
Josephine County Planning  
 700 NW Dimmick Street  
 Suite C  
 Grants Pass, OR 97526

Received by OWRD  
 MAY 1 2024  
 Salem, OR

Received by OWRD  
 MAR 26 2024  
 Salem, OR

**REMINDER: Local jurisdictions are NOT required to begin processing LUCS forms until January 4, 2016 at 8:30 AM**





48' x 120' (5,760 sqft)  
DRYBARN

CHASE THE HIGH GARDENS LLC  
#1022318A3D3

110 River Grove Drive Ste F  
Cave Junction OR 97523

= Limited Access Area & Premises Boundary

Received by OWRLD

20'x8' Surveillance Area & Storage

JUN 07 2024

(11)120'x30' Mature Canopy  
= (1-5) 2000 sqft (20' x 100') of Immature Canopy in each (spring)

= 48' x 120' (5,760 sqft) Drybarn

Received by OWRLD

MAY 14 2024

Salem, OR OWRLD

RECEIVED

NOV 09 2023

OWRLD

RECEIVED

NOV 09 2023

14438 -

MAR 26 2024

Salem, OR

Received by OWRLD





# OREGON LIQUOR & CANNABIS COMMISSION REQUEST Land Use Compatibility Statement

CITY/COUNTY USE ONLY  
Date delivered by license applicant:  
**Received by OWRD**  
**MAY 14 2024**  
Received by **Salem, OR**  
*Online*  
Initial:

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  - Applicant completes payment to local jurisdiction for processing application.
  - Local jurisdictions are **NOT required** to begin processing LUCS forms until **January 4, 2016 at 8:30 AM**.
- **Step 3: Applicant** submits this date-stamped form and any supporting information provided by the city or county to the OLCC with the license application. This form may be submitted while Section 2 is in process with the local governing body.

**Section 1 - Applicant Information**

Applicant Name:  Phone:

Mailing Address:  Rm/Ste:

City:  State:  ZIP:

Site plan of the subject property and proposed development attached? (required)

Proposed Premises Address:  Rm/Ste:

City:  County:  ZIP:

Tax Lot #:  Range/Section\*:  Latitude:

Township\*:  Map\*:  Longitude:

Proposed use/permit type sought (A separate LUCS may be necessary for each proposed use even if it is on the same property):

- Producer  Wholesaler  Processor  Retailer  Laboratory  Research Certificate
- Note indoor or outdoor below List endorsements below

Details of proposed use (note any attachments):  
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 OLCC TIER II PRODUCER CHANGE OF OWNERSHIP ONLY (NO OTHER CHANGES)  
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Section 2 - To be Completed by Local Jurisdiction

Site Location:

- Inside city limits     Inside UGB     Outside UGB

Name of Jurisdiction:

JOSEPHINE COUNTY

Property Zoning of Proposed Premises:

EXCLUSIVE FARM (EF)

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- The proposed land use has been reviewed and **is prohibited.**  
 The proposed land use has been reviewed and **is not prohibited.**

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If the proposed land use is allowable only as a conditional use, permits are required as noted below.

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Comments:

PRODUCTION ONLY with off-site wholesaling. No on-site wholesaling, retailing, laboratory or research activities. PROCESSING ALLOWED; however, a farm crop processing facility is limited in scope and requires a Site Plan Review, development permit and approvals from the Building Safety Division. All structures (including greenhouses, shipping containers, water tanks, and security systems, etc.) may require development permits, permits from Building Safety, and must meet setbacks. No indoor lighting used in or by an indoor marijuana growing area, or indoor marijuana-processing facility, shall be visible from dwellings on adjacent properties, nor cast light onto adjacent properties nor upward into the night sky, between dusk and dawn. [Ord. 2017-001 § 1(6).] Fences over 7 feet in height are structures and must meet setbacks. Development and Building Safety permits are required. Other types of fences have different restrictions. Tarp, cloth, junk, etc. fences are prohibited. Any use within a riparian corridor will be subject to Site Plan Review. Any use in a wetland will be subject to clearance by the Oregon Department of State Lands. Tree clearing in excess of 1/2 acre requires approval from the Oregon Department of Forestry. Proposed structures located in flood hazard areas require permits and must meet current flood regulations. Applicant is subject to Annual Compliance Certification per Chapter 5.35, JCC. A LUCS does not guarantee compliance.

