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

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- Attachments:**

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- Completed Temporary Transfer Application Map.

Completed Evidence of Use Affidavit and supporting documentation.

Current recorded deed for the land **from** which the authorized place of use is temporarily being moved.

☐ ☒ N/A Affidavit(s) of Consent from Landowner(s) (if the applicant does not own the land upon which the water right is located.)

☐ ☒ N/A Supplemental Form D – For water rights served by or issued in the name of a district. Complete when the temporary transfer applicant is not the district.

☒ ☒ N/A Oregon Water Resources Department's Land Use Information Form with approval and signature from each local land use authority in which water is to be diverted, conveyed, and/or used. Not required if water is to be diverted, conveyed, and/or used only on federal lands or if all of the following apply: a) a change in place of use only, b) no structural changes, c) the use of water is for irrigation only, and d) the use is located within an irrigation district or an exclusive farm use zone.

☐ ☒ N/A Water Well Report/Well Log for changes in point(s) of appropriation (well(s)) or additional point(s) of appropriation (if necessary to convey water to the proposed place of use).

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Staff: _____ Phone: _____ Date: ____/____/____

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Part 2 of 5 – Temporary Transfer Application Map Checklist

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

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

☐ ☒ N/A If **more than three** water rights are involved, separate maps are needed for each water right.

☒ Permanent quality printed with dark ink on good quality paper.

☒ The size of the map can be 8½ x 11 inches, 8½ x 14 inches, 11 x 17 inches, or up to 30 x 30 inches. For 30 x 30 inch maps, one extra copy is required.

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☒ A north arrow, a legend, and scale.

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☒ The scale of the map must be: 1 inch = 400 feet, 1 inch = 1,320 feet; the scale of the Final Proof/Claim of Beneficial Use Map (the map used when the permit was certificated); the scale of the county assessor map if the scale is not smaller than 1 inch = 1,320 feet; or a scale that has been pre-approved by the Department.

☒ Township, Range, Section, ¼ ¼, DLC, Government Lot, and other recognized public land survey lines.

☒ Tax lot boundaries (property lines) are required. Tax lot numbers are recommended.

☒ Major physical features including rivers and creeks showing direction of flow, lakes and reservoirs, roads, and railroads.

☒ Major water delivery system features from the point(s) of diversion/appropriation such as main pipelines, canals, and ditches.

☒ Existing place of use that includes separate hachuring for each water right, priority date, and use including number of acres in each quarter-quarter section, government lot, or in each quarter-quarter section as projected within government lots, donation land claims, or other recognized public land survey subdivisions. If less than the entirety of the water right is being changed, a separate hachuring is needed for lands left unchanged.

Received by OWRD ☒ ☐ N/A Proposed temporary place of use that includes separate hachuring for each water right, priority date, and use including number of acres in each quarter-quarter section, government lot, or in each quarter-quarter section as projected within government lots, donation land claims, or other recognized public land survey subdivisions.

JUN 07 2024

Salem, OR

☒ Existing point(s) of diversion or well(s) with distance and bearing or coordinates from a recognized survey corner. This information can be found in your water right certificate or permit.

☐ ☒ N/A If you are proposing a change in point(s) of diversion or well(s) to convey water to the new temporary place of use, show the proposed location and label it clearly with distance and bearing or coordinates. If GPS coordinates are used, latitude-longitude coordinates may be expressed as either degrees-minutes-seconds with at least one digit after the decimal (example – 42°32'15.5") or degrees-decimal with five or more digits after the decimal (example – 42.53764°).

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FEE WORKSHEET for TEMPORARY (not drought) TRANSFERS			
1	Base Fee (includes temporary change to one water right for up to 1 cfs)	1	\$950.00
	Number of water rights included in transfer: <u> 1 </u> (2a) Subtract 1 from the number in 3a above: <u> 0 </u> (2b) If only one water right this will be 0		
2	Multiply line 2b by \$310.00 and enter » » » » » » » » » » » » » » » »	2	\$0.00
	Do you propose to change the place of use for a non-irrigation use? <input checked="" type="checkbox"/> No: enter 0 on line 3 » » » » » » » » » » » » » » » » <input type="checkbox"/> Yes: enter the cfs for the portions of the rights to be transferred: _____ (3a) Subtract 1.0 from the number in 3a above: _____ (3b) If 3b is 0, enter 0 on line 3 » » » » » » » » » » » » » » » » If 3b is greater than 0, round up to the nearest whole number: _____ (3c) multiply 4c by \$230.00, then enter on line 3		
3		3	\$0.00
	Do you propose to change the place of use for an irrigation use? <input type="checkbox"/> No: enter 0 on line 4 » » » » » » » » » » » » » » » » <input checked="" type="checkbox"/> Yes: enter the number of acres in the footprint of the place of use for the portions of the rights to be transferred: <u> 3.63 </u> (4a) Multiply the number of acres in 4a above by \$2.70 and enter on line 4 » »		
4		4	\$9.80
5	Add entries on lines 1 through 4 above » » » » » » » » » » Subtotal:	5	\$959.80
	Is this transfer: <input type="checkbox"/> necessary to complete a project funded by the Oregon Watershed Enhancement Board (OWEB) under ORS 541.932? <input type="checkbox"/> endorsed in writing by ODFW as a change that will result in a net benefit to fish and wildlife habitat?		
6	If one or more boxes is checked, multiply line 5 by 0.5 and enter on line 6 » If no box is applicable, enter 0 on line 7 » » » » » » » » » » » » » » » »	6	\$0.00
7	Subtract line 6 from line 5 » » » » » » » » » » » » Transfer Fee:	7	\$959.80

1	Base Fee (includes drought application and recording fee for up to 1 cfs)	1	\$200.00
	Enter the cfs for the portions of the rights to be transferred (see example below*): <div style="text-align: center;">_____ (2a)</div> Subtract 1.0 from the number in 2a above: _____ (2b) If 2b is 0, enter 0 on line 2 » » » » » » » » » » » » » » » » If 2b is greater than 0, round up to the nearest whole number: _____ (2c) and multiply 2c by \$50, then enter on line 2 » » » » » » » » »		
2		2	
3	Add entries on lines 1 through 2 above » » » » » » » » » Transfer Fee:	3	

1. Divide total authorized cfs by total acres in the water right (for C12345, $1.25 \text{ cfs} \div 100 \text{ ac}$); then multiply by the number of acres to be transferred to get the transfer cfs ($\times 45 \text{ ac} = 0.56 \text{ cfs}$).
2. If the water right certificate does not list total cfs, but identifies the allowable use as 1/40 or 1/80 of a cfs per acre; multiply number of acres proposed for change by either 0.025 (1/40) or 0.0125 (1/80). (For C87654, $45.0 \text{ ac} \times 0.0125 \text{ cfs/ac} = 0.56 \text{ cfs}$)
3. Add cfs for the portions of water rights on all the land included in the transfer; however do not count cfs for supplemental rights on acreage for which you have already calculated the cfs fee for the primary right on the same land. The fee should be assessed only once for each "on the ground" acre included in the transfer. (In this example, blank 2a would be only 0.56 cfs, since both rights serve the same 45.0 acres. Blank 2b would be 0 and Line 2 would then also become 0).

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MAR 26 2024 JUN 06 2023

Salem. OR Temporary Transfer Application – Page 3 of 10

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14468

Part 4 of 5 – Applicant Information and Signature

Applicant Information

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

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

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

Explain in your own words what you propose to accomplish with this transfer application and why:

If you need additional space, continue on a separate piece of paper and attach to the application as "Attachment 1".

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


 Applicant (District) signature

Steve McMahon
 Print Name (and Title if applicable)

5/30/23
 Date

 Applicant (District) signature

 Print Name (and Title if applicable)

 Date

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

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

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

DISTRICT NAME	ADDRESS	
CITY	STATE	ZIP

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

ENTITY NAME	ADDRESS	
CITY	STATE	ZIP



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

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

ENTITY NAME	ADDRESS	
CITY	STATE	ZIP

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Salem, OR

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INSTRUCTIONS for editing the Application Form

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

Microsoft Word 2003

Unlock the document by one of the following:

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

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

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

Microsoft Word 2007

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

Microsoft Word 2010

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

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Other Alternatives:

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- 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.

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Part 5 of 5 – Water Right Information

Please use a separate Part 5 for each water right being changed. See instructions on page 6, to copy and paste additional Part 5s, or to add rows to tables within the form.

Water Right Certificate # 87001

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Description of Water Delivery System

System capacity: 0.63 cubic feet per second (cfs) OR
gallons per minute (gpm)

Describe the current water delivery system or the system that was in place at some time within the last five years. Include information on the pumps, canals, pipelines, and sprinklers used to divert, convey, and apply the water at the authorized place of use.

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

(Note: If the POD/POA name is not specified on the certificate, assign it a name or number here.)

POD/POA Name or Number	Is this POD/POA Authorized on the Certificate or is it Proposed?	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)
POD1	<input checked="" type="checkbox"/> Authorized <input type="checkbox"/> Proposed		40 S	8 W	2	SE NW	1403	380 feet north and 245 feet east from C-W 1/16 corner, Section 2
	<input type="checkbox"/> Authorized <input type="checkbox"/> Proposed							
	<input type="checkbox"/> Authorized <input type="checkbox"/> Proposed							
	<input type="checkbox"/> Authorized <input type="checkbox"/> Proposed							

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Check all type(s) of temporary change(s) proposed below (change "CODES" are provided in parentheses):

- ☒ Place of Use (POU) ☐ Appropriation/Well (POA)
☐ Point of Diversion (POD) ☐ Additional Point of Appropriation (APOA)
☐ Additional Point of Diversion (APOD)

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Check all type(s) of temporary change(s) due to drought proposed below (change "CODES" are provided in parentheses):

- ☐ Place of Use (POU) ☐ Point of Appropriation/Well (POA)
☐ Character of Use (USE) ☐ Additional Point of Appropriation (APOA)
☐ Point of Diversion (POD) ☐ Additional Point of Diversion (APOD)

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Will all of the proposed changes affect the entire water right?

☐ Yes Complete only the Proposed ("to" lands) section of Table 2 on the next page. Use the "CODES" listed above to describe the proposed changes.

☒ No Complete all of Table 2 to describe the portion of the water right to be changed.

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

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

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

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

AUTHORIZED (the "from" or "off" lands) The listing that appears on the Certificate BEFORE PROPOSED CHANGES List only that part or portion of the water right that will be changed.													Proposed Changes (see "CODES" from previous page)	PROPOSED (the "to" or "on" lands) The listing as it would appear AFTER PROPOSED CHANGES are made.										
Twp	Rng	Sec	¼ ¼	Tax Lot	Gvt Lot or DLC	Acres	Type of USE listed on Certificate	POD(s) or POA(s) (name or number from Table 1)	Priority Date	Twp	Rng	Sec		¼ ¼	Tax Lot	Gvt Lot or DLC	Acres	New Type of USE	POD(s)/ POA(s) to be used (from Table 1)	Priority Date				
EXAMPLE																								
2	S	9	E 15 NE NW	100		15.0	Irrigation	POD #1 POD #2	1901	POU/POD	2	S	9	E 1 NW NW	500	1	10.0		POD #5	1901				
"	"	"	" " " "	"	"	"	EXAMPLE	"	"	"	2	S	9	E 2 SW NW	500		5.0		POD #6	1901				
40	S	8	W 2 SE NW	1403		3.63	Irrigation	POD1	1881		40	S	8	W 2 SE NW	1403		0.21		POD1	1881				
											40	S	8	W 2 NE SW	1403		3.42		POD1	1881				
TOTAL ACRES						3.63																		

Additional remarks:

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Temporary Transfer Application - Page 8 of 10

14468

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Water Right Certificate # 87001

For Place of Use Changes

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

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

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

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

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

AND/OR

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

Table 3. Construction of Point(s) of Appropriation

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

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

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Klamath Basin/County Drought Transfer Applications

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

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

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

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

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

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Land Use Information Form



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

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

A. Land and Location

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

Township	Range	Section	¼ ¼	Tax Lot #	Plan Designation (e.g., Rural Residential/RR-5)	Water to be:			Proposed Land Use:
40(s)	8W	2	SE NW	1403	EFV	<input checked="" type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input type="checkbox"/> Used	Irrigation
40S	8W	2	NE SW	1403	EFV	<input type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	Irrigation
						<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input type="checkbox"/> Used	
						<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input type="checkbox"/> Used	

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

Josephine Co.

