

Regular **RA**

T-14377

Name Shortland Golf Club
C/O Mike Fritz
 Address 16842 Alder Circle
Lake Oswego, OR 97034
MW. Fritz 22@gmail.com
 Change in POU, POA, APOA
 Date Filed 1/4/2024
 Initial notice date 1/9/2024
 DPD issued date _____
 PD issued date 3/21/2025
 PD notice date 3/25/2025
 Date of FO 5/20/2025 Vol 134 Page 689-693
 C-Date _____
 COBU due date _____
 COBU Received date _____
 Certificate issued _____

DESCRIPTION OF WATER RIGHT(S)

Name of Stream Well 1, Well 2Trib. of Willamette RiverUse IrrigationCounty Clackamas

Quantity of water (CFS) _____

No. of Acres _____

Name of ditch _____

App# G 6909Per # G 6433Cert # 50575PR Date 4-25-1975

App# _____

Per # _____

Cert # _____

PR Date _____

App# _____

Per # _____

Cert # _____

PR Date _____

App# _____

Per # _____

Cert # _____

PR Date _____

App# _____

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Per # _____

Cert # _____

PR Date _____

App# _____

Per # _____

Cert # _____

PR Date _____

FEES PAID

Date	Amount	Receipt #
<u>1-4-2024</u>	<u>\$3340.00</u>	<u>142192</u>
<u>1-4-2024</u>	<u>\$125.00</u>	<u>142193</u>
<u>1-12-2024</u>	<u>\$2,687.94</u>	<u>142241</u>
<u>10-10-24</u>	<u>\$480.00</u>	<u>143995</u>
<u>10-24-24</u>	<u>\$898.52</u>	<u>144058</u>

FEES REFUNDED

Date	Amount	Receipt #

Assignments:

Irrigation District _____

Agent Pacific Hydro-Geology, Inc.Doann Hamilton - phgdmh@gmail.com

CWRE _____

CC's list Clackamas County Dept. of Transportation & Development, Planning Division☐ - Oversized map - Location



Oregon

Tina Kotek, Governor

Water Resources Department

North Mall Office Building

725 Summer St NE, Suite A

Salem, OR 97301

Phone 503 986-0900

Fax 503 986-0904

May 20, 2025

Mike Fritz
16842 Alder Circle
Lake Oswego, OR 97034

REFERENCE: Transfer Application T-14377

Enclosed is a copy of the final order approving your water right transfer application.

The time allowed to complete the transfer is specified in the final order. YOU SHOULD GIVE PARTICULAR ATTENTION TO THE TIME LIMIT. The water right for any portion of the authorized change in character of use or change in place of use NOT carried out within the time allowed will be lost.

An extension of the time limit can be allowed only upon a showing that diligent effort has been made to complete the actual change(s) within the time allowed.

You are required to hire a Certified Water Rights Examiner (CWRE) to complete a Claim of Beneficial Use report and map which must be submitted to this Department within one year of the date you complete the change(s) or within one year of the completion date authorized in the transfer final order, whichever occurs first.

If you have any questions related to the approval of this transfer, you may contact your caseworker, Dante Luongo, by telephone at (971) 304-5006 or by e-mail at Dante.j.luongo@water.oregon.gov.

Sincerely,

David V. Jones Jr
Water Rights Services Support
Transfers and Conservation Section

cc: Joel M. Plahn, Watermaster Dist. # 22 (via email)
Doann Hamilton, Agent
Clackamas County Department of Transportation and Development, Local Government

Enclosure

BEFORE THE WATER RESOURCES DEPARTMENT
OF THE
STATE OF OREGON

In the Matter of Transfer Application	)	FINAL ORDER APPROVING A CHANGE IN
T-14377, Clackamas County	)	POINT OF APPROPRIATION, AN
	)	ADDITIONAL POINT OF APPROPRIATION,
	)	AND A CHANGE IN PLACE OF USE

Authority

Oregon Revised Statutes (ORS) 537.705 and 540.505 to 540.580 establish the process in which a water right holder may submit a request to transfer the point of appropriation, place of use, or character of use authorized under an existing water right. Oregon Administrative Rules (OAR) Chapter 690, Division 380 implement the statutes and provides the Department's procedures and criteria for evaluating transfer applications.