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40-08-02, TL 1403/ ECO Supreme LLC

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Name of Reviewing Local Official (print):

Onnie Heater

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Title:

Assistant Planner

Salem, OR

Date:

1/23/23

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Email:

oheater@josephinecounty.gov

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Phone:

541-474-5109 ext 2412

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Signature:

*Onnie Heater*

Check this box if there are attachments to this form:

Josephine County P.  
700 NW Dimmick St.  
Suite C  
Grants Pass, OR 97527

**REMINDER: Local jurisdictions are NOT required to begin processing LUCS forms until January 4, 2016 at 8:30 AM**



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**Eco Supreme LLC**  
**110 RIVER GROVE DRIVE**  
**SITE D**  
**CAVE JUNCTION OR 97523**

(1-11) 11, 30' X 120' GREENHOUSES =  
 39,600 SQFT  
 OUTDOOR MATURE CANOPY SPACE

48 X 120 DRYBARN (12)  
 IMMATURE CANOPY  
 (SPRING) =  
 4,800 SQFT  
 IMMATURE CANOPY

**LIMITED ACCESS AREA**  
**PREMISES BOUNDARY**  
 (Surrounded by 6' welded wire fencing)

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### Business Entity Data

11-07-2023

19:08

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
390934-97	DLLC	ACT	OREGON	10-24-2006	10-24-2023	YES
Entity Name	USA SMALL FARM INVESTMENT GROUP LLC.					
Foreign Name						

Online Renewal:

[Renew Online](#)

[Click here to report.](#)

USA Small Farm Investment Group LLC info

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### Associated Names

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Type	PPB	PRINCIPAL PLACE OF BUSINESS				
Addr 1	1693 W COUNTY 16TH ST					
Addr 2						
CSZ	SOMERTON	AZ	85350	Country	UNITED STATES OF AMERICA	

Please click [here](#) for general information about registered agents and service of process.

Type	AGT	REGISTERED AGENT	Start Date	08-25-2023	Resign Date	
Name	STEVE MCMAHAN					
Addr 1	302 RIVERGROVE DR					
Addr 2						
CSZ	CAVE JUNCTION	OR	97523	Country	UNITED STATES OF AMERICA	

Type	MAL	MAILING ADDRESS				
Addr 1	1693 WEST COUNTY 16TH ST					
Addr 2						
CSZ	SOMERTON	AZ	85350	Country	UNITED STATES OF AMERICA	

Type	MEM	MEMBER	Resign Date	
Name	STEVE	M	MCMAHAN	
Addr 1	1693 W COUNTY 16TH ST			



Addr 2					
CSZ	SOMERTON	AZ	85350	Country	UNITED STATES OF AMERICA

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Business Entity Name	Name Type	Name Status	Start Date	End Date
USA SMALL FARM INVESTMENT GROUP LLC.	EN	CUR	10-24-2006	

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Image Available	Action	Transaction Date	Effective Date	Status	Name/Agent Change	Dissolved By
	REINSTATEMENT AMENDED	08-25-2023		FI	Agent	
	ADMINISTRATIVE DISSOLUTION	02-23-2023		SYS		
	AMENDED ANNUAL REPORT	12-19-2021		FI		Received by OWRD
	REINSTATEMENT AMENDED	01-05-2021		FI	Agent	JUN 07 2024
	ADMINISTRATIVE DISSOLUTION	12-20-2018		SYS		Salem, OR
	AMENDED ANNUAL REPORT	11-02-2017		FI		
	AMENDED ANNUAL REPORT	10-31-2016		FI		
	AMENDED ANNUAL REPORT	12-07-2015		FI		
	REINSTATEMENT AMENDED	02-13-2015		FI		Received by OWRD
	ADMINISTRATIVE DISSOLUTION	12-20-2013		SYS		MAY 14 2024
	AMENDED ANNUAL REPORT	12-17-2012		FI		Salem, OR
	AMENDED ANNUAL REPORT	12-07-2011		FI		
	ANNUAL REPORT PAYMENT	12-01-2010	11-30-2010	SYS		
	ANNUAL REPORT PAYMENT	11-19-2009		SYS		
	AMNDMT TO ANNUAL RPT/INFO STATEMENT	11-14-2008		FI		
	CHANGE OF REGISTERED AGENT/ADDRESS	10-21-2008		FI	Agent	
	ANNUAL REPORT PAYMENT	10-17-2008		SYS		



