

T-13841

SAP

T-13841

Name Exit 282A development CO, LLCAddress 1205 SW Fairfax Place
Portland OR 97225

DESCRIPTION OF WATER RIGHT(S)

Name of Stream WellTrib. of deer Creek, willamette riverUse IrrigationCounty Clackamas

Quantity of water (CFS)

No. of Acres

Name of ditch

App# G 9337Per # G 81090

Cert #

PR Date 7/25/1979

App#

Per #

Cert #

PR Date

App#

Per #

Cert #

PR Date

App#

Per #

Cert #

PR Date

App#

Per #

Cert #

PR Date

Change in

Date Filed 10/12/2021Initial notice date 11/2/2021

DPD issued date

PD issued date

PD notice date

Date of FO _____ Vol _____ Page _____

C-Date

COBU due date

COBU Received date

Certificate issued

FEES PAID

Date	Amount	Receipt #
10-12-2021	\$480.00	136593

FEES REFUNDED

Date	Amount	Receipt #
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Assignments:

Applicant: Keystone Pacific LLC 18555 SW teton Ave. Tualatin OR

Irrigation District

Agent GSI water solutions adam SussmanPacific hydro Greg Kopilas

CWRE

CC's list

☐ - Oversized map - Location



Oregon
Kate Brown, Governor

Water Resources Department
725 Summer St NE, Suite A
Salem, OR 97301
(503) 986-0900
Fax (503) 986-0904

November 23, 2022

KEYSTONE PACIFIC LLC
CHUCK EGGERT
18555 SW TETON AVE
TUALATIN, OR 97062

EXIT 282A DEVELOPMENT CO. LLC
1205 SW FIARFAX PLACE
PORTLAND, OR 97225

REFERENCE: Split a Permit Application T-13841

Enclosed is a copy of the order approving your Split a Permit application.

Also enclosed is your superseding permit and a copy of the permit covering the remainder of the water right. Please read the documents and abide by the requirements.

If you have any questions related to this transfer, you may contact your caseworker, Arla Davis, by telephone at 503-979-3129 or by e-mail at Arla.L.Davis@oregon.gov.

Sincerely,

Julie C. Baustian
Water Rights Services Support
Transfers and Conservation Section

cc: Gregory J. Wacker, Watermaster Dist. # 16 (via email)
Gsi Water Solutions Inc., Gregory E. Kupillas, Agent

Enclosure

BEFORE THE WATER RESOURCES DEPARTMENT
OF THE
STATE OF OREGON

In the Matter of Permit G-8690,	)	FINAL ORDER
Clackamas County	)	APPROVING ASSIGNMENT OF A WATER
	)	RIGHT PERMIT AND ISSUANCE OF
	)	REPLACEMENT WATER RIGHT PERMITS

Authority

ORS 537.225 establishes the process in which a water right permit holder may submit a request for full or partial assignment of a water right permit and issuance of replacement permits. OAR Chapter 690, Division 325 establishes the requirements and procedures to be used by the Department to evaluate an application by a landowner of record holding a water right permit for irrigation, nursery, temperature control, stock watering or agricultural water use to assign all or part of the water right permit and to issue replacement permits to reflect an assignment from the current permit holder to one or more additional permit holders.

Applicants

EXIT 282A DEVELOPMENT CO., LLC
24377 NE AIRPORT RD
AURORA, OR 97002

KEYSTONE PACIFIC, LLC
CHUCK EGGERT
18555 SW TETON AVE
TUALATIN, OR 97062

Findings of Fact

Background

1. On September 22, 2021, EXIT 282A DEVELOPMENT CO., LLC and KEYSTONE PACIFIC, LLC, CHUCK EGGERT, filed an application for partial assignment of Water Right Permit G-8690 and requested issuance of replacement permits. The Department assigned the application number T-13841.
2. On January 12, 2016, the Department confirmed a partial assignment of a portion of Permit G-8690 to Exit 282A Development Company, LLC.
3. On July 18, 2019, the Department confirmed a partial assignment of a portion of Permit G-8690 to Keystone-Pacific, LLC.

This is a final order in other than contested case. This order is subject to judicial review under ORS 183.484. Any petition for judicial review must be filed within the 60 day time period specified by ORS 183.484(2). Pursuant to ORS 536.075 and OAR 137-004-080 and OAR 690-01-005 you may either petition for judicial review or petition the Director for reconsideration of this order. A petition for reconsideration may be granted or denied by the Director, and if no action is taken within 60 days following the date the petition was filed, the petition shall be deemed denied.

4. On May 21, 2021, the Department approved an extension of time for complete application of water to October 1, 2027.
5. Notice of the application for transfer was published on May 3, 2022, pursuant to OAR 690-325-0080.
6. Notice of the application for the assignment of the water right permit and request for issuance of replacement water right permits was published in the Department's weekly notice on May 3, 2022, pursuant to ORS 537.325(3)(e) and OAR 690-325-0080. Due to a clerical error, the notice was not published correctly in the Department's weekly notice on May 3, 2022. The notice was republished in the Department's weekly notice on August 2, 2022. No comments were filed in response to the notice. In addition, the Department provided copies of the draft Proposed Final Order, draft replacement permits, the application, map, and existing water right permit to each owner of land upon which the water right permit is appurtenant.
7. On September 7, 2022, the Department issued a Proposed Final Order considering any comments received, and sent a copy to the applicant, each owner of land upon which the water right permit is appurtenant. Notice of the Proposed Final Order was published in the Department's weekly notice on September 13, 2022. No protests were filed in response to the notice.
6. The Permit to be modified and assigned is as follows:

Permit: G-8690 in the name of EXIT 282A DEVELOPMENT CO. LLC. and KEYSTONE PACIFIC LLC

Use: IRRIGATION OF 131.2 ACRES

Priority Date: JULY 25, 1979

Quantity: 1.64 CUBIC FEET PER SECOND (CFS) BEING 0.98 CFS FROM WELL NO. 1 AND 0.66 CFS FROM WELL NO. 2.

Limit/Duty: IF FOR IRRIGATION THIS APPROPRIATION SHALL BE LIMITED TO 1/80TH OF ONE CUBIC FOOT PER SECOND OR ITS EQUIVALENT FOR EACH ACRE. IRRIGATED AND SHALL BE FURTHER LIMITED TO A DIVERSION OF NOT TO EXCEED 2.5 ACRE FEET PER ACRE FOR EACH ACRE IRRIGATED DURING THE IRRIGATION SEASON OF EACH YEAR

Source: 2 WELLS

Authorized Points of Appropriation:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
3 S	1 W	WM	35	SE SW	1400 FEET SOUTH AND 700 FEET WEST FROM THE C1/4 CORNER OF SECTION 35
3 S	1 W	WM	35	SE NW	500 FEET NORTH AND 460 FEET WEST FROM THE C1/4 CORNER OF SECTION 35

Authorized Place of Use:

IRRIGATION					
Twp	Rng	Mer	Sec	Q-Q	Acres
3 S	1 W	WM	35	SW NE	22.1
3 S	1 W	WM	35	SE NW	21.1
3 S	1 W	WM	35	NE SW	25.0
3 S	1 W	WM	35	NW SW	0.3
3 S	1 W	WM	35	SE SW	32.2
3 S	1 W	WM	35	NW SE	30.5
Total					131.2

7. The Applicants request Permit G-8690 be split and replacement permits be issued as follows:

Permit A: EXIT 282A DEVELOPMENT COMPANY, LLC

Use: IRRIGATION OF 99.0 ACRES

Priority Date: JULY 25, 1979

Quantity: 1.24 CUBIC FEET PER SECOND (CFS) BEING .74 CFS FROM WELL NO. 1 AND 0.50 CFS FROM WELL NO. 2.

Limit/Duty: IF FOR IRRIGATION THIS APPROPRIATION SHALL BE LIMITED TO 1/80TH OF ONE CUBIC FOOT PER SECOND OR ITS EQUIVALENT FOR EACH ACRE IRRIGATED AND SHALL BE FURTHER LIMITED TO A DIVERSION OF NOT TO EXCEED 2.5 ACRE FEET PER ACRE FOR EACH ACRE IRRIGATED DURING THE IRRIGATION SEASON OF EACH YEAR

Source: 2 WELLS

Authorized Points of Appropriation:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
3 S	1 W	WM	35	SE SW	1400 FEET SOUTH AND 700 FEET WEST FROM THE C1/4 CORNER OF SECTION 35
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Authorized Place of Use:

IRRIGATION					
Twp	Rng	Mer	Sec	Q-Q	Acres
3 S	1 W	WM	35	SW NE	22.1
3 S	1 W	WM	35	SE NW	21.1
3 S	1 W	WM	35	NE SW	25.0
3 S	1 W	WM	35	NW SW	0.3
3 S	1 W	WM	35	NW SE	30.5
Total					99.0

Permit B: KEYSTONE PACIFIC, LLC

Use: IRRIGATION OF 32.2 ACRES
Priority Date: JULY 25, 1979
Quantity: 0.4 CUBIC FEET PER SECOND (CFS) BEING .24 CFS FROM WELL NO. 1 AND 0.16 CFS FROM WELL NO. 2.
Limit/Duty: IF FOR IRRIGATION THIS APPROPRIATION SHALL BE LIMITED TO 1/80TH OF ONE CUBIC FOOT PER SECOND OR ITS EQUIVALENT FOR EACH ACRE IRRIGATED AND SHALL BE FURTHER LIMITED TO A DIVERSION OF NOT TO EXCEED 2.5 ACRE FEET PER ACRE FOR EACH ACRE IRRIGATED DURING THE IRRIGATION SEASON OF EACH YEAR
Source: 2 WELLS

Authorized Points of Appropriation:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
3 S	1 W	WM	35	SE SW	1400 FEET SOUTH AND 700 FEET WEST FROM THE C1/4 CORNER OF SECTION 35
3 S	1 W	WM	35	SE NW	500 FEET NORTH AND 460 FEET WEST FROM THE C1/4 CORNER OF SECTION 35

Authorized Place of Use:

IRRIGATION					
Twp	Rng	Mer	Sec	Q-Q	Acres
3 S	1 W	WM	35	SE SW	32.2

Split a Permit Review Criteria

The Department has verified the mailing address of each owner of the authorized place of use identified on the map contained in the application as follows:

Name and Address	Acres	Proportionate Rate (cfs)	Twp	Rng	Mer	Sec	Q-Q	Tax Lot
EXIT 282A DEVELOPMENT CO., LLC 24377 NE AIRPORT RD AURORA, OR 97002	99.0	01.24 CFS	3 S	1 E	WM	35	MULTIPLE	500, 580, 570, 1802, 1860, 1870
KEYSTONE PACIFIC, LLC CHUCK EGGERT 18555 SW TETON AVE TUALATIN, OR 97062	32.2	0.40 CFS	3 S	1 E	WM	35		1800

8. The deeds supplied with the application, match the properties proposed for assignment.
9. The applicants affirmed the most recent water use under the permit has been exercised within the relevant terms and conditions of the water right permit.
10. The assignment and issuance of replacement permits would not result in injury to other water right holders.

11. The assignment and issuance of replacement permits would not result in enlargement of the permit.
12. The assignment and issuance of replacement permits does not alter any other terms of Permit G-8690.

Conclusions of Law

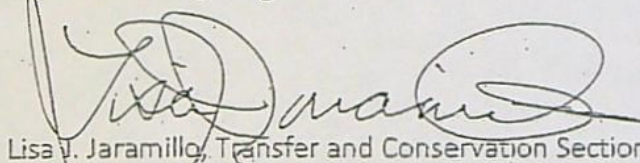
The assignment and issuance of replacement permits proposed by Application T-13841 are consistent with the requirements of ORS 537.225 and OAR Chapter 690, Division 325.

Now, therefore, it is ORDERED:

1. The assignment and issuance of replacement permits proposed by Application T-13841 are approved.
2. Permit G-18781, in the name of EXIT 282A DEVELOPMENT COMPANY, LLC, and Permit G-18782 in the name of KEYSTONE-PACIFIC, LLC are issued to supersede Permit G-8690 (original permit). Permit G-8690 (original permit) is no longer of any force or affect.
3. All other terms and conditions under Permit G-8690 (original permit) are incorporated into Permits G-18781 and G-18782 (superseding permits).

NOV 23 2022

Dated in Salem, Oregon on



Lisa J. Jaramillo, Transfer and Conservation Section Manager, for
DOUGLAS E. WOODCOCK, ACTING DIRECTOR
Oregon Water Resources Department

Mailing Date: NOV 24 2022

STATE OF OREGON

COUNTY OF CLACKAMAS

PERMIT TO APPROPRIATE THE PUBLIC WATERS

THIS PERMIT IS HEREBY ISSUED TO:

KEYSTONE PACIFIC LLC
CHUCK EGGERT
18555 SW TETON AVE
TUALATIN, OR 97062

This superseding permit is issued to describe an extension of time for complete application of water approved May 21, 2021, partial assignments of the Permit confirmed on January 12, 2016 and July 18, 2019 and a change in point of appropriation proposed under Permit Amendment Application T-12491 and a Split a Permit, approved by Special Order Volume 127, Page 50, entered on NOV 23 2022. This permit, together with Permit G-18781 supersedes Permit G-8690.

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

APPLICATION FILE NUMBER: G-17230

SOURCE OF WATER: 2 WELLS

PURPOSE OR USE: IRRIGATION OF 32.2 ACRES

MAXIMUM RATE: 0.4 CUBIC FEET PER SECOND (CFS) BEING .24 CFS FROM WELL NO. 1 AND 0.16 CFS FROM WELL NO. 2.

DATE OF PRIORITY: JULY 25, 1979

The right herein granted is limited to the amount of water which can be applied to beneficial use and shall not exceed 0.4 cubic feet per second measured at the point of diversion from the well or source of appropriation, or its equivalent in case of rotation with other water users from 2 wells; being 0.24 cfs from Well No.1 and 0.16 cfs from Well No. 2.

WELL LOCATIONS:

Tw	Rng	Mer	Sec	Q-Q	Measured Distances
3 S	1 W	WM	35	SE SW	1400 FEET SOUTH AND 700 FEET WEST FROM THE C1/4 CORNER OF SECTION 35
3 S	1 W	WM	35	SE NW	500 FEET NORTH AND 460 FEET WEST FROM THE C1/4 CORNER OF SECTION 35

The use to which this water is to be applied is irrigation. If for irrigation this appropriation shall be limited to 1/80th of one cubic foot per second or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed 2.5 acre feet per acre for each acre irrigated during the irrigation season of each year; and shall be subject to such reasonable rotation system as may be ordered by the proper state officer.

Authorized Place of Use:

IRRIGATION					
Twp	Rng	Mer	Sec	Q-Q	Acres
3 S	1 E	WM	35	SE SW	32.2

Original Permit Conditions

The well shall be constructed in accordance with the General Standards for the Construction and Maintenance of Water Wells in Oregon.

The works constructed shall include an air line and pressure gauge or an access port for measuring line, adequate to determine water level elevation in the well at all times.

The permittee shall install and maintain a weir, meter or other suitable measuring device and shall keep a complete record of the amount of groundwater withdrawn.

Extension of Time Conditions:Checkpoint Condition

The permit holder must submit a completed Progress Report Form to the Department by October 1, 2024.

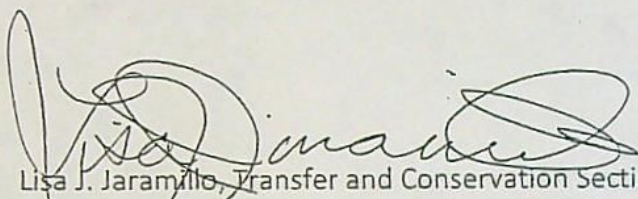
- a. At each checkpoint, the permit holder shall submit and the Department shall review evidence of the permit holder's diligence towards completion of the project and compliance with terms and conditions of the permit and extension. If, after this review, the Department determines the permit holder has not been diligent in developing and perfecting the water use permit, or complied with all terms and conditions, the Department shall modify or further condition the permit or extension to ensure future compliance, or begin cancellation proceedings on the undeveloped portion of the permit pursuant to ORS 537.260 or 537.410, or require submission of a final proof survey pursuant to ORS 537.250;
- b. The Department shall provide notice of receipt of progress reports in its weekly notice and shall allow a 30 day comment period for each report. The Department shall provide notice of its determination to anyone who submitted comments.

STANDARD CONDITIONS

The original permit was issued January 9, 1980. Actual construction was to begin on or before January 9, 1981. Completion of construction of the well was to be completed on or before October 1, 1981. Complete application of the water to the proposed use was to be made on or before October 1, 1982. By Extension of Time Final Order approved May 21, 2021, the deadline for complete application of water was extended to on or before October 1, 2027.

Within one year after complete application of water to the proposed use, the permittee shall submit a claim of beneficial use, which includes a map and report, prepared by a Certified Water Rights Examiner.

Issued NOV 23 2022



Lisa J. Jaramillo, Transfer and Conservation Section Manager, for
DOUGLAS E. WOODCOCK, ACTING DIRECTOR
Oregon Water Resources Department

STATE OF OREGON

COUNTY OF CLACKAMAS

PERMIT TO APPROPRIATE THE PUBLIC WATERS

THIS PERMIT IS HEREBY ISSUED TO:

EXIT 282A DEVELOPMENT CO. LLC
24377 NE AIRPORT RD
AURORA, OR 97002

This superseding permit is issued to describe an extension of time for complete application of water approved May 21, 2021, partial assignments of the Permit confirmed on January 12, 2016 and July 18, 2019 and a change in point of appropriation proposed under Permit Amendment Application T-12491 and a Split a Permit, approved by Special Order Volume 127, Page 510, entered on NOV 23 2022. This permit, together with Permit G-18782 supersedes Permit G-8690.

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

APPLICATION FILE NUMBER: G-17230

SOURCE OF WATER: 2 WELLS

PURPOSE OR USE: IRRIGATION OF 99.0 ACRES

MAXIMUM RATE: 1.24 CUBIC FEET PER SECOND (CFS) BEING 0.74 CFS FROM WELL NO. 1 AND 0.50 CFS FROM WELL NO. 2.

DATE OF PRIORITY: JULY 25, 1979

The right herein granted is limited to the amount of water which can be applied to beneficial use and shall not exceed 1.64 cubic feet per second measured at the point of diversion from the well or source of appropriation, or its equivalent in case of rotation with other water users from 2 wells; being 0.74 cfs from Well No.1 and 0.50 cfs from Well No. 2.

WELL LOCATIONS:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
3 S	1 W	WM	35	SE SW	1400 FEET SOUTH AND 700 FEET WEST FROM THE C1/4 CORNER OF SECTION 35
3 S	1 W	WM	35	SE NW	500 FEET NORTH AND 460 FEET WEST FROM THE C1/4 CORNER OF SECTION 35

The use to which this water is to be applied is irrigation. If for irrigation this appropriation shall be limited to 1/80th of one cubic foot per second or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed 2.5 acre feet per acre for each acre irrigated during the irrigation season of each year; and shall be subject to such reasonable rotation system as may be ordered by the proper state officer.

Authorized Place of Use:

IRRIGATION					
Twp	Rng	Mer	Sec	Q-Q	Acres
3 S	1 W	WM	35	SW NE	22.1
3 S	1 W	WM	35	SE NW	21.1
3 S	1 W	WM	35	NE SW	25.0
3 S	1 W	WM	35	NW SW	0.3
3 S	1 W	WM	35	NW SE	30.5
Total					99.0

Original Permit Conditions

The well shall be constructed in accordance with the General Standards for the Construction and Maintenance of Water Wells in Oregon.

The works constructed shall include an air line and pressure gauge or an access port for measuring line, adequate to determine water level elevation in the well at all times.

The permittee shall install and maintain a weir, meter or other suitable measuring device and shall keep a complete record of the amount of groundwater withdrawn.

Extension of Time Conditions:Checkpoint Condition

The permit holder must submit a completed Progress Report Form to the Department by October 1, 2024.

- a. At each checkpoint, the permit holder shall submit and the Department shall review evidence of the permit holder's diligence towards completion of the project and compliance with terms and conditions of the permit and extension. If, after this review, the Department determines the permit holder has not been diligent in developing and perfecting the water use permit, or complied with all terms and conditions, the Department shall modify or further condition the permit or extension to ensure future compliance, or begin cancellation proceedings on the undeveloped portion of the permit pursuant to ORS 537.260

or 537.410, or require submission of a final proof survey pursuant to ORS 537.250;

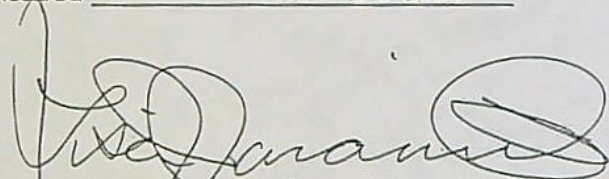
- b. The Department shall provide notice of receipt of progress reports in its weekly notice and shall allow a 30 day comment period for each report. The Department shall provide notice of its determination to anyone who submitted comments.

STANDARD CONDITIONS

The original permit was issued January 9, 1980. Actual construction was to begin on or before January 9, 1981. Completion of construction of the well was to be completed on or before October 1, 1981. Complete application of the water to the proposed use was to be made on or before October 1, 1982. By Extension of Time Final Order approved May 21, 2021, the deadline for complete application of water was extended to on or before October 1, 2027.

Within one year after complete application of water to the proposed use, the permittee shall submit a claim of beneficial use, which includes a map and report, prepared by a Certified Water Rights Examiner.