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

B. Description of Proposed Use

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

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

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

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

Intended use of water: ☒ Irrigation ☐ Commercial ☐ Industrial ☐ Domestic for _____ household(s)
☐ Municipal ☐ Quasi-Municipal ☐ Instream ☐ Other _____

Briefly describe:

AG

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

See Page 4 →

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JUN 07 2024

07 2024

For Local Government Use Only

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

Please check the appropriate box below and provide the requested information

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

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

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

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

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

Receipt Acknowledging Request for Land Use Information**Note to Local Government Representative:**

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

Applicant Name: _____
 Staff Name: _____ Title: _____
 Staff Signature: _____ Date: _____
 Governmental Entity: _____ Phone: _____

Josephine County Planning
 700 NW Dimmick Street
 Suite C

Grants Pass, OR 97526

PRELIMINARY Exhibit Map

for USA Small Farm Investment Group

110 River Grove Dr., Cave Junction, OR






by William Colisch PLS PC

291 Pyle Drive, Grants Pass, OR 97527

541 474-1081 Survey@charter.net

Section 2, T40S, R8W, WM

NOV

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

Notes:

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

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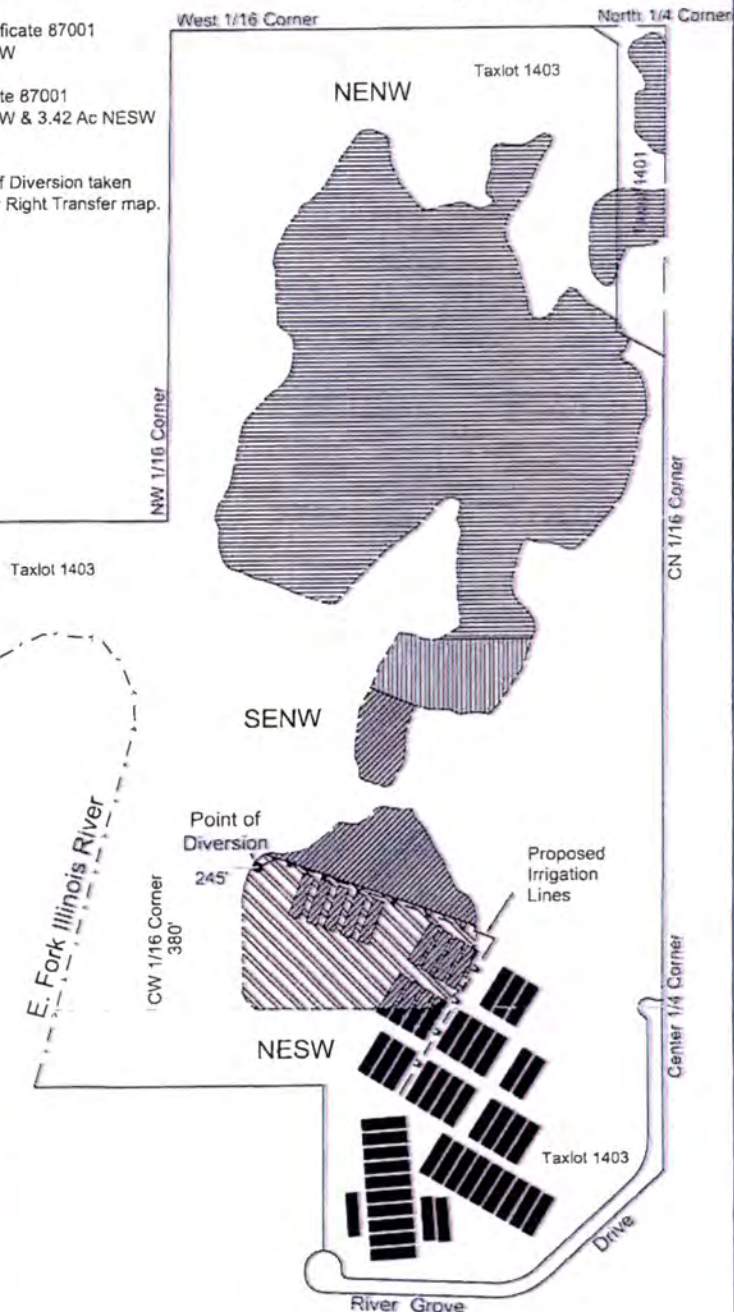
Salem, OR



REGISTERED
PROFESSIONAL
LAND SURVEYOR
PRELIMINARY

OREGON
July 19, 1994
WILLIAM COLISCH
2659

Renews 12/31/23



22020 110 River Grove

AP# 40-08-02 Taxlot 1403



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

Receipt Number: PL24-00506

(541) 474-5421
planning@josephinecounty.gov

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

Cashier: Kaitlyn Brown

Date: 05/02/2024

Primary Parcel: 40080200001403

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

Fee Description

Land Use Information Response

<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
\$125.00	\$125.00	\$0.00
\$125.00	\$125.00	\$0.00

<u>Payment Method</u>	<u>Reference Number</u>	<u>Payment Amount</u>
-----------------------	-------------------------	-----------------------

CASH		\$125.00
------	--	----------

Total Paid:		\$125.00
--------------------	--	-----------------

Received by QWELJ

JUN 07 2024

Salem, OR

JUN 07 2024

Land Use Information Form

Salem, OR



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

NOTE TO APPLICANTS

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

This form is **NOT** required if:

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

NOTE TO LOCAL GOVERNMENTS

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

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

Prepared By

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

After Recording Return To

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

JOSEPHINE COUNTY OFFICIAL RECORDS
RHIANNON HENKELS, COUNTY CLERK

2018-009942

DED-QTD

08/07/2018 11:07 AM

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

Total:\$96.00



00422288201800098420020020

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

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Space Above This Line for Recorder's Use

MAR 26 2024

OREGON QUIT CLAIM DEED

Salem, OR

STATE OF OREGON

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COUNTY OF JOSEPHINE

JUN 07 2024

OWRD

Salem, OR

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

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

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

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

Received by OWRD

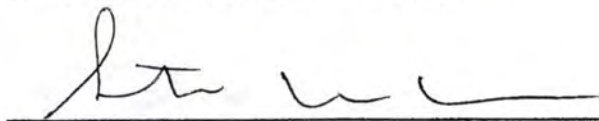
MAY 14 2024

Salem, OR

2018-009942

14468

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



GRANTOR

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

ADDRESS:

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

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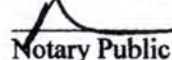
JUN 07 2024

Salem, OR

STATE OF OREGON)
COUNTY OF JOSEPHINE)

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

Given under my hand this 6th day of August, 2018.


Notary Public

My Commission Expires: October 05, 2020

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NOV 09 2020

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Application for Water Right Transfer

Evidence of Use Affidavit



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

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

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

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

☒ Personal observation ☐ Professional expertise

2. I attest that:

☒ Water was used during the previous five years on the **entire** place of use for
Certificate # _____; OR

☐ My knowledge is specific to the use of water at the following locations within the last five years:

Certificate #	Township		Range		Mer	Sec	¼ ¼	Gov't Lot or DLC	Acres (if applicable)
<u>87001</u>	<u>40</u>	<u>S</u>	<u>8</u>	<u>W</u>		<u>2</u>			
<u>WB</u>									

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OR

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

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Salem, OR

(continues on reverse side)

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

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



Signature of Affiant

11/8/2023

Date

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

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Salem, OR

Notary Public for Oregon

My Commission Expires: _____

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

AFFIDAVIT

The State of Oregon)
) S.S.
County of ~~Josephine~~ ^{pcc} Jackson)

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

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

STATE OF OREGON

COUNTY OF ~~JOSEPHINE~~ ^{pcc} Jackson

SUBSCRIBED AND SWORN TO BEFORE

ME, on the 13th day of
April, 2023

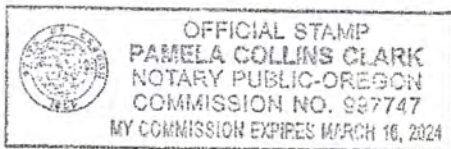
Signature Pamela Collins Clark

(Seal)

NOTARY PUBLIC

My Commission expires:

03/16/2024



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Salem, OR

A handwritten signature in black ink, appearing to read 'Dimitar Danailov', written over a horizontal line.

(Signature)

Dimitar Danailov

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Add tag

September 28, 2019 4:11 AM

DJI_G062.MP4

/Internal storage/Download

Edit Received by OWRD

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No camera info

269.50 MB 1920x1080 FHD

1:02 H.264 30fps

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Printed:
name

DIMITAR DANAILOV

Signature:

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Salem, OR

Date:

04/13/23

Witnessing or Attesting a Signature

State of OREGON

County of Jackson

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

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

Pamela Collins Clark

Notary Public - State of Oregon

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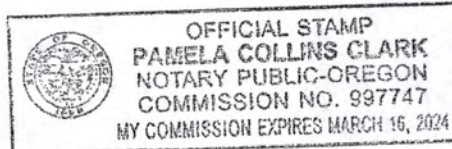
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Official Stamp



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

Document Description

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

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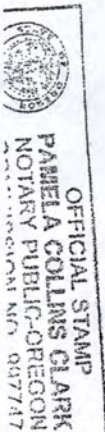
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Oregon Water Resources Department Water Rights Mapping Tool

Main Help
Return Contact Us

Search

Search: Water Right by File

Application:

Permit:

Certificate

Claim

Transfer

POD Source:

Equals

Include Municipal:

(Draw box on map.)

Places of Diversion (Count: 1)

Places of Use (Count: 1)

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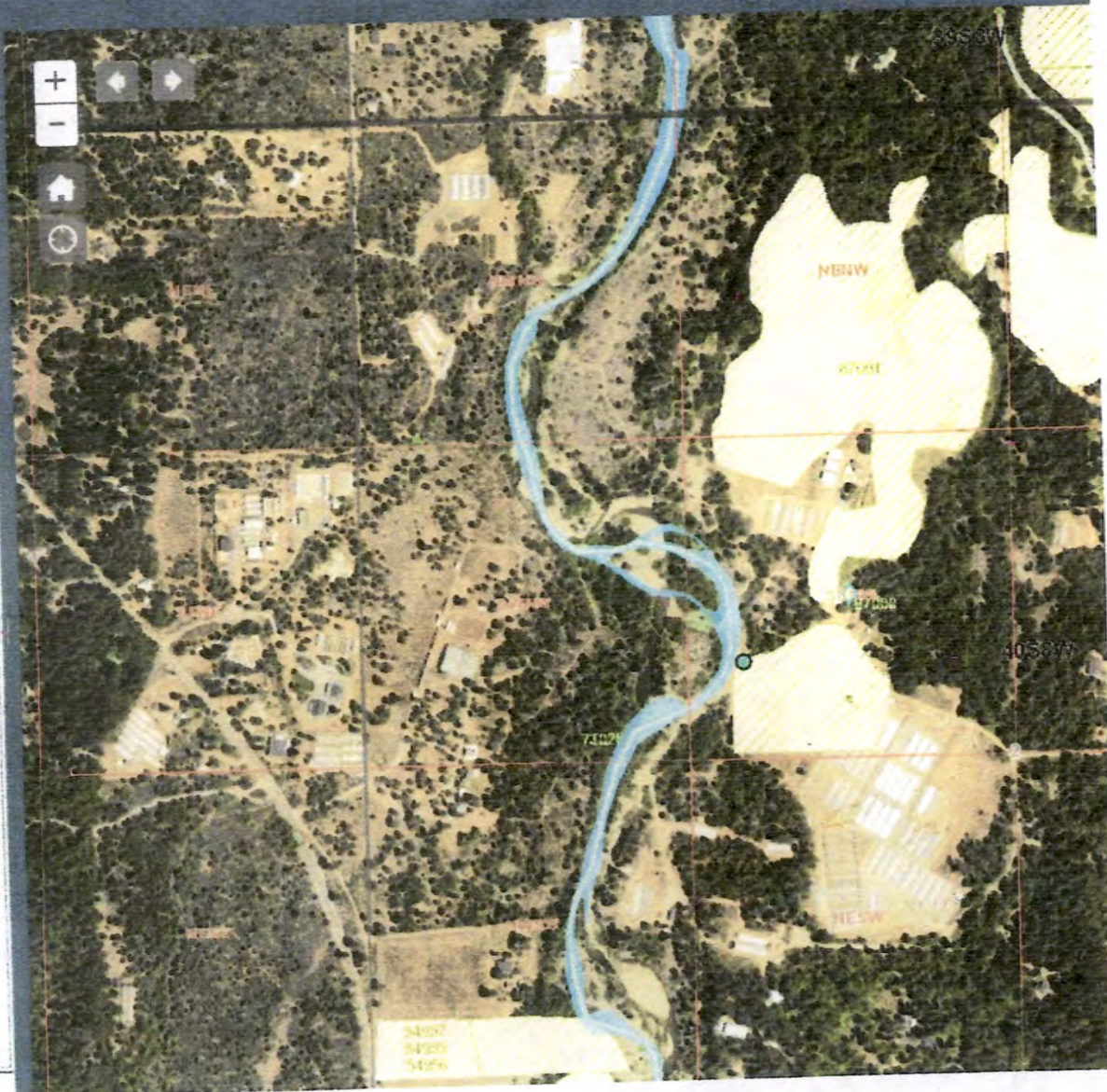
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OREGON LIQUOR & CANNABIS COMMISSION REQUEST Land Use Compatibility Statement

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

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

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

How to complete a LUCS:

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

Applicant Name: NO TOMATO, LLC		Phone: 541 761 2353	
Mailing Address: 110 River Grove Drive		Rm/Ste:	
City: Cave Junction	State: OR	ZIP: 97523	

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

Proposed Premises Address: 110 River Grove Drive	Rm/Ste:	
City: Cave Junction	County: Josephine	ZIP: 97523
Tax Lot #: 1403	Range/Section*: 8W Section 2	Latitude: 42.7.15.2
Township*: 40 South	Map*: 40080200001403	Longitude: 123.36.54.5

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

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

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

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Site Location:

☐ Inside city limits ☐ Inside UGB ☒ Outside UGB

Name of Jurisdiction:

JOSEPHINE COUNTY

Property Zoning of
Proposed Premises:

EXCLUSIVE FARM (EF)

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

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

Comments:

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

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

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

No indoor lighting used in or by an indoor marijuana growing area, or indoor marijuana-processing facility, shall be visible from dwellings on adjacent properties, nor cast light onto adjacent properties nor upward into the night sky, between dusk and dawn.