	AMENDED ANNUAL REPORT	10-25-2007		FI		
	ARTICLES OF ORGANIZATION	10-24-2006		FI	Agent	

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**CONTRACT FOR DEED**

-000-

THIS DAY this agreement is entered into by and between USA SMALL FARM INVESTMENT GROUP, LLC., hereinafter referred to as "SELLER", whether one or more, and ELEONORA DAMYANOVA SHOPOVA, hereinafter referred to as "PURCHASER", whether one or more, on the terms and conditions and for the purposes hereinafter set forth:

**1. SALE OF PROPERTY**

For and in consideration of ONE MILLION, ONE HUNDRED THOUSAND DOLLARS (\$1,100,000.00) and other good and valuable considerations the receipt and sufficiency of which is hereby acknowledged, Seller does hereby agree to convey, sell, assign, transfer and set over unto Purchaser, the following property situated in Josephine, County, State of Oregon, said property being described as follows:

Parcel 1, PARTITION PLAT NO. 2016-6, according to the official plat recorded March 17, 2016 as Recorder's No. 2016-022585, situated in the Northwest Quarter of the Southeast Quarter of Section 2, Township 40 South, Range 8 West of the Willamette Meridian, Josephine County, Oregon.

Together with all rights of ownership associated with the property, including, but not limited to, all easements and rights benefiting the premises, whether or not such easements and rights are of record, and all tenements, hereditaments, improvements and appurtenances, including all lighting fixtures, plumbing fixtures and farm equipment set forth in exhibit "A".

SUBJECT TO all recorded easements, rights-of-way, conditions, encumbrances and limitations and to all applicable building and use restrictions, zoning laws and ordinances, if any, and to the River Grove Subdivision Restrictions for in Exhibit "B", affecting the property.

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**2.**

**PURCHASE PRICE AND TERMS**

Salem, OR The purchase price of the property shall be \$1,100,000.00. The Purchaser does hereby agree to pay to the order of the Seller the sum of \$250,000.00 upon execution of this agreement, with the balance of \$850,000.00 being due and payable as follows:

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Balance payable, together with interest on the whole sum that shall be from time to time unpaid at the rate of 7.5% per cent, per annum, payable in the amount of \$6,847.54 dollars per month beginning March 18, 2017 and continuing on the same day of each month thereafter until March 18, 2027, when all remaining principal and interest shall be fully paid, but it shouldn't exceed the sum of \$573,627.32.

If interest is charged, interest shall be computed monthly and deducted from payment and the balance of payment shall be applied on principal.

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3.

TIME OF THE ESSENCE

Time is of the essence in the performance of each and every term and provision in this agreement by Purchaser.

4.

SECURITY

This contract shall stand as security of the payment of the obligations of Purchaser.

5.

MAINTENANCE OF IMPROVEMENTS

All improvements on the property, including, but not limited to, buildings, trees or other improvements now on the premises, or hereafter made or placed thereon, shall be a part of the security for the performance of this contract and shall not be removed there from. Purchaser agrees not to demolish or remove any buildings or improvements or cut and sell timber. Purchaser shall not commit, or suffer any other person to commit, any waste or damage to said premises or the appurtenances and shall keep the premises and all improvements in as good condition as they are now.

6.

CONDITION OF IMPROVEMENTS

Purchaser agrees that the Seller has not made, nor makes any representations or warranties as to the condition of the premises, the condition of the buildings, appurtenances and fixtures locate thereon, and/or the location of the boundaries. Purchaser accepts the property in its "as-is" condition without warranty of any kind. Purchaser agrees that Seller has not made, nor makes any representations or warranties as to the condition of the Farm Equipment included in purchase as set for in Exhibit "B". Purchaser accepts the Farm Equipment in its "as-is" condition without warranty of any kind.

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7.

**DEFECTS**

Seller warrants the property to be free from hazardous substances and environmental issues and is unaware of any facts regarding this property that could adversely affect its value.

8.