Applicant

SHORTLAND GOLF CLUB AKA SHORTY'S GOLF COURSE LLC
C/O MIKE FRITZ
16842 ALDER CIRCLE
LAKE OSWEGO, OR 97034

Findings of Fact

1. On January 4, 2024, SHORTLAND GOLF CLUB AKA SHORTY'S GOLF COURSE LLC, C/O MIKE FRITZ, filed an application for a change in point of appropriation, an additional point of appropriation and to change the place of use under Certificate 50575. The Department assigned the application number T-14377.
2. Notice of the application for transfer was published on January 9, 2024, pursuant to OAR 690-380-4000. No comments were filed in response to the notice.
3. On March 18, 2024, The Department determined that the proposed additional points of appropriation (APOAs) would not develop the same aquifer as the existing points of appropriation (POAs):
 - a) Currently authorized POAs develop the Columbia River Basalt Group (CRBG) aquifer system, which is first reported at 362 and 540 feet bls.

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

- b) The proposed APOA, Shop Well, would be completed to a depth of 650 feet, with casing to 350 feet bls and sealed to a depth of 75 feet bls. As proposed, the construction of the well could allow the alluvial and CRBG aquifers to comeingle, partially developing water from the alluvial aquifer.
 - c) The proposed APOA, Club House Well is completed to a total depth of 278 feet bls, developing the alluvial aquifer system above the CRBG aquifer system, therefore not developing the same aquifer (source of water).
- 4. On March 18, 2024, The Department also determined that the proposed APOA's would likely result in significant interference with the Willamette River:
 - a) Based on available information, the authorized POAs do not have an effective hydraulic connection with nearby surface water. However, the proposed APOA "Club House Well" appears to produce from the alluvial aquifer, which would increase interference with nearby surface water sources.
 - b) Based on the construction of the proposed APOAs and production from hydraulically connected aquifers, the interference with the nearby surface water source (Willamette River) is expected to be significant in comparison with the currently authorized current authorized POAs.
- 5. On March 28, 2024, The Department notified the applicant's agent that permit G-18861 is layered with the authorized place of use. The place of use of Certificate 50575 that is being changed, is changing within the place of use of Permit G-18861.
- 6. On March 29, 2024, the applicant provided additional information about the hydro-geological structures in the area for the Department to consider.
- 7. On April 8, 2024, the Department considered the agent's additional information and contacted the applicant's agent via email, reaffirming the initial determination that the proposed additional points of appropriation (APOAs) would not develop the same aquifer as the existing points of appropriation (POAs).
- 8. On September 19, 2024, the Department sent a copy of the draft Preliminary Determination proposing to deny Transfer Application T-14377 to the applicant. The draft Preliminary Determination cover letter set forth a deadline of October 19, 2024, for the applicant to respond.
- 9. On October 17, 2024, the applicant's agent submitted an amended application and application map, changing the location and depth of the proposed well. The applicant also requested that the Department proceed with issuance of a Preliminary Determination and provided the necessary information to demonstrate that the applicant is authorized to pursue the transfer and amended the application.

10. On November 15, 2024, the Department determined that the amended location of the proposed well develops water from the same aquifer (source) as the original points of appropriation.
11. On March 21, 2025, the Department issued a Preliminary Determination proposing to approve Transfer Application T-14377 and sent a copy to the applicant. Additionally, notice of the Preliminary Determination for the transfer application was published in the Department's weekly notice on March 25, 2025, and in the Wilsonville Spokesman newspaper on March 27 and April 3, 2025, pursuant to ORS 540.520 and OAR 690-380-4020. No protests were filed in response to the notices.

12. The portion of the right to be transferred is as follows:

Certificate: 50575 in the name of SANDELIE GOLF CLUB INC. (perfected under Permit G-6433)

Use: IRRIGATION OF 11.8 ACRES

Priority Date: APRIL 25, 1975

Rate: 0.147 CUBIC FOOT PER SECOND, BEING 0.0737 CFS FROM EACH WELL

Limit/Duty: The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to ONE-EIGHTIETH of one cubic foot per second per acre, or its equivalent for each acre irrigated, and shall be further limited to a diversion of not to exceed 2.5 acre-feet per acre for each acre irrigated during the irrigation season of each year.