[Ord. 2017-001 § 1(6).]

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

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

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

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

Proposed structures located in flood hazard areas require permits and must meet current flood regulations. MAR 26 2024

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

A LUCS does not guarantee compliance.

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

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Name of Reviewing Local Official (print):

Onnie Heater

Title:

Assistant Planner

Date:

04/06/2023

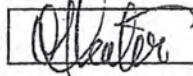
Email:

oheater@josephinecounty.gov

Phone:

541-474-5109 ext 2412

Signature:



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

Check this box if there are attachments to this form: ☒

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

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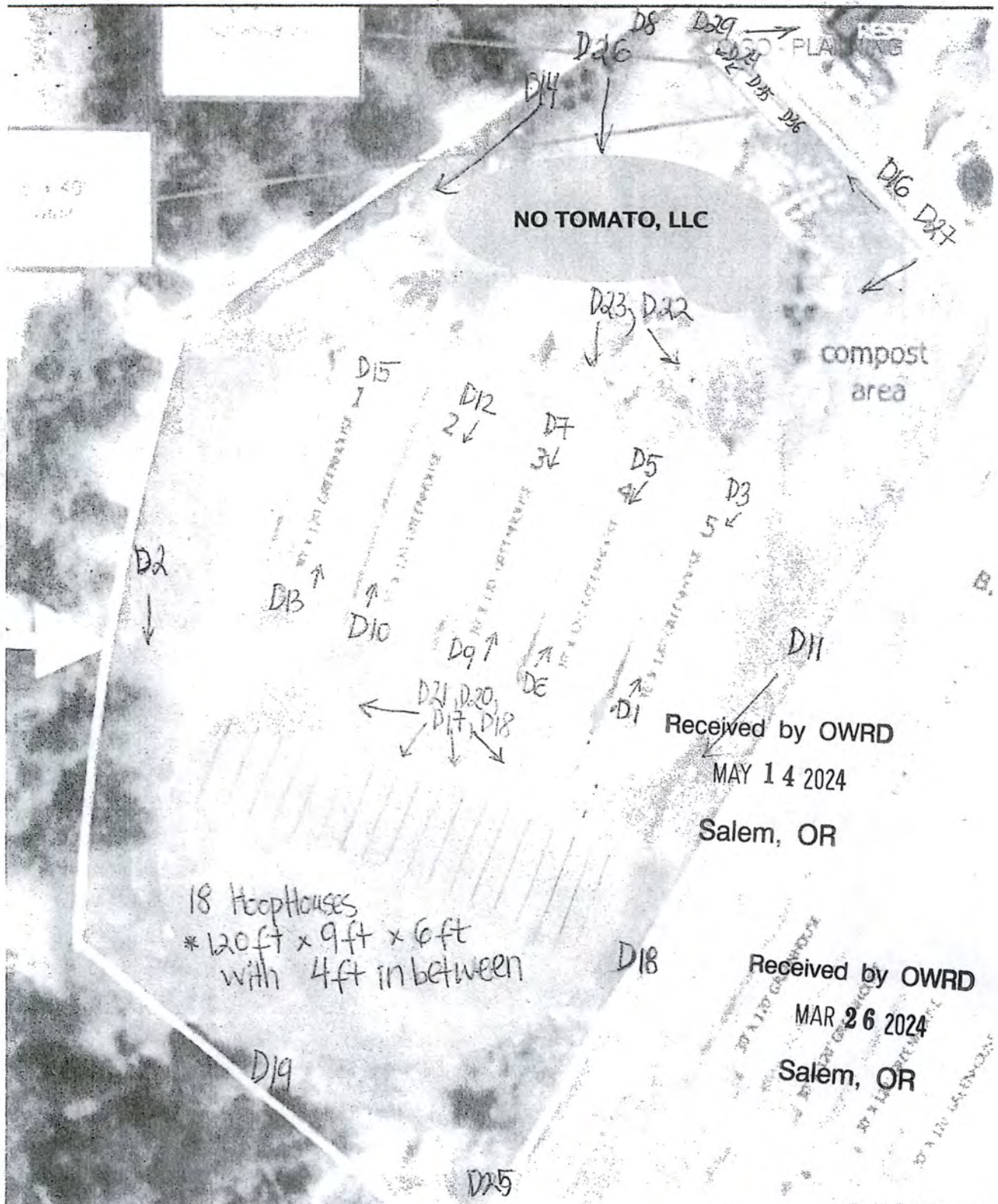
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DYD



18 HoopHouses
* 120ft x 9ft x 6ft
with 4ft in between

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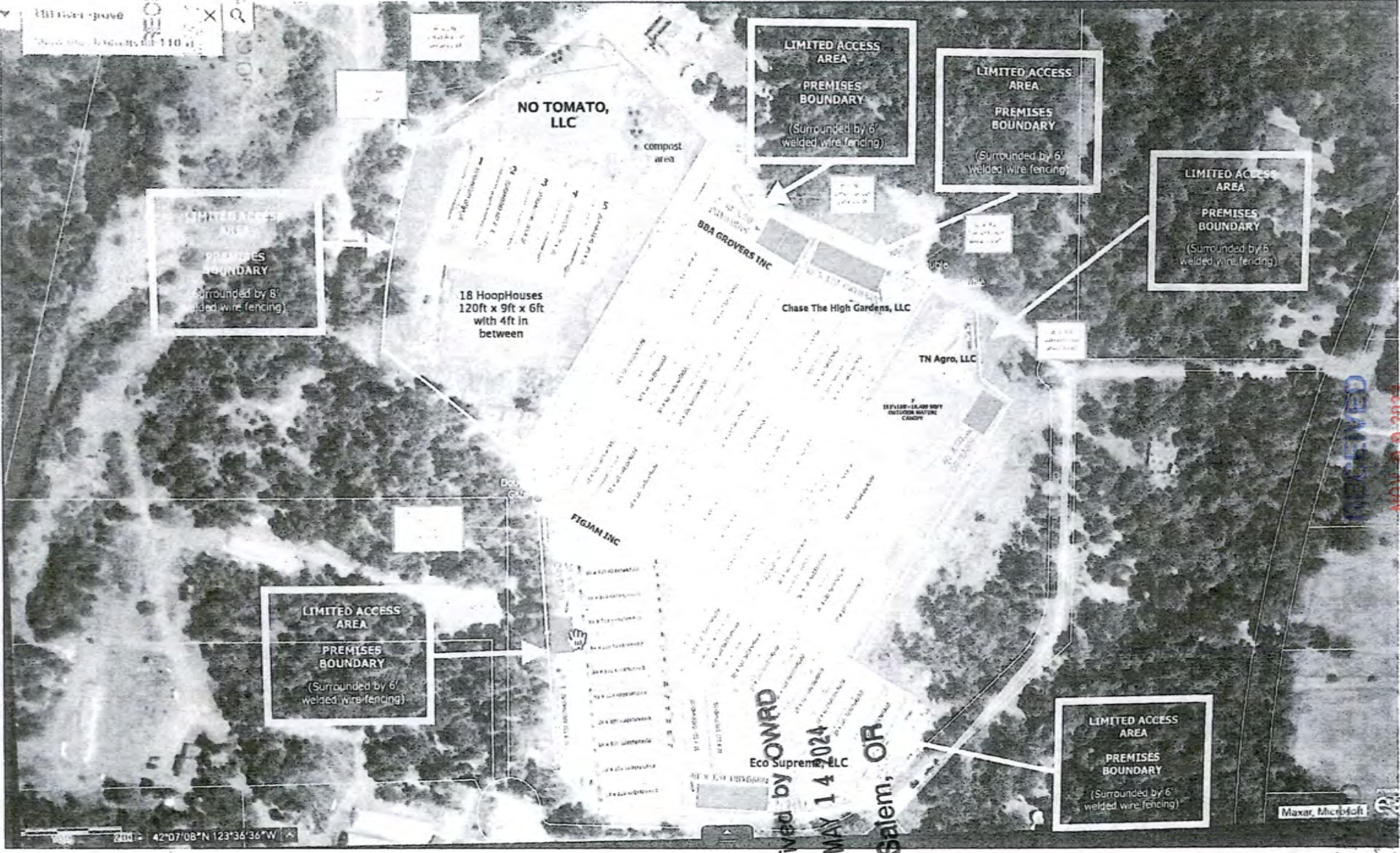
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Eco Supreme, LLC

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

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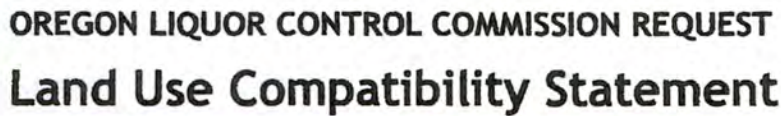
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Initial

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REC
NOV 0
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NOV 09 2023

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3 2020

Site Location:

OWRD

OWRD

☐ Inside city limits ☐ Inside UGB ☒ Outside UGB

Name of Jurisdiction:

Josephine County

JOCCO - PLANNING

Property Zoning of
Proposed Premises:

Exclusive Farm (EF)

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

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

Comments:

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

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

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

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

A LUCS does not guarantee compliance.

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

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

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

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

Received by OWRD Name of Reviewing Local Official (print):

Tami Smith

MAR 26 2024

Title:

Assistant Planner

Salem, OR Josephine County Planning

Date:

8-23-2020

700 NW Dimmick Street

Email:

tsmith@josephinecounty.gov

Suite C

Phone:

541-474-5424

Grants Pass, OR 97526

Signature:

Tami Smith

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Check this box if there are attachments to this form:

☒

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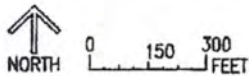
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REMINDER: Local jurisdictions are NOT required to begin processing LUCS forms until January 4, 2016 at 8:30 AM

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PROJECT GEOLOCATION

	LATITUDE	LONGITUDE
A	42° 07' 09.99"N	123° 36' 55.29"W
B	42° 07' 08.05"N	123° 36' 52.09"W
C	42° 07' 05.06"N	123° 36' 55.42"W
D	42° 07' 06.03"N	123° 36' 59.21"W

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OUTSIDE
SECURITY
CAMERA #15

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WETLAND AREA PER
JOSEPHINE COUNTY GIS