**POSSESSION OF PROPERTY**

Purchaser shall take possession of the property and all improvements thereon upon execution of this contract and shall continue in the peaceful enjoyment of the property so long as all payments due under the terms of this contract are timely made. Purchaser agrees to keep the property in a good state of repair and in the event of termination of this contract, Purchaser agrees to return the property to Seller in substantially the same condition as it now exists, ordinary wear and tear excepted. Purchaser agrees to keep and not sell the Included Farm Equipment found in Exhibit A, without Sellers written agreement until the termination of this contract. Seller reserves the right to inspect the property, with a verbal or written notice, at least 24 hours to Purchaser.

9.

**TAXES, INSURANCE AND ASSESSMENTS**

**Taxes and Assessments:** During the term of this contract: Purchaser shall pay all taxes and assessments levied against the property.

**Content Insurance:** Purchaser shall be solely responsible for obtaining insurance of the contents, insuring contents owned by Purchaser.

**Liens:** Purchaser agrees to keep property free from construction and or IRS or State of Oregon tax liens placed against property.

**Liability, Fire and Hazard Insurance:** A Liability, Fire and Hazard insurance policy in the sum of \$250,000.00 shall be maintained by Purchaser during the term of this contract. Purchaser shall name Seller as an additional insured. Proof of said insurance shall be submitted to Seller no more than 15 days after the signing of this agreement. Purchaser agrees to notify Seller of any damage or destruction to property no less than three (3) days after damage is discovered. Purchaser also agrees to work with Seller to promptly complete and restore into habitable conditions any building or

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improvement damaged or destroyed.

In case of any damage as a result of which said insurance proceeds are available, the Purchaser may, within thirty (30) days of said loss or damage, give to the Seller written notice of Purchaser's election to repair or rebuild the damaged parts of the premises, in which event said insurance proceeds shall be used for such purpose. The balance of said proceeds, if any, which remain after completion of said repairing or rebuilding, or all of said insurance proceeds if the Purchaser elects not to repair or rebuild, shall be applied first toward the satisfaction of any existing defaults under the terms of this contract, and then as a prepayment upon the principal balance owing. No such prepayment shall defer the time for payment of any remaining payments required by said contract. Any surplus of said proceeds in excess of the balance owing hereon shall be paid to the Purchaser.

**Failure to Pay Taxes, Assessments and Insurance:** Should the Purchaser fail to pay any tax or assessment, or installment thereof, when due, or keep said buildings insured, Seller may pay the same and arrange to have the buildings insured, and the amounts thus expended shall be a lien on said premises and may be added to the balance then unpaid, or collected by Seller, at the discretion of Seller with interest until paid at the rate of the 7.5% per cent per annum.

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10.

DEFAULT

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If the Purchaser shall fail to perform any of the covenants or conditions contained in this contract on or before the date on which the performance is required, the Seller shall give Purchaser notice of default or performance, stating the Purchaser is allowed fourteen (14) days from the date of the Notice to cure the default or performance. In the event the default or failure of performance is not cured within the 14 day time period, then Seller shall have any of the following remedies, in the discretion of Seller:

- (a) give the Purchaser a written notice specifying the failure to cure the default and informing the Purchaser that if the default continues for a period of an additional fifteen (15) days after service of the notice of failure to cure, that without further notice, this contract shall stand cancelled and Seller may regain possession of the property as provided herein; or
- (b) give the Purchaser a written notice specifying the failure to cure the default and informing the Purchaser that if the default continues for a period of an additional fifteen (15)

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days after service of the notice of failure to cure, that without further notice, the entire principal balance and unpaid interest shall be immediately due and payable and Seller may take appropriate action against Purchaser for collection of same according to the laws of the State of Oregon.

In the event of default in any of the terms and conditions or installments due and payable under the terms of this contract and Seller elects 9(a), Seller shall be entitled to immediate possession of the property.

In the event of default and termination of the contract by Seller, Purchaser shall forfeit any and all payments made under the terms of this contract including taxes and assessments as liquidated damages, Seller shall be entitled to recover such other damages as they may be due which are caused by the acts or negligence of Purchaser.

The parties expressly agree that in the event of default not cured by the Purchaser and termination of this agreement, and Purchaser fails to vacate the premises, Seller shall have the right to obtain possession by appropriate court action.