Issued NOV 23 2022



Lisa J. Jaramillo, Transfer and Conservation Section Manager, for
DOUGLAS E. WOODCOCK, ACTING DIRECTOR
Oregon Water Resources Department

Split a Permit Cover Sheet

Transfer T-13841

Transfer Specialist: Aula

Transfer Type: Split a Permit TransferSplit a Permit

Applicant Name/Address: EXIT 282A DEVELOPMENT CO. LLC 24377 NE AIRPORT RD AURORA, OR 97002 KEYSTONE PACIFIC LLC 18555 SW TETON AVE TUALATIN, OR 79062	Agent Name/Address: ADAM SUSSMAN 1600 SW WESTERN BLVD SUITE 240 CORVALLIS, OR 97333 PACIFIC HYDRO-GEOLOGY INC. GREGORY KUPILLAS 18487 S VALLEY VISTA RD MULINO, OR 97042-8741	Other Landowner Name/Address:
	Irr. District Name/Address:	Other Landowner Name/Address:
Commentors: Name/Address:		Other Landowner Name/Address: bmk_transfer_local_govt_name

Water Right Permit Affected

Records Marked	Records Copied	App File No. or Decree Name	Original Permit No.	Replacement Permit	Replacement Permit	Replacement Permit
<input type="checkbox"/>	<input type="checkbox"/>	G-9327	G-8690	6-18781	6-18782	

Key Dates & Initial Actions

Fees Paid: September 22, 2021	
480.00 Acknowledgement Letter Sent <input checked="" type="checkbox"/>	WM District: 16 Initial Notice:

Processing Dates & Actions

Draft PFO to Data w/draft Permits: _____	
Draft PFO Mailed: _____	Public Notice: <u>May 3, 2022</u> Comments Rec'd: Yes / No
Proposed Final Order: _____	Public Notice: _____ Protest Period Ends: _____
Final Order: _____	FO & Permits mailed: _____

DPFO Review (Optional)	PFO Review (Salem)	Final Order Review (Salem)
Reviewer: <u>Jean / PKS</u>	Reviewer: <u>Scott / PKS</u>	Reviewer: <u>Scott / PKS</u>
Date: <u>2/24/22</u> <u>3/11/22</u>	Date: <u>6/1/22</u> <u>6/17/22</u>	Date: <u>9/30/22</u> <u>11/8/22</u>
Changes Made: _____	Changes Made: _____	Changes Made: <u>ADD</u>
Date: _____	Date: <u>9-7-2022</u>	Date: <u>11/15/22</u>
Mailed: <u>5/2/2022</u>	Sig. Bin Date: <u>9-8-2022</u>	Sig. Bin Date: <u>11/15/22</u>
Comments/Special Issues: <u>SAP 127</u>		

Special Order Volume: Vol 125 Pages 50

**BEFORE THE WATER RESOURCES DEPARTMENT
OF THE
STATE OF OREGON**

In the Matter of Permit G-8690,	)	PROPOSED FINAL ORDER
Clackamas County	)	APPROVING ASSIGNMENT OF A WATER
	)	RIGHT PERMIT AND ISSUANCE OF
	)	REPLACEMENT WATER RIGHT PERMITS

Authority

ORS 537.225 establishes the process in which a water right permit holder may submit a request for full or partial assignment of a water right permit and issuance of replacement permits. OAR Chapter 690, Division 325 establishes the requirements and procedures to be used by the Department to evaluate an application by a landowner of record holding a water right permit for irrigation, nursery, temperature control, stock watering or agricultural water use to assign all or part of the water right permit and to issue replacement permits to reflect an assignment from the current permit holder to one or more additional permit holders.

Applicants

EXIT 282A DEVELOPMENT CO. LLC
24377 NE AIRPORT RD
AURORA, OR 97002

KEYSTONE PACIFIC LLC
CHUCK EGGERT
18555 SW TETON AVE
TUALATIN, OR 97062

Findings of Fact

Background

1. On September 22, 2021, VERNON BRUCK, filed an application for partial assignment of Water Right Permit G-8690 and requested issuance of replacement permits. The Department assigned the application number T-13841.
2. On January 12, 2016, the Department confirmed a partial assignment of a portion of Permit G-8690 to Exit 282A Development Company, LLC.
3. On July 18, 2019, the Department confirmed a partial assignment of a portion of Permit G-8690 to Keystone-Pacific, LLC.
4. On May 21, 2021, the Department approved an extension of time for complete application of water to October 1, 2027.
5. Notice of the application for transfer was published on May 3, 2022, pursuant to OAR 690-325-0080.

Pursuant to OAR 690-325-0100, any person may file a protest or standing statement within 45 days after the date of publication of notice of this Proposed Final Order.
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6. The Permit to be modified and assigned is as follows:

Permit: G-8690 in the name of EXIT 282A DEVELOPMENT CO. LLC. and KEYSTONE PACIFIC LLC

Use: IRRIGATION OF 131.2 ACRES

Priority Date: JULY 25, 1979

Quantity: 1.64 CUBIC FEET PER SECOND (CFS) BEING 0.98 CFS FROM WELL NO. 1 AND 0.66 CFS FROM WELL NO. 2.

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Source: 2 WELLS

Authorized Points of Appropriation:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
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Authorized Place of Use:

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Total					131.2

7. The Applicants request Permit G-8690 be split and replacement permits be issued as follows:

Permit A: EXIT 282A DEVELOPMENT COMPANY, LLC

Use: IRRIGATION OF 99.0 ACRES

Priority Date: JULY 25, 1979

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Source: 2 WELLS

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3 S	1 W	WM	35	SE NW	21.1
3 S	1 W	WM	35	NE SW	25.0
3 S	1 W	WM	35	NW SW	0.3
3 S	1 W	WM	35	NW SE	30.5
Total					99.0

Permit B: KEYSTONE PACIFIC, LLC**Use:** IRRIGATION OF 32.2 ACRES**Priority Date:** JULY 25, 1979**Quantity:** 0.4 CUBIC FEET PER SECOND (CFS) BEING .24 CFS FROM WELL NO. 1 AND 0.16 CFS FROM WELL NO. 2.**Limit/Duty:** IF FOR IRRIGATION THIS APPROPRIATION SHALL BE LIMITED TO 1/80TH OF ONE CUBIC FOOT PER SECOND OR ITS EQUIVALENT FOR EACH ACRE IRRIGATED AND SHALL BE FURTHER LIMITED TO A DIVERSION OF NOT TO EXCEED 2.5 ACRE FEET PER ACRE FOR EACH ACRE IRRIGATED DURING THE IRRIGATION SEASON OF EACH YEAR**Source:** 2 WELLS**Authorized Points of Appropriation:**

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
3 S	1 W	WM	35	SE SW	1400 FEET SOUTH AND 700 FEET WEST FROM THE C1/4 CORNER OF SECTION 35
3 S	1 W	WM	35	SE NW	500 FEET NORTH AND 460 FEET WEST FROM THE C1/4 CORNER OF SECTION 35

Authorized Place of Use:

IRRIGATION					
Twp	Rng	Mer	Sec	Q-Q	Acres
3 S	1 W	WM	35	SE SW	32.2

8. Notice of the application for the assignment of the water right permit and request for issuance of replacement water right permits was published in the Department's weekly notice on May 3, 2022, pursuant to ORS 537.325(3)(e) and OAR 690-325-0080. No comments were filed in response to the notice. In addition, the Department provided copies of the draft Proposed Final Order, draft replacement permits, the application, map, and existing water right permit to each owner of land upon which the water right permit is appurtenant.

Split a Permit Review Criteria

9. The Department has verified the mailing address of each owner of the authorized place of use identified on the map contained in the application as follows:

Name and Address	Acres	Proportionate Rate (cfs)	Twp	Rng	Mer	Sec	Q-Q	Tax Lot
EXIT 282A DEVELOPMENT CO. LLC 24377 NE AIRPORT RD AURORA, OR 97002	99.0	01.24 CFS	3 S	1 E	WM	35	MULTIPLE	500, 580, 570, 1802, 1860, 1870
KEYSTONE PACIFIC LLC CHUCK EGGERT 18555 SW TETON AVE TUALATIN, OR 97062	32.2	0.40 CFS	3 S	1 E	WM	35		1800

10. The deeds supplied with the application, match the properties proposed for assignment.
11. The applicants affirmed the most recent water use under the permit has been exercised within the relevant terms and conditions of the water right permit.
12. The assignment and issuance of replacement permits would not result in injury to other water right holders.
13. The assignment and issuance of replacement permits would not result in enlargement of the permit.
14. The assignment and issuance of replacement permits does not alter any other terms of Permit G-8690.

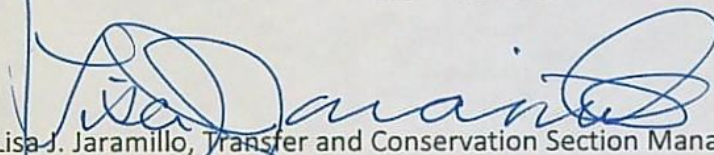
Conclusions of Law

The assignment and issuance of replacement permits proposed by Application T-13841 are consistent with the requirements of ORS 537.225 and OAR Chapter 690, Division 325. If protests are not filed pursuant to OAR 690-325-0100, a final order will be issued approving the assignment and issuance of replacement permits.

If a final order approving the request for assignment and issuance of superseding permits is issued, the order will contain the following conditions:

- 1. The assignment and issuance of replacement permits proposed by Application T-13841 are approved.*
- 2. Permit G-18781, in the name of EXIT 282A DEVELOPMENT COMPANY, LLC, and Permit G-18782 in the name of KEYSTONE-PACIFIC, LLC are issued to supersede Permit G-8690 (original permit). Permit G-8690 (original permit) is no longer of any force or affect.*
- 3. All other terms and conditions under Permit G-8690 (original permit) are incorporated into Permits G-18781 and G-18782 (superseding permits).*

Dated in Salem, Oregon on **SEP 07 2022**



Lisa J. Jaramillo, Transfer and Conservation Section Manager, for
THOMAS M BYLER, DIRECTOR
Oregon Water Resources Department

Mailing Date: **SEP 08 2022**

Notice of Application to Split a Permit

Applications of a landowner of record holding a water right permit for irrigation, nursery, temperature control, stock watering or agricultural water use, to assign all or part of the water right permit and to request issuance of a replacement permit to reflect an assignment from the current permit holder to one or more additional permit holders. The Department welcomes comments from interested persons, agencies, and organizations. **The comment deadline for notice of the application(s) appearing in this public notice is 5:00 pm, [30 days].** Although we cannot respond individually to all comments, each will be considered as the agency makes its decision regarding the proposed splitting of a permit.

The application may be viewed free of charge online at: <http://apps.wrd.state.or.us/apps/wr/wrinfo/>. Persons interested in receiving a copy of a Proposed Final Order must pay a statutorily-required fee of \$30. Any person paying \$30 to receive a PFO by mail will also receive a copy of the Final Order when it is issued.

Transfer	T-13841
Permit	G-8690
County/Basin	Clackamas (#16)
Applicants	Exit 282A Development Co. LLC 24377 NE Airport Rd Aurora, OR 97002

Keystone Pacific LLC
Chuck Eggert
18555 SW Teton Ave
Tualatin, OR 97062

Source/TRSQ40Q160	WELL1 > NEWLAND CREEK BASIN/ T3S R1W SEC35 SESW WELL2 > NEWLAND CREEK BASIN / T3S R1W SEC35 SENW
Priority Date	JUNE 3, 2009
Use/Quantity	IRRIGATION OF 131.2 ACRES/MAXIMUM RATE: 1.64 CFS
Applicant's Use/Quantity	1.64 CFS
Permit Completion Date	10/01/2024

Please use additional pages as needed

Part 4 of 5 – Other Landowner Information

Please list the owner(s) of land under the permit who are not submitting the assignment and request for issuance of replacement water right permit.

Landowner Information

LANDOWNER/BUSINESS NAME EXIT 282A DEVELOPMENT COMPANY, LLC		MAP ID (LETTER OR NUMBER) A	
MAILING ADDRESS 1205 SW FAIRFAX PLACE	CITY PORTLAND	STATE OR	ZIP 97002
TOTAL NUMBER OF ACRES UNDER THE PERMIT (AS DEPICTED ON MAP) 99.0	PROPORTIONATE RATE 1.24 CFS		

Landowner Information

LANDOWNER/BUSINESS NAME KEYSTONE-PACIFIC, LLC		MAP ID (LETTER OR NUMBER) B	
MAILING ADDRESS 18555 SW TETON AVE.	CITY TUALATIN	STATE OR	ZIP 97062
TOTAL NUMBER OF ACRES UNDER THE PERMIT (AS DEPICTED ON MAP) 32.2	PROPORTIONATE RATE 0.40 CFS		

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Part 5 of 5 – Permit Information

PERMIT # G-8690

Completion date of the permit: 2027

Name(s) currently appearing on permit: EXIT 282A DEVELOPMENT COMPANY, LLC;

KEYSTONE-PACIFIC, LLC

Type(s) of use as listed on permit: IRRIGATION

Note: Type of use must be one or more of the following uses approved for assignment under ORS 537.225(1) and OAR 690-325-0010: irrigation, nursery, temperature control, stock watering, or agricultural water use.

Table 1. Location of Authorized Point(s) of Diversion (POD) or Appropriation (POA)

POD/POA Name or Number	If POA, OWRD Well Log ID# (or Well ID Tag # L-___)	Twp		Rng		Sec	¼ ¼		Tax Lot, DLC or Gov't Lot	Measured Distances (from a recognized survey corner)
Well 1	CLAC 8769	3	S	1	W	35	SE	SW	1800	1400 feet South and 700 feet West from the Center corner of Section 35
Well 2	CLAC 8774	3	S	1	W	35	SE	NW	500	500 feet North and 460 feet West from the Center Corner of Section 35

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Attachment B
Application Map

Application to Split a Permit – Permit G-8690

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Attachment C
Affidavits of Non-Conveyance
Application to Split a Permit – Permit G-8690

13841



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

Application to Split A Permit and Request for Issuance of Replacement Permits

Affidavit of Non-Conveyance and Reading of Permit G-8690

State of Oregon)
County of Clackamas) ss
)

I/We, EXIT 282A DEVELOPMENT COMPANY, LLC, mailing address 1205 SW FAIRFAX PLACE, PORTLAND, OR, 97002, telephone number (503) 678-4722, being first duly sworn depose and say:

1. Permit G-8690, has not been conveyed or withheld and remains appurtenant to my/our land.
2. I/We attest that I/we have read Permit G-8690.

Chi Maletis

Signature of Affiant

6-23-2023

Date

Signature of Affiant

Date

Signed and sworn to (or affirmed) before me this 23rd day of JUNE, 2021.



Mark Steven Gerstner
Notary Public for Oregon

My Commission Expires: 01/24/2025

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

Application to Split A Permit and Request for Issuance of Replacement Permits

Affidavit of Non-Conveyance and Reading of Permit G-8690

State of Oregon)
) ss
County of Clackamas)

I/We, KEYSTONE-PACIFIC, LLC, mailing address 18555 SW TETON AVE, TUALATIN, OR, 97062, telephone number (503) 303-0360, being first duly sworn depose and say:

1. Permit G-8690, has not been conveyed or withheld and remains appurtenant to my/our land.
2. I/We attest that I/we have read Permit G-8690.

Signature of Affiant

Date

Signature of Affiant

Date

Signed and sworn to (or affirmed) before me this 16th day of August, 20 21.



Stephen J Ricker
Notary Public for Oregon

My Commission Expires: July 8, 2023

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Attachment D
Property Deeds

Application to Split a Permit – Permit G-8690

13841 - 3

GSI WATER SOLUTIONS, INC.

Check Date: 6/8/2021

023630

Invoice Number	Date	Voucher	Amount	Discounts	Previous Pay	Net Amount
Print App Fee 6-7-21	6/7/2021	0018386	125.00			125.00
Oregon Water Resources Department						
Key Bank 8460 - GSI Water	3	245				
TOTAL			125.00			125.00

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STATE OF OREGON
WATER RESOURCES DEPARTMENT725 Summer St. N.E. Ste. A
SALEM, OR 97301-4172

(503) 986-0900 / (503) 986-0904 (fax)

RECEIPT # 136272

INVOICE #

RECEIVED FROM:

BY:

CASH:

CHECK: #

OTHER: (IDENTIFY)

☐

X 23630

☐

APPLICATION

PERMIT

6-8690

TRANSFER

TOTAL REC'D

\$ 125.00

1083 TREASURY 4170 WRD MISC CASH ACCT

0407 COPIES

\$

OTHER:

(IDENTIFY)

\$

0243 I/S Lease

0244 Muni Water Mgmt. Plan

0245 Cons. Water

4270 WRD OPERATING ACCT

MISCELLANEOUS

0407 COPY & TAPE FEES

\$

0410 RESEARCH FEES

\$

0408 MISC REVENUE: (IDENTIFY)

\$

TC162 DEPOSIT LIAB. (IDENTIFY)

\$

0240 EXTENSION OF TIME

\$

WATER RIGHTS:

EXAM FEE

RECORD FEE

0201 SURFACE WATER

\$

0202

\$

0203 GROUND WATER

\$

0204

\$

0205 TRANSFER

\$

WELL CONSTRUCTION

EXAM FEE

LICENSE FEE

0218 WELL DRILL CONSTRUCTOR

\$

0219

\$

LANDOWNER'S PERMIT

0220

\$

OTHER

(IDENTIFY)

0536 TREASURY 0437 WELL CONST. START FEE

0211 WELL CONST START FEE

\$

CARD#

0210 MONITORING WELLS

\$

CARD#

OTHER

(IDENTIFY)

0607 TREASURY 0467 HYDRO ACTIVITY LIC NUMBER

0233 POWER LICENSE FEE (FW/WRD)

\$

0231 HYDRO LICENSE FEE (FW/WRD)

\$

HYDRO APPLICATION

\$

TREASURY OTHER / RDX

FUND TITLE

OBJ. CODE VENDOR #

DESCRIPTION

\$

RECEIPT:

136272

DATED: 8-26-2021 BY:

Distribution - White Copy - Customer, Yellow Copy - Fiscal, Blue Copy - File, Buff Copy - Fiscal



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

Application to Split A Permit and Request for Issuance of Replacement Permits (ORS 537.225)

Part 1 of 5 – Minimum Requirements Checklist

This 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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Check all items included with this application.

OWRD

- ☒ Part 1 – Completed Minimum Requirements Checklist.
- ☒ Part 2 – Completed Application Map Checklist.
- ☒ Part 3 – Completed Application with non-refundable \$125.00 Application Fee, Applicant(s)' Information and Signature(s).
- ☒ Part 4 – Other Landowner Information and proportionate rate(s).
- ☒ Part 5 – Water Right Permit Information. List the permit number to be assigned here: G-8690. **(Attachment A)**

Attachments:

- ☒ Completed application map prepared by Certified Water Right Examiner (CWRE). **(Attachment B)**
- ☒ Completed Affidavit(s) from the applicant(s): **(Attachment C)**
 - ☒ Certifying the permit has not been conveyed or withheld, and remains appurtenant to the applicant's land.
 - ☒ Certifying the applicant has read the permit.
- ☒ Copy(s) of current recorded deed(s) showing that the applicant(s) is/are an owner of the land(s) to which the permit is appurtenant. **(Attachment D)**

INSTRUCTIONS for editing the Application Form

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.

For Staff Accounting Purposes Only – PCA #46110 Object # **1-3841**

Part 2 of 5 –Application Map Checklist

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

Please be sure that the map you submit is based upon the original water right application map or permit amendment map and includes all the items listed below and meets the requirements of OAR 690-325-0050. Check all boxes that apply.

The map shall not include any unauthorized change to the authorized place of use outside of its original perimeters as exhibited on the original water right application map or approved permit amendment map nor any unauthorized change to the location of the point(s) of diversion or appropriation as exhibited on the original water right application map or approved permit amendment map.

- ☒ Certified Water Right Examiner (CWRE) Stamp and Signature. For a list of CWRE's, see http://apps.wrd.state.or.us/apps/wr/cwre_license_view/.
- ☒ 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, or up to 30 x 30 inches. For 30 x 30 inch maps, one additional paper copy and an electronic copy in a .pdf, .tiff or .jpg format 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 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.
- ☒ The place of use of each applicant's portion of the water right permit shall be clearly defined by outline and shaded or hachured and shall show the number of acres for each portion in each quarter-quarter section, government lot, or quarter-quarter section as projected within government lots, donation land claims, or other recognized public land survey subdivisions. If the permit has multiple priority dates or uses, the lands to be served by each priority date and on which use is authorized, must be separately identified.
- ☒ The place of use of any part of the permit **not** being assigned shall be clearly defined by outline and shaded or hachured and shall show the number of acres for each portion in each quarter-quarter section, government lot, or quarter-quarter section as projected within government lots, donation land claims, or other recognized public land survey subdivisions. If the permit has multiple priority dates or uses, the lands to be served by each priority date and on which use is authorized, must be separately identified.
- ☒ Each applicant's portion of the permit shall be referenced, by either alphabet letter or number, to each applicant(s) listed in the application form.
- ☒ The rate and any applicable acre-feet allowance of water use under the permit for each applicant's portion of the permit shall be clearly labeled on the map.
- ☒ The location of each authorized point of diversion or appropriation.

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Please use additional pages as needed

Part 3 of 5 – Applicant Information and Signature

Applicant Information

APPLICANT/BUSINESS NAME EXIT 282A DEVELOPMENT COMPANY, LLC			MAP ID (LETTER OR NUMBER) A	PHONE NO. 503-678-4722	ADDITIONAL CONTACT NO.
ADDRESS 1205 SW FAIRFAX PLACE					FAX NO.
CITY PORTLAND	STATE OR	ZIP 97225	E-MAIL CHRISMALETIS@GMAIL.COM		
BY PROVIDING AN E-MAIL ADDRESS, CONSENT IS GIVEN TO RECEIVE ALL CORRESPONDENCE FROM THE DEPARTMENT ELECTRONICALLY. COPIES OF THE FINAL ORDER AND REPLACEMENT PERMIT DOCUMENTS WILL ALSO BE MAILED.					

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

AGENT/BUSINESS NAME GSI WATER SOLUTIONS, INC. ATTN: ADAM SUSSMAN			PHONE NO. 541-257-9001	ADDITIONAL CONTACT NO.
ADDRESS 1600 SW WESTERN BOULEVARD, SUITE 240				FAX NO.
CITY CORVALLIS	STATE OR	ZIP 97333	E-MAIL ASUSSMAN@GSIWS.COM	
BY PROVIDING AN E-MAIL ADDRESS, CONSENT IS GIVEN TO RECEIVE ALL CORRESPONDENCE FROM THE DEPARTMENT ELECTRONICALLY. COPIES OF THE FINAL ORDER AND REPLACEMENT PERMIT DOCUMENTS WILL ALSO BE MAILED.				

ORS 536.050(1)(aa) authorizes the Oregon Water Resources Department (OWRD) to collect fees based upon the actual cost of work to process an application under ORS 537.225.

I (we) understand the following:

- Upon receipt of my complete application and the non-refundable application fee in the amount of \$125.00, OWRD will, within fifteen (15) days, notify me in writing of the estimate of the cost of work.
- The non-refundable \$125.00 fee covers the cost of OWRD's staff to evaluate and provide the cost of work estimate for processing the application.
- Upon receiving the estimate I may agree or decline to enter into a formal contract to pay the estimated cost of work in advance to initiate the processing of the application.
- If I decline to enter into a formal contract, OWRD will close my application.
- An incomplete or inaccurate application may delay the process and increase the cost to process my request.
- OWRD does not guarantee a favorable review of the application.

I (we) affirm that the most recent water use (if any) under my (our) portion of the permit has been exercised within the relevant terms and conditions of the permit.