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

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

EXISTING 36' X 36' BARN

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EXISTING BARN DRY/TRIM

APPROXIMATE LOCATION OF
EXISTING DRAINFIELD

PRIMARY RESIDENCE

8'X120' CONNEX SURVEILLANCE AREA

8'X40' CONNEX STORAGE

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

THE ESM GROWERS OUTDOOR
MATURE CANOPY

EXISTING DRIVEWAY
APPROXIMATELY
500' WEST OF
TAKLIMA ROAD

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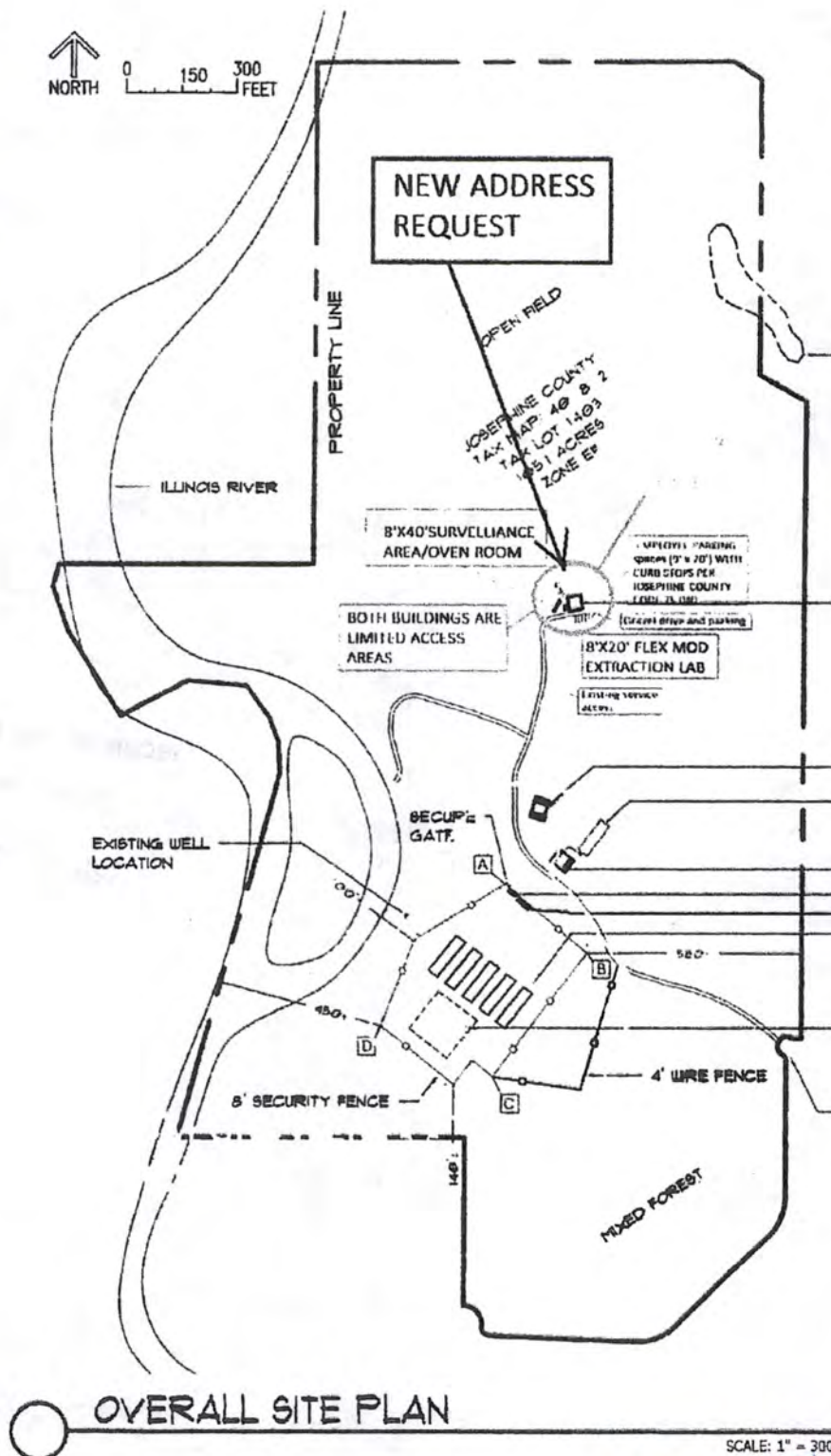
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OVERALL SITE PLAN

SCALE: 1" = 300'

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GODDESS NECTAR EXTRACTS, LLC

PROCESSING FACILITY

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

PROJECT OWNER:
ELEONORA SHOPOVA
(503) 804-1731

PROJECT CONTACT:
GEORGE GROSJEAN
818.624.6886

PROJECT ADDRESS:
110 RIVER GROVE DRIVE
CAVE JUNCTION OREGON 97523

PLAN DATE: JUNE 28, 2018

SCALE: 1" = 300'

DRAWN BY: SBB

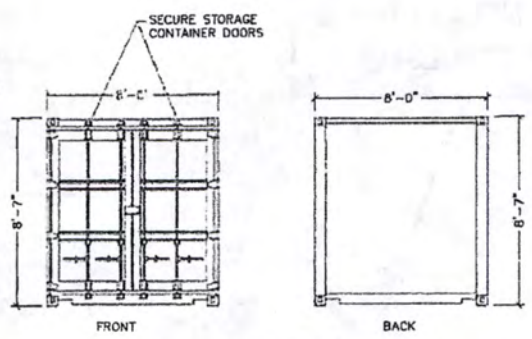
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SHEET: 2 OF 6

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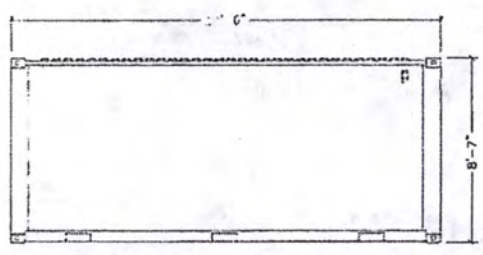
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Salem, OR SURVEILLANCE AREA FRONT & BACK ELEVATIONS
SCALE: 1/8" = 1'-0"

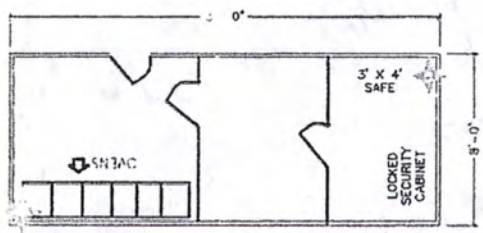
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SURVEILLANCE AREA SIDE ELEVATION
SCALE: 1/8" = 1'-0"

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SURVEILLANCE AREA OFFICE FLOOR PLAN
SCALE: 1/8" = 1'-0"

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SHEET NOTES:

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

NOTES:

1. SECURE 8'X10' CONNEX STORAGE CONTAINER SHOWN WILL BE USED FOR TVM'S OFFICE AND SECURITY AREA.

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DRAWING PREPARED BY: R. BAILEY PO BOX 1333 CAVE JUNCTION, OR 97523	PROJECT OWNERS : GODDESS NECTAR EXTRACTS, LLC PROJECT ADDRESS: 110 RIVER GROVE DRIVE CAVE JUNCTION, OREGON 97523	TRADE NAME: GODDESS NECTAR LOCAL JURISDICTION : JOSEPHINE COUNTY	PLAN DATE: 06-13-2017 SCALE: VARIES SHEET # 1 OF 2	A1
---	--	---	--	----

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ENGINEERED FEATURES

ELECTRICAL REQUIREMENTS

Electrical Requirements
at Service Point "MPJB"

Complies with 2017/2018 NEC 110

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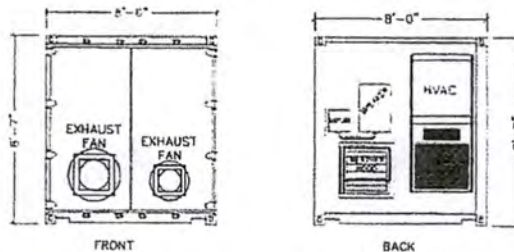
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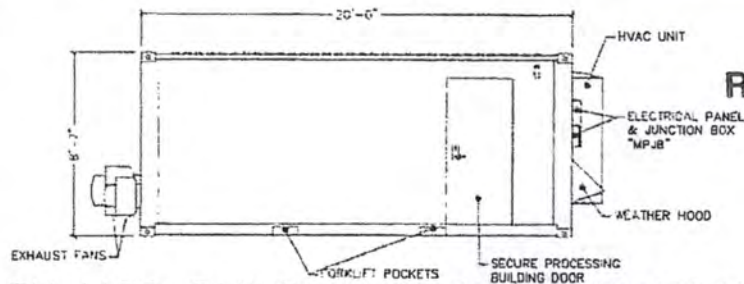
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FLEX MOD BUILDING LEFT & RIGHT SIDE ELEVATIONS

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



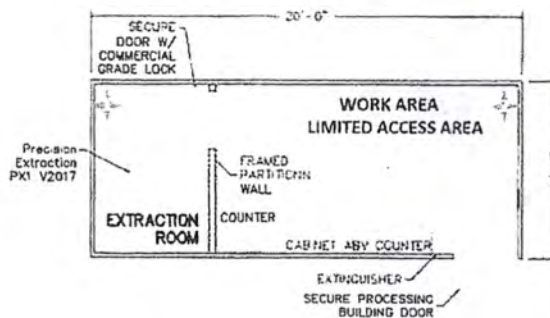
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FLEX MOD BUILDING FRONT ELEVATION

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



SECURITY CAMERAS
#1, 2

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FLEX MOD BUILDING FLOOR PLAN

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

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SH-FET NOTES:

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

DRAWING PREPARED BY:
R. BAILEY
PO BOX 1333
CAVE JUNCTION, OR 97523

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

TRADE NAME: GODDESS NECTAR
LOCAL JURISDICTION : JOSEPHINE COUNTY

PLAN DATE: 06-13-2018
SCALE: VARIES
SHEET #: 2 OF 2

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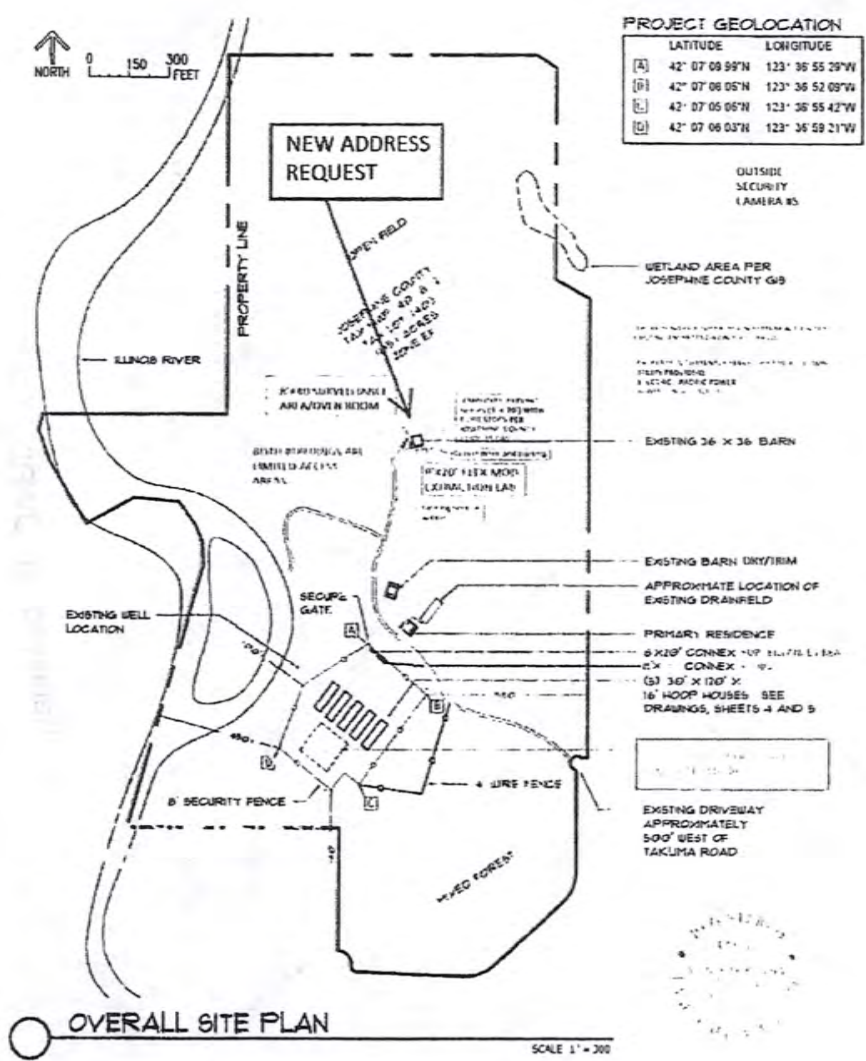
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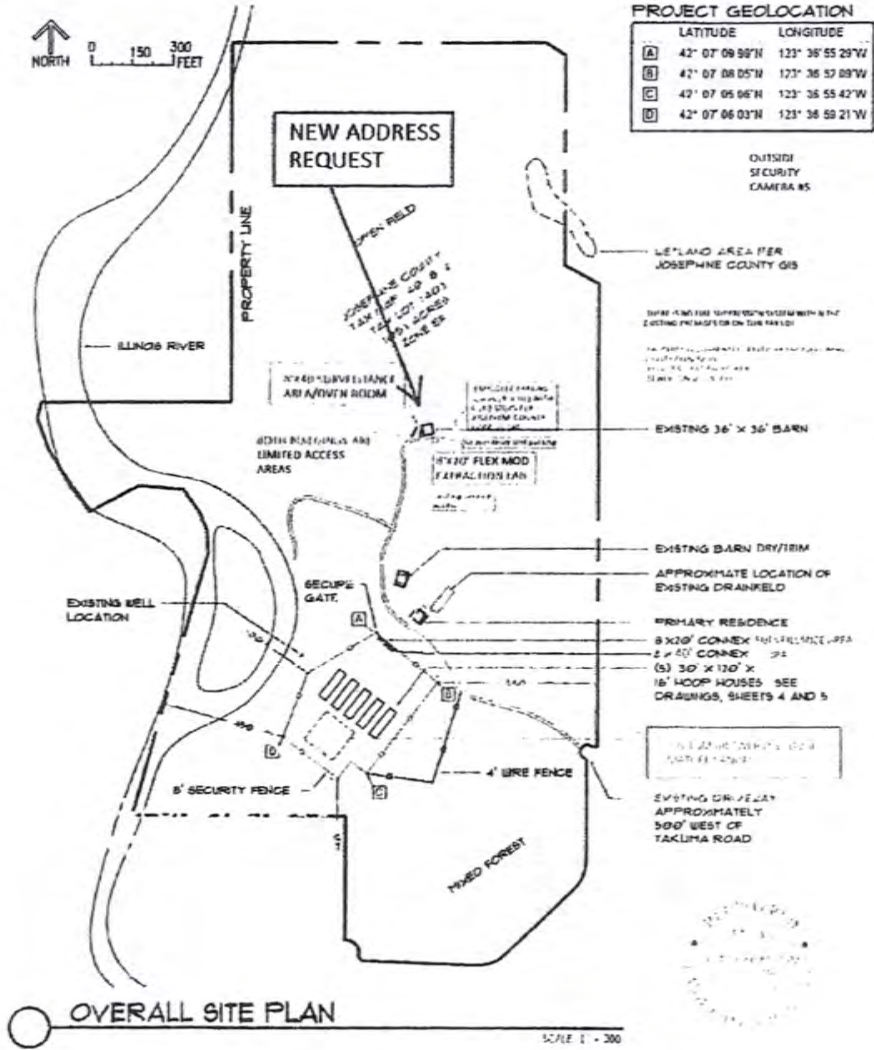
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GODDESS NECTAR EXTRACTS, LLC PROCESSING FACILITY DRAWING PREPARED BY: JOBEY & ASSOC., LLC 8665 FAULHABER ROAD, CLATSOP, OR 97141-1511	PROJECT OWNER ELEONORA SHOPOVA (503) 854-1731	PROJECT CONTACT GW ORGM CHICKLIAN 218.624.6886	PLAN DATE JUNE 28, 2018
	PROJECT ADDRESS 110 RIVER GROVE DRIVE CAVE JUNCTION, OREGON 97523		SCALE: 1" = 300' DRAWN BY: SBB CHECKED BY: SBB SHEET: 2 OF 6