Source: TWO WELLS a tributary of WILLAMETTE RIVER

Authorized Points of Appropriation:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
3 S	1 E	WM	16	SW NW	WELL 1- 2050 FEET SOUTH AND 1560 FEET WEST FROM THE N1/4 CORNER OF SECTION 16
3 S	1 E	WM	16	NE SW	WELL 2- 3780 FEET SOUTH AND 360 FEET WEST FROM THE N1/4 CORNER OF SECTION 16

Authorized Place of Use:

IRRIGATION					
Twp	Rng	Mer	Sec	Q-Q	Acres
3 S	1 E	WM	16	NE NW	11.8

13. Transfer Application T-14377 proposes to move an authorized point of appropriation (WELL 2) approximately 2,650 feet north to:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
3 S	1 E	WM	16	NE NW	POND WELL- 1045 FEET SOUTH AND 660 FEET WEST FROM THE N1/4 CORNER OF SECTION 16

14. Transfer Application T-14377 proposes an additional point of appropriation to WELL 1 approximately 1,500 feet northeast to:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
3 S	1 E	WM	16	NE NW	POND WELL- 1045 FEET SOUTH AND 660 FEET WEST FROM THE N1/4 CORNER OF SECTION 16

15. Transfer Application T-14377 also proposes to change the place of use of the right to:

IRRIGATION					
Twp	Rng	Mer	Sec	Q-Q	Acres
3 S	1 E	WM	16	NE NW	11.8

Transfer Review Criteria [OAR 690-380-0100(14), 690-380-4010(2), OAR 690-380-2110(2) and OAR 690-380-2200]

16. Water has been used within the last five years according to the terms and conditions of the right. There is no information in the record that would demonstrate that the right is subject to forfeiture under ORS 540.610.
17. A water delivery system sufficient to use the full amount of water allowed under the existing right was present within the five-year period prior to submittal of Transfer Application T-14377.
18. The water right is subject to transfer as defined in ORS 540.505(4) and OAR 690-380-0100(14).
19. The new proposed point of appropriation would develop groundwater from the same aquifer as the authorized points of appropriation, as required by OAR 690-380-2110(2).
20. The proposed changes, as conditioned, would not result in enlargement of the right.
21. The proposed changes, as conditioned, would not result in injury to other existing water rights.
22. All other application requirements are met.

Conclusions of Law

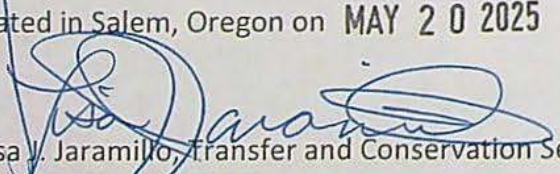
The change in point of appropriation, additional point of appropriation, and change in place of use proposed in Transfer Application T-14377 are consistent with the requirements of ORS 537.705 and 540.505 to 540.580 and OAR 690-380-5000.

Now, therefore, it is ORDERED:

1. The change in point of appropriation, additional point of appropriation, and change in place of use proposed in Transfer Application T-14377 are approved.

2. The right to the use of the water is restricted to beneficial use at the place of use described and is subject to all other conditions and limitations contained in Certificate 50575 and any related decree.
3. Approval of this transfer application does not constitute nor grant legal access onto or through another person's property for purposes of accessing the new point of appropriation or the new place of use.
4. Water right Certificate 50575 is cancelled. A new certificate will be issued describing that portion of the right not affected by this transfer.
5. The quantity of water diverted at the new point of appropriation (POND WELL) shall not exceed the quantity of water lawfully available at the original point of appropriation (WELL 2).
6. The quantity of water diverted at the new additional point of appropriation (POND WELL), together with that diverted at the original point of appropriation (WELL 1), shall not exceed the quantity of water lawfully available at the original points of appropriation (WELL 1 AND WELL 2); provided the quantity of water at the new point of appropriation (POND WELL) is lawfully available at the original point of appropriation (WELL 2).
7. Water shall be acquired from the same aquifer (water source) as the original points of appropriation.
8. The former place of use of the transferred right shall no longer receive water under the right.
9. Full beneficial use of the water shall be made, consistent with the terms of this order, on or before **October 1, 2026**. A Claim of Beneficial Use prepared by a Certified Water Right Examiner shall be submitted by the applicant to the Department within one year after the deadline for completion of the changes and full beneficial use of the water.
10. After satisfactory proof of beneficial use is received, a new certificate confirming the right transferred will be issued.