Purchaser agrees to appear and defend any action or proceeding affecting the security rights or powers given in this agreement including any suit for the foreclosure of this agreement. To pay all costs and expenses, including evidence of title and the Purchasers and Sellers attorney's fees mentioned in this paragraph in all cases shall be fixed by the trial court and in the event of any appeal from any judgement or decree of the trial court. Purchaser further agrees to pay such sum as the appellate court shall adjudge reasonable for Sellers attorney fees on such appeal.

Seller agrees, that as long as there is no breach of this contract, Seller or Buyer does not have the option to terminate the Contract or any of its terms or clauses.

11.

DEED AND EVIDENCE OF TITLE

Upon total payment of the purchase price and any and all late charges, and other amounts due Seller, Seller agrees to deliver to Purchaser a Warranty Deed to the subject property, at Seller's expense, free and clear of any liens or encumbrances other than taxes and assessments for the current year.

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12.

NOTICES

All notices required hereunder shall be deemed to have been made when deposited in the U. S. Mail, postage prepaid, certified, return receipt requested, to the Purchaser or Seller at the addresses listed below. All notices required hereunder may be sent to:

**Seller:**

USA SMALL FARM INVESTMENT GROUP LLC.

P.O. Box 802

Cave Junction, Oregon 97523

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**Purchaser:**

MAY 14 2024

Eleonora Damyanova Shopova

110 River Grove Drive

Salem, OR

Cave Junction, Oregon 97523

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When mailed, postage prepaid, to said address, shall be binding and conclusively presumed to be served upon said parties respectively.

13.

LOCAL AGENT

Purchaser designates the following individual as their local agent to act on their behalf, whom notices may be served:

Name:

ELEONORA SHOPOVA

Address:

116 WHITE OAK CT.

Phone:

SHAUMS BURG, IL, 60195

Email:

\_\_\_\_\_

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14.

ASSIGNMENT OR SALE

Purchaser shall not sell, assign, transfer or convey any interest in the subject property or this agreement. In the event Purchaser sells, assigns, alienates, transfers or conveys any interest in the subject property or this agreement, without having first obtained Sellers written consent or approval, all obligations secured by this instrument, irrespective of maturity dates expressed, shall become immediately due and payable. Purchaser reserves the right to sub-lease parts of the property to third

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parties, only with the Sellers mutual written consent.

15.

PREPAYMENT

Purchaser has the right to prepay, without penalty, the whole or any part of the balance remaining unpaid on this contract at any time before the due date.

16.

RE-AMORTIZATION

If Purchaser chooses to prepay the balance remaining of \$10,000 or more annually, Seller agrees to re-amortize the remaining payments one time each year upon request by Purchaser.

17.

CREDIT INQUIRIES

The Seller reserves the right to make credit and employment inquiries of the Purchaser at their discretion, not to exceed 1 inquiry every 24 months. Purchaser agrees to assist Seller and provide necessary documentation.

18.

SERVICING

From time to time, Seller may choose to start, quit or change the 3rd party servicing this contract. Purchaser agrees to consent to the release of servicing upon request or risk being considered in default.

19.

APPRAISALS

Seller may choose to have the property appraised. Purchaser agrees to allow appraiser access to the interior of all buildings upon Seller's request with 72 hours' notice. Appraisal cost will be at Sellers expense only. The Seller will not exceed 1 Appraisal every 24 months.

20.

ATTORNEY FEES

In the event of default, Purchaser shall pay to Seller, Seller's reasonable and actual attorneys' fees and expenses incurred by Seller in enforcement of any rights of Seller. All attorney fees shall be payable prior to Purchaser's being deemed to have corrected any such default.

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LATE PAYMENT CHARGES

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If Purchaser shall fail to pay the agreed upon payment, within ten (10) days after due date, any installment due hereunder, Purchaser shall be required to pay an additional charge of six (6%) percent of the late installment. Such charge shall be paid to Seller at the time of payment of the past due installment. No payment shall be accepted by Seller without the inclusion of the 6% late payment fee if and when it occurs.

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22.

CONVEYANCE OF MORTGAGE BY SELLER

The Seller reserves the right to sell or convey, his or her interest in this Contract for Deed, Secured Promissory Note and associated documents. Conveyance hereof shall not be a cause for rescission but such conveyance shall be subject to all the terms of this agreement without any added clauses, fees and without a change of the payment or the balance of this transaction.

23.