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



Chris Maletis

Applicant signature

Chris Maletis, Manager

Name (and title if applicable) (print)

6.23.2021

Date

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Applicant signature

Name (and title if applicable) (print)

Date

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Applicant Information

APPLICANT/BUSINESS NAME KEYSTONE-PACIFIC, LLC		MAP ID (LETTER OR NUMBER) B	PHONE NO. 503-303-0360	ADDITIONAL CONTACT NO.
ADDRESS 18555 SW TETON AVE.				FAX NO.
CITY TUALATIN	STATE OR	ZIP 97062	E-MAIL	
BY PROVIDING AN E-MAIL ADDRESS, CONSENT IS GIVEN TO RECEIVE ALL CORRESPONDENCE FROM THE DEPARTMENT ELECTRONICALLY. COPIES OF THE FINAL ORDER AND REPLACEMENT PERMIT DOCUMENTS WILL ALSO BE MAILED.				

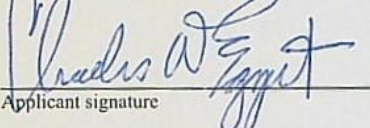
Agent Information – This agent is authorized to represent the above applicant in all matters relating to this application

AGENT/BUSINESS NAME PACIFIC HYDRO-GEOLOGY, INC. ATTN: GREG KUPILLAS		PHONE NO. 503-632-5016	ADDITIONAL CONTACT NO.	
ADDRESS 18487 S VALLEY VISTA RD			FAX NO.	
CITY MULINO	STATE OR	ZIP 97042	E-MAIL PHGGEK@BCTONLINE.COM	
BY PROVIDING AN E-MAIL ADDRESS, CONSENT IS GIVEN TO RECEIVE ALL CORRESPONDENCE FROM THE DEPARTMENT ELECTRONICALLY. COPIES OF THE FINAL ORDER AND REPLACEMENT PERMIT DOCUMENTS WILL ALSO BE MAILED.				

I (we) affirm that the most recent water use (if any) under my (our) portion of the permit has been exercised within the relevant terms and conditions of the permit.

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




Applicant signature

Charles Eggert, Owner
Name (and title if applicable) (print)

8/12/2021
Date

Applicant signature

Name (and title if applicable) (print)

Date

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Attachment A
Permit G-8690

Application to Split a Permit – Permit G-8690

13841

6. The amount of water which the applicant intends to apply to beneficial use is cubic feet per second or 140 gallons per minute. being 440 Well #1 - 300 from #2

7. The use to which the water is to be applied is irrigation

8. If the flow to be utilized is artesian, the works to be used for the control and conservation of the supply when not in use must be described.

9. If the location of the well, or other development work is less than one-fourth mile from a natural stream channel, give the distance to the channel and the difference in elevation between the stream bed and the ground surface at the source of development.

10.

DESCRIPTION OF WORKS

Include length and dimensions of supply ditch or pipeline, size and type of pump and motor, type of irrigation system to adequately describe the proposed distribution system.

#1 = 20 HP

#2 = 30 HP

2000' mainline 7"

Lessee has equipment

11. Construction work will begin on or before..... Wells completed

12. Construction work will be completed on or before..... Completed

13. The water will be completely applied to the proposed use on or before..... OCT 1982

14. If the ground water supply is supplemental to an existing supply, identify the supply and existing water right. none will cancel existing right

Application No. G-9327

Permit No. G 8690

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AUG 26 2021

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Rem ~~ST~~

Earl Staller
Signature of Applicant

This is to certify that I have examined the foregoing application, together with the accompanying maps and data, and return the same for.....completion.....

In order to retain its priority, this application must be returned to the Water Resources Director with corrections on or before.....January 21....., 1980.....

WITNESS my hand this 19th day of November, 1979.....

James E. Sexson Water Resources Director

By

Wayne J. Overcash
WAYNE J. OVERCASH

RECEIVED
NOV 23 1979
WATER RESOURCES DEPT
SALEM, OREGON

This instrument was first received in the office of the Water Resources Director at Salem, Oregon, on the

25th day of July, 1979, at 2:30 o'clock
P. M.

Application No. G-9327

Permit No. G 8690

13841

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Permit to Appropriate the Public Waters of the State of Oregon

This is to certify that I have examined the foregoing application and do hereby grant the same, **SUBJECT TO EXISTING RIGHTS INCLUDING THE EXISTING MINIMUM FLOW POLICIES ESTABLISHED BY THE WATER POLICY REVIEW BOARD** and the following limitations and conditions:

The right herein granted is limited to the amount of water which can be applied to beneficial use and shall not exceed 1.64 cubic feet per second measured at the point of diversion from the well or source of appropriation, or its equivalent in case of rotation with other water users, from 2 wells; being 0.98 cfs from well No. 1 and 0.66 cfs from well No. 2

The use to which this water is to be applied is irrigation

If for irrigation, this appropriation shall be limited to 1/80th of one cubic foot per second or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed 2 1/2 acre feet per acre for each acre irrigated during the irrigation season of each year;

and shall be subject to such reasonable rotation system as may be ordered by the proper state officer.

The well shall be constructed in accordance with the General Standards for the Construction and Maintenance of Water Wells in Oregon.

The works constructed shall include an air line and pressure gauge or an access port for measuring line, adequate to determine water level elevation in the well at all times.

The permittee shall install and maintain a weir, meter, or other suitable measuring device, and shall keep a complete record of the amount of ground water withdrawn.

The priority date of this permit is July 25, 1979

Actual construction work shall begin on or before January 9, 1981 and shall thereafter be prosecuted with reasonable diligence and be completed on or before October 1, 1981

Complete application of the water to the proposed use shall be made on or before October 1, 1982

WITNESS my hand this 9th day of January, 1980

Water Resources Director

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Please use additional pages of Table 2 as needed

Table 2. Description of Permit # G-8690.

List all parts of the permit (both assigned and unassigned). For the acreage or place(s) of use in each ¼ ¼, list the Map ID (letter or number from map and Parts 3 and 4) for each parcel. The acreage listed must equal the total acreage on the permit.

Description of Permitted Lands														
Twp		Rng		Sec	¼ ¼		Tax Lot	Gvt Lot or DLC	Acre (if applicable)	Type of Use	POD(s) or POA(s) (name or number from Table 1)	Map ID (letter or number from map and Parts 3 and 4)		
2	S	9	E	15	NE	NW	100		15.0	IR	POD #1	“A”		
2	S	9	E	15	NE	NW	200		4.0	NU	POD #2	“B”		
↑EXAMPLE↑														
3	S	1	W	35	SW	NE	580		10.0	IR	Well 1, Well 2	A		
3	S	1	W	35	SW	NE	570		12.1	IR	Well 1, Well 2	A		
3	S	1	W	35	SE	NW	500		21.1	IR	Well 1, Well 2	A		
3	S	1	W	35	NE	SW	1802		25.0	IR	Well 1, Well 2	A		
3	S	1	W	35	NW	SW	1802		0.3	IR	Well 1, Well 2	A		
3	S	1	W	35	SE	SW	1800		32.2	IR	Well 1, Well 2	B		
3	S	1	W	35	NW	SE	570		10.6	IR	Well 1, Well 2	A		
3	S	1	W	35	NW	SE	1802		19.5	IR	Well 1, Well 2	A		
3	S	1	W	35	NW	SE	1860		0.2	IR	Well 1, Well 2	A		
3	S	1	W	35	NW	SE	1870		0.2	IR	Well 1, Well 2	A		
TOTAL ACRES									131.2					

The place of use listed in Table 2 is based on the authorized place of use according to the permit map (Attachment A). The place of use in the SWNE and NESW on the permit map is reversed from what is listed in the permit application; however, the permit map is considered to be correct in its description of the authorized place of use. The assignment map on file for the permit is also consistent with the place of use provided in Table 2.

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Check the appropriate box, if applicable:

- ☐ Check here if any portion of the permit is located within an irrigation or other water district.

IRRIGATION DISTRICT NAME N/A	ADDRESS	
CITY	STATE	ZIP

- ☐ Check here if water for any portion of the permit is supplied under a water service agreement or other contract for stored water with a federal agency or other entity.

ENTITY NAME N/A	ADDRESS	
CITY	STATE	ZIP

Additional Remarks:

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Application No. G-9327Permit No. G 8690

OWRD

STATE OF OREGON WATER RESOURCES DEPARTMENT

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Application for a Permit to Appropriate Ground Water

JUL 25 1979

WATER RESOURCES DEPT
SALEM, OREGON

I, EARL STOLLER
(Name of Applicant)
of RT. 3 Box 714
(Mailing Address) AURORA
(City)
State of Oreg, 97002 Phone No. 678-5403
(Zip Code) do hereby
make application for a permit to appropriate the following described ground waters of the State of Oregon:

1. The development will consist of 2 Wells
(Give number of wells, tile lines, infiltration galleries, etc.)
having a diameter of 8" = #1-12" #2 and an estimated depth of #1: 170 #2: 203 feet

2. The well or other source is to be located #1: 1400 ft S and 100 ft W
(N. or S.) (E. or W.)
from the center corner of Sec 35 - being within N SE 1/4 SW 1/4
(Public Land Survey Corner)
Well #2 located 500' N. & 460' W from center corner
(If there is more than one well, each must be described)
Sec 35 being within the SE 1/4 1/4 of the NW 1/4 1/4 of

both Sec. 35 Tp. 3 S R. 1 W, W. M., in the county of CLACKAMAS

3. Location of area to be irrigated, or place of use if use other than irrigation.

Township	Range	Section	List 1/4 1/4 of Section	List use and/or number of acres to be irrigated
3 S	1 W	35	SW 1/4 - NE 1/4	25 acres
			SE 1/4 - NW 1/4	21.1 acres
			NE 1/4 - SW 1/4	25 22.1 F11S
			NW 1/4 - SW 1/4	0.3
			SE 1/4 - SW 1/4	32.2
			NW 1/4 - SE 1/4	30.5
				131.20

4. It is estimated that #1: 170 feet of the well will require STEEL casing.
(Gipd)

5. Depth to water table is estimated 59 Well drilled by Wannwright = #1
(Feet)

#2: 68

Miller = #2

T-8547

13841

Total for #20 30

6. The amount of water which the applicant intends to apply to beneficial use is cubic feet per second or 140 gallons per minute. being 440 well #1 - 300 from #2

7. The use to which the water is to be applied is irrigation

8. If the flow to be utilized is artesian, the works to be used for the control and conservation of the supply when not in use must be described.

9. If the location of the well, or other development work is less than one-fourth mile from a natural stream channel, give the distance to the channel and the difference in elevation between the stream bed and the ground surface at the source of development.

10. DESCRIPTION OF WORKS

Include length and dimensions of supply ditch or pipeline, size and type of pump and motor, type of irrigation system to adequately describe the proposed distribution system.

#1: 20 HP

#2: 30 HP

2000' mainline 7"

lessee has equipment

11. Construction work will begin on or before Wells completed

12. Construction work will be completed on or before Completed

13. The water will be completely applied to the proposed use on or before Oct 1982

14. If the ground water supply is supplemental to an existing supply, identify the supply and existing water right. none will cancel existing right

Application No. G-9327

Permit No. G. 8690

AUG 26 2021

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Permit to Appropriate the Public Waters of the State of Oregon

This is to certify that I have examined the foregoing application and do hereby grant the same, SUBJECT TO EXISTING RIGHTS INCLUDING THE EXISTING MINIMUM FLOW POLICIES ESTABLISHED BY THE WATER POLICY REVIEW BOARD and the following limitations and conditions:

The right herein granted is limited to the amount of water which can be applied to beneficial use and shall not exceed 1.64 cubic feet per second measured at the point of diversion from the well or source of appropriation, or its equivalent in case of rotation with other water users, from 2 wells; being 0.98 cfs from well No. 1 and 0.66 cfs from well No. 2

The use to which this water is to be applied is irrigation

If for irrigation, this appropriation shall be limited to 1/80th of one cubic foot per second or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed 2 1/2 acre feet per acre for each acre irrigated during the irrigation season of each year;

and shall be subject to such reasonable rotation system as may be ordered by the proper state officer.

The well shall be constructed in accordance with the General Standards for the Construction and Maintenance of Water Wells in Oregon.

The works constructed shall include an air line and pressure gauge or an access port for measuring line, adequate to determine water level elevation in the well at all times.

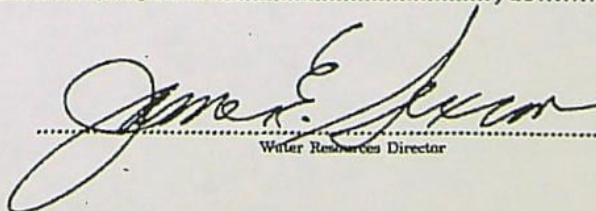
The permittee shall install and maintain a weir, meter, or other suitable measuring device, and shall keep a complete record of the amount of ground water withdrawn.

The priority date of this permit is July 25, 1979

Actual construction work shall begin on or before January 9, 1981 and shall thereafter be prosecuted with reasonable diligence and be completed on or before October 1, 1981

Complete application of the water to the proposed use shall be made on or before October 1, 1982

WITNESS my hand this 9th day of January, 19 80


Water Resources Director

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Rem ~~over~~

Earl Staller
Signature of Applicant

This is to certify that I have examined the foregoing application, together with the accompanying maps and data, and return the same for.....completion.....

In order to retain its priority, this application must be returned to the Water Resources Director with corrections on or before.....January 21....., 1980.....

WITNESS my hand this 19th..... day of.....November....., 1979.....

James E. Sexson..... Water Resources Director

By *Wayne J. Overcash*
WAYNE J. OVERCASH

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NOV 23 1979
WATER RESOURCES DEPT
SALEM, OREGON

This instrument was first received in the office of the Water Resources Director at Salem, Oregon, on the

25th day of July, 1979, at 2:30 o'clock

P. M.

Application No. G-9327

Permit No. G 8690

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Please use additional pages as needed

Part 4 of 5 – Other Landowner Information

Please list the owner(s) of land under the permit who are not submitting the assignment and request for issuance of replacement water right permit.

Landowner Information

LANDOWNER/BUSINESS NAME EXIT 282A DEVELOPMENT COMPANY, LLC		MAP ID (LETTER OR NUMBER) A	
MAILING ADDRESS 1205 SW FAIRFAX PLACE		CITY PORTLAND	STATE OR
TOTAL NUMBER OF ACRES UNDER THE PERMIT (AS DEPICTED ON MAP) 99.0		PROPORTIONATE RATE 1.24 CFS	ZIP 97002

Landowner Information

LANDOWNER/BUSINESS NAME KEYSTONE-PACIFIC, LLC		MAP ID (LETTER OR NUMBER) B	
MAILING ADDRESS 18555 SW TETON AVE.		CITY TUALATIN	STATE OR
TOTAL NUMBER OF ACRES UNDER THE PERMIT (AS DEPICTED ON MAP) 32.2		PROPORTIONATE RATE 0.40 CFS	ZIP 97062

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Part 5 of 5 – Permit Information

PERMIT # G-8690

Completion date of the permit: 2027

Name(s) currently appearing on permit: EXIT 282A DEVELOPMENT COMPANY, LLC;

KEYSTONE-PACIFIC, LLC

Type(s) of use as listed on permit: IRRIGATION

Note: Type of use must be one or more of the following uses approved for assignment under ORS 537.225(1) and OAR 690-325-0010: irrigation, nursery, temperature control, stock watering, or agricultural water use.

Table 1. Location of Authorized Point(s) of Diversion (POD) or Appropriation (POA)

POD/POA Name or Number	If POA, OWRD Well Log ID# (or Well ID Tag # L-___)	Twp		Rng		Sec	¼ ¼		Tax Lot, DLC or Gov't Lot	Measured Distances (from a recognized survey corner)
Well 1	CLAC 8769	3	S	1	W	35	SE	SW	1800	1400 feet South and 700 feet West from the Center corner of Section 35
Well 2	CLAC 8774	3	S	1	W	35	SE	NW	500	500 feet North and 460 feet West from the Center Corner of Section 35

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TACS

Please use additional pages of Table 2 as needed

Table 2. Description of Permit # G-8690.

List all parts of the permit (both assigned and unassigned). For the acreage or place(s) of use in each $\frac{1}{4}$ $\frac{1}{4}$, list the Map ID (letter or number from map and Parts 3 and 4) for each parcel. The acreage listed must equal the total acreage on the permit.

Description of Permitted Lands														
Twp		Rng		Sec	¼ ¼		Tax Lot	Gvt Lot or DLC	Acre(s) (if applicable)	Type of Use	POD(s) or POA(s) (name or number from Table 1)	Map ID (letter or number from map and Parts 3 and 4)		
2	S	9	E	15	NE	NW	100		15.0	IR	POD #1	"A" "B"		
2	S	9	E	15	NE	NW	200		4.0	NU	POD #2			
↑EXAMPLE↑														
3	S	1	W	35	SW	NE	580		10.0	IR	Well 1, Well 2	A		
3	S	1	W	35	SW	NE	570		12.1	IR	Well 1, Well 2	A		
3	S	1	W	35	SE	NW	500		21.1	IR	Well 1, Well 2	A		
3	S	1	W	35	NE	SW	1802		25.0	IR	Well 1, Well 2	A		
3	S	1	W	35	NW	SW	1802		0.3	IR	Well 1, Well 2	A		
3	S	1	W	35	SE	SW	1800		32.2	IR	Well 1, Well 2	B		
3	S	1	W	35	NW	SE	570		10.6	IR	Well 1, Well 2	A		
3	S	1	W	35	NW	SE	1802		19.5	IR	Well 1, Well 2	A		
3	S	1	W	35	NW	SE	1860		0.2	IR	Well 1, Well 2	A		
3	S	1	W	35	NW	SE	1870		0.2	IR	Well 1, Well 2	A		
TOTAL ACRES									131.2					

The place of use listed in Table 2 is based on the authorized place of use according to the permit map (Attachment A). The place of use in the SWNE and NESW on the permit map is reversed from what is listed in the permit application; however, the permit map is considered to be correct in its description of the authorized place of use. The assignment map on file for the permit is also consistent with the place of use provided in Table 2.

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Oregon
Kate Brown, Governor

Water Resources Department

725 Summer St NE, Suite A

Salem, OR 97301

(503) 986-0900

Fax (503) 986-0904

May 2, 2022

KEYSTONE PACIFIC LLC
18555 SW TETON AVE
TUALATIN, OR 97062

EXIT 282A DEVELOPMENT CO. LLC
1205 SW FIARFAX PLACE
PORTLAND, OR 97225

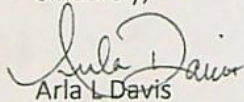
Re: Split a Permit Application T-13841

Enclosed please find the Draft Proposed Final Order proposing approval of an application to Split a Permit and Request for Issuance of Replacement Permits. Also enclosed are copies of the application to split a permit and map, a copy of the original permit and map, and copies of the draft replacement permits.

Subsequent to the mailing of this draft Proposed Order, notice of the application will be published in the Department's weekly notice on May 3, 2022. Anyone can comment to the application within 30 days of the date of publication.

Please do not hesitate to contact me at arla.l.davis@water.oregon.gov, if you should have any questions or concerns.

Sincerely,



Arla L. Davis

Transfer Specialist

Transfer and Conservation Section

cc: Split a Permit Application file T-13841
Amy Landvoigt, District 20 Watermaster (via e-mail)

cc w/enc.: Adam Sussman, GSI Water Solutions, Agent for the applicant Exit 282A Development Co., LLC (via e-mail)
Greg Kupillas, Pacific Hydro-Geology, Agent for the applicant Keystone Pacific LLC. (via e-mail)

BEFORE THE WATER RESOURCES DEPARTMENT
OF THE
STATE OF OREGON

In the Matter of Permit G-8690,
Clackamas County

)
) **DRAFT**
) PROPOSED FINAL ORDER
) APPROVING ASSIGNMENT OF A WATER
) RIGHT PERMIT AND ISSUANCE OF
) REPLACEMENT WATER RIGHT PERMITS

Authority

ORS 537.225 establishes the process in which a water right permit holder may submit a request for full or partial assignment of a water right permit and issuance of replacement permits. OAR Chapter 690, Division 325 establishes the requirements and procedures to be used by the Department to evaluate an application by a landowner of record holding a water right permit for irrigation, nursery, temperature control, stock watering or agricultural water use to assign all or part of the water right permit and to issue replacement permits to reflect an assignment from the current permit holder to one or more additional permit holders.

Applicants

EXIT 282A DEVELOPMENT CO. LLC
24377 NE AIRPORT RD
AURORA, OR 97002

KEYSTONE PACIFIC LLC
CHUCK EGGERT
18555 SW TETON AVE
TUALATIN, OR 97062

Findings of Fact

Background

1. On September 22, 2021, VERNON BRUCK, filed an application for partial assignment of Water Right Permit G-8690 and requested issuance of replacement permits. The Department assigned the application number T-13841.
2. On January 12, 2016, the Department confirmed a partial assignment of a portion of Permit G-8690 to Exit 282A Development Company, LLC.
3. On July 18, 2019, the Department confirmed a partial assignment of a portion of Permit G-8690 to Keystone-Pacific, LLC.
4. On May 21, 2021, the Department approved an extension of time for complete application of water to October 1, 2027.
5. Notice of the application for transfer was published on May 3, 2022, pursuant to OAR 690-325-0080.