GODDES NECTAR EXTRACTS, LLC PROCESSING FACILITY	PROJECT OWNER ELEONORA CHOPORA (503) 854-1731	PROJECT CONTACT JESSICA CHOPORA (503) 854-1731	PLAN DATE	JUNE 28, 2018
			SCALE:	1" = 300'
DRAWING PREPARED BY BUGBEY & ASSOC., LLC 88095 FAULHABER ROAD, ELMIRA, OR 97437 (541) 654-1513	PROJECT ADDRESS 110 RIVER ST (211) 1111 CAVE JUNCTION, OREGON 97523		DRAWN BY:	SBB
			CHECKED BY:	SBB
			SHEET:	2 OF 6

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

Site Plan Review – Standards Only

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SECTION 1. APPLICATION INFORMATION

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

SECTION 2. EVIDENCE

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

SECTION 3. CAC NOTIFICATION AND RESPONSE

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

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SECTION 4. APPLICABLE REVIEW STANDARDS AND FINDINGS OF FACT

4.1 Section 42.050.A - Site Review Standards:

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

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

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

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

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

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

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

- d. Adequate access standards contained in Section 11.030.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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Page 4 - Site Plan Review -- Eleonora Shopova (Marijuana Processing Facility)

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

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

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

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

(1) The marijuana facility (production and processing) is considered an agricultural use in the State of Oregon. Agricultural uses are permitted in farm zones such as the subject parcel (R1, 1403 - Exclusive Farm (EF) zone). The property abuts resource zoned lots on all sides; two residentially zoned properties are located at the northwest corner of the property. It is always challenging when we have resource lands (farm and forest) that border residential areas; however, state law protects agricultural and forest activities on resource lands. The subject property has been zoned farm for many years alongside the fields abutting the subject property. The subject property is an appropriate area for the use.

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SECTION 5. DECISION & CONDITIONS OF APPROVAL

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

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

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Page 5 - Site Plan Review - Eleonora Shopova Marijuana Processing Facility)

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tanks; (f) copy of approved road approach waiver from Public Works. (Article 74, 75 & 76, RLDC)

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

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

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END OF CONDITIONS

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Completed and dated this 25th day of October, 2017.

IOCO - PLANNING

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

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

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

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EXHIBIT
"A-2"

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

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AUG 1 2023
LOCAL PLANNING

EXISTING BARN
1296
SQ. FT.

LIMITED
ACCESS
AREA

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

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EXISTING
BARN
1890
SQ. FT.

NORTH

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PROPOSED VAULT/SECURITY
(CONNEX CONTAINER) PLAN
SCALE: 1" = 100'

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

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OREGON LIQUOR CONTROL COMMISSION REQUEST Land Use Compatibility Statement

CITY/COUNTY USE ONLY

Date delivered by licensee applicant:

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

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

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

How to complete a LUCS:

- **Step 1: Applicant** completes Section 1 of this form and submits it to the appropriate city or county planning office. Applicant verifies with local jurisdiction whether additional forms, applications, or permits are required.
- **Step 2: Local jurisdiction** completes Section 2 of this form indicating whether the proposed use is compatible with the acknowledged comprehensive plan and land use regulations and returns signed and dated form to the applicant.
 - Applicant completes payment to local jurisdiction for processing application.
 - Local jurisdictions are **NOT required** to begin processing LUCS forms until **January 4, 2015 at 8:30 AM**.
- **Step 3: Applicant** submits this date-stamped form and any supporting information provided by the city or county to the OLCC with the license application. This form may be submitted while Section 2 is in process with the local governing body.

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Applicant Name:	GODDESS NECTAR EXTRACTS, LLC	Phone:	818.624.6886
Mailing Address:	110 River Grove Drive	Rm/Ste:	
City:	Cave Junction	State:	OR
		ZIP:	97523

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

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

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

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

Data of proposed use (note any attachments):

OLCC Recreational Processor, requesting endorsements for extracts: pull & snap, crude oil, shatter, distillate, wax and live resin..

Site plan attached.

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Section 2 - To be Completed by Local Jurisdiction

Site Location:

☐ Inside city limits ☐ Inside UGB ☒ Outside UGB

Name of Jurisdiction:

JOSEPHINE COUNTY

Property Zoning of
Proposed Premises:

EXCLUSIVE FARM (EF)

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

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

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

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

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

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

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

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

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

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

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Name of Reviewing Local Official (print):

Melissa Older

PROCESSED

Title:

Community Development Office Manager

NOV 20 2018

Date:

11/20/2018

Email:

molder@co.josephine.or.us

Phone:

541-474-5423

Signature:

MELISSA OLDER

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Check this box if there are attachments to this form: ☒

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

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ENGINEERED FEATURES

GENERAL NOTES:
1. The building is designed to be used as a mobile processing unit for the extraction of essential oils from plants and herbs. The building is designed to be used in a variety of environments and is designed to be easy to transport and set up.

DESIGN FEATURES:
1. The building is designed to be used as a mobile processing unit for the extraction of essential oils from plants and herbs. The building is designed to be used in a variety of environments and is designed to be easy to transport and set up.

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1. The building is designed to be used as a mobile processing unit for the extraction of essential oils from plants and herbs. The building is designed to be used in a variety of environments and is designed to be easy to transport and set up.

ELECTRICAL REQUIREMENTS

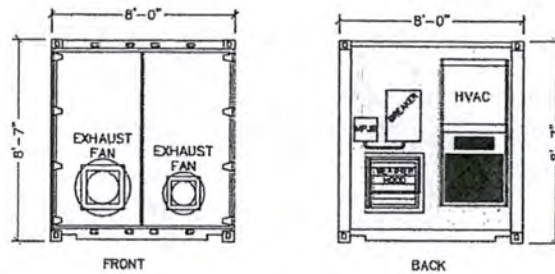
Electrical Requirement at Service Point "MPJB" 75Amps @ 208/120V 60Hz 3φ

DESIGN FEATURES

The building is designed to be used as a mobile processing unit for the extraction of essential oils from plants and herbs. The building is designed to be used in a variety of environments and is designed to be easy to transport and set up.

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RECEIVED FLEX MOD BUILDING LEFT & RIGHT SIDE ELEVATIONS

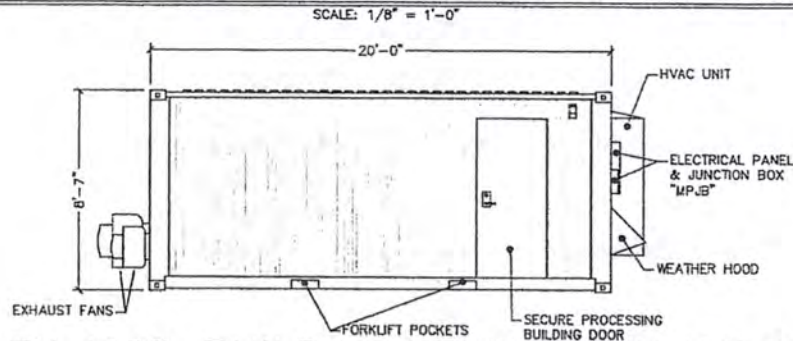
NOV 09 2023

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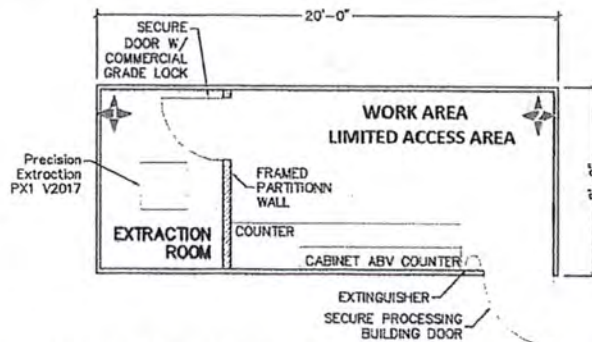
JUN 03 2023

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FLEX MOD BUILDING FRONT ELEVATION

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



FLEX MOD BUILDING FLOOR PLAN

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

SECURITY CAMERAS #1,2

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SHEET NOTES:

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

DRAWING PREPARED BY:
R. BAILEY
PO BOX 1333
CAVE JUNCTION, OR 97523

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

TRADE NAME: GODDESS NECTAR

LOCAL JURISDICTION : JOSEPHINE COUNTY

PLAN DATE: 06-13-2018
SCALE: VARIES
SHEET #: 2 OF 2

A2



Josephine County, Oregon

COMMUNITY DEVELOPMENT - PLANNING DIVISION

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

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

E-mail: planning@co.josephine.or.us

ADDRESS ASSIGNMENT

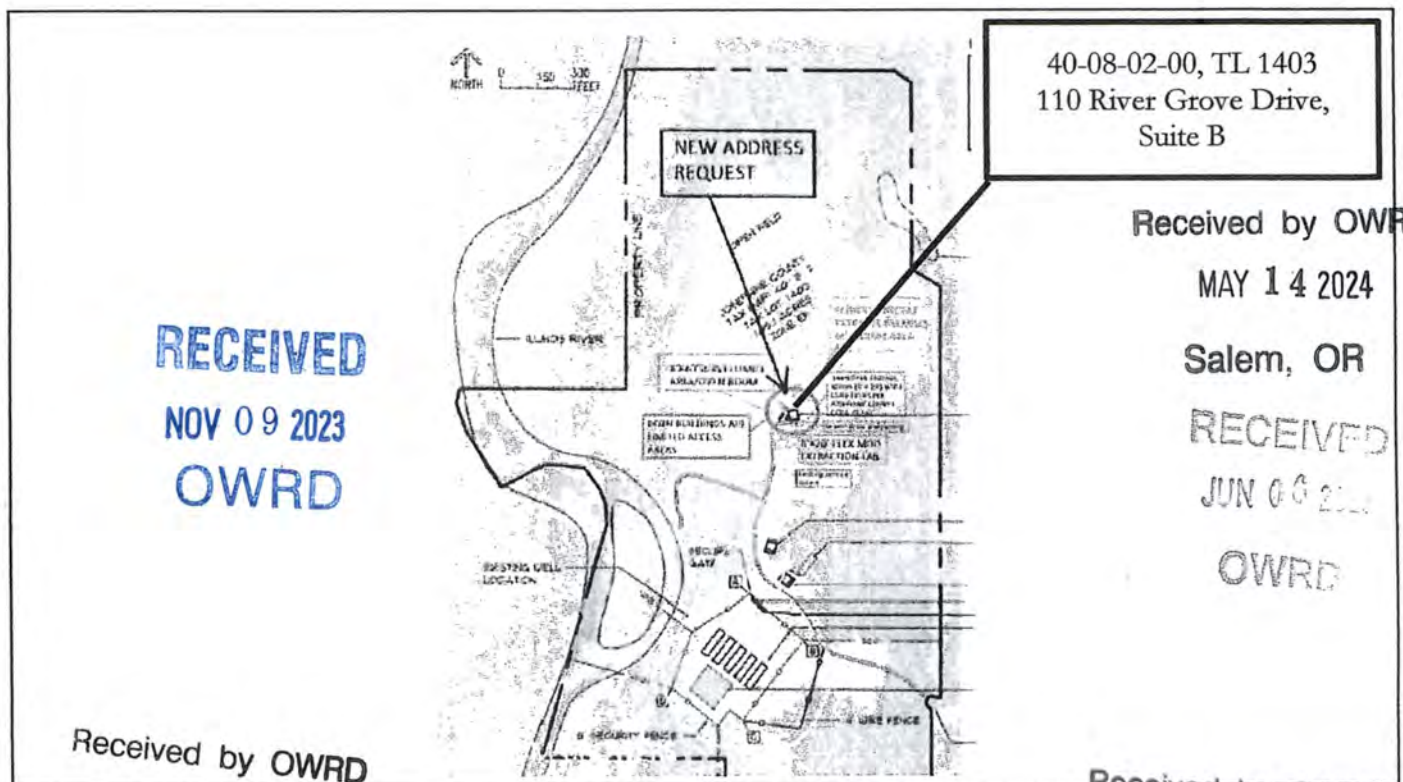
● Assessor (Roach)		Deputy State Fire Marshal (Shaw)	X	USPS Cave Junction/O'Brien (Weir)
● Assessor (Snodgrass)	X	GP Dept of Public Safety-Fire Prevention (Haak)		USPS Grants Pass (Loop)
● Public Works (Heesacker)		GP Dept of Public Safety-Fire/Rescue Div (L Johnson)		USPS Merlin (Ross)
● GIS (Noyes)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

DATE: September 11, 2018

FROM: Ranya Aboras (541) 474-5427

RE: Address Assignment

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



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OREGON LIQUOR CONTROL COMMISSION REQUEST Land Use Compatibility Statement

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

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

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

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Section 1 - To be Completed by Applicant

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

Applicant Name: Asen Bornarov Phone: 510.330.3800
Mailing Address: 110 River Grove Drive Rm/Ste: 8
City: Cave Junction State: OR ZIP: 97523

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

Proposed Premises Address: 110 River Grove Drive Rm/Ste: A
City: Cave Junction County: Josephine ZIP: 97523
Tax Lot #: 1403 Range/Section*: 8W/SECTION 2 Latitude: 42.7.15.2
Township*: 40 SOUTH Map*: 40080200001403 Longitude: 123.36.54.5

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

☒ Producer ☐ Wholesaler ☐ Processor ☐ Retailer ☐ Laboratory ☐ Research Center
Note indoor or outdoor below List endorsements below

Details of proposed use (note any attachments):

40,000 Outdoor Mature Canopy
10,000 Outdoor Immature Canopy

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Section 2 – To be Completed by Local Jurisdiction

Site Location:

☐ Inside city limits ☐ Inside UGB ☒ Outside UGB

Name of Jurisdiction:

JOSEPHINE COUNTY

Property Zoning of
Proposed Premises:

EXCLUSIVE FARM (EF)

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

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

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

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

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

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

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

Tree clearing in excess of ¾ acre requires approval from the Oregon Department of Forestry.