LAWS AND REGULATIONS

The Purchaser shall comply with all Josephine County and Oregon State laws, ordinances, regulations, covenants, conditions and restrictions affecting the property. To include any Oregon laws specifically involving the producing, processing or wholesaling of cannabis (marijuana).

The Purchaser shall also comply with any current and future changes in federal intervention, enforcement policy, forfeiture threats, federal enforcement actions, criminal charges or administrative actions regarding cannabis cultivation, processing or wholesaling in regards to the Cole Memorandum.

Purchaser agrees to hold Seller harmless from any civil or criminal penalties and agrees to pay Sellers attorney's fees in regard to defense of any civil or criminal penalties and forfeitures.

24.

ENTIRE AGREEMENT

This Agreement embodies and constitutes the entire understanding between the parties with respect to the transactions contemplated herein. All prior or contemporaneous agreements, understandings, representations, oral or written, are merged into this Agreement.

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25.

AMENDMENT - WAIVERS

This Agreement shall not be modified, or amended except by an instrument in writing signed by all parties.

No delay or failure on the part of any party hereto in exercising any right, power or privilege under this Agreement or under any other documents furnished in connection with or pursuant to this Agreement shall impair any such right, power or privilege or be construed as a waiver of any default or any acquiescence therein. No single or partial exercise of any such right, power or privilege shall preclude the further exercise of such right, power or privilege, or the exercise of any other right, power or privilege. No waiver shall be valid against any party hereto unless made in writing and signed by the party against whom enforcement of such waiver is sought and then only to the extent expressly specified therein.

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26.

SEVERABILITY

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If any one or more of the provisions contained in this Agreement shall be held illegal or unenforceable by a court, no other provisions shall be affected by this holding. The parties intend that in the event one or more provisions of this agreement are declared invalid or unenforceable, the remaining provisions shall remain enforceable and this agreement shall be interpreted by a Court in favor of survival of all remaining provisions.

27.

FAILURE TO EXERCISE OPTION

Failure to exercise any option to declare a default or accelerate the balance due shall not be constitute a waiver of the right to exercise the same in the event of any subsequent default. Modification of the terms of payment of this note made at the request of any person liable shall not impair their liability or the liability of any other person obligated under its terms.

28.

PRONOUNS

All pronouns and any variations thereof shall be deemed to refer to the masculine, feminine, neuter, singular, or plural, as the identity of the person or entity may require. As used in this agreement: (1) words of the masculine gender shall mean and include corresponding neuter words or words of the

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feminine gender, (2) words in the singular shall mean and include the plural and vice versa, and (3) the word "may" gives sole discretion without any obligation to take any action.

29.

**JOINT AND SEVERAL LIABILITY**

All Purchasers, if more than one, covenants and agrees that their obligations and liability shall be joint and several.

30.

**PURCHASER'S RIGHT TO REINSTATE AFTER ACCELERATION**

If Purchaser defaults and the loan is accelerated, then Purchaser shall have the right of reinstatement as allowed under the laws of the State of Oregon, provided that Purchaser: (a) pays Lender all sums which then would be due under this agreement as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; and (c) pays all expenses incurred in enforcing this agreement, including, but not limited to, reasonable attorneys' fees, and other fees incurred for the purpose of protecting Seller's interest in the Property and rights under this agreement. Seller may require that Purchaser pay such reinstatement sums and expenses in one or more of the following forms, as selected by Seller: (a) cash, (b) money order, (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality or entity or (d) Electronic Funds Transfer. Upon reinstatement by Purchaser, this Security Instrument and obligations secured hereby shall remain fully effective as if no acceleration had occurred.

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31.

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**HEIRS AND ASSIGNS**

Salem, OR

This contract shall be binding upon and to the benefit of the heirs, administrators, executors, and assigns of the parties hereto. However, nothing herein shall authorize a transfer in violation of paragraph (14).

32.

**HEADINGS**

Section headings contained in this Agreement are inserted for convenience of reference only, shall not be deemed to be a part of this Agreement for any purpose, and shall not in any way define or affect the meaning, construction or scope of any of the provisions hereof.

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33. Salem, OR

BUILDING PERMITS

Seller and Purchaser agree that the residence is unpermitted. Should Purchaser decide to permit the residence, during this contract, any necessary improvements required for the permitting of the structure, the costs for such improvements shall be shared between Seller and Purchaser in the ratio of 50/50 with the Seller paying a maximum of \$7,500 towards improvements.