6. The Permit to be modified and assigned is as follows:

Permit: G-8690 in the name of EXIT 282A DEVELOPMENT CO. LLC. and KEYSTONE PACIFIC LLC
Use: IRRIGATION OF 131.2 ACRES
Priority Date: JULY 25, 1979
Quantity: 1.64 CUBIC FEET PER SECOND (CFS) BEING 0.98 CFS FROM WELL NO. 1 AND 0.66 CFS FROM WELL NO. 2.
Limit/Duty: IF FOR IRRIGATION THIS APPROPRIATION SHALL BE LIMITED TO 1/80TH OF ONE CUBIC FOOT PER SECOND OR ITS EQUIVALENT FOR EACH ACRE IRRIGATED AND SHALL BE FURTHER LIMITED TO A DIVERSION OF NOT TO EXCEED 2.5 ACRE FEET PER ACRE FOR EACH ACRE IRRIGATED DURING THE IRRIGATION SEASON OF EACH YEAR
Source: 2 WELLS

Authorized Points of Appropriation:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
3 S	1 W	WM	35	SE SW	1400 FEET SOUTH AND 700 FEET WEST FROM THE C1/4 CORNER OF SECTION 35
3 S	1 W	WM	35	SE NW	500 FEET NORTH AND 460 FEET WEST FROM THE C1/4 CORNER OF SECTION 35

Authorized Place of Use:

IRRIGATION					
Twp	Rng	Mer	Sec	Q-Q	Acres
3 S	1 W	WM	35	SW NE	25.0
3 S	1 W	WM	35	SE NW	21.1
3 S	1 W	WM	35	NE SW	22.1
3 S	1 W	WM	35	NW SW	0.3
3 S	1 W	WM	35	SE SW	32.2
3 S	1 W	WM	35	NW SE	30.5
Total					131.2

7. The Applicant request Permit G-8690 be split and replacement permits be issued as follows:

Permit A: EXIT 282A DEVELOPMENT COMPANY, LLC

Use: IRRIGATION OF 99.0 ACRES
Priority Date: JULY 25, 1979
Quantity: 1.24 CUBIC FEET PER SECOND (CFS) BEING .74 CFS FROM WELL NO. 1 AND 0.50 CFS FROM WELL NO. 2.
Limit/Duty: IF FOR IRRIGATION THIS APPROPRIATION SHALL BE LIMITED TO 1/80TH OF ONE CUBIC FOOT PER SECOND OR ITS EQUIVALENT FOR EACH ACRE IRRIGATED AND SHALL BE FURTHER LIMITED TO A DIVERSION OF NOT TO EXCEED 2.5 ACRE FEET PER ACRE FOR EACH ACRE IRRIGATED DURING THE IRRIGATION SEASON OF EACH YEAR
Source: 2 WELLS

Authorized Points of Appropriation:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
3 S	1 W	WM	35	SE SW	1400 FEET SOUTH AND 700 FEET WEST FROM THE C1/4 CORNER OF SECTION 35
3 S	1 W	WM	35	SE NW	500 FEET NORTH AND 460 FEET WEST FROM THE C1/4 CORNER OF SECTION 35

Authorized Place of Use:

IRRIGATION					
Twp	Rng	Mer	Sec	Q-Q	Acres
3 S	1 W	WM	35	SW NE	22.1
3 S	1 W	WM	35	SE NW	21.1
3 S	1 W	WM	35	NE SW	25.0
3 S	1 W	WM	35	NW SW	0.3
3 S	1 W	WM	35	NW SE	30.5
Total					99.0

Permit B: KEYSTONE PACIFIC, LLC**Use:** IRRIGATION OF 32.2 ACRES**Priority Date:** JULY 25, 1979**Quantity:** 0.4 CUBIC FEET PER SECOND (CFS) BEING .24 CFS FROM WELL NO. 1 AND 0.16 CFS FROM WELL NO. 2.**Limit/Duty:** IF FOR IRRIGATION THIS APPROPRIATION SHALL BE LIMITED TO 1/80TH OF ONE CUBIC FOOT PER SECOND OR ITS EQUIVALENT FOR EACH ACRE IRRIGATED AND SHALL BE FURTHER LIMITED TO A DIVERSION OF NOT TO EXCEED 2.5 ACRE FEET PER ACRE FOR EACH ACRE IRRIGATED DURING THE IRRIGATION SEASON OF EACH YEAR**Source:** 2 WELLS**Authorized Points of Appropriation:**

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
3 S	1 W	WM	35	SE SW	1400 FEET SOUTH AND 700 FEET WEST FROM THE C1/4 CORNER OF SECTION 35
3 S	1 W	WM	35	SE NW	500 FEET NORTH AND 460 FEET WEST FROM THE C1/4 CORNER OF SECTION 35

Authorized Place of Use:

IRRIGATION					
Twp	Rng	Mer	Sec	Q-Q	Acres
3 S	1 W	WM	35	SE SW	32.2

Split a Permit Review Criteria

8. The Department has verified the mailing address of each owner of the authorized place of use identified on the map contained in the application as follows:

Name and Address	Acres	Proportionate Rate (cfs)	Twp	Rng	Mer	Sec	Q-Q	Tax Lot
EXIT 282A DEVELOPMENT CO. LLC 24377 NE AIRPORT RD AURORA, OR 97002	99.0	01.24 CFS	3 S	1 E	WM	35	MULTIPLE	500, 580, 570, 1802, 1860, 1870
KEYSTONE PACIFIC LLC CHUCK EGGERT 18555 SW TETON AVE TUALATIN, OR 97062	32.2	0.40 CFS	3 S	1 E	WM	35		1800

9. The deeds supplied with the application, match the properties proposed for assignment.
10. The applicants affirmed the most recent water use under the permit has been exercised within the relevant terms and conditions of the water right permit.
11. The assignment and issuance of replacement permits would not result in injury to other water right holders.
12. The assignment and issuance of replacement permits would not result in enlargement of the permit.
13. The assignment and issuance of replacement permits does not alter any other terms of Permit G-8690.

Conclusions of Law

The assignment and issuance of replacement permits proposed by Application T-13841 are consistent with the requirements of ORS 537.225 and OAR Chapter 690, Division 325. If protests are not filed pursuant to OAR 690-325-0100, a final order will be issued approving the assignment and issuance of replacement permits.

If a final order approving the request for assignment and issuance of superseding permits is issued, the order will contain the following conditions:

- 1. The assignment and issuance of replacement permits proposed by Application T-13841 are approved.*
- 2. Permit G-18781, in the name of EXIT 282A DEVELOPMENT COMPANY, LLC, and Permit G-18782 in the name of KEYSTONE-PACIFIC, LLC are issued to supersede Permit G-8690 (original permit). Permit G-8690 (original permit) is no longer of any force or affect.*
- 3. All other terms and conditions under Permit G-8690 (original permit) are incorporated into Permits G-18781 and G-18782 (superseding permits).*

Dated in Salem, Oregon on

Lisa J. Jaramillo, Transfer and Conservation Section Manager, for
THOMAS M BYLER, DIRECTOR
Oregon Water Resources Department

Mailing Date: _____

STATE OF OREGON

COUNTY OF CLACKAMAS

PERMIT TO APPROPRIATE THE PUBLIC WATERS

THIS PERMIT IS HEREBY ISSUED TO:

EXIT 282A DEVELOPMENT CO. LLC
24377 NE AIRPORT RD
AURORA, OR 97002

This superseding permit is issued to describe an extension of time for complete application of water approved May 21, 2021, partial assignments of the Permit confirmed on January 12, 2016 and July 18, 2019 and a change in point of appropriation proposed under Permit Amendment Application T-12491 and a Split a Permit, approved by Special Order Volume 125, Page _____, entered on _____. This permit, together with Permit G-18782 supersedes Permit G-8690.

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

APPLICATION FILE NUMBER: G-17230

SOURCE OF WATER: 2 WELLS

PURPOSE OR USE: IRRIGATION OF 99.0 ACRES

MAXIMUM RATE: 1.24 CUBIC FEET PER SECOND (CFS) BEING 0.74 CFS FROM WELL NO. 1 AND 0.50 CFS FROM WELL NO. 2.

DATE OF PRIORITY: JULY 25, 1979

The right herein granted is limited to the amount of water which can be applied to beneficial use and shall not exceed 1.64 cubic feet per second measured at the point of diversion from the well or source of appropriation, or its equivalent in case of rotation with other water users from 2 wells; being 0.74 cfs from Well No.1 and 0.50 cfs from Well No. 2.

WELL LOCATIONS:

TwP	Rng	Mer	Sec	Q-Q	Measured Distances
3 S	1 W	WM	35	SE SW	1400 FEET SOUTH AND 700 FEET WEST FROM THE C1/4 CORNER OF SECTION 35
3 S	1 W	WM	35	SE NW	500 FEET NORTH AND 460 FEET WEST FROM THE C1/4 CORNER OF SECTION 35

The use to which this water is to be applied is irrigation. If for irrigation this appropriation shall be limited to 1/80th of one cubic foot per second or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed 2.5 acre feet per acre for each acre irrigated during the irrigation season of each year; and shall be subject to such reasonable rotation system as may be ordered by the proper state officer.

Authorized Place of Use:

IRRIGATION					
Twp	Rng	Mer	Sec	Q-Q	Acres
3 S	1 W	WM	35	SW NE	22.1
3 S	1 W	WM	35	SE NW	21.1
3 S	1 W	WM	35	NE SW	25.0
3 S	1 W	WM	35	NW SW	0.3
3 S	1 W	WM	35	NW SE	30.5
Total					99.0

Original Permit Conditions

The well shall be constructed in accordance with the General Standards for the Construction and Maintenance of Water Wells in Oregon.

The works constructed shall include an air line and pressure gauge or an access port for measuring line, adequate to determine water level elevation in the well at all times.

The permittee shall install and maintain a weir, meter or other suitable measuring device and shall keep a complete record of the amount of groundwater withdrawn.

Extension of Time Conditions:Checkpoint Condition

The permit holder must submit a completed Progress Report Form to the Department by October 1, 2024.

- a. At each checkpoint, the permit holder shall submit and the Department shall review evidence of the permit holder's diligence towards completion of the project and compliance with terms and conditions of the permit and extension. If, after this review, the Department determines the permit holder has not been diligent in developing and perfecting the water use permit, or complied with all terms and conditions, the Department shall modify or further condition the permit or extension to ensure future compliance, or begin cancellation proceedings on the undeveloped portion of the permit pursuant to ORS 537.260 or 537.410, or require submission of a final proof survey pursuant to ORS 537.250;
- b. The Department shall provide notice of receipt of progress reports in its weekly notice and shall allow a 30 day comment period for each report. The Department shall provide notice of its determination to anyone who submitted comments.

STANDARD CONDITIONS

The original permit was issued January 9, 1980. Actual construction was to begin on or before January 9, 1981. Completion of construction of the well was to be completed on or before October 1, 1981. Complete application of the water to the proposed use was to be made on or before October 1, 1982. By Extension of Time Final Order approved May 21, 2021, the deadline for complete application of water was extended to on or before October 1, 2027.

Within one year after complete application of water to the proposed use, the permittee shall submit a claim of beneficial use, which includes a map and report, prepared by a Certified Water Rights Examiner.

Issued _____

Lisa J. Jaramillo, Transfer and Conservation Manager, for
Thomas M. Byler, Director
Oregon Water Resources Department

STATE OF OREGON

COUNTY OF CLACKAMAS

PERMIT TO APPROPRIATE THE PUBLIC WATERS

THIS PERMIT IS HEREBY ISSUED TO:

KEYSTONE PACIFIC LLC
CHUCK EGGERT
18555 SW TETON AVE
TUALATIN, OR 97062

This superseding permit is issued to describe an extension of time for complete application of water approved May 21, 2021, partial assignments of the Permit confirmed on January 12, 2016 and July 18, 2019 and a change in point of appropriation proposed under Permit Amendment Application T-12491 and a Split a Permit, approved by Special Order Volume 125, Page _____, entered on _____. This permit, together with Permit G-18781 supersedes Permit G-8690.

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

APPLICATION FILE NUMBER: G-17230

SOURCE OF WATER: 2 WELLS

PURPOSE OR USE: IRRIGATION OF 32.2 ACRES

MAXIMUM RATE: 0.4 CUBIC FEET PER SECOND (CFS) BEING .24 CFS FROM WELL NO. 1 AND 0.16 CFS FROM WELL NO. 2.

DATE OF PRIORITY: JULY 25, 1979

The right herein granted is limited to the amount of water which can be applied to beneficial use and shall not exceed 0.4 cubic feet per second measured at the point of diversion from the well or source of appropriation, or its equivalent in case of rotation with other water users from 2 wells; being 0.24 cfs from Well No.1 and 0.16 cfs from Well No. 2.

WELL LOCATIONS:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
3 S	1 W	WM	35	SE SW	1400 FEET SOUTH AND 700 FEET WEST FROM THE C1/4 CORNER OF SECTION 35
3 S	1 W	WM	35	SE NW	500 FEET NORTH AND 460 FEET WEST FROM THE C1/4 CORNER OF SECTION 35

The use to which this water is to be applied is irrigation. If for irrigation this appropriation shall be limited to 1/80th of one cubic foot per second or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed 2.5 acre feet per acre for each acre irrigated during the irrigation season of each year; and shall be subject to such reasonable rotation system as may be ordered by the proper state officer.

Authorized Place of Use:

IRRIGATION					
Twp	Rng	Mer	Sec	Q-Q	Acres
3 S	1 E	WM	35	SE SW	32.2

Original Permit Conditions

The well shall be constructed in accordance with the General Standards for the Construction and Maintenance of Water Wells in Oregon.

The works constructed shall include an air line and pressure gauge or an access port for measuring line, adequate to determine water level elevation in the well at all times.

The permittee shall install and maintain a weir, meter or other suitable measuring device and shall keep a complete record of the amount of groundwater withdrawn.

Extension of Time Conditions:Checkpoint Condition

The permit holder must submit a completed Progress Report Form to the Department by October 1, 2024.

- a. At each checkpoint, the permit holder shall submit and the Department shall review evidence of the permit holder's diligence towards completion of the project and compliance with terms and conditions of the permit and extension. If, after this review, the Department determines the permit holder has not been diligent in developing and perfecting the water use permit, or complied with all terms and conditions, the Department shall modify or further condition the permit or extension to ensure future compliance, or begin cancellation proceedings on the undeveloped portion of the permit pursuant to ORS 537.260 or 537.410, or require submission of a final proof survey pursuant to ORS 537.250;
- b. The Department shall provide notice of receipt of progress reports in its weekly notice and shall allow a 30 day comment period for each report. The Department shall provide notice of its determination to anyone who submitted comments.

STANDARD CONDITIONS

The original permit was issued January 9, 1980. Actual construction was to begin on or before January 9, 1981. Completion of construction of the well was to be completed on or before October 1, 1981. Complete application of the water to the proposed use was to be made on or before October 1, 1982. By Extension of Time Final Order approved May 21, 2021, the deadline for complete application of water was extended to on or before October 1, 2027.

Within one year after complete application of water to the proposed use, the permittee shall submit a claim of beneficial use, which includes a map and report, prepared by a Certified Water Rights Examiner.

Issued _____

Lisa J. Jaramillo, Transfer and Conservation Manager, for
Thomas M. Byler, Director
Oregon Water Resources Department

DAVIS Arla L * WRD

From: DAVIS Arla L * WRD
Sent: Monday, May 2, 2022 8:18 AM
To: Adam Sussman
Cc: Greg Kupillas; Zach Pike-Urlacher
Subject: RE: OWRD: Transfer Application T 13841 has been received

Good morning Adam,

Thank you for your email. I received the file back from peer review and I apologize for the delay. Split a Permit Application T13841 will run on the Department's public notice on May 3rd (tomorrow) and the Draft Proposed Final Order along with the Draft Superseding Permits will be sent out at that time. The Proposed Final Order will go into review and be complete as soon as the comment period for the application is complete and I will do my best to get it out to you at that time. Please let me know if there are any other questions.

Thank you again!

Arla L. Davis

Water Rights Transfer Specialist
Transfer and Conservation Section
725 Summer St. NE, Suite A | Salem, OR 97301 | Phone: 503-979-3129



Integrity | Service | Technical Excellence | Teamwork | Forward-Looking

From: Adam Sussman <asussman@gsiws.com>
Sent: Friday, April 22, 2022 8:38 AM
To: DAVIS Arla L * WRD <Arla.L.DAVIS@water.oregon.gov>
Cc: Greg Kupillas <phggek@bctonline.com>; Zach Pike-Urlacher <zpikeurlacher@gsiws.com>
Subject: RE: OWRD: Transfer Application T 13841 has been received

Hi Arla:

Any updates on this application? Appreciate the help.

Sincerely,

Adam

Adam Sussman
Principal Water Resources Consultant
direct: 541.257.9001 | mobile: 541.602.5188
1600 SW Western Boulevard, Suite 240, Corvallis, OR 97333
GSI Water Solutions, Inc. | www.gsiws.com

From: DAVIS Arla L * WRD [<mailto:Arla.L.DAVIS@water.oregon.gov>]
Sent: Tuesday, February 1, 2022 1:49 PM
To: Adam Sussman <asussman@gsiws.com>
Cc: Greg Kupillas <phggek@bctonline.com>; Zach Pike-Urlacher <zpikeurlacher@gsiws.com>
Subject: RE: OWRD: Transfer Application T 13841 has been received

Good Afternoon Adam,

The draft proposed final order will go into peer review this week. Peer review has been taking some time to complete so I anticipate the order will be completed and mailed by the end of February. Please let me know if you have any other questions.

Arla L. Davis

Water Rights Transfer Specialist
Transfer and Conservation Section
725 Summer St. NE, Suite A | Salem, OR 97301 | Phone: 503-979-3129



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From: Adam Sussman <asussman@gsiws.com>
Sent: Tuesday, January 25, 2022 8:11 AM
To: DAVIS Arla L * WRD <Arla.L.DAVIS@water.oregon.gov>
Cc: Greg Kupillas <phggek@bctonline.com>; Zach Pike-Urlacher <zpikeurlacher@gsiws.com>
Subject: RE: OWRD: Transfer Application T 13841 has been received

Hi Arla:

Checking up on the status of this split a permit application that was submitted in September. Any ETA for completion? Any updates?

Thank you,

Adam

Adam Sussman
Principal Water Resources Consultant
direct: 541.257.9001 | mobile: 541.602.5188
1600 SW Western Boulevard, Suite 240, Corvallis, OR 97333
GSI Water Solutions, Inc. | www.gsiws.com

From: wrd_automated_email@oregon.gov [mailto:wrd_automated_email@oregon.gov]
Sent: Monday, October 25, 2021 6:00 PM
To: Adam Sussman <asussman@gsiws.com>; phggek@bctonline.com; chrismaletis@gmail.com;
WRD_DL_watermaster_district_16@oregon.gov; arla.l.davis@oregon.gov

Subject: OWRD: Transfer Application T 13841 has been received
Importance: High

Oregon Water Resources Department - Automated e-mail notice

The Department has assigned your application number T 13841

You may track the various processing steps in our Water Rights Information System (WRIS)
http://apps.wrd.state.or.us/apps/wr/wrinfo/wr_transfer_centric.aspx?transfer_nbr=13841&transfer_char=T

If you have provided an email address to receive your documents electronically, at various stages of the process you will receive future e-mails from the Department containing links to the documents.

**This message has been generated automatically by an unmonitored email account.
Please do not "reply" to this message. Thank you.**

DAVIS Arla L * WRD

From: MARTIN Duff A * WRD
Sent: Thursday, April 14, 2022 11:18 AM
To: DAVIS Arla L * WRD
Cc: BAUSTIAN Julie C * WRD
Subject: SAP T-13841

Hi Arla,

Split a Permit T-13841 has been reviewed by data, no issues and is ready to move on to the next step.
Time spent 1.5 hours

Thanks,

Duff Martin

Data Tech 2

725 Summer St NE Salem, OR 97301



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Exit 282A Development Company, LLC - Property Deed

13841

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AFTER RECORDING, RETURN TO:

George J. Gregores
Holland & Knight LLP
2300 US Bancorp Tower
111 S.W. Fifth Avenue
Portland, OR 97204

UNTIL A CHANGE IS REQUESTED,
SEND ALL TAX STATEMENTS TO:

Brugger Road, LLC
24377 NE Airport Road
Aurora, OR 97002

STATUTORY WARRANTY DEED

DAVID E. STOLLER and PAMELA S. STOLLER, TRUSTEES OF THE STOLLER JOINT REVOCABLE TRUST u/a/d June 19, 2002, as to an undivided one-quarter tenancy in common interest; DANIEL J. STOLLER, as to an undivided one-quarter tenancy in common interest; LISA M. HAINES, as to an undivided one-quarter tenancy in common interest; and PAUL A. STOLLER, as to an undivided one-quarter tenancy in common interest ("Grantors"), convey and warrant to BRUGGER ROAD, LLC, an Oregon limited liability company ("Grantee"), that certain real property in Clackamas County, Oregon, more particularly described on Exhibit A attached hereto, free of all liens and encumbrances except those set forth on Exhibit B attached hereto.

The true consideration for this conveyance is \$5,330,850, which, in the case of one or more Grantors, has been paid to such Grantor's tax accommodator.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 PLANNING DEPARTMENT TO VERIFY APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Clackamas County Official Records
Sherry Hall, County Clerk

2006-066581



\$81.00

00999254200600665810120124

07/21/2006 10:45:38 AM

D-D Cnt=1 Stn=6 BEVERLY
\$60.00 \$11.00 \$10.00

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Dated this 20 day of July _____, 2006.

GRANTORS:

THE STOLLER JOINT REVOCABLE TRUST
U/A/D JUNE 19, 2002

By: David E. Stoller
David E. Stoller, Trustee

By: Pamela S. Stoller
Pamela S. Stoller, Trustee

D. J. Stoller
DANIEL J. STOLLER

Lisa M. Haines
LISA M. HAINES

Paul A. Stoller
PAUL A. STOLLER

2

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STATE OF OREGON)

County of Multnomah ss.

On the 20 day of July, 2006, before me personally appeared DAVID E. STOLLER, in his capacity as Trustee of The Stoller Joint Revocable Trust u/a/d June 19, 2002, who executed the within and foregoing instrument, and acknowledged said instrument to be his free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.



Vicki Lee Kryszak
Notary Public for Oregon
My commission expires: 8/10/06

STATE OF OREGON)

County of Multnomah ss.

On the 20 day of July, 2006, before me personally appeared PAMELA S. STOLLER, in her capacity as Trustee of The Stoller Joint Revocable Trust u/a/d June 19, 2002, who executed the within and foregoing instrument, and acknowledged said instrument to be her free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that she was authorized to execute said instrument.

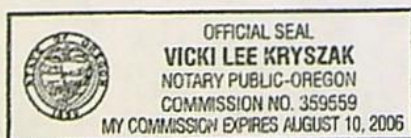


Vicki Lee Kryszak
Notary Public for Oregon
My commission expires: 8/10/06

STATE OF OREGON)

County of Multnomah ss.

On the 20 day of July, 2006, before me personally appeared DANIEL J. STOLLER, who executed the within and foregoing instrument, and acknowledged said instrument to be his free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.



Vicki Lee Kryszak
Notary Public for Oregon
My commission expires: 8/10/06

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3

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STATE OF OREGON)
County of Multnomah) ss.

On the 20 day of July, 2006, before me personally appeared LISA M. HAINES, who executed the within and foregoing instrument, and acknowledged said instrument to be her free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that she was authorized to execute said instrument.



Vicki Lee Kryszak
Notary Public for Oregon
My commission expires: 8/10/06

STATE OF OREGON)
County of Multnomah) ss.

On the 20 day of July, 2006, before me personally appeared PAUL A. STOLLER, who executed the within and foregoing instrument, and acknowledged said instrument to be his free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.



Vicki Lee Kryszak
Notary Public for Oregon
My commission expires: 8/10/06

4

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EXHIBIT A

Order No. 10-1107050-28

Parcel 1:

A parcel of land lying in the Northeast one-quarter of Section 35, Township 3 South, Range 1 West of the Willamette Meridian, Clackamas County, Oregon and being a portion of that property acquired by the State of Oregon, by and through its State Highway Commission in that Judgment Order dated May 10, 1968 entered as Circuit Court Case No. 66432 of Clackamas County, Oregon, the said property being the Easterly 300 feet as measured along the North and South lines of said property. Except therefrom the Northerly 20 feet of said parcel. Excepting and reserving all minerals and geothermal resources as set forth in the Deed recorded September 15, 1988, as Fee No. 88-38365.