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

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

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Salem, OR

Name of Reviewing Local Official (print):

Melissa Older

PROCESSED

Title:

Community Development Office Manager

Date:

06/14/2018

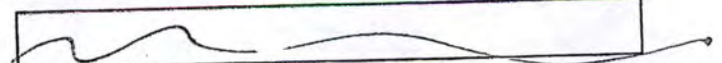
Email:

molder@co.josephine.or.us

Phone:

541-474-5423

Signature:



Check this box if there are attachments to this form: ☒

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

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

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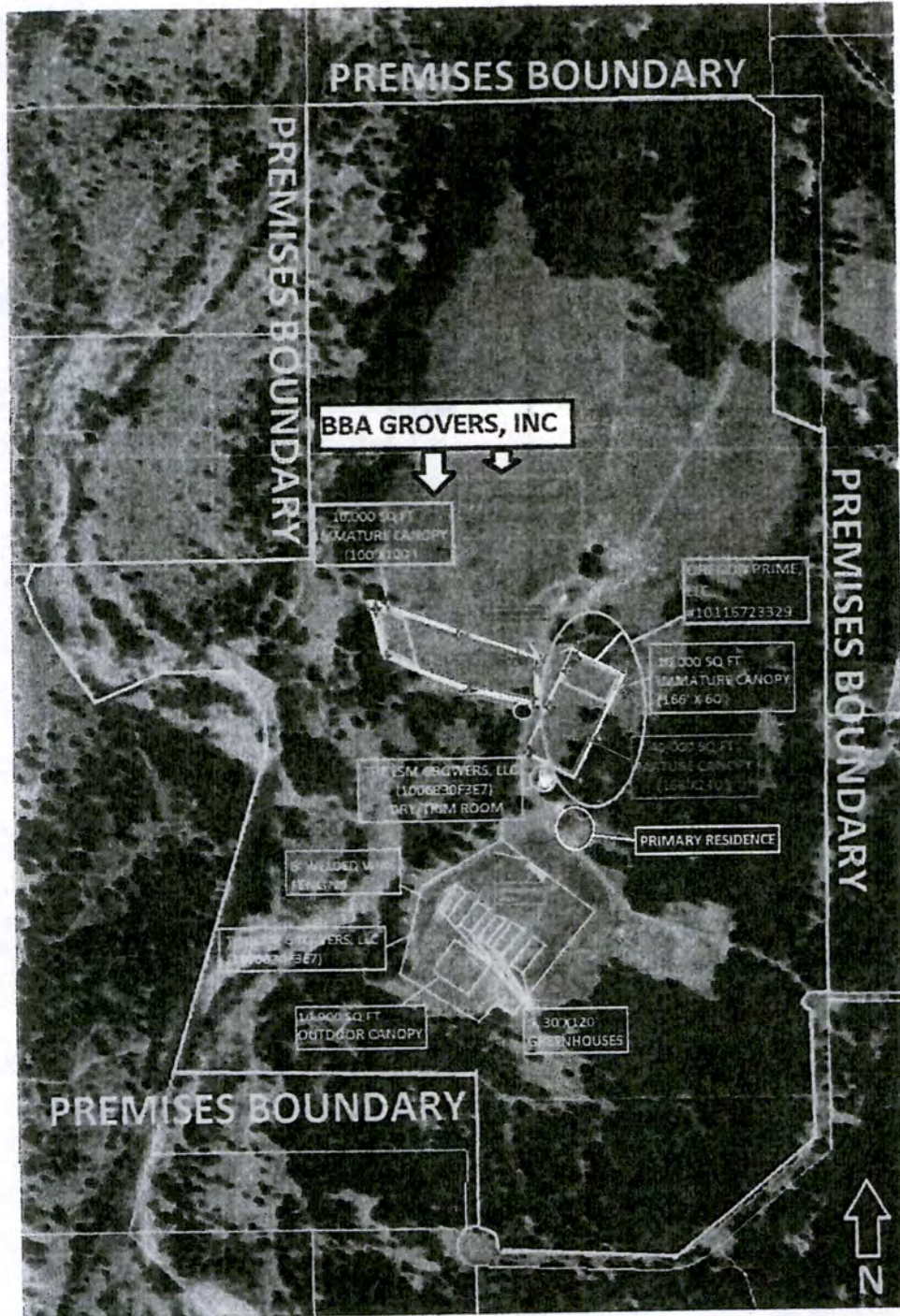
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BBA Groves, Inc. (#101172236B2) Received by OWRD

Asen Bornarov
110 River Grove Drive
Cave Junction, OR 97523

BBAgroves@gmail.com
510.330.3800

MAR 26 2024

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LIMITED ACCESS AREA

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

40,000 SQ FT (166'X240')
MATURE CANOPY

★ SECURITY CAMERAS
NUMBERED 1-9

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SECURITY CAMERAS
NUMBERED 1-0

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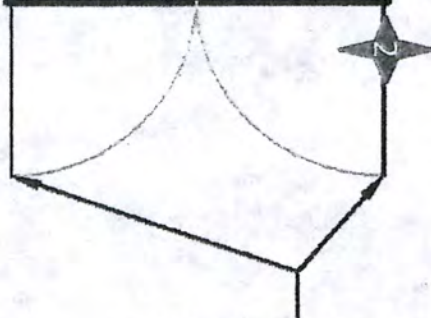
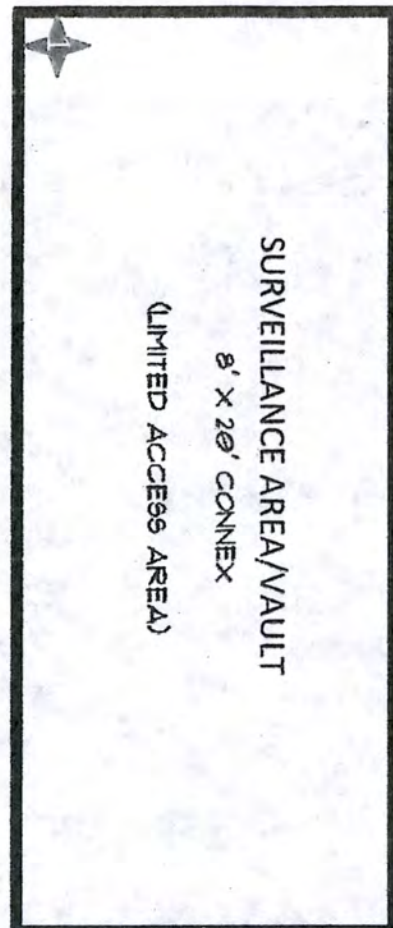
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JUN 06 2019
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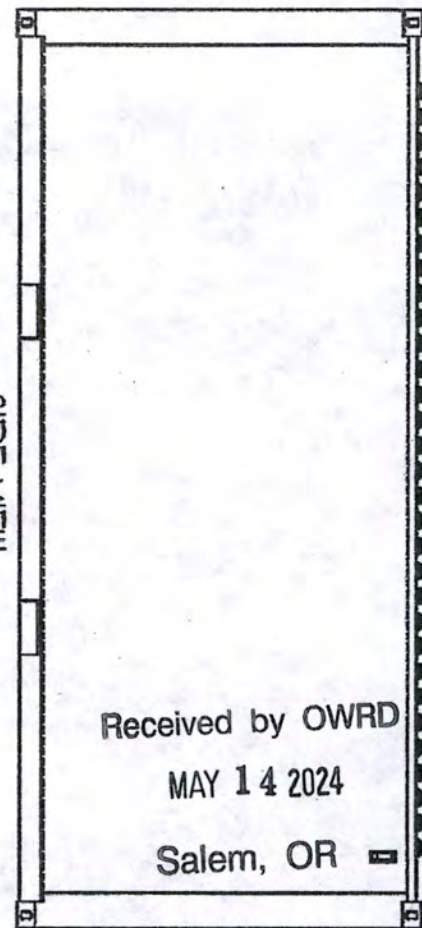
MAR 26 2024

Salem OR



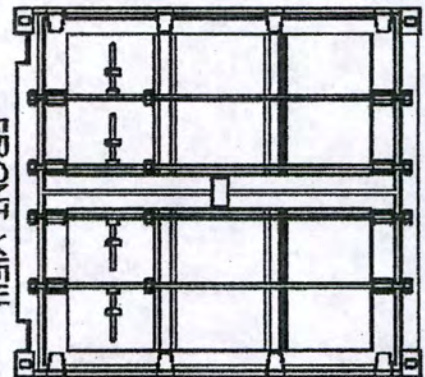
SECURE
STORAGE
CONTAINER
DOORS WITH
COMMERCIAL
GRADE LOCK

SIDE VIEW



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MAY 14 2024
Salem, OR

FRONT VIEW



BBA Grovers, Inc. (#101172236B2)

Asen Bornarov
110 River Grove Drive
Cave Junction, OR 97523

BBAGrovers@gmail.com
510.330.3800

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Salem, OR



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North Latitude
42 7 15.2

West Longitude
123 36 54.5

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

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OREGON LIQUOR CONTROL COMMISSION REQUEST Land Use Compatibility Statement

CITY/COUNTY USE ONLY

Date delivered by license applicant:

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JUN 22 2021

Received by (print):

Mark Schexnauder

Initial:

MS

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

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Section 1 - To be Completed by Applicant

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

Applicant Name: FIGJAM, INC.