WITNESS THE SIGNATURES of the Parties this the 23 day of February,

20 17.

**SELLER:**

[Signature] member

STEVE MCMAHAN, (MEMBER)  
USA SMALL FARM INVESTMENT GROUP LLC.

**PURCHASER:**

[Signature]

ELEONORA DAMYANOVA SHOPOVA

Received by OWRD

MAY 14 2024

Salem, OR

[Signature] member  
MARYANNE MCMAHAN, (MEMBER)  
USA SMALL FARM INVESTMENT GROUP LLC.

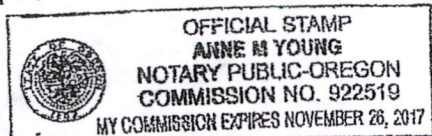
STATE OF OREGON

COUNTY OF Josephine

This instrument was acknowledged before me on Feb 23 2017 (date) by \_\_\_\_\_ (name of person(s)) Steve McMahon and Mary Anne McMahon as Members of USA Small Farm Investment Group LLC and Eleonora Damyanova Shopova

[Signature]  
Notary Public

Printed Name: 11/26/2017



My Commission expires:

Received by OWRD

JUN 07 2024

Salem, OR

RECEIVED

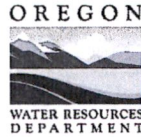
JUN 05 2023

OWRD

14438 -



# Application for Water Right Transfer



Oregon Water Resources Department  
725 Summer Street NE, Suite A  
Salem, Oregon 97301-1266  
(503) 986-0900  
www.wrd.state.or.us

## Consent by Deeded Landowner

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State of Oregon )  
County of Josephine )ss

JUN 07 2024

MAY 14 2024

Salem, OR

Salem, OR

I, Steve Michael & Maryanne in my/our capacity as Trustees,  
Mc Mahan Revocable Living Trust  
mailing address 110 River Grove Dr. Cave Junction 97523  
telephone number 928 655 9142, duly sworn depose and say that I/We

consent to the proposed change(s) to Water Right Certificate Number 87001

described in a Water Right Transfer Application (T-                    ),  
(transfer number, if known)

submitted by USA Small Farm Investment Group LLC

on the property in tax lot number(s) 1403

Section 2 Township 40 North/South South Range 8 East/West West, W.M.

located at 110 River Grove Dr. Cave Junction, OR  
(site address) 97523

Anna Damyanova as P.O.A. for Steven McMahan  
Signature of Affiant Anna Damyanova

5/10/2024  
Date

Signature of Affiant

Date

State of Oregon; County of Josephine

Subscribed and Sworn to before me this 10<sup>th</sup> day of May, 2024.

by Anna Damyanova a  
P.O.A. for Steve McMahan

Monique Allen  
Notary Public for Oregon

My commission expires Feb 6, 2027





**Application for  
Water Right Transfer**

OREGON Oregon Water Resources Department  
725 Summer Street NE, Suite A  
Salem, Oregon 97301-1266  
(503) 986-0900  
www.wrd.state.or.us



Received by OWRD

JUN 07 2024

Salem, OR

**Consent by Deeded Landowner**

State of Oregon )  
County of Josephine )ss

I Eleonora Shapova in my/our capacity as self,  
mailing address 110 River Grove Dr.

telephone number \_\_\_\_\_, duly sworn depose and say that I/We

consent to the proposed change(s) to Water Right Certificate Number 87001

described in a Water Right Transfer Application (T-\_\_\_\_\_),  
(transfer number, if known)

submitted by USA Small Farms Investment Group LLC

on the property in tax lot number(s) \_\_\_\_\_

Section 2 Township 40 North/South South Range 8 East/West W.M.

located at 110 River Grove Dr. Cave Junction OR 97523  
(site address)

[Signature]  
Signature of Affiant

05-08-24  
Date

\_\_\_\_\_  
Signature of Affiant

\_\_\_\_\_  
Date

State of Oregon, County of Josephine  
Subscribed and Sworn to before me this 8<sup>th</sup> day of May, 2024.  
by Eleonora D. Shapova

[Signature]  
Notary Public for Oregon

My commission expires Feb 6, 2022.

Received by OWRD

MAY 14 2024

Salem, OR

Revised 7/1/2021