Parcel 2:

That portion of the following described real property West of the Wilsonville-Hubbard Highway, to-wit:

Parcel A:

The South one-half of the Southeast one-quarter of Section 35, Township 3 South, Range 1 West of the Willamette Meridian in the County of Clackamas and State of Oregon. Except that part lying East of the West line of N.E. Hubbard Cutoff Road (State Highway No. 51). Also Excepting Therefrom that portion described in Deed recorded May 14, 1986, Fee No. 86-17065, Clackamas County Records.

Parcel B:

Beginning at a point 80 rods North of the Southeast corner of Section 35, Township 3 South, Range 1 West of the Willamette Meridian, in the County of Clackamas and State of Oregon; thence running West 100 rods; thence North 32 rods; thence East 100 rods; thence South 32 rods to the point of beginning. Except that part lying East of the West line of N.E. Hubbard Cutoff Road (State Highway 51).

Parcel 3:

Commencing at a point 1373 feet West of quarter section post between Sections 35 and 36, Township 3 South, Range 1 West of the Willamette Meridian, in the County of Clackamas, and State of Oregon; thence running West 277 feet; thence North 31 rods, 15-1/2 feet; thence West 60 rods; thence South 873 feet; thence East 1267 feet; thence North 345 feet to the point of beginning.

Parcel 4:

Beginning at the Northwest corner of the Southwest quarter of the Northeast quarter of Section 35, Township 3 South, Range 1 West of the Willamette Meridian, in the County of Clackamas and State of Oregon; thence North 1.00 rods; thence East 80.00 rods; thence South 49.00 rods; thence West 80.00 rods; thence North 48.00 rods to the place of beginning. Except that portion appropriated to the State of Oregon by and through its State Highway Commission as described in Parcel 1 of judgment order entered May 10, 1968 in Suit No. 66432, State of Oregon vs. James E. Langdon Jr., et ux, in the Circuit Court of the State of Oregon for the County of Clackamas. Also Except that portion described in Deed to State of Oregon by and through its State Highway Commission recorded June 16, 1953 in Book 470, Page 279, Deed Records.

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Order No. 10-1107050-28

Parcel 5: [Intentionally deleted]

Parcel 6:

Part of the South half of the Northwest quarter of Section 35, Township 3 South, Range 1 West of the Willamette Meridian in the County of Clackamas and State of Oregon, described as follows:

Beginning at a stone 12 x 5 x 5 inches marked with an "X" on top and "1/4" on the West face for the center of said Section 35; thence running West along the line dividing the said Section 35 into North and South halves, 21.60 chains to a stone marked with an "X" set for angle point in the County Road leading from Aurora to Boone's Ferry; thence North 12° West along said road 12.70 chains to brick marked with an "X" on top end; thence East 24.47 chains to brick marked with an "X" on top and set in the line dividing said Section 35 into East and West halves; thence South 12.41 chains to the place of beginning. Except that portion described as Parcel 11 of deed to State of Oregon by and through its State Highway Commission recorded October 6, 1953 in Book 474, Page 278, Deed Records of Clackamas County.

Parcel 7:

A portion of the Southwest and Southeast Quarters of Section 35, Township 3 South, Range 1 West of the Willamette Meridian, Clackamas County, Oregon and being more particularly described as follows:

Beginning at a point on the North/South center Section line of said Section 35 from which a 3" Brass Disk in a monument box marking the South one-quarter corner of said Section 35 bears South 00°00'29" West, 1323.49 feet; thence leaving said center Section line North 87°15'50" West, 1347.15 feet to the East right-of-way line of N.E. Stoller Place, being 30.00 feet from the centerline thereof; thence North 02°17'37" West along said right-of-way line, 867.41 feet to the South line of that Tract described in Book 105, Page 520, recorded in March of 1909; thence leaving said right-of-way line, South 89°47'37" East along said South line, 134.97 feet to the Southeast corner of said Tract; thence North 02°17'37" West along the East line of said Tract, 396.00 feet to the East/West center Section line of said Section 35; thence South 89°47'37" East along said East/West center Section line, 1261.40 feet to said North/South center Section line of Section 35; thence South 00°00'29" West along said North/South center Section line, 346.67 feet to the North line of "Tax Lot 1880" as described in Deed Document No. 2003-060638; thence leaving said center Section line along the boundary of said "Tax Lot 1880" the following five courses, South 89°50'52" East, 1273.77 feet; thence South 00°00'47" West, 446.99 feet; thence North 89°49'57" West, 277.00 feet; thence South 00°04'10" West, 528.00 feet; thence North 89°51'10" West, 996.16 feet to said North/South center Section line and the Point of Beginning.

Parcel 8:

That tract of land which was conveyed by that certain deed to the State of Oregon by and through its State Highway Commission, recorded in Book 312, Page 697, Deed Records of Clackamas County, Oregon, the said property lying Southerly of the North line and North line extended Easterly of that tract described in said deed recorded in Book 448, Page 503, Deed Records of Clackamas County, Oregon and lying West of the centerline of the W. Portland Hubbard Highway, as said centerline was described in said deed recorded in Book 448, Page 503 Deed Records of Clackamas County, Oregon.

Parcel 9:

6

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Order No. 10-1107050-28

A parcel of land lying in the South one-half of Northeast one-quarter of Section 35, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon and being a portion of that property described in that deed to the State of Oregon, by and through its State Highway Commission, recorded in Book 451, Page 65 of Clackamas County Records of deeds, the said parcel being that portion of said property lying Westerly of a line parallel with and 100 feet Westerly of the center line of the relocated Wilsonville-Hubbard Highway (formerly the West Portland Hubbard Highway) which centerline is described as follows:

Beginning at Engineer's center line Station 660+00, said station being 1764.65 feet South and 1424.89 feet East of the North quarter corner of said Section 35; thence South $00^{\circ}10'30''$ East 1000 feet to Engineer's center line Station 670+00.

Excepting and reserving all minerals and geothermal resources as set forth in the Deed recorded May 19, 1986 as Fee No. 86-17716.

Parcel 10:

A parcel of land lying in the South one-half, North one-half, Northeast one-quarter of Section 35, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon and being a portion of that property designated as Parcel 2 and described in that deed to the State of Oregon, by and through its State Highway Commission, recorded June 29, 1966 in Book 675, Page 867 of Clackamas County Record of Deeds, the said parcel being the Easterly 300 feet as measured along the North and South lines of said property.

Except therefrom the Southerly 20 feet of said parcel. Excepting and reserving all minerals and geothermal resources as set forth in the Deed recorded September 15, 1988 as Fee No. 88-38366.

Parcel 11:

Part of the North one-half of the Southwest one-quarter of Section 35, Township 3 South, Range 1 West of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

Beginning at the Northwest corner of the East half of the Southwest quarter of said Section; thence West on quarter section line 133 feet to a rock in the center of Boones Ferry Road as the same existed January 30, 1946; thence South $2-1/2^{\circ}$ East along said road center line 24 rods; thence East 10 rods; thence North $2-1/2^{\circ}$ West parallel with said Boones Ferry Road 24 rods to the quarter section; thence West on said quarter section line 62 feet to the place of beginning. Save And Except that portion conveyed to the State Highway Commission by deed recorded July 17, 1953 in Book 471, page 435, deed Records. Also Save And Except that portion conveyed to State of Oregon by deed recorded February 10, 1972 as Fee No. 72-3423.

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EXHIBIT B

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1. The herein described property has been classified for farmland, as disclosed by the tax roll. In the event of disqualification, said property may be subject to additional taxes and/or penalties.
2. Rights of the public and governmental agencies in and to any portion of said land lying within the boundaries of streets, roads and highways.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to:	State of Oregon
Purpose:	Right of way for ditches and canals and reservoir sites for irrigation purposes
Recorded:	October 24, 1941, Book 286, Page 601
Affects:	Tax lot 570

4. Limited access as set forth in deed to the State of Oregon, by and through its State Highway Commission, recorded September 4, 1943, Book 312, Page 697 which provides that no right of easement or right of access to, from or across the State Highway, other than expressly provided for, shall attach to the abutting property.

And also by Deeds:

Recorded:	September 14, 1951, in Book 448, Page 503
Affects:	Tax lot 1860

Recorded:	November 26, 1951, in Book 451, Page 65
Affects:	Tax lot 2200

Recorded:	May 13, 1953, in Book 469, Page 22
Affects:	Tax lot 1890

Recorded:	June 16, 1953, in Book 470, Page 279
Affects:	Tax lots 602 and 580

Recorded:	June 16, 1953, in Book 470, Page 281
Affects:	Tax lot 601

Recorded:	October 6, 1953, in Book 474, Page 278
Affects:	Tax lot 500

Recorded:	May 19, 1986, as Fee No. 86-17716
Affects:	Tax lot 2200

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Recorded: September 15, 1988, as Fee No. 88-38365
Affects: Tax lot 602

Recorded: September 15, 1988, as Fee No. 88-38366
Affects: Tax lot 601

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: Portland General Electric Co.
Purpose: Utilities
Recorded: August 27, 1951, Book 448, Page 57
Affects: A 10 foot wide strip in tax lots 602 and 580

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: Pacific Northwest Bell Telephone Co.
Purpose: Utilities
Recorded: November 17, 1961, Book 595, Page 348
Affects: Tax lots 1860, 1870, 1880 and 1890, but the exact location is not disclosed

7. Right, title and interest of Earl Stoller Co., Inc., an Oregon corporation as revealed by Deed,

Recorded: June 5, 1979, as Fee No. 79-23241
Affects: Tax lots 1860, 1870 and 1880

8. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: Adjacent property owners
Purpose: Septic tank system and appurtenances
Recorded: February 25, 1986, Recorder's No. 86-6629
Affects: Portions of Tax lots 570, 1880, 1870 and 1890

Said document has been amended by instrument

Recorded: May 14, 1986, Recorder's No. 86-17065

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9. Reservation of all minerals and geothermal resources, together with the right to prospect, explore and mine for same, including all the terms and provisions thereof, as reserved in the following Deeds given by the State of Oregon, by and through its Department of Transportation.

Recorded: May 19, 1986, as Fee No. 86-17716
Affects: Tax lot 2200

Recorded: September 15, 1988, as Fee No. 88-38365
Affects: Tax lot 602

Recorded: September 15, 1988, as Fee No. 88-38366
Affects: Tax lot 601

10. Covenants, conditions and restrictions (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin) as set forth in the document

Recorded: May 19, 1986, Recorder's No. 86-17716

Affects: Tax lot 2200

11. Covenants, conditions and restrictions (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin) as set forth in the document

Recorded: September 15, 1988, Recorder's No. 88-38365

Affects: Tax lot 602

12. Covenants, conditions and restrictions (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin) as set forth in the document

Recorded: September 15, 1988, Recorder's No. 88-38366

Affects: Tax lot 601

13. Unrecorded Lease, including the terms and provisions thereof,

Dated: December 10, 1985
Lessor: Earl Stoller and Marilyn Stoller
Lessee: Melridge, Inc., dba Oregon Bulb Farms
As disclosed by the following assignment:

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The Lessee's interest in said Lease was assigned by instrument,

Dated: February 14, 1989
Recorded: October 19, 1989, as Fee No. 89-46877
To: Global Floral Holding Company, Oregon, Inc., an Oregon corporation
Affects: All parcels except 600, 601 and 602 and affects other property also

14. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: Portland General Electric Company
Purpose: Underground power and signal lines
Recorded: December 30, 1993, Recorder's No. 93 99550
Affects: The Southeast area of Tax lot 1890

15. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled: Memorandum of Lease
Lessor: Earl Stoller and Marilyn Stoller, trustees of the Earl Stoller Trust
Lessee: OneComm Corporation, N.A.
Recorded: December 20, 1994, Recorder's No. 94-96514

Affects: The Northwesterly portion of Tax lot 1800

The present ownership of the leasehold created by said lease and other matters affecting the interest of the lessee are not shown herein.

The Lessee's rights were assigned several times the last by Memorandum of Assignment of Leases,

To: Tower Asset Sub, Inc., a Delaware corporation
Recorded: April 12, 2002, as Fee No. 2002-035450

16. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled: Memorandum of Lease
Lessor: Marilyn Stoller and Earl Stoller, trustees of the Marilyn Stoller Trust
Lessee: Western PCS I Corporation
Recorded: February 5, 1996, Recorder's No. 96-008281

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17. Site License Agreement, as disclosed by the Memorandum,

By and between: OneComm Corporation dba Nextel Communications
Corp. and Sprint Spectrum, LP
Recorded: September 21, 1998, as Fee No. 98-087891
Affects: A portion of Tax lot 1700

18. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled: Memorandum of Lease
Lessor: Stoller Family L.L.C.
Lessee: U.S. West Wireless, L.L.C.
Recorded: August 24, 1999, Recorder's No. 99-083919

The present ownership of the leasehold created by said lease and other matters affecting the interest of the lessee are not shown herein.

Assignment of an interest under said lease,

Assignor: QWEST Wireless, L.L.C., a Delaware limited liability
company, successor in interest to US West Wireless,
L.L.C.
Assignee: Verizon Wireless (VAW) LLC, a Delaware limited
liability company, dba Verizon Wireless
Recorded: April 18, 2005, Recorder's No. 2005-034272

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AFTER RECORDING RETURN TO:

George J. Gregores
Holland & Knight LLP
111 SW Fifth Avenue, Suite 2300
Portland, OR 97204

Clackamas County Official Records
Sherry Hall, County Clerk

2009-002617



\$51.00

01273666200900026170050054

01/16/2009 01:28:23 PM

D-D Cnt=1 Stn=2 JANISKEL
\$25.00 \$10.00 \$16.00

SEND PROPERTY TAX STATEMENTS TO:

Exit 282A Development Company, LLC
c/o Chris Maletis III
1205 SW Fairfax Place
Portland, OR 97225

BARGAIN AND SALE DEED

CLEARWATER BEVERAGES, INC., an Oregon corporation, Grantor, hereby grants, bargains, sells and conveys to EXIT 282A DEVELOPMENT COMPANY, LLC, an Oregon limited liability company, Grantee, its successors and assigns, all of that certain real property described as follows:

See attached Exhibit "A."

To have and to hold the same unto Grantee and Grantee's successors and assigns forever.

The true and actual consideration for this conveyance is the sum of \$1,020,845.00, which is the whole consideration.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, 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, AND TO INQUIRE

This instrument filed for record by Fidelity National Title Company as an accommodation only. It has not been examined as to its execution or as to its effect upon the title.

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ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY,
UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS
5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Dated this 29th day of December, 2008.

CLEARWATER BEVERAGES INC.,
an Oregon corporation

By: Chris Maletis III
Chris Maletis III, President

STATE OF OREGON)
) ss.
County of Multnomah)

On the 29th day of December, 2008, before me personally appeared the above-named Chris Maletis III, who after being duly sworn did state that he is the President and a Director of CLEARWATER BEVERAGES, INC., an Oregon corporation, and as such is duly authorized to execute the within instrument and acknowledged the foregoing instrument to be the company's voluntary act and deed.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.



Rhonda Stucky
NOTARY PUBLIC for the State of Oregon

My Commission expires: 6/6/2010

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Exhibit "A" to Bargain and Sale Deed

Legal Description

PARCEL 1: A tract of land situated in the Southeast one-quarter of Section 35, Township 3 South, Range 1 West of the Willamette Meridian, in the County of Clackamas and State of Oregon, more particularly described as follows:

Beginning at a point 420 feet South of the one-quarter section corner between Sections 35 and 36, Township 3 South, Range 1 West of the Willamette Meridian; thence West 1173 feet to the Southwest corner of a tract described in deed to James D. Mason, recorded June 15, 1949 in Book 420 page 127, Records of Clackamas County; thence North 420 feet; thence East 1173 feet to the one-quarter corner between said Sections 35 and 36; thence South 420 feet to the point of beginning.

EXCEPT THEREFROM that portion lying within County Road No. 1233.

ALSO EXCEPT THEREFROM that portion described in deed to the State of Oregon, by and through its State Highway Commission, by Deed recorded September 13, 1951 in Book 448 page 469, Records of Clackamas County.

ALSO EXCEPT THEREFROM THE FOLLOWING described parcel:

A tract of land situated in the Northeast one-quarter of the Southeast one-quarter of Section 35, Township 3 South, Range 1 West of the Willamette Meridian, in the County of Clackamas and State of Oregon, more particularly described as follows:

Beginning at a point 64 feet South of the one-quarter section corner between Sections 35 and 36, Township 3 South, Range 1 West of the Willamette Meridian; thence West 267 feet; thence South 185 feet; thence East 267 feet to the East line of Section 35; thence North 185 feet to the point of beginning.

PARCEL 2: A tract of land situated in the Southeast one-quarter of Section 35, Township 3 South, Range 1 West of the Willamette Meridian, in the County of Clackamas and State of Oregon, more particularly described as follows:

Beginning at a point in the center line of County Road No. 1233, which is South 420 feet from the East one-quarter corner of said Section 35; thence West 1173 feet to a point on the East right-of-way of State Highway 51; thence South along said right-of-way 372 feet to a point; thence East 1173 feet to a point on the center line of said County Road No. 1233; thence North 372 feet to the point of beginning.

EXCEPT THEREFROM that portion lying within CR No. 1233..

ALSO EXCEPT THEREFROM the following described tract:

Beginning at the Northeast corner of that tract described in deed to Louise Zachary recorded April 11, 1973, Fee No. 73 10658, Records of Clackamas County which is South 420 feet along the East line of said Section 35, from the East one-quarter corner thereof; thence West 255.0 feet to a point on the North line of said Zachary tract; thence South parallel with the East line of said Section 35, a distance of 110.0 feet; thence East

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parallel with the North line of said Zachary tract 255.0 feet to a point in the East line thereof; thence North along said East line 110.0 feet to the point of beginning.

PARCEL 3: That portion of the following described tract lying East of the Wilsonville-Hubbard Highway:

Beginning at a point 80 rods North of the Southeast corner of Section 35, Township 3 South, Range 1 West of the Willamette Meridian, in the County of Clackamas and State of Oregon, and running thence 100 rods West; thence 32 rods North; thence 100 rods East; thence 32 rods South to the point of beginning.

TOGETHER WITH a permanent non-exclusive easement for road, waterline and powerline purposes, said easement being 15 feet on each side of the following described center line:

Beginning at a point which is 1275.0 feet North $0^{\circ} 03'$ West of the Southeast corner of said Section 35; thence North $88^{\circ} 13'$ West 577.00 feet to a point on the Northerly boundary of the tract excepted from Parcel A in the Deed to Crown Zelierbach Corporation, a Nevada Corp., recorded May 20, 1971, Fee No. 71 11006, Records of Clackamas County, which point is the true point of beginning; thence South $0^{\circ} 03'$ East 334.46 feet, more or less, to a point on the Southerly boundary of said excepted tract being the end of said easement center line.

EXCEPT THEREFROM that portion described in deed to the State of Oregon recorded May 13, 1953 in Book 469 page 22, Records of Clackamas County.

PARCEL 4: A PORTION OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, AND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3" BRASS DISK IN A MONUMENT BOX MARKING THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE NORTH $00^{\circ}00'00''$ WEST ALONG THE EAST LINE OF SAID SECTION 35, ALSO BEING THE CENTERLINE OF N.E. AIRPORT ROAD (C.R. 1233), A DISTANCE OF 30.00 FEET TO THE EASTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF N.E. ARNDT ROAD (C.R. 619); THENCE LEAVING SAID SECTION LINE AND SAID CENTERLINE ALONG SAID EASTERLY EXTENSION NORTH $89^{\circ}59'42''$ WEST, 30.00 FEET TO THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE AND THE WEST RIGHT-OF-WAY LINE OF SAID N.E. AIRPORT ROAD AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH $89^{\circ}59'42''$ WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 1185.76 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE PORTLAND-HUBBARD HIGHWAY NO. 51, BEING 100.00 FEET FROM THE CENTERLINE OF SAID HIGHWAY; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH $07^{\circ}10'08''$ EAST, 174.45 FEET TO A POINT OF SPIRAL CURVATURE; THENCE ALONG AN OFFSET SPIRAL CURVE, THE LONG CHORD OF WHICH BEARS NORTH $06^{\circ}29'58''$ EAST, 403.47 FEET (CENTERLINE SPIRAL $L = 400.00'$, CENTERLINE SPIRAL $S = 2^{\circ}00'$) TO A POINT OF

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CIRCULAR CURVE; THENCE 324.74 FEET ALONG THE ARC OF A 5829.58 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF $3^{\circ}11'30''$, THE CHORD OF SAID CURVE BEARS NORTH $03^{\circ}34'23''$ EAST, 324.70 FEET TO A POINT OF SPIRAL CURVE; THENCE ALONG AN OFFSET SPIRAL CURVE, THE LONG CHORD OF WHICH BEARS NORTH $00^{\circ}40'56''$ EAST, 382.86 FEET (CENTERLINE SPIRAL $L = 400.00'$, CENTERLINE SPIRAL $S = 2^{\circ}00'$) TO THE SOUTH LINE OF THE TRACT DESCRIBED IN DEED DOCUMENT NO. 2003-153687; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE SOUTH $88^{\circ}10'00''$ EAST ALONG SAID SOUTH TRACT LINE, 428.92 FEET; THENCE LEAVING SAID SOUTH TRACT LINE SOUTH $00^{\circ}00'00''$ EAST, 338.24 FEET TO THE NORTH LINE OF THE TRACT DESCRIBED IN DEED DOCUMENT NO. 2003-153688; THENCE NORTH $90^{\circ}00'00''$ EAST ALONG SAID NORTH TRACT LINE, 664.83 FEET TO THE WEST RIGHT-OF-WAY LINE OF N.E. AIRPORT ROAD (C.R. 1233); THENCE SOUTH $00^{\circ}00'00''$ EAST ALONG SAID WEST RIGHT-OF-WAY LINE, 929.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF N.E. ARNDT ROAD AND THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 1,201,195 SQUARE FEET OR 27.576 ACRES.