Dated in Salem, Oregon on **MAY 20 2025**


Lisa J. Jaramillo, Transfer and Conservation Section Manager, for
IVAN GALL, DIRECTOR
Oregon Water Resources Department

Mailing Date: MAY 21 2025

STATE OF OREGON

COUNTY OF CLACKAMAS

CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

SANDELIE GOLF CLUB, INC.
28333 SW MOUNTAIN RD
WEST LINN, OR 97068

confirms the right to use the waters of TWO WELLS, a tributary of WILLAMETTE RIVER for the purpose of IRRIGATION of 39.7 ACRES.

This right was perfected under Permit G-6433. The date of priority is APRIL 25, 1975. The amount of water to which such right is entitled is limited to an amount actually beneficially used, and shall not exceed 0.493 CUBIC FOOT PER SECOND, being 0.2465 from each well or its equivalent in case of rotation, measured at the point of diversion from the well.

The wells are located as follows:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
3 S	1 E	WM	16	SW NW	WELL 1 - 2050 FEET SOUTH AND 1560 FEET WEST FROM THE N1/4 CORNER OF SECTION 16
3 S	1 E	WM	16	NE SW	WELL 2 - 3780 FEET SOUTH AND 360 FEET WEST FROM THE N1/4 CORNER OF SECTION 16

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to ONE-EIGHTIETH of one cubic foot per second per acre, or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed 2.5 acre-feet per acre for each acre irrigated during the irrigation season of each year. The use shall conform to such reasonable rotation system as may be ordered by the proper state officer.

A description of the place of use to which this right is appurtenant is as follows:

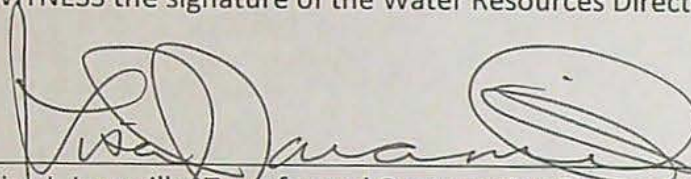
IRRIGATION					
Twp	Rng	Mer	Sec	Q-Q	Acres
3 S	1 E	WM	16	SW NW	12.4
3 S	1 E	WM	16	SE NW	15.5
3 S	1 E	WM	16	NE SW	7.6
3 S	1 E	WM	16	NW SW	4.2
TOTAL					39.7

This certificate describes that portion of water right Certificate 50575, State Record of Water Right Certificates, NOT modified by the provisions of an order of the Water Resources Director entered MAY 20 2025, approving Transfer Application T-14377.

The issuance of this superseding certificate does not confirm the status of the water right in regard to the provisions of ORS 540.610 pertaining to forfeiture or abandonment.

The right to the use of the water for the above purpose is restricted to beneficial use on the lands or place of use described.

WITNESS the signature of the Water Resources Director, affixed MAY 20 2025.



Lisa J. Jaramillo, Transfer and Conservation Section Manager, for
IVAN GALL, DIRECTOR
Oregon Water Resources Department

WATER RIGHT TRANSFER COVER SHEET

Transfer: T-14377

Transfer Type: Regular Transfer

Reimbursement Authority? ☒

Transfer Specialist:

Dante L.

Applicant: Mike Fritz 16842 Alder Circle Lake Oswego, OR 97034	Agent: Doann Hamilton 18487 S Valley Vista Rd Mulino, OR 97042	Receiving Landowner:
Current Landowner if other than Applicant:	CWRE:	Irrigation District:
Affected Local Gov'ts: Clackamas County Department Of Transportation And Development	Affected Tribal Gov't:	BOR Notified (date):

Water Rights Affected

File Marked	App. File # or Decree Name	Permit	Certificate	RR/CR Needed	RR/CR Nos.
☐				☐ Yes ☐ No	
☐				☐ Yes ☐ No	
☐				☐ Yes ☐ No	

Key Dates & Initial Actions (Support Staff)