Phone: 224.628.0450

Mailing Address: 110 River Grove Drive

Rm/Ste:

City: Cave Junction

State: OR

ZIP: 97523

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

Proposed Premises Address: 110 River Grove Drive

Rm/Ste:

E

City: Cave Junction

County: Josephine

ZIP: 97523

Tax Lot #*: 1403

Range/
Section*: 8W/Section 2

Latitude: 42.7152

Township*: 40 south

Map*: 40080200001403

Longitude: -123.36545

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

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

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

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Section 2 – To be Completed by Local Jurisdiction

Site Location:

☐ Inside city limits ☐ Inside UGB ☒ Outside UGB

Name of Jurisdiction:

JOSEPHINE COUNTY

Property Zoning of
Proposed Premises:

EXCLUSIVE FARM (EF)

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

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

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Salem, OR

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

Name of Reviewing Local Official (print):

PROCESSED

JUN 27 2018

Title:

Melissa Older

Community Development Office Manager

Date:

06/27/2018

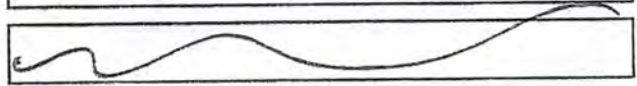
Email:

molder@co.josephine.or.us

Phone:

541-474-5423

Signature:



Check this box if there are attachments to this form: ☒

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Salem, OR

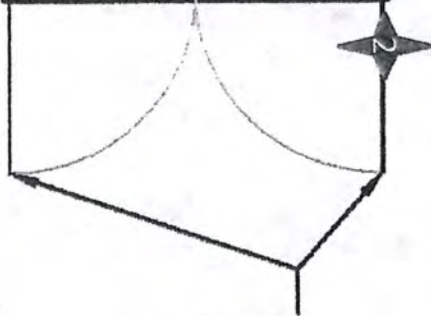
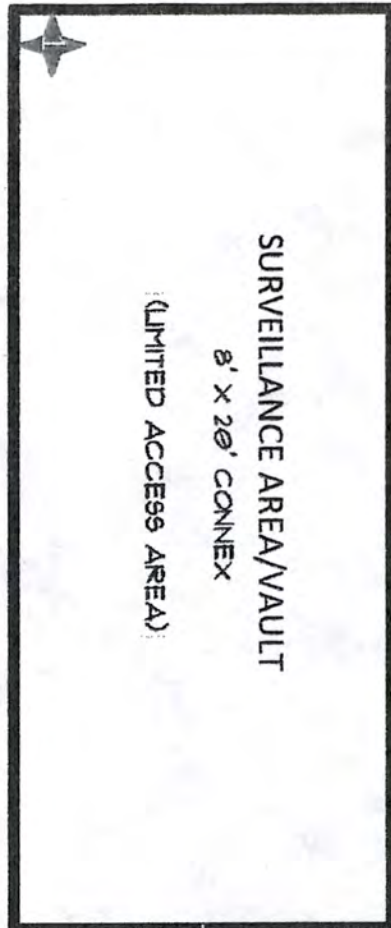
NOV 09 2023

OWRD

14468

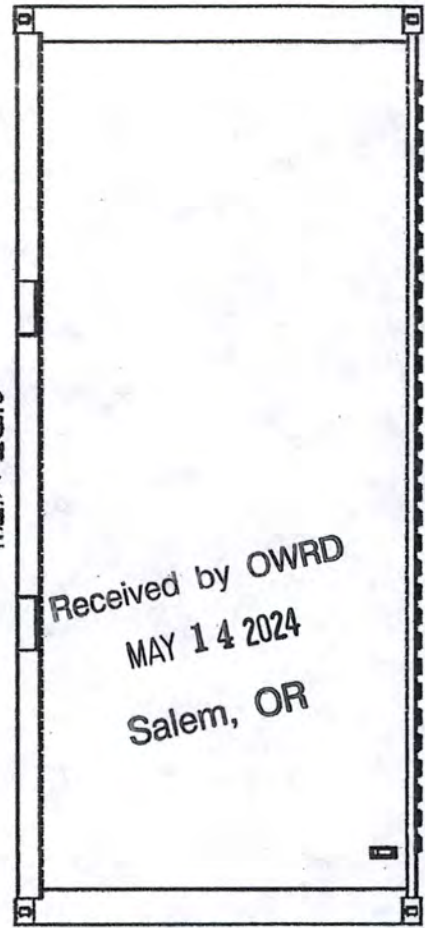


SECURITY CAMERAS
NUMBERED 1-2



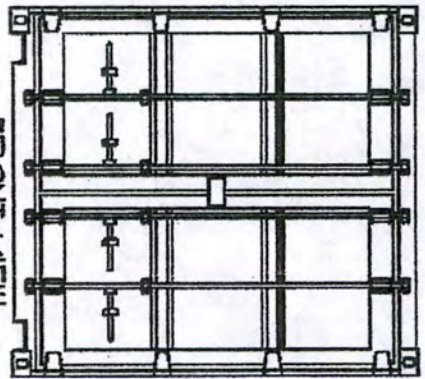
SECURE
STORAGE
CONTAINER
DOORS WITH
COMMERCIAL
GRADE LOCK

SIDE VIEW



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MAY 14 2024
Salem, OR

FRONT VIEW



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FIGJAM, Inc.

Iveta Sarieva

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

14468

Property Information



North Latitude
42 7 15.2
West Longitude
123 36 54.5

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

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

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OREGON LIQUOR CONTROL COMMISSION REQUEST Land Use Compatibility Statement

CITY/COUNTY USE ONLY
Date delivered by license applicant:
RECEIVED
NOV 16 2021
JO CO - PLANNING
Received by (print):
11-19-21 OJP
Initial: **O. Heater**

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

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

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

How to complete a LUCS:

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

Applicant Name: **TN Agro LLC** Phone: **702.417.9458**

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

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

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

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

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

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

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

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

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

Details of proposed use (note any attachments):

OLCC Tier 2, Outdoor Producer License (Site plan is attached)

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Site Location:

JUN 07 2024

☐ Inside city limits ☐ Inside UGB ☒ Outside UGB

Salem, OR

Name of Jurisdiction:

JOSEPHINE COUNTY

Property Zoning of
Proposed Premises:

EXCLUSIVE FARM (EF)

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

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

Comments:

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

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

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

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

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

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

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

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

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

A LUCS does not guarantee compliance.

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

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

40-08-02, TL 1403/TN Argo

Name of Reviewing Local Official (print):

Onnie Heater

Title:

Assistant Planner

Date:

11/19/2021

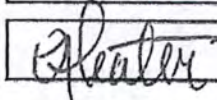
Email:

oneumann@josephinecounty.gov

Phone:

541-474-5109 ext 2414

Signature:



Check this box if there are attachments to this form:

☒

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

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

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Legend

- Buildings
 - PRIMARY
 - SECONDARY
- Driveways
- Forest Roads
- Gravel Sals
- Road Names
- Slope + 15%
- Taxlots
- Water (Ina)
- Class 1
- Class 2
- Wetlands (Line)
- Wetlands (Polygon)
- FEMA Flood Map
- Appurtenance
- Floodway
- Floodway Fringe

500 0 500 1000 Feet

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

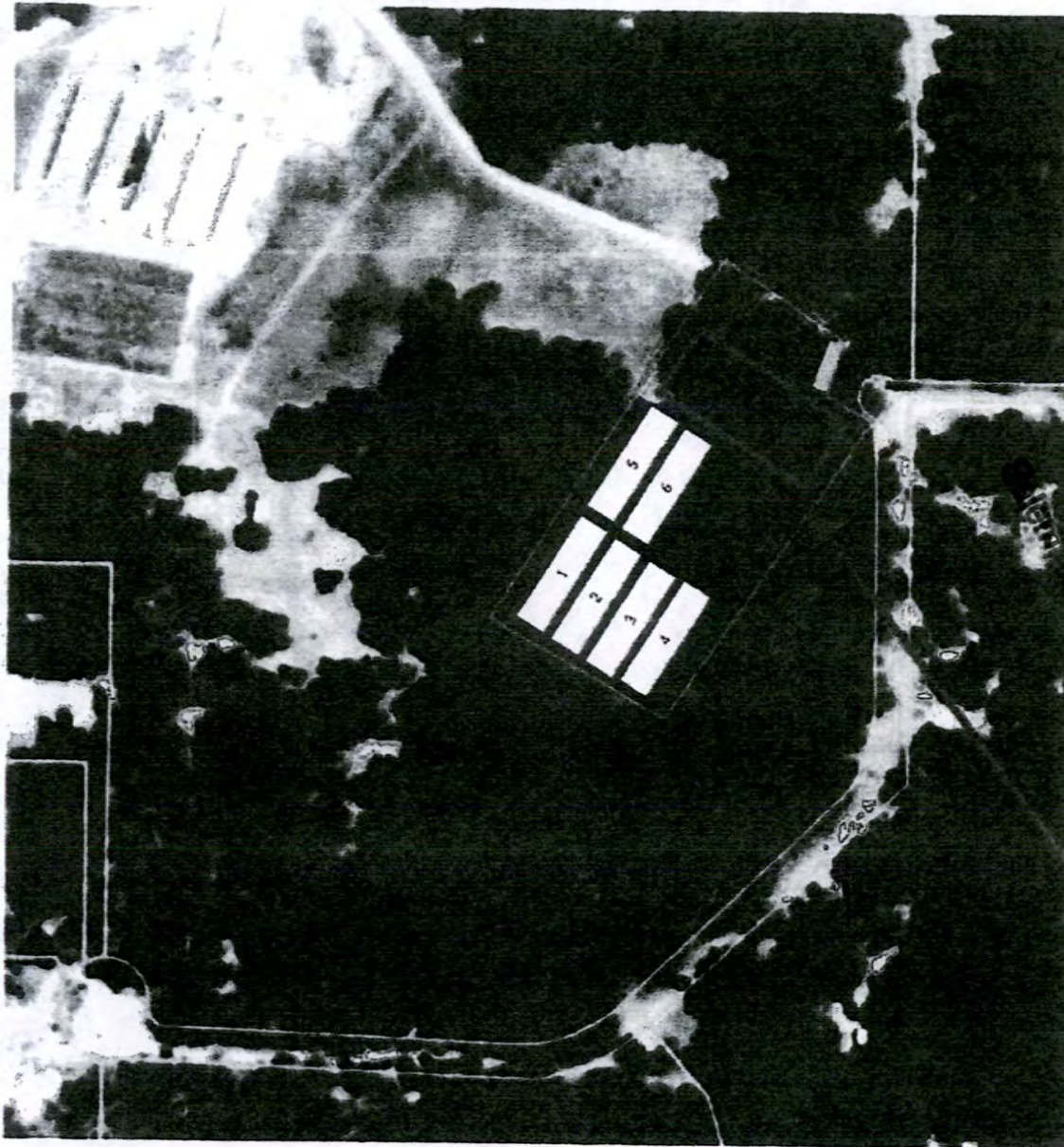


Scale
1:5400



Locator Map





TN Agro, LLC
1017843BA09

110 River Grove Drive Ste 3
Cave Junction OR 97523

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MAY 14 2024
Salem, OR

= Limited Access Area &
Premises Boundary

= 20'x8' Surveillance Area &
Storage

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

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

TOTAL OUTDOOR MATURE CANOPY =
40,000 SQFT

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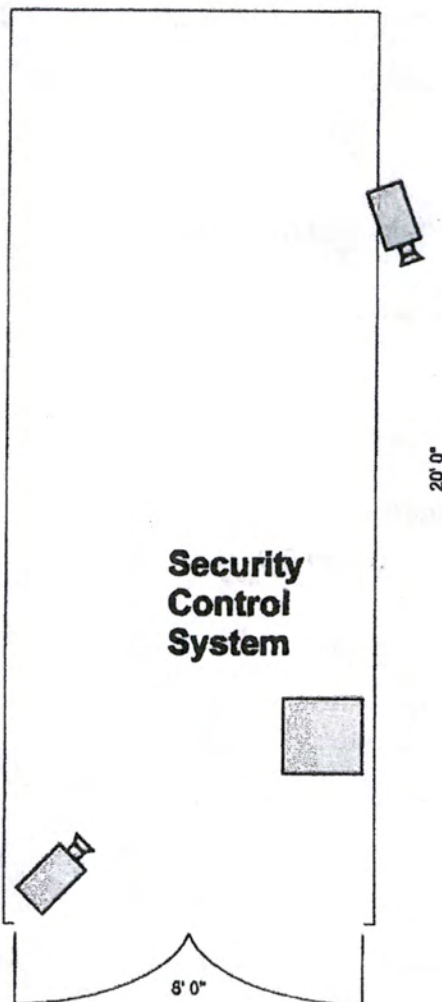
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JOCO - PLANNING

Surveillance Area

8' 0"



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Community Development - Planning Division
700 NW Dimmick, Suite C
Grants Pass, OR 97526
(541) 474-5421
planning@josephinecounty.gov

Receipt Number: PL21-01725

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

Cashier: ONLINE PAYMENT

Date: 11/16/2021

Primary Parcel: 40080200001403 Project Description: OLCC

PL-2021-02586 LAND USE INFORMATION RESPONSE 110 RIVER GROVE DR

Fee Description

Land Use Information Response

<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
\$125.00	\$125.00	\$0.00
\$125.00	\$125.00	\$0.00

Payment Method	Reference Number	Payment Amount
ONLINE PAYMENT	103713221	\$125.00
Total Paid:		\$125.00

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OREGON LIQUOR & CANNABIS COMMISSION REQUEST Land Use Compatibility Statement

CITY/COUNTY USE ONLY

Date delivered by license applicant:

RECEIVED

MAY 18 2024

Received by (print):

OH

Initial:

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

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

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

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

Received by OWRD

MAY 14 2024

Salem, OR

Section 1 - To be Completed by Applicant

Form 1 - Land Use Compatibility Statement (LUCS) - To be completed by the applicant and submitted to the local planning department prior to submitting the form.

Applicant Name: Chase The High Gardens, LLC

Phone: 541 660 7969

Mailing Address: 110 River Grove Drive

Rm/Ste: F

City: Cave Junction

State: OR

ZIP: 97523

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

Proposed Premises Address: 110 River Grove Drive

Rm/Ste:

City: Cave Junction

County: Josephine

ZIP: 97523

Tax Lot #: 1403

Range/Section*: 8W/Section 2

Latitude: 42.7152

Township*: 40 south

Map*: 40080200001403

Longitude: -123.36545

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

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

Details of proposed use (note any attachments):

OLCC Tier II, Recreational Producer. Site Plan attached.