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Keystone-Pacific, LLC - Property Deed

Fidelity National Title of Oregon 20140099175.01

Clackamas County Official Records
Sherry Hall, County Clerk

2014-044739

09/03/2014 03:58:29 PM

D-D Cnt=1 Stn=2 LESLIE
\$30.00 \$16.00 \$10.00 \$20.00 \$22.00

\$98.00

Until a change is requested, all tax statements
shall be sent to:

Keystone-Pacific, LLC
9955 SW Potano Street
Tualatin, Oregon 97062

After recording return to:

Keystone-Pacific, I.L.C.
9955 SW Potano Street
Tualatin, Oregon 97062

STATUTORY WARRANTY DEED

David E. Stoller and Pamela S. Stoller as Trustees of The Stoller Joint Revocable Trust u/a/d June 19, 2002, as amended, Daniel J. Stoller, Lisa M. Haines, and Paul A. Stoller, whose address is c/o David E. Stoller, 13608 NE 42nd Avenue, Vancouver, WA 98686, collectively Grantors, conveys and warrants to Keystone-Pacific, LLC, an Oregon limited liability company, whose address is 9955 SW Potano Street, Tualatin, Oregon 97062, Grantee, the following described real property free of encumbrances except as specifically set forth herein, situated in Clackamas County, Oregon:

A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION
35, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE
WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON
AND BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH/SOUTH
CENTER SECTION LINE OF SAID SECTION 35 WITH THE
NORTH RIGHT-OF-WAY LINE OF N.E. ARNDT ROAD (COUNTY
ROAD NO. 619), BEING 30.00 FEET FROM THE CENTERLINE
THEREOF AND FROM WHICH A 3" BRASS DISK IN A
MONUMENT BOX MARKING THE SOUTH ONE-QUARTER
CORNER OF SAID SECTION 35 BEARS SOUTH 00°00'29" WEST,
30.00 FEET; THENCE NORTH 89°41'59" WEST ALONG SAID
RIGHT-OF-WAY LINE, 1291.34 FEET TO THE EAST RIGHT-OF-
WAY LINE OF N.E. STOLLER PLACE, BEING 30.00 FEET FROM

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THE CENTERLINE THEREOF; THENCE LEAVING SAID RIGHT-OF-WAY LINE OF N.E. ARNDT ROAD NORTH 02°17'37" WEST ALONG SAID EAST RIGHT-OF-WAY LINE OF N.E. STOLLER PLACE, 1352.11 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, SOUTH 87°15'50" EAST, 1347.15 FEET TO SAID NORTH/SOUTH CENTER SECTION LINE OF SECTION 35; THENCE SOUTH 00°00'29" WEST ALONG SAID CENTER SECTION LINE, 1293.49 FEET TO SAID RIGHT-OF-WAY LINE OF N.E. ARNDT ROAD AND THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 1,742,400 SQUARE FEET OR 40.000 ACRES.

THE BASIS OF BEARING FOR THE DESCRIPTION IS THE LINE BETWEEN THE BRASS DISKS MARKING THE SOUTHWEST AND SOUTH ONE-QUARTER CORNERS OF SAID SECTION 35, TAKEN AS SOUTH 89°41'59" EAST

SUBJECT ONLY TO THE EXCEPTIONS LISTED IN EXHIBIT "A"

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 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 PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, 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, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 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.

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The true consideration for this conveyance is Grantee's exchange of other property and value with Grantor.

DATED: August 29th, 2014.

GRANTORS:

The Stoller Joint Revocable Trust u/a/d June 19, 2002, as amended

BY: David E. Stoller
David E. Stoller, Trustee

BY: Pamela S. Stoller
Pamela S. Stoller, Trustee

[Signature]
Daniel J. Stoller, individually

Lisa M. Haines
Lisa M. Haines, individually

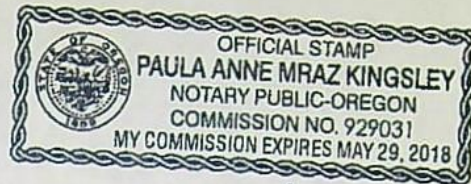
Paul A. Stoller
Paul A. Stoller, individually

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State of Oregon)
County of Clackamas)ss



The foregoing instrument was acknowledged before me this 20th day of August, 2014, by David E. Stoller, Trustee of The Stoller Joint Revocable Trust u/a/d June 19, 2002 as amended

Paula Anne Mraz Kingsley
Notary Public for the State of
Oregon
My commission expires on: 5/29/18

State of Oregon)
County of Clackamas)ss



The foregoing instrument was acknowledged before me this 29th day of August, 2014, by Pamela S. Stoller, Trustee of The Stoller Joint Revocable Trust u/a/d June 19, 2002 as amended

Paula Anne Mraz Kingsley
Notary Public for the State of
Oregon
My commission expires on: 5/29/18

State of Oregon)
County of Clackamas)ss

The foregoing instrument was acknowledged before me this 29th day of August, 2014, by Daniel J. Stoller.



Paula Anne Mraz Kingsley
Notary Public for the State of
Oregon
My commission expires on: 5/29/18

STATUTORY WARRANTY DEED

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State of Oregon)
County of Clackamas)ss

The foregoing instrument was acknowledged before me this 29th day of August, 2014, by Lisa M. Haines.



Paula Anne Mraz Kingsley
Notary Public for the State of
Oregon
My commission expires on: 5/29/18

State of Oregon)
County of Clackamas)ss

The foregoing instrument was acknowledged before me this 29th day of August, 2014, by Paul A. Stoller.



Paula Anne Mraz Kingsley
Notary Public for the State of
Oregon
My commission expires on: 5/29/18

EXHIBIT "A"
PERMITTED EXCEPTIONS

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1. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2014-2015.
2. The Land has been classified as EFU farmland improved, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

Property Tax Deferral - Potential Additional Tax Liability as disclosed by the County Assessor:
Farm or Forest Tax Liability: \$2,454.74
3. The Land does not include any improvement(s) located on the Land which is described or defined as a mobile home (manufactured housing unit) under the provisions of State Law and is subject to registration.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Portland General Electric Company
Purpose: Electric transmission line
Recording Date: December 15, 1992
Recording No: 92-079891
Affects: South 8 feet
5. Declaration of reciprocal storm drain and sewer line easement and maintenance agreement, including the terms and provisions thereof,

Executed by: David E. Stoller and Pamela S. Stoller, Trustees of the Stoller Joint Revocable Trust u/a/d June 19, 2002, as to an undivided one-quarter interest; Daniel J. Stoller, as to an undivided one-quarter interest; Lisa M. Haines, as to an undivided one-quarter interest; and Paul A. Stoller, as to an undivided one-quarter interest
Recording Date: July 21, 2006
Recording No.: 2006-066580
Affects: West 10 feet along the western boundary
Reference is hereby made to said document for full particulars.
6. Existing leases and tenancies, if any, and any interests that may appear upon examination of such leases.

Permit No. G 8690

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JUL 25 1979

WATER RESOURCES DE

SALEM, OREGON

I. EARL STALLER

(Name of Applicant)

of RT. 3 Box 714

(Mailing Address)

Author _____
(City)

(City)

State of Or. 97002 Phone No. 678-5403 do hereby

make application for a permit to appropriate the following described ground waters of the State of Oregon:

1. The development will consist of 2 Wells

(Give number of wells, tile lines, infiltration galleries, etc.)

having a diameter of $8'' = \#1 - 12'' = \#2$ and an estimated depth of $\#1: 170$ $\#2: 203$ feet.

2. The well or other source is to be located 1-1400 ft. S and 100 ft. W.

N. or S.

(E. or W.)

from the center corner of sec 35 - being within SE $\frac{1}{4}$ SW $\frac{1}{4}$

(Public Land Survey Corner)

Well #2 located 500' N. & 460' W from center corner

(If there is more than one well, each must be described.)

see 35 being within the SE $\frac{1}{4}$ $\frac{1}{4}$ of the NW $\frac{1}{4}$ $\frac{1}{4}$ of

both Sec. 35 Tp. 35 R. 1 W. W. M., in the county of CLACKAMAS

3. Location of area to be irrigated, or place of use if use other than irrigation.

[illegible]

12-197

12: STELL

4. It is estimated that #1:170 feet of the well will require STEEL casing.

AKINC

5. Depth to water table is estimated 59 Well drilled by W.D. Wright = #1

(Foot)

#2 = 68

Millen' = # 2

6. The amount of water which the applicant intends to apply to beneficial use is cubic feet per second or 740 gallons per minute. being 440 well #1 - 300 from #2

7. The use to which the water is to be applied is irrigation

8. If the flow to be utilized is artesian, the works to be used for the control and conservation of the supply when not in use must be described.

9. If the location of the well, or other development work is less than one-fourth mile from a natural stream channel, give the distance to the channel and the difference in elevation between the stream bed and the ground surface at the source of development.

10.

DESCRIPTION OF WORKS

Include length and dimensions of supply ditch or pipeline, size and type of pump and motor, type of irrigation system to adequately describe the proposed distribution system.

#1 = 20 HP

#2 = 30 HP

2000' mainline 7"

Lessee has equipment

11. Construction work will begin on or before Wells completed

12. Construction work will be completed on or before Completed

13. The water will be completely applied to the proposed use on or before Oct 1982

14. If the ground water supply is supplemental to an existing supply, identify the supply and existing water right. none will cancel existing right

Application No. G-9327

Permit No. G 8690

This is to certify that I have examined the foregoing application and do hereby grant the same, SUBJECT TO EXISTING RIGHTS INCLUDING THE EXISTING MINIMUM FLOW POLICIES ESTABLISHED BY THE WATER POLICY REVIEW BOARD and the following limitations and conditions:

The right herein granted is limited to the amount of water which can be applied to beneficial use and shall not exceed1.64..... cubic feet per second measured at the point of diversion from the well or source of appropriation, or its equivalent in case of rotation with other water users, from 2 wells;..... being 0.98 cfs from well No. 1 and 0.66 cfs from well No. 2.....

The use to which this water is to be applied is.....irrigation.....

If for irrigation, this appropriation shall be limited to1/80th..... of one cubic foot per second or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed2 1/2..... acre feet per acre for each acre irrigated during the irrigation season of each year;

and shall be subject to such reasonable rotation system as may be ordered by the proper state officer.

The well shall be constructed in accordance with the General Standards for the Construction and Maintenance of Water Wells in Oregon.

The works constructed shall include an air line and pressure gauge or an access port for measuring line, adequate to determine water level elevation in the well at all times.

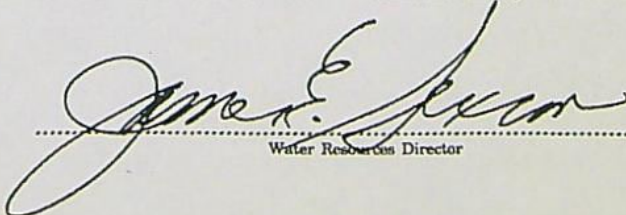
The permittee shall install and maintain a weir, meter, or other suitable measuring device, and shall keep a complete record of the amount of ground water withdrawn.

The priority date of this permit is.....July 25, 1979.....

Actual construction work shall begin on or beforeJanuary 9, 1981..... and shall thereafter be prosecuted with reasonable diligence and be completed on or before October 1, 1981.....

Complete application of the water to the proposed use shall be made on or before October 1, 1982.....

WITNESS my hand this9th..... day of.....January....., 1980.....


Water Resources Director

Rem ~~SE~~

Earl Staller
Signature of Applicant

This is to certify that I have examined the foregoing application, together with the accompanying maps and data, and return the same for.....completion.....

In order to retain its priority, this application must be returned to the Water Resources Director with corrections on or before.....January 21....., 1980.....

WITNESS my hand this 19th day of November, 1979.

James E. Sexson Water Resources Director

By

Wayne J. Overcash
WAYNE J. OVERCASH

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WATER RESOURCES DEPT
SALEM, OREGON

Please use additional pages of Table 2 as needed

Table 2. Description of Permit # G-8690.

List all parts of the permit (both assigned and unassigned). For the acreage or place(s) of use in each ¼ ¼, list the Map ID (letter or number from map and Parts 3 and 4) for each parcel. The acreage listed must equal the total acreage on the permit.

Description of Permitted Lands												
Twp		Rng		Sec	¼ ¼		Tax Lot	Gvt Lot or DLC	Acre (if applicable)	Type of Use	POD(s) or POA(s) (name or number from Table 1)	Map ID (letter or number from map and Parts 3 and 4)
2	S	9	E	15	NE	NW	100		15.0	IR	POD #1	"A"
2	S	9	E	15	NE	NW	200		4.0	NU	POD #2	"B"
↑EXAMPLE↑												
3	S	1	W	35	SW	NE	580		10.0	IR	Well 1, Well 2	A
3	S	1	W	35	SW	NE	570		12.1	IR	Well 1, Well 2	A
3	S	1	W	35	SE	NW	500		21.1	IR	Well 1, Well 2	A
3	S	1	W	35	NE	SW	1802		25.0	IR	Well 1, Well 2	A
3	S	1	W	35	NW	SW	1802		0.3	IR	Well 1, Well 2	A
3	S	1	W	35	SE	SW	1800		32.2	IR	Well 1, Well 2	B
3	S	1	W	35	NW	SE	570		10.6	IR	Well 1, Well 2	A
3	S	1	W	35	NW	SE	1802		19.5	IR	Well 1, Well 2	A
3	S	1	W	35	NW	SE	1860		0.2	IR	Well 1, Well 2	A
3	S	1	W	35	NW	SE	1870		0.2	IR	Well 1, Well 2	A
TOTAL ACRES									131.2			

The place of use listed in Table 2 is based on the authorized place of use according to the permit map (Attachment A). The place of use in the SWNE and NESW on the permit map is reversed from what is listed in the permit application; however, the permit map is considered to be correct in its description of the authorized place of use. The assignment map on file for the permit is also consistent with the place of use provided in Table 2.

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Check the appropriate box, if applicable:

- ☐ Check here if any portion of the permit is located within an irrigation or other water district.

IRRIGATION DISTRICT NAME N/A	ADDRESS	
CITY	STATE	ZIP

- ☐ Check here if water for any portion of the permit is supplied under a water service agreement or other contract for stored water with a federal agency or other entity.

ENTITY NAME N/A	ADDRESS	
CITY	STATE	ZIP

Additional Remarks:

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Notice of Application to Split a Permit

Applications of a landowner of record holding a water right permit for irrigation, nursery, temperature control, stock watering or agricultural water use, to assign all or part of the water right permit and to request issuance of a replacement permit to reflect an assignment from the current permit holder to one or more additional permit holders. The Department welcomes comments from interested persons, agencies, and organizations. **The comment deadline for notice of the application(s) appearing in this public notice is 5:00 pm, _____.** Although we cannot respond individually to all comments, each will be considered as the agency makes its decision regarding the proposed splitting of a permit.

The application may be viewed free of charge online at: <http://apps.wrd.state.or.us/apps/wr/wrinfo/>. Persons interested in receiving a copy of a Proposed Final Order must pay a statutorily-required fee of \$30. Any person paying \$30 to receive a PFO by mail will also receive a copy of the Final Order when it is issued.

Transfer	T-13841
Permit	G-8690
County/Basin	Clackamas / Klamath (#14)
Applicants	Exit 282A Development Co. LLC 24377 NE Airport Rd Aurora, OR 97002

Keystone Pacific LLC
Chuck Eggert
18555 SW Teton Ave
Tualatin, OR 97062

Source/TRSQ40Q160	WELL1 > NEWLAND CREEK BASIN/ T3S R1W SEC35 SESW WELL2 > NEWLAND CREEK BASIN / T3S R1W SEC35 SENW
Priority Date	JUNE 3, 2009
Use/Quantity	IRRIGATION OF 131.2 ACRES/MAXIMUM RATE: 1.64 CFS
Applicant's Use/Quantity	1.64 CFS
Permit Completion Date	10/01/2024

Notice of Application to Split a Permit

Applications of a landowner of record holding a water right permit for irrigation, nursery, temperature control, stock watering or agricultural water use, to assign all or part of the water right permit and to request issuance of a replacement permit to reflect an assignment from the current permit holder to one or more additional permit holders. The Department welcomes comments from interested persons, agencies, and organizations. **The comment deadline for notice of the application(s) appearing in this public notice is 5:00 pm, [30 days].** Although we cannot respond individually to all comments, each will be considered as the agency makes its decision regarding the proposed splitting of a permit.

The application may be viewed free of charge online at: <http://apps.wrd.state.or.us/apps/wr/wrinfo/>. Persons interested in receiving a copy of a Proposed Final Order must pay a statutorily-required fee of \$30. Any person paying \$30 to receive a PFO by mail will also receive a copy of the Final Order when it is issued.

Transfer	T-13841
Permit	G-8690
County/Basin	Clackamas / Klamath (#14)
Applicants	Exit 282A Development Co. LLC 24377 NE Airport Rd Aurora, OR 97002

Keystone Pacific LLC
Chuck Eggert
18555 SW Teton Ave
Tualatin, OR 97062

Source/TRSQ40Q160	WELL1 > NEWLAND CREEK BASIN/ T3S R1W SEC35 SESW WELL2 > NEWLAND CREEK BASIN / T3S R1W SEC35 SENW
Priority Date	JUNE 3, 2009
Use/Quantity	IRRIGATION OF 131.2 ACRES/MAXIMUM RATE: 1.64 CFS
Applicant's Use/Quantity	1.64 CFS
Permit Completion Date	10/01/2024

RECEIVED

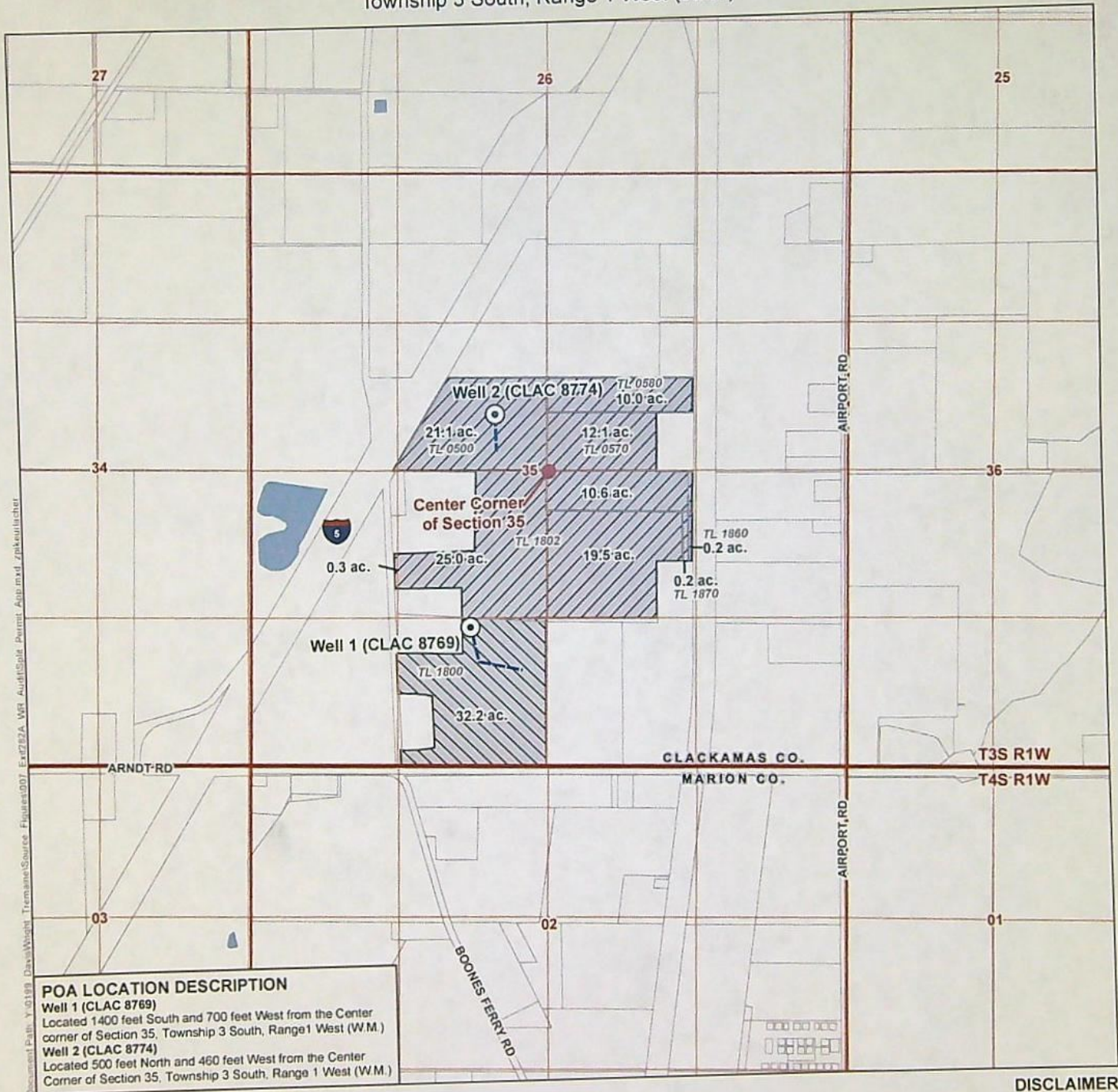
AUG 26 2021

OWRD

Application to Split a Permit Permit G-8690 (Application G-9327)

Clackamas County

Township 3 South, Range 1 West (W.M.)



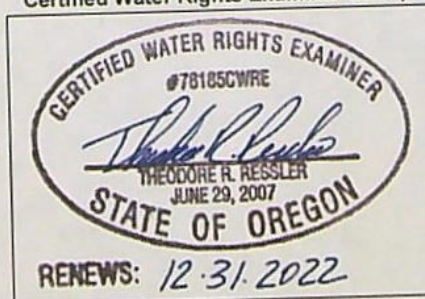
POA LOCATION DESCRIPTION

Well 1 (CLAC 8769)
Located 1400 feet South and 700 feet West from the Center corner of Section 35, Township 3 South, Range 1 West (W.M.)
Well 2 (CLAC 8774)
Located 500 feet North and 460 feet West from the Center Corner of Section 35, Township 3 South, Range 1 West (W.M.)

LEGEND

- Authorized Point of Appropriation (POA)
- Conveyance
- Place of Use (POU)**
 - Portion of Permit Split for Exit 282A Development Company, LLC (1.24 cfs) "A"
 - Portion of Permit Split for Keystone-Pacific, LLC (0.40 cfs) "B"
- All Other Features**
 - County Boundary
 - Donation Land Claim (DLC)
 - Tax Lot
 - Watercourse
 - Waterbody

Certified Water Rights Examiner Stamp

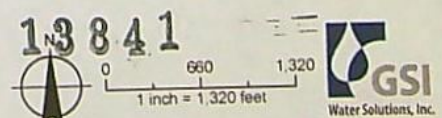


DISCLAIMER

This map was prepared for the purpose of identifying the location of a water right only and it is not intended to provide legal dimensions or location of property ownership lines.

MAP NOTES

Date: May 14, 2021
Data Sources: USGS, BLM, OWRD, OGIC



RECEIVED

AUG 26 2021

OWRD

T. 3 S., R. 1 W. W. M.
Scale 1" = 400'

SWNW

SENE

SWNE

21.1 Ac

Well #2

22.1 Ac

Center Corner of
Section 35

460'

NWSW

NESW

NWSE

0.3 Ac

25.1 Ac

30.5 Ac

1400'

Well #1

SESW

32.1 Ac

Application No. G 13507
Permit No. G 8690

SWSE

RECEIVED

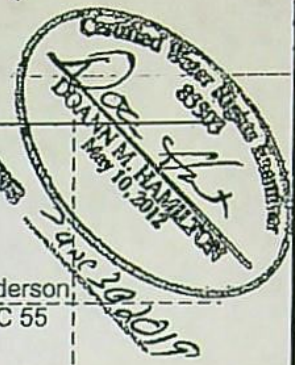
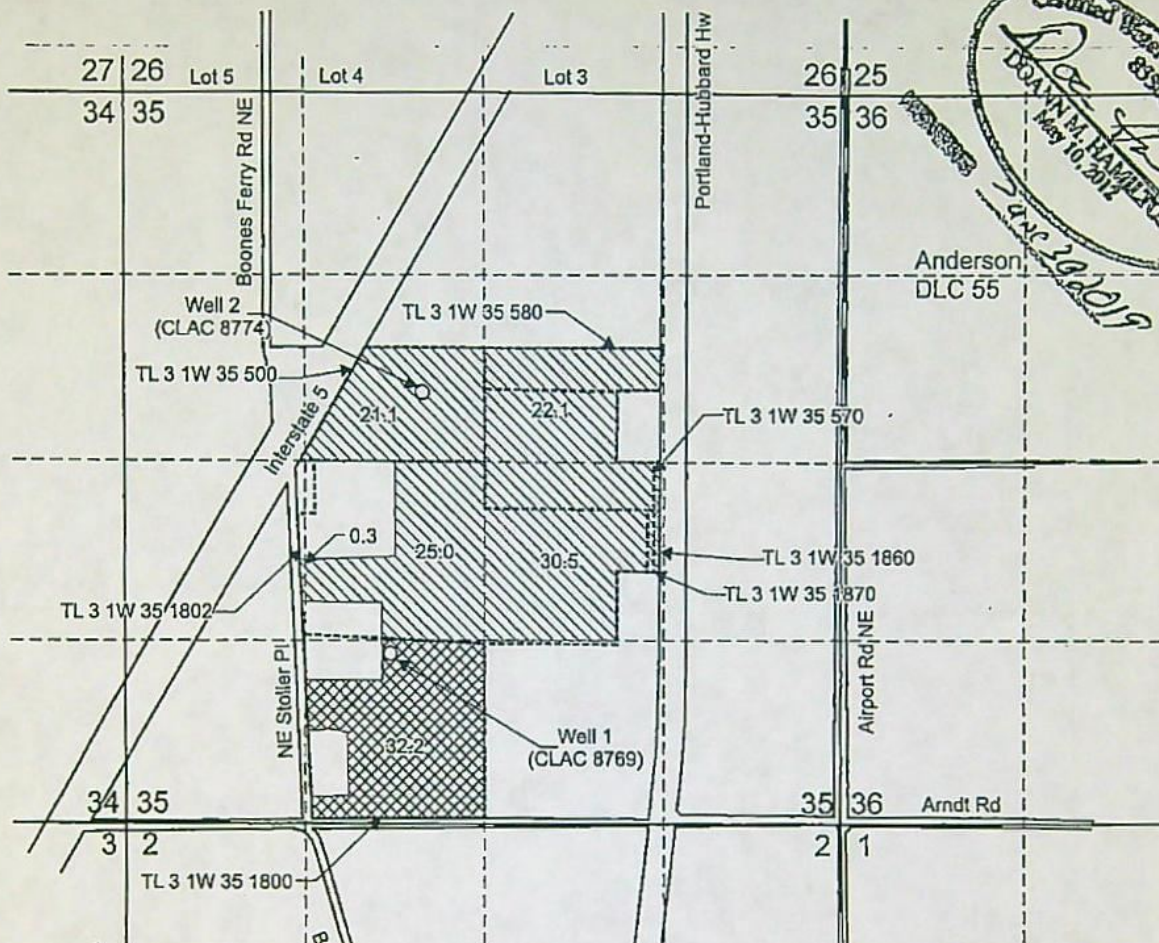
JUL 26 1979

WATER RESOURCES DEPT.
SALEM, OREGON

THIS MAP PREPARED BY 13841

FROM INFORMATION FURNISHED BY
APPLICANT

T.3S. R.1W. Section 35, W.M.



Well 1 (CLAC 8769) is located 1,400 feet south and 700 feet west from the C 1/4 corner, Section 35.
To be assigned to Keystone-Pacific, LLC.

Well 2 (CLAC 8774) is located 500 feet north and 460 feet west from the C 1/4 corner, Section 35.
To be retained by Exit 282A Development Co. LLC.

Area (99.0 Acres) of irrigation under Application G-9327, Permit G-8690 to be retained by Exit 282A Development Co LLC.

Area (32.2 Acres) of irrigation under Application G-9327, Permit G-8690 to be assigned to Keystone-Pacific, LLC.

----- Tax lot boundary

— Donation Land Claim boundary

Scale: 1" = 1,320'



RECEIVED

JUL 16 2019

OWRD

This map was prepared for the purpose of identifying the location of a water right only and is not intended to provide legal dimensions or location of property ownership lines.

Partial Assignment Map
Application G-9327, Permit G-8690

Keystone - Pacific LLC
T.3S, R.1W. Section 35, W.M.

01/2019

Pacific Hydro-Geology Inc.

RECEIVED

AUG 26 2021

OWRD



Oregon

Kate Brown, Governor

Water Resources Department

North Mall Office Building
725 Summer St NE, Ste A
Salem, OR 97301
Phone: 503-986-0900
Fax: 503-986-0904
www.Oregon.gov/OWRD

July 18, 2019

Keystone-Pacific, LLC
18555 SW Teton Ave.
Tualatin, OR 97062

Reference: Application G-9327, Permit G-8690

Reference: Application G-11452, Permit G-10814

Reference: Application G-13815, Permit G-12363

The partial assignments by proof from Earl Stoller to Keystone-Pacific, LLC have been recorded in the records of the Water Resources Department.

The Departments records will now show Keystone-Pacific, LLC and Exit 282A Development Company, LLC as the permit holders of record.

Our records have been changed accordingly and the original requests are enclosed. Receipt numbers 130257, 130258, and 130259 covering the recording fees are also enclosed.

Permits are not a perfected water rights, and have conditions and timelines that must be satisfied prior to a Certificate of Water Right being issued. Please review the permits to be familiar with the conditions and timelines contained in the permits.

Sincerely,

Mary F. Bjork
Water Rights Program Analyst
Water Right Services Division

Enclosure: Original Requests and Receipts 130257, 130258, and 130259

cc: Watermaster #20

Stoller Joint Rev. Trust, c/o David Stoller - 13608 NE 42nd Ave, Vancouver, WA 98686

Exit 282A Development Company, LLC - 24377 NE Airport Road, Aurora, OR 97002

Pacific Hydro-Geology, c/o Doann Hamilton - 18487 S Valley Vista Rd, Mulino, OR 97042

Data Center, OWRD (cover letter, request & map)

File





Oregon

Kate Brown, Governor

January 12, 2016

Water Resources Department

North Mall Office Building

725 Summer St NE, Suite A

Salem, OR 97301

Phone (503) 986-0900

Fax (503) 986-0904

www.wrd.state.or.us

Exit 282A Development Company, LLC
24377 NE Airport Road
Aurora, Oregon 97002

Reference: Application G-11452, Permit G-10814 – Application G-9327, Permit G-8690

The partial assignment by proof from Earl Stoller to Exit 282A Development Company, LLC has been recorded in the records of the Water Resources Department.

The Departments records will now show Earl Stoller and Exit 282A Development Company, LLC as the permit holders of record.

Our records have been changed accordingly and the original request is enclosed. Receipt number 118412 covering the recording fee is also enclosed.

A permit is not a perfected water right, and has conditions and timelines that must be satisfied prior to a Certificate of Water Right being issued. Please review the permits to be familiar with the conditions and timelines contained in the permits.

Sincerely,

Jerry Sauter
Water Rights Program Analyst
Water Right Services Division

Enclosure: Receipt 118412

cc: Watermaster 20
Earl Stoller
Data Center, OWRD (cover letter & request)
Hydrographics
File

**Oregon Water Resources Department
Water Right Services Division**

Application for Extension of Time

In the Matter of the Application for an Extension of Time)	
for Permit G-8690, Water Right Application G-9327, in the	)	FINAL
name of Exit 282A Development Company, LLC; and	)	ORDER
Keystone-Pacific, LLC		

Permit Information

Application:	G-9327
Permit:	G-8690
Basin:	2B – Middle Willamette / Watermaster District 16
Date of Priority:	July 25, 1979
Source of Water:	two wells
Purpose or Use:	Irrigation use on irrigation of 131.2 acres
Maximum Rate:	1.64 cubic feet per second (cfs), being 0.98 cfs from Well 1 and 0.66 from Well 2

This Extension of Time request is being processed in accordance with Oregon Revised Statute 537.630 and 539.010(5), and Oregon Administrative Rule Chapter 690, Division 315.

Appeal Rights

This final order is subject to judicial review by the Court of Appeals under ORS 183.482. Any petition for judicial review must be filed within the 60-day time period specified by ORS 183.482(1). Pursuant to ORS 536.075 and OAR 137-003-0675, you may petition for judicial review or petition the Director for reconsideration of this order. A petition for reconsideration may be granted or denied by the Director, and if no action is taken within 60 days following the date the petition was filed, the petition shall be deemed denied.

Application History

Permit G-8690 was issued by the Department on January 19, 1980. The permit specified actual construction of the well to begin by January 9, 1981, completion of construction by October 1, 1981 and complete application of water to beneficial use by October 1, 1982. On December 21, 2021, Exit 282A Development Company, LLC; Keystone-Pacific, LLC submitted an Application for Extension of Time for Permit G-8690. In accordance with OAR 690-315-0050(2), on March 30, 2021, the Department issued a Proposed Final Order proposing to extend the time to complete construction to October 1, 2027, and the time to fully apply water to beneficial use to October 1, 2027. The protest period closed May 14, 2021, in accordance with OAR 690-315-0060(1). No protest was filed.

FINDINGS OF FACT

The Department adopts and incorporates by reference the findings of fact in the Proposed Final Order dated March 30, 2021.

At time of issuance of the Proposed Final Order the Department concluded that, based on the factors demonstrated by the applicant, any comments received, and information within the file, the permit may be extended subject to the following condition:

LIMITATIONS AND CONDITIONS

1. Checkpoint Condition

The permit holder must submit a completed Progress Report Form to the Department by **October 1, 2024**. *A form will be enclosed with your Final Order.*

- (a) At each checkpoint, the permit holder shall submit and the Department shall review evidence of the permit holder's diligence towards completion of the project and compliance with terms and conditions of the permit and extension. If, after this review, the Department determines the permit holder has not been diligent in developing and perfecting the water use permit, or complied with all terms and conditions, the Department shall modify or further condition the permit or extension to ensure future compliance, or begin cancellation proceedings on the undeveloped portion of the permit pursuant to ORS 537.260 or 537.410, or require submission of a final proof survey pursuant to ORS 537.250;
- (b) The Department shall provide notice of receipt of progress reports in its weekly notice and shall allow a 30 day comment period for each report. The Department shall provide notice of its determination to anyone who submitted comments.

CONCLUSION OF LAW

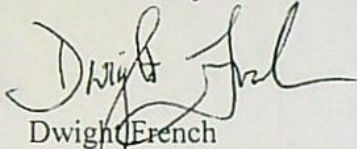
The applicant has demonstrated good cause for the permit extension pursuant to ORS 537.630, 539.010(5) and OAR 690-315-0040(2).

continued on following page

ORDER

The extension of time for Application G-9327, Permit G-8690, therefore, is approved subject to conditions contained herein. The deadline for completing construction is extended from October 1, 1981, to October 1, 2027. The deadline for applying water to full beneficial use within the terms and conditions of the permit is extended from October 1, 1982, to October 1, 2027.

DATED: May 21, 2021



Dwight French
Water Right Services Division Administrator, for
Thomas M. Byler, Director
Oregon Water Resources Department

-
- If you have any questions about statements contained in this document, please contact the Permit Extension Specialist at (503) 986-0802.
 - If you have other questions about the Department or any of its programs, please contact our Water Resources Customer Service Group at (503) 986-0900
-



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

Extension of Time
Progress Report Form
For Checkpoints

TO THE DIRECTOR OF THE OREGON WATER RESOURCES DEPARTMENT

Permit Holder: Exit 282A Development Company, LLC;
Keystone-Pacific, LLC

Application G-9327 Permit G-8690

Progress Report for 2024

Report Due no later than October 1, 2024

DO NOT SUBMIT PRIOR TO 30 DAYS BEFORE DUE DATE

As authorized in ORS 690-315-0050(6), this progress report is required in order to ensure diligence is exercised in the development and perfections of Permit G-8690.

DATES	LIST ALL WORK ACCOMPLISHED and FINANCIAL INVESTMENTS For the period of time between December 21, 2021 and October 1, 2024	FINANCIAL INVESTMENT

Use back of form if needed

2. Describe actions to achieve compliance with conditions of the permit and/or previous extension.
(Examples: installed a meter, submitted water usage reports, submitted static water level measurements, installed a fish screen, obtained approval for fish screen from ODFW etc.)

3. Total number of acres irrigated to date: _____
Total acres irrigated per well,
Well 1 _____ Well 2 _____ Well 3 _____ Well 4 _____

4. Provide the maximum rate, or duty if applicable, of water diverted for beneficial use under this permit, if any, to date.

Maximum rate used to date = _____ cfs

Maximum Rate per well:

Well 1 _____ Well 2 _____ Well 3 _____ Well 4 _____

Report the rate in the same units of measurement as specified in the permit, being cfs (cubic feet per second), gpm (gallons per minute) or AF (acre-feet). Do not provide daily, monthly, or annual water volume totals.

INCOMPLETE REPORTS WILL BE RETURNED. AN ANSWER IS REQUIRED IN EACH ITEM.
FAILURE TO SUBMIT THIS REPORT WILL MOST LIKELY RESULT IN ANY FUTURE
EXTENSION BEING DENIED.

Signature _____ Date _____

Printed Name/Title _____

Diligence Shown ☐ Yes ☐ No

Date Public Noticed: _____
For OWRD use only

Reviewed by: _____

Date: _____



Oregon
Kate Brown, Governor

Water Resources Department

725 Summer St NE, Suite A

Salem, OR 97301

(503) 986-0900

Fax (503) 986-0904

October 25, 2021

EXIT 282A DEVELOPMENT CO. LLC
1205 SW FIARFAX PLACE
PORTLAND, OR 97225

KEYSTONE PACIFIC LLC
18555 SW TETON AVE
TUALATIN, OR 97062
Reference: Application T-13841

On September 22, 2021, OWRD received your signed contract to split a permit. The contract was accompanied by \$480.00. Our receipt number 136466; 136593 is enclosed.

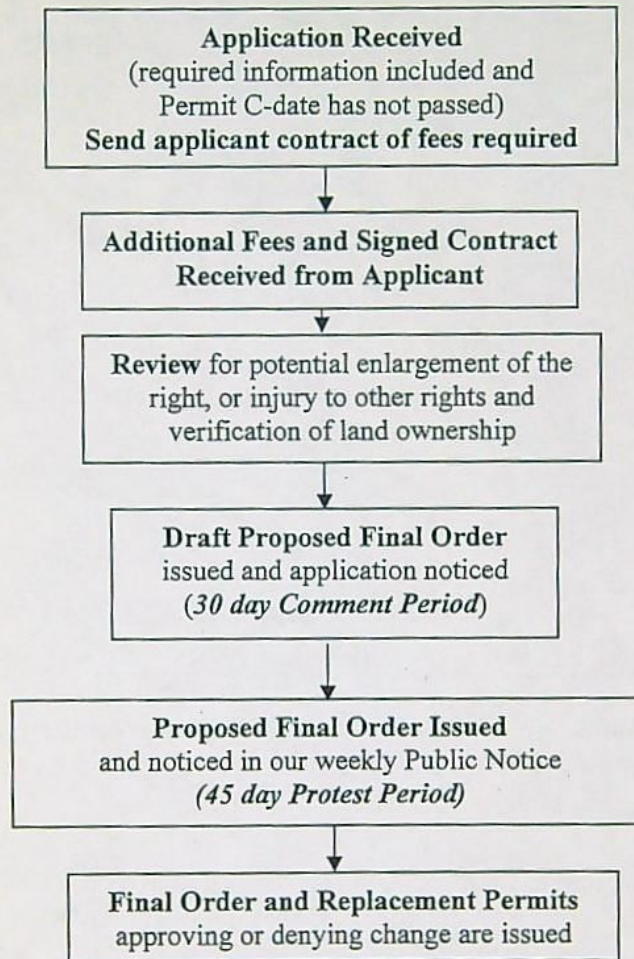
The Department will issue a Draft Proposed Final Order with Draft Permits for your review within thirty days. Refer to the following page for a chart showing the steps and expected timelines for the processing of your application.

If you have any questions, please contact the Transfer Section at (503) 979-9931.

Cc: Watermaster Dist. #16 (via email)
Adam Sussman, Gregory E. Kupillas, Agent

Enclosure

Split a Permit Process
ORS 537.225



Business Registry Business Name Search

[New Search](#)

Business Entity Data

09-03-2021

09:49

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
779301-89	DLLC	ACT	OREGON	10-24-2000	10-24-2021	YES
Entity Name	EXIT 282A DEVELOPMENT COMPANY, LLC					
Foreign Name						

Online Renewal:

[Renew Online](#)[Click here to generate and print an annual report.](#)[New Search](#)

Associated Names

Type	PPB	PRINCIPAL PLACE OF BUSINESS		
Addr 1	1205 SW FAIRFAX			
Addr 2				
CSZ	PORTLAND	OR	97225	Country UNITED STATES OF AMERICA

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

Type	AGT	REGISTERED AGENT	Start Date	10-04-2001	Resign Date	
Name	GEORGE	J	GREGORES			
Addr 1	601 SW SECOND AVENUE SUITE 1800					
Addr 2						
CSZ	PORTLAND	OR	97204	Country	UNITED STATES OF AMERICA	

Type	MAL	MAILING ADDRESS		
Addr 1	1205 SW FAIRFAX			
Addr 2				
CSZ	PORTLAND	OR	97225	Country UNITED STATES OF AMERICA

Type	MGR	MANAGER		Resign Date	
Name	CHRIS		MALETIS	III	
Addr 1	1205 SW FAIRFAX				
Addr 2					
CSZ	PORTLAND	OR	97225	Country	UNITED STATES OF AMERICA

[New Search](#)




Name History

Business Entity Name	Name Type	Name Status	Start Date	End Date
EXIT 282A DEVELOPMENT COMPANY, LLC	EN	CUR	09-18-2006	
BRUGGER ROAD, LLC	EN	PRE	09-12-2001	09-18-2006
JENKINS ROAD, LLC	EN	PRE	10-24-2000	09-12-2001

Please read before ordering Copies.

New Search

Summary History

Image Available	Action	Transaction Date	Effective Date	Status	Name/Agent Change	Dissolved By
	ANNUAL REPORT PAYMENT	09-16-2020		SYS		
	AMNDMT TO ANNUAL RPT/INFO STATEMENT	04-23-2020		FI		
	ANNUAL REPORT PAYMENT	09-24-2019		SYS		
	ANNUAL REPORT PAYMENT	10-02-2018		SYS		
	ANNUAL REPORT PAYMENT	09-21-2017		SYS		
	ANNUAL REPORT PAYMENT	10-07-2016		SYS		
	ANNUAL REPORT PAYMENT	10-12-2015		SYS		
	ANNUAL REPORT PAYMENT	10-02-2014		SYS		
	ANNUAL REPORT PAYMENT	10-16-2013		SYS		
	ANNUAL REPORT PAYMENT	09-20-2012		SYS		
	ANNUAL REPORT PAYMENT	09-16-2011		SYS		
	ANNUAL REPORT PAYMENT	09-17-2010		SYS		
	ANNUAL REPORT PAYMENT	09-15-2009		SYS		
	REINSTATEMENT AMENDED	09-01-2009		FI		
	ADMINISTRATIVE DISSOLUTION	12-26-2008		SYS		
	ANNUAL REPORT PAYMENT	09-28-2007		SYS		
	ANNUAL REPORT PAYMENT	09-19-2006	09-18-2006	SYS		
	ARTICLES OF AMENDMENT	09-18-2006		FI	Name	
	ANNUAL REPORT PAYMENT	09-20-2005		SYS		
	ANNUAL REPORT PAYMENT	09-17-2004		SYS		

RECEIVED

AUG 26 2021

OWRD



August 24, 2021

Arla Davis
Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, OR 97301

RE: Application to Split a Permit and Request Issuance of Replacement Permits in the name of Exit 282A Development Company, LLC and Keystone-Pacific, LLC

Dear Arla:

GSI Water Solutions, Inc. (GSI), is submitting the enclosed application to split Permit G-8690 on behalf of Exit 282A Development Company, LLC (Exit 282A), and Keystone-Pacific, LLC (Keystone). Also enclosed is the required application fee of \$125.00.

Presently, 99.0 acres of Permit G-8690 are assigned to Exit 282A, and 32.2 acres of the Permit are assigned to Keystone. The Applicants are requesting that Permit G-8690 be split, and that replacement permits be issued authorizing the use of 1.24 cubic feet per second (cfs) for irrigation of 99.0 acres by Exit 282A, and 0.40 cfs for irrigation of 32.2 acres by Keystone.

Please contact me if you have any questions or concerns. My telephone number is 541-257-9001.

Sincerely,

A handwritten signature in black ink, appearing to read "Adam Sussman", written in a cursive style.


Adam Sussman
Principal Water Resources Consultant


Enclosures: Application to Split a Permit
Check for application fee in the amount of \$125.00


Split A Permit Application Checklist

Checked by Aula

Date 9/2/2021

☒ 1. Permit #: 6-8690 Permit "C Date": 2027
Has "C Date" Expired? If YES, , CANNOT ACCEPT.

☒ 2. Permit Type of Use: Irrigation If other than irrigation, nursery, temperature control, stock watering or agriculture, , CANNOT ACCEPT

☒ 3. Is Applicant a unit of local government, port, water authority, or a district? If YES, , CANNOT ACCEPT. N/A

(If OK, check box to left; if not, fill in the blank)

☒ 4. Page 1 of application: Are the attachments listed below actually included?