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Section 2 – To be Completed by Local Jurisdiction

Site Location:

☐ Inside city limits ☐ Inside UGB ☒ Outside UGB

Name of Jurisdiction:

JOSEPHINE COUNTY

Property Zoning of

Proposed Premises:

EXCLUSIVE FARM (EF)

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

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

Comments:

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

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

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JUN 07 2024

Salem, OR

Name of Reviewing Local Official (print):

Onnie Heater

Title:

Assistant Planner

Date:

12/16/2022

Email:

oheater@josephinecounty.gov

Phone:

541-474-5109 ext 2412

Signature:

[Handwritten Signature]

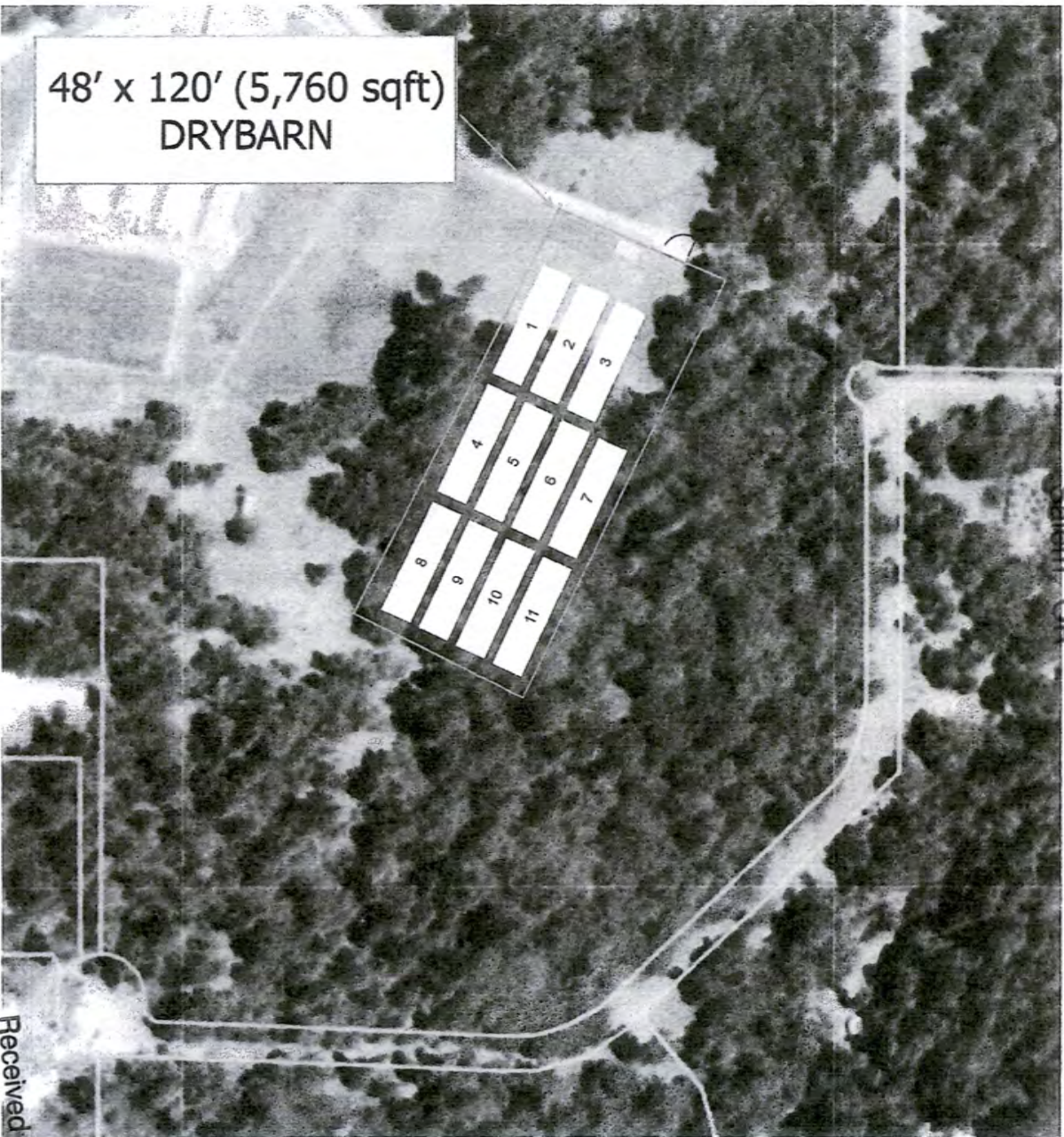
Check this box if there are attachments to this form:

☒

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

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

14468



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

CHASE THE HIGH GARDENS LLC
#1022318A3D3

110 River Grove Drive Ste F
Cave Junction OR 97523

= Limited Access Area &
Premises Boundary

Received by OWRD

20'x8' Surveillance Area &
Storage

JUN 07 2024

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

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

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OREGON LIQUOR & CANNABIS COMMISSION REQUEST Land Use Compatibility Statement

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

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

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

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 - Local jurisdictions are **NOT required** to begin processing LUCS forms until **January 4, 2016 at 8:30 AM**.
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Applicant Name: ECO SUPREME LLC Phone: 773.766.5509
Mailing Address: 110 RIVER GROVE DRIVE Rm/Ste: SUITE D
City: CAVE JUNCTION State: OR ZIP: 97523

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

Proposed Premises Address: 110 RIVER GROVE DRIVE Rm/Ste: SUITE D
City: CAVE JUNCTION County: JOSEPHINE ZIP: 97523
Tax Lot #: 1403 Range/Section*: 8W/Section 2 Latitude: 42.7152
Township*: 40 SOUTH Map*: 40080200001403 Longitude: -123.36545

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

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

Details of proposed use (note any attachments):

OLCC TIER II PRODUCER CHANGE OF OWNERSHIP ONLY (NO OTHER CHANGES)

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JUN 06 2023

JUN 07 2024

Salem, OR

Salem, OR

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Section 2 - To be Completed by Local Jurisdiction

Site Location:

☐ Inside city limits ☐ Inside UGB ☒ Outside UGB

Name of Jurisdiction:

JOSEPHINE COUNTY

Property Zoning of
Proposed Premises:

EXCLUSIVE FARM (EF)

Received by OWRD

☐ The proposed land use has been reviewed and is **prohibited**.

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

MAY 14 2024

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

Salem, OR

Comments:

PRODUCTION ONLY with off-site wholesaling. No on-site wholesaling, retailing, laboratory or research activities. PROCESSING ALLOWED; however, a farm crop processing facility is limited in scope and requires a Site Plan Review, development permit and approvals from the Building Safety Division. All structures (including greenhouses, shipping containers, water tanks, and security systems, etc.) may require development permits, permits from Building Safety, and must meet setbacks. No indoor lighting used in or by an indoor marijuana growing area, or indoor marijuana-processing facility, shall be visible from dwellings on adjacent properties, nor cast light onto adjacent properties nor upward into the night sky, between dusk and dawn. [Ord. 2017-001 § 1(6).] Fences over 7 feet in height are structures and must meet setbacks. Development and Building Safety permits are required. Other types of fences have different restrictions. Tarp, cloth, junk, etc. fences are prohibited. Any use within a riparian corridor will be subject to Site Plan Review. Any use in a wetland will be subject to clearance by the Oregon Department of State Lands. Tree clearing in excess of 1/4 acre requires approval from the Oregon Department of Forestry. Proposed structures located in flood hazard areas require permits and must meet current flood regulations. Applicant is subject to Annual Compliance Certification per Chapter 5.35, JCC. A LUCS does not guarantee compliance.

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

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NOV 07 2023
CWRD

Received by OWRD

Name of Reviewing Local Official (print):

Onnie Heater

JUN 07 2024

Title:

Assistant Planner

Salem, OR

Date:

1/23/23

Received by OWRD

MAR 26 2024

RECEIVED

Email:

oheater@josephinecounty.gov

Salem, OR

JUN 07 2023

Phone:

541-474-5109 ext 2412

OWRD

Signature:

[Signature]

Check this box if there are attachments to this form:

☒

Josephine County P.
700 NW Dimmick St.
Suite C
Grants Pass, OR 97526

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



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

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

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

**LIMITED ACCESS
AREA**

**PREMISES
BOUNDARY**

(Surrounded by 6'
welded wire fencing)

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OREGON SECRETARY OF STATE
Corporation Division

HOME

Business Xpress **business name search** oregon business guide

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uniform commercial code uniform commercial code search documents & data services

MAY 14 2024

Salem, OR

Business Name Search

[New Search](#)
[Printer Friendly](#)

Business Entity Data

11-07-2023

19:08

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

Online Renewal:

[Renew Online](#)
[Click here to](#)
[report.](#)

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Associated Names

Salem, OR

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

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

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

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

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

Addr 2					
CSZ	SOMERTON	AZ	85350	Country	UNITED STATES OF AMERICA

RECEIVED

NOV 09 2023

OWRL

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Name History

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

Received by OWRD

MAR 26 2024

Please [read](#) before ordering [Copies](#).[New Search](#)[Printer Friendly](#)

Summary History

Salem, OR

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

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

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For comments or suggestions regarding the operation of this site,
please contact : corporation.division@sos.oregon.gov

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CONTRACT FOR DEED

-000-

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

1. SALE OF PROPERTY

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

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

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

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

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2.

PURCHASE PRICE AND TERMS

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

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- 1 -
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Salem, OR

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

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

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3.

TIME OF THE ESSENCE

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

4.

SECURITY

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

5.

MAINTENANCE OF IMPROVEMENTS

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

6.

CONDITION OF IMPROVEMENTS

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

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- 2 -

Contract for Deed

MAR 26 2024

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7.

DEFECTS

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

8.

POSSESSION OF PROPERTY

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

9.

TAXES, INSURANCE AND ASSESSMENTS

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

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

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

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

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JUN 07 2024

Salem, OR

- 3 -

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improvement damaged or destroyed.

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

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

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10.

DEFAULT

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

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

- 4 -

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

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

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

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

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

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

11.

DEED AND EVIDENCE OF TITLE

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

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- 5 -

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12.

NOTICES

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

Seller:

USA SMALL FARM INVESTMENT GROUP LLC.

P.O. Box 802

Cave Junction, Oregon 97523

Purchaser:

Eleonora Damyanova Shopova

110 River Grove Drive

Cave Junction, Oregon 97523

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MAR 26 2024

Salem, OR.

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

13.

LOCAL AGENT

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

Name:

ELEONORA SHOPOVA

Address:

116 WHITE OAK CT.

Phone:

SHAUMSBOURG, IL, 60195

Email:

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14.

ASSIGNMENT OR SALE

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

- 6 -

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parties, only with the Sellers mutual written consent.

15.

PREPAYMENT

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

16.

RE-AMORTIZATION

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

17.

CREDIT INQUIRIES

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

18.

SERVICING

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

19.

APPRAISALS

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

20.

ATTORNEY FEES

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

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Salem, OR

- 7 -
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LATE PAYMENT CHARGES

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

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22.

CONVEYANCE OF MORTGAGE BY SELLER

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

23.

LAWS AND REGULATIONS

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

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

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

24.

ENTIRE AGREEMENT

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

- 8 -

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25.

AMENDMENT – WAIVERS

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

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

26.

SEVERABILITY

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

27.

FAILURE TO EXERCISE OPTION

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

28.

PRONOUNS

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

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- 9 -

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MAR 26 2024

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JUN 07 2024

Salem, OR

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

29.

JOINT AND SEVERAL LIABILITY

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

30.

PURCHASER'S RIGHT TO REINSTATE AFTER ACCELERATION

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

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HEIRS AND ASSIGNS

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

32.

HEADINGS

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

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BUILDING PERMITS

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

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

20 17.

SELLER:

Steve McMahon member

STEVE MCMAHAN, (MEMBER)

USA SMALL FARM INVESTMENT GROUP LLC.

PURCHASER:

Eleonora Damyanova Shopova

ELEONORA DAMYANOVA SHOPOVA

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Salem, OR

Mary Anne McMahon member

MARYANNE MCMAHAN, (MEMBER)

USA SMALL FARM INVESTMENT GROUP LLC.

STATE OF OREGON

COUNTY OF Josephine

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

Anne M Young
Notary Public

Printed Name: 11/26/2017



My Commission expires:

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- 11 -
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Application for Water Right Transfer



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

Consent by Deeded Landowner

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State of Oregon)

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MAY 14 2024

County of)

Josephine

Salem, OR

Salem, OR

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

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

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

submitted by USA Small Farm Investment Group LLC

on the property in tax lot number(s) 1403

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

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

Anna Danyanova as P.O.A. for Steven McMahon
Signature of Affiant Anna Danyanova

5/10/2024
Date

Signature of Affiant

Date

State of Oregon; County of Josephine

Subscribed and Sworn to before me this 10th day of May, 2024.

by Anna Danyanova a
P.O.A. for Steve McMahon

Monique Allen
Notary Public for Oregon

My commission expires Feb 6, 2027



Application for Water Right Transfer

OREGON



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

Consent by Deeded Landowner

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JUN 07 2024

Salem, OR

State of Oregon)
County of Josephine)ss

I Eleonora Shapova in my/our capacity as self

mailing address 110 River Grove Dr.

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

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

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

submitted by USA Small Farms Investment Group LLC

on the property in tax lot number(s) _____

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

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

[Signature]
Signature of Affiant

05-08-24
Date

Signature of Affiant

Date

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

[Signature]
Notary Public for Oregon

My commission expires Feb 6, 2027.

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Salem, OR

Revised 7/1/2021



14468