Required Attachments

<input checked="" type="checkbox"/>	Completed application map with CWRE signature.
<input checked="" type="checkbox"/>	Completed Affidavit of Non-Conveyance and Reading of Permit.
<input checked="" type="checkbox"/>	Copy of recorded deed.
<input checked="" type="checkbox"/>	a) Agreement as to assignment if all landowners are applicants, or b) Information identifying names, addresses, and proportionate interest for those not submitting the assignment and request
<input checked="" type="checkbox"/>	Completed Cost of Work Estimate Form

If not, what box is not checked and/or what attachment is missing? _____

☒ 5. Is the \$125.00 non-refundable fee included? _____

☒ 6. Part 3 of application: Have all the applicants listed in Part 3 signed the application?
If not, whose signature is missing? _____

☒ 7. Part 4 of application: Is the permit shown by WRIS as non-cancelled?

8. If all #1-#7 boxes on this checklist are checked (with no remaining deficiencies identified), accept the application and place it along with this checklist in the "split a permit" orange folder, pull the water right application file and rubber band the orange folder to the water right application file.

If #4, #5, #6, or #7 on this checklist are deficient, the application CANNOT be accepted. It should be returned and the deficiencies should be listed in the "staff" section of the Application Page 1, unless the applicant or agent can resolve the deficiencies within 2-3 days.



RECEIVED

SEP 22 2021

OWRD

TRANSMITTAL

To: Arla Davis, OWRD
Address: 725 Summer St NE, Suite A
From: Adam Sussman, GSI Water Solutions, Inc.
CC: Chris Maletis, Exit 282A Development Company, LLC
Attachments: See below
Date: September 20, 2021

Date	Number of Copies	Description
9/20/2021	1	Split a Permit Application. (Permit Number: G-8690)
9/20/2021	1	Check in the amount of \$480

STATE OF OREGON
WATER RESOURCES DEPARTMENT

RECEIPT # 136466

725 Summer St. N.E., Ste. A
SALEM, OR 97301-4172
(503) 986-0900 / (503) 986-0904 (fax)

INVOICE # _____

RECEIVED FROM: GSI Water Solutions, Inc.

BY: _____

CASH: ☐ CHECK: # 23968 OTHER: (IDENTIFY) ☐

APPLICATION
PERMIT G-8690
TRANSFER

TOTAL REC'D \$ 480.00

1083 TREASURY 4170 WRD MISC CASH ACCT

0407 COPIES \$

OTHER: (IDENTIFY) \$

0243 I/S Lease 0244 Muni Water Mgmt. Plan 0245 Cons. Water

4270 WRD OPERATING ACCT

MISCELLANEOUS

0407 COPY & TAPE FEES \$

0410 RESEARCH FEES \$

0408 MISC REVENUE: (IDENTIFY) Split-A - Permit \$ 480.00

TC162 DEPOSIT LIAB. (IDENTIFY) \$

0240 EXTENSION OF TIME \$

WATER RIGHTS:

0201 SURFACE WATER EXAM FEE RECORD FEE \$

0203 GROUND WATER \$

0205 TRANSFER \$

WELL CONSTRUCTION

0218 WELL DRILL CONSTRUCTOR EXAM FEE LICENSE FEE \$

LANDOWNER'S PERMIT

OTHER (IDENTIFY)

0536 TREASURY 0437 WELL CONST. START FEE

0211 WELL CONST START FEE \$ CARD#

0210 MONITORING WELLS \$ CARD#

OTHER (IDENTIFY)

0607 TREASURY 0467 HYDRO ACTIVITY LIC NUMBER

0233 POWER LICENSE FEE (FW/WRD) \$

0231 HYDRO LICENSE FEE (FW/WRD) \$

HYDRO APPLICATION \$

TREASURY OTHER / RDX

FUND TITLE

OBJ. CODE VENDOR #

DESCRIPTION \$

RECEIPT: 136466

DATED: 9-12-2021 BY: Mandy Carlson

Distribution - White Copy - Customer, Yellow Copy - Fiscal, Blue Copy - File, Buff Copy - Fiscal

GSI WATER SOLUTIONS, INC.

Check Date: 9/15/2021

023968

Invoice Number	Date	Voucher	Amount	Discounts	Previous Pay	Net Amount
Exit 282A-pmt fee	9/10/2021	0018832	480.00			480.00
Oregon Water Resources Department			480.00			480.00
Key Bank 8460 - GSI Water	11	245				
TOTAL						

RECEIVED
SEP 22 2021
OWRD

**SPLIT A PERMIT and REQUEST FOR ISSUANCE
OF REPLACEMENT PERMITS**

APPLICANT'S AGREEMENT

This Agreement is between the Oregon Water Resources Department, hereafter OWRD, and Exit 282A Development Company, LLC and Keystone-Pacific LLC, hereafter Applicants, hereafter known together as the parties.

OWRD Information	Applicant's Information	Applicant's Representative
Contact: Kelly Starnes	Name: Exit 282A Development Company, LLC	Name: Pacific Hydro-Geology
Title: Transfer Program Analyst	Contact: Chris Maletis	Contact: Greg Kupillas
Address: 725 Summer Street, NE Suite A	Address: 1205 SW Fairfax Place	Address: 18487 S. Valley Vista Rd. Mulino, OR 97042
Salem, OR 97301-1266	Portland, OR 97225	Phone: 503-632-5016
Phone: 503 979-3129	Phone: 503-678-4722	Email: phggek@bctonline.com
Email: arla.l.davis@oregon.gov	Email: christmaletis@gmail.com	
	Applicant's Information	
	Name: Keystone-Pacific LLC	
	Contact: Charles Eggert	
	Address: 18555 SW Teton Avenue	
	Tualatin, OR 97062	
	Phone: 503-303-0360	

Purpose The purpose of this Agreement is to process the Split a Permit Application. (Permit Number: G-8690)

- Authority** The OWRD has been authorized pursuant to ORS 537.225 to receive and review application for assignment of all or part of the water right permit and for the issuance of a replacement water right permit that reflects that assignment. In addition OAR 690-325-0010 through 0110 establishes the requirements and procedures for evaluating the application. In making this agreement, OWRD shall require the applicants to pay the full cost of evaluating the application.
- Restrictions.** Exit 282A Development Company, LLC and Keystone-Pacific LLC and OWRD agree that this Agreement shall not be construed to restrict in any way the decisions and actions by OWRD. OWRD shall be free to exercise independent judgment consistent with existing laws and regulations.
- Effective Date and Duration.** Unless otherwise terminated by non-deposit of funds by the Applicants, this Agreement shall become effective on the date on which both parties have signed the Agreement and the full deposit of the estimated cost of the proposed service.
- Statement of Work.** The Statement of Work is contained in Exhibit A attached hereto and incorporated by reference into this Agreement. OWRD agrees to perform this work in accordance with the terms and conditions of this Agreement.
- Consideration.**
 - Exit 282A Development Company, LLC and Keystone-Pacific LLC shall pay OWRD in advance for actual costs incurred by OWRD as specified in the Statement of work attached and incorporated as Exhibit A. The estimated maximum reimbursement payable to OWRD under this Agreement is **\$960.00**. Exit 282A Development Company, LLC and Keystone-Pacific LLC, agrees to pay the full amount of **\$960.00** to OWRD prior to commencement of any work stated in this Agreement. This payment will be placed in an account administered by OWRD and drawn upon as costs are actually incurred. If the actual cost of performing the work is less than payments received, OWRD will refund the unspent balance. If the actual cost of processing exceeds the estimate, the Applicants can either elect to terminate this Agreement or amend the Agreement to reflect the increase in cost.
 - The costs stated in this Agreement do not include the statutory application processing and filing fees.

6. **Contract Documents.** This Agreement consists of the following documents which are listed in descending order of precedence: this Agreement and the attached Exhibit A. All attached Exhibits are incorporated into this Agreement by reference.
7. **Confidentiality.** Exit 282A Development Company, LLC and Keystone-Pacific LLC agrees that any information provided to or acquired by OWRD under this Agreement will be subject to the Oregon Public Records Law and shall be considered public records.
8. **Indemnity.** Applicants shall defend, save, hold harmless, and indemnify the State of Oregon, OWRD and their officers, employees, and agents from and against all claims, suits, actions, losses, damages, liabilities, costs and expenses of any nature resulting from or arising out of, or relating to the activities of Applicants or its representatives, officers, employees, contractors, or agents under this Agreement or with respect to the service. The Applicants acknowledges that the Oregon Water Resources Department cannot and does not guarantee a favorable review under the subject regulatory process.
9. **Termination.** Applicants may request to terminate this agreement only in writing at anytime during the process. The Applicants agrees to pay for the work done by OWRD up until the time of the written termination request. OWRD, upon receiving such written termination request from the Applicants will refund any unspent balance after paying the contractor for the work done.
10. **Funds Authorized and Available.** By its execution of this Agreement, Applicants certify that sufficient funds are authorized and available to cover the expenditures contemplated by this Agreement.
11. **Duration of Estimate.** The Estimate of Time to complete the work in Exhibit A (Statement of Work) becomes null and void after thirty- (30) days from the date the Applicant's Agreement is mailed. If the Applicant's Agreement is not received by the Department within thirty (30) days of mailing the Agreement, the Applicants must re-apply for a new estimate.
12. **Completion Date.** OWRD, by the execution of this Agreement does not guarantee the completion date indicated in this Agreement. Completion date is only an estimate and may be affected by the Department's workload, statutory waiting periods, issues arising from the processing of the requested services and Applicant's timely response to requests for additional information.
13. **Captions.** The captions or headings in this Agreement are for the convenience only and in no way define limit or describe the scope or intent of any provision of this Agreement.
14. **Amendment and Merger.** The terms of this Agreement shall not be waived, altered, modified, supplemented or amended in any manner whatsoever, except by written instrument signed by both parties. Such waiver, consent, modification or change, if made, shall be effective only in the specific instance and for the specific purpose given. There are no understandings, agreements or representations, oral or written, not specified herein regarding this Agreement.
15. **Signatures.** All parties, by the authorized representative's signature below, hereby acknowledge that they have read this Agreement, understand it and agree to be bound by its terms and conditions.

For Applicant: Chi Malekis / Manager
Name/Title:

9-9-2021
Date

For OWRD: _____
Dwight French – Administrator WRSD

Date

Mail signed Agreement to:

Arla L Davis
Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, OR 97301-1266

RECEIVED

SEP 22 2021

OWRD

RECEIVED**SEP 22 2021****OWRD**

Exhibit A

Statement of Work

Permit Number: G-8690

Name of Applicants: Exit 282A Development Company, LLC and Keystone-Pacific LLC

**Split a Permit Process
Itemized Estimate Sheet**
For
Permit Application

Action Item	Est. Time (hr.)
Review Application for Completeness	2.0
Verify mailing address of each owner of the authorized place of use	0.5
Verify deed(s) match(es) properties proposed for assignment	1.5
Verify most recent water use under the permit has been exercised within relevant terms and conditions of permit	0.5
Assess application for enlargement of the original permit and injury to other water right holders	1.0
Review and prepare draft documents	6.0
Peer review, issue, mail, and publish draft PFO	1.5
Peer review, issue, mail, and publish PFO	1.5
Peer review, issue and mail Final Order	1.5
Total hours	15.0

Total estimated cost is 13.0 hours at \$60.00* per hour, totaling \$960.00.

* - This figure is representative of the average compensation for staff time, with benefits and overhead, for the staff persons working on this file. You may request a detailed accounting upon completion of this project.

Completion of Draft Proposed Final Order: **November 9, 2021**

**Dates are contingent on the Applicant's expeditious resolution of any deficiency and may be affected by Department's work load.*

DAVIS Arla L * WRD

From: DAVIS Arla L * WRD
Sent: Thursday, September 9, 2021 1:18 PM
To: Greg Kupillas (phggek@bctonline.com); PLAHN Joel M * WRD
Subject: RE: Split a Permit Contract for Exit 282A Development Company, LLC and Keystone-Pacific LLC - Separate letters sent in mail to each applicant
Attachments: G-8690 - contract with estimate.pdf; G-8690 Eggert applicant contract letter.pdf; G-8690 Maletis applicant contract letter.pdf

Apologies I meant to attach the letters and the contract. Please see attached

Arla L. Davis

Water Rights Transfer Specialist
Transfer and Conservation Section
725 Summer St. NE, Suite A | Salem, OR 97301 | Phone: 503-979-3129



Integrity | Service | Technical Excellence | Teamwork | Forward-Looking

From: DAVIS Arla L * WRD
Sent: Thursday, September 9, 2021 1:16 PM
To: Greg Kupillas (phggek@bctonline.com) <phggek@bctonline.com>; PLAHN Joel M * WRD <Joel.M.Plahn@oregon.gov>
Subject: Split a Permit Contract for Exit 282A Development Company, LLC and Keystone-Pacific LLC - Separate letters sent in mail to each applicant



Oregon
Kate Brown, Governor

Water Resources Department
725 Summer St NE, Suite A
Salem, OR 97301
(503) 986-0900
Fax (503) 986-0904

September 9, 2021

Exit 282A Development Company, LLC
Attn: Chris Maletis
1205 SW Fairfax Place
Portland, OR 97225

Keystone-Pacific LLC
Attn: Charles Eggert
18555 SW Teton Avenue
Tualatin, OR 97062

RE: Split a Permit Application

October 9

We are in receipt of your application to Split a Permit and Request for Issuance of Replacement Permits.

Enclosed is the Applicant's Agreement which includes the estimated cost of the work to be performed. In order to commence work, the Agreement must be signed and accompanied with the full payment of the estimated maximum cost.

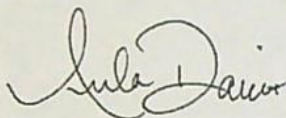
Please read the Agreement thoroughly and follow the instructions to proceed with the process.

Please mail the signed contract and check in the amount of \$960.00 prior to **October 9, 2021**, to:

Oregon Water Resources Department
Attn: Arla L Davis
725 Summer Street NE, Suite A
Salem, Oregon 97301-1266

If you have any questions, please contact me by e-mail at arla.l.davis@oregon.gov

Sincerely,



Arla L Davis
Transfer Specialist
Transfer and Conservation Section

Enclosures

cc: Pacific Hydro-Geology, Gregg Kupillas (*via email*)
Joel Plahn, District 20 Watermaster (*via email*)

Arla L. Davis
Water Rights Transfer Specialist
Transfer and Conservation Section
725 Summer St. NE, Suite A | Salem, OR 97301 | Phone: 503-979-3129



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**SPLIT A PERMIT and REQUEST FOR ISSUANCE
OF REPLACEMENT PERMITS**

APPLICANT'S AGREEMENT

This Agreement is between the Oregon Water Resources Department, hereafter OWRD, and Exit 282A Development Company, LLC and Keystone-Pacific LLC, hereafter Applicants, hereafter known together as the parties.

OWRD Information	Applicant's Information	Applicant's Representative
Contact: Kelly Starnes Title: Transfer Program Analyst Address: 725 Summer Street, NE Suite A Salem, OR 97301-1266 Phone: 503 979-3129 Email: arla.l.davis@oregon.gov	Name: Exit 282A Development Company, LLC Contact: Chris Maletis Address: 1205 SW Fairfax Place Portland, OR 97225 Phone: 503-678-4722 Email: christmaletis@gmail.com	Name: Pacific Hydro-Geology Contact: Greg Kupillas Address: 18487 S. Valley Vista Rd. Mulino, OR 97042 Phone: 503-632-5016 Email: phggek@bctonline.com
	Applicant's Information Name: Keystone-Pacific LLC Contact: Charles Eggert Address: 18555 SW Teton Avenue Tualatin, OR 97062 Phone: 503-303-0360	

Purpose The purpose of this Agreement is to process the **Split a Permit Application**. (Permit Number: G-8690)

1. **Authority** The OWRD has been authorized pursuant to ORS 537.225 to receive and review application for assignment of all or part of the water right permit and for the issuance of a replacement water right permit that reflects that assignment. In addition OAR 690-325-0010 through 0110 establishes the requirements and procedures for evaluating the application. In making this agreement, OWRD shall require the applicants to pay the full cost of evaluating the application.
2. **Restrictions.** Exit 282A Development Company, LLC and Keystone-Pacific LLC and OWRD agree that this Agreement shall not be construed to restrict in any way the decisions and actions by OWRD. OWRD shall be free to exercise independent judgment consistent with existing laws and regulations.
3. **Effective Date and Duration.** Unless otherwise terminated by non-deposit of funds by the Applicants, this Agreement shall become effective on the date on which both parties have signed the Agreement and the full deposit of the estimated cost of the proposed service.
4. **Statement of Work.** The Statement of Work is contained in Exhibit A attached hereto and incorporated by reference into this Agreement. OWRD agrees to perform this work in accordance with the terms and conditions of this Agreement.
5. **Consideration.**
 - a. Exit 282A Development Company, LLC and Keystone-Pacific LLC shall pay OWRD in advance for actual costs incurred by OWRD as specified in the Statement of work attached and incorporated as Exhibit A. The estimated maximum reimbursement payable to OWRD under this Agreement is **\$960.00**. Exit 282A Development Company, LLC and Keystone-Pacific LLC, agrees to pay the full amount of **\$960.00** to OWRD prior to commencement of any work stated in this Agreement. This payment will be placed in an account administered by OWRD and drawn upon as costs are actually incurred. If the actual cost of performing the work is less than payments received, OWRD will refund the unspent balance. If the actual cost of processing exceeds the estimate, the Applicants can either elect to terminate this Agreement or amend the Agreement to reflect the increase in cost.
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15. **Signatures.** All parties, by the authorized representative's signature below, hereby acknowledge that they have read this Agreement, understand it and agree to be bound by its terms and conditions.

For Applicant: _____
Name/Title:

Date

For OWRD: _____
Dwight French – Administrator WRSD

Date

Mail signed Agreement to:

Arla L Davis
Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, OR 97301-1266

Exhibit A

Statement of Work

Permit Number: G-8690

Name of Applicants: Exit 282A Development Company, LLC and Keystone-Pacific LLC

Split a Permit Process Itemized Estimate Sheet For Permit Application

Action Item	Est. Time (hr.)
Review Application for Completeness	2.0
Verify mailing address of each owner of the authorized place of use	0.5
Verify deed(s) match(es) properties proposed for assignment	1.5
Verify most recent water use under the permit has been exercised within relevant terms and conditions of permit	0.5
Assess application for enlargement of the original permit and injury to other water right holders	1.0
Review and prepare draft documents	6.0
Peer review, issue, mail, and publish draft PFO	1.5
Peer review, issue, mail, and publish PFO	1.5
Peer review, issue and mail Final Order	1.5
Total hours	15.0

Total estimated cost is 13.0 hours at \$60.00* per hour, totaling \$960.00.

* - This figure is representative of the average compensation for staff time, with benefits and overhead, for the staff persons working on this file. You may request a detailed accounting upon completion of this project.

Completion of Draft Proposed Final Order: November 9, 2021

**Dates are contingent on the Applicant's expeditious resolution of any deficiency and may be affected by Department's work load.*

**STATE OF OREGON
WATER RESOURCES DEPARTMENT**

725 Summer St. N.E. Ste. A

SALEM, OR 97301-4172

(503) 986-0900 / (503) 986-0904 (fax)

RECEIPT # **136593**

INVOICE # _____

RECEIVED FROM: Silver Sage Farms
BY: _____

APPLICATION	
PERMIT	
TRANSFER	<u>1-13841</u>

CASH: ☐ CHECK: # 13375 OTHER: (IDENTIFY) ☐

TOTAL REC'D \$ 480.00

1083 TREASURY 4170 WRD MISC CASH ACCT

0407 COPIES \$ _____
OTHER: (IDENTIFY) \$ _____

0243 I/S Lease _____ 0244 Muni Water Mgmt. Plan _____ 0245 Cons. Water _____

4270 WRD OPERATING ACCT

MISCELLANEOUS

0407 COPY & TAPE FEES \$ _____
0410 RESEARCH FEES \$ _____
0408 MISC REVENUE: (IDENTIFY) Split A Permit \$ 480.00
TC162 DEPOSIT LIAB. (IDENTIFY) \$ _____
0240 EXTENSION OF TIME \$ _____

WATER RIGHTS:

0201 SURFACE WATER \$ _____ 0202 \$ _____
0203 GROUND WATER \$ _____ 0204 \$ _____

TRANSFER

WELL CONSTRUCTION

0218 WELL DRILL CONSTRUCTOR \$ _____ 0219 \$ _____
LANDOWNER'S PERMIT 0220 \$ _____

OTHER (IDENTIFY) _____

0536 TREASURY 0437 WELL CONST. START FEE

0211 WELL CONST START FEE \$ _____ CARD# _____
0210 MONITORING WELLS \$ _____ CARD# _____

OTHER (IDENTIFY) _____

0607 TREASURY 0467 HYDRO ACTIVITY LIC NUMBER

0233 POWER LICENSE FEE (FW/WRD) \$ _____
0231 HYDRO LICENSE FEE (FW/WRD) \$ _____
HYDRO APPLICATION \$ _____

TREASURY OTHER / RDX

FUND _____ TITLE _____
OBJ. CODE _____ VENDOR # _____
DESCRIPTION \$ _____

RECEIPT: **136593**

DATED: 10-12-2021

BY: Mindy Corder

**SPLIT A PERMIT and REQUEST FOR ISSUANCE
OF REPLACEMENT PERMITS**

APPLICANT'S AGREEMENT

This Agreement is between the Oregon Water Resources Department, hereafter OWRD, and Exit 282A Development Company, LLC and Keystone-Pacific LLC, hereafter Applicants, hereafter known together as the parties.

OWRD Information	Applicant's Information	Applicant's Representative
Contact: Kelly Starnes	Name: Exit 282A Development	Name: Pacific Hydro-Geology
Title: Transfer Program Analyst	Company, LLC	Contact: Greg Kupillas
Address: 725 Summer Street, NE	Contact: Chris Maletis	Address: 18487 S. Valley Vista Rd.
Suite A	Address: 1205 SW Fairfax Place	Mulino, OR 97042
Salem, OR 97301-1266	Portland, OR 97225	Phone: 503-632-5016
Phone: 503 979-3129	Phone: 503-678-4722	Email: phggek@bctonline.com
Email: arla.l.davis@oregon.gov	Email: christmaletis@gmail.com	
	Applicant's Information	
	Name: Keystone-Pacific LLC	
	Contact: Charles Eggert	
	Address: 18555 SW Teton Avenue	
	Tualatin, OR 97062	
	Phone: 503-303-0360	



Purpose The purpose of this Agreement is to process the Split a Permit Application. (Permit Number: G-8690)

1. **Authority** The OWRD has been authorized pursuant to ORS 537.225 to receive and review application for assignment of all or part of the water right permit and for the issuance of a replacement water right permit that reflects that assignment. In addition OAR 690-325-0010 through 0110 establishes the requirements and procedures for evaluating the application. In making this agreement, OWRD shall require the applicants to pay the full cost of evaluating the application.
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For Applicant:

Charles W. French
Name/Title:

9/21/2021
Date

For OWRD:

Dwight French – Administrator WRSD

Date

Mail signed Agreement to:

Arla L Davis
Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, OR 97301-1266