Rec'd: January 4, 2024	Proposed Action(s): POINT OF APPROPRIATION; ADDITIONAL POINT OF APPROPRIATION; PLACE OF USE	
Fees Pd: 3340.00	Acknowledgement Letter Sent ☒	Basin: 2 Willamette
Initial Public Notice: 1/9/2024	County sent cc: of Ack Letter ☐	County: CLACKAMAS
WM District: 22 Joel M. Plahn	WM Review request sent:	WM Review date received:
ODFW District:	ODFW Review sent:	ODFW Review date received:
Groundwater	GW Review sent:	GW Review date received:

Caseworker Actions: Newspaper & PD Notice:

Newspaper notice needed: ☐	Name of Newspaper:
Newspaper notice sent to coordinator:	Newspaper notice quote requested (NRS1):
Request for news \$ sent:	News \$ received:
Affidavit of publication received:	Last day of publication:

Peer Review:

Document	Drafted	Peer Review	Coordinator	Changes Made	Signature Bin	Signature Date
DPD	Date: <u>4-10-24</u> Initials: <u>AZ</u>	Date: <u>4-11-24</u> Initials: <u>AD</u>	Date: <u>9-5-24</u> Initials: <u>CC</u>	Date: <u>10-1-24</u> Initials: <u>AC</u>	CW Sent: _____ WM Sheet ☐ ODFW Sheet: ☐	N/A
PD	Date: <u>12-1-24</u> Initials: <u>AZ</u>	Date: <u>12-5-24</u> Initials: <u>RF</u>	Date: <u>3-7-25</u> Initials: <u>CC</u>	Date: <u>3-8-25</u> Initials: <u>AZ</u> Data Review Date: <u>3-10-25</u>	Date: <u>3-20-25</u>	Date: <u>3/21/2025</u>
FO	Date: <u>4-16-25</u> Initials: <u>AZ</u>	Date: <u>4-18-25</u> Initials: <u>RF</u>	Date: <u>5-12-25</u> Initials: <u>CC</u>	Date: <u>5-13-25</u> Initials: <u>AZ</u>	Date: <u>5-14-25</u> No. of docs for sig: <u>2</u>	Date: <u>5/20/2025</u>

Special Issues: _____

Special Order Volume: Vol. 134 Pages 689-693

**STATE OF OREGON
WATER RESOURCES DEPARTMENT**

725 Summer St. N.E. Ste. A

SALEM, OR 97301-4172

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

RECEIPT # **144889**

INVOICE # _____

RECEIVED FROM: Shorthand Golf Club

BY: _____

CASH: ☐ CHECK: # 1004 OTHER: (IDENTIFY) ☐ _____

APPLICATION _____

PERMIT _____

TRANSFER T-1437

TOTAL REC'D \$ 89.24

1083 TREASURY 4170 WRD MISC CASH ACCT

0407 COPIES 46118 \$ _____

0207 OTHER: (IDENTIFY) Newspaper Notice \$ 89.24

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

4270 WRD OPERATING ACCT

MISCELLANEOUS

0407 COPY & TAPE FEES \$ _____

0410 RESEARCH FEES \$ _____

0408 MISC REVENUE: (IDENTIFY) _____ \$ _____

TC162 DEPOSIT LIAB. (IDENTIFY) _____ \$ _____

0240 EXTENSION OF TIME \$ _____

WATER RIGHTS:

0201 SURFACE WATER EXAM FEE \$ _____ 0202 RECORD FEE \$ _____

0203 GROUND WATER \$ _____ 0204 \$ _____

0205 TRANSFER \$ _____

WELL CONSTRUCTION

0218 WELL DRILL CONSTRUCTOR EXAM FEE \$ _____ 0219 LICENSE FEE \$ _____

LANDOWNER'S PERMIT 0220 \$ _____

OTHER (IDENTIFY) _____

0536 TREASURY 0437 WELL CONST. START FEE

0211 WELL CONST START FEE \$ _____ CARD# _____

0210 MONITORING WELLS \$ _____ CARD# _____

OTHER (IDENTIFY) _____

0607 TREASURY 0467 HYDRO ACTIVITY LIC NUMBER

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

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

HYDRO APPLICATION \$ _____

TREASURY OTHER / RDX

FUND _____ TITLE _____

OBJ. CODE _____ VENDOR # _____

DESCRIPTION _____ \$ _____

RECEIPT:

144889

DATED:

3-17-25

BY:

mmillb

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

Attached is a check in the amount of \$89.24 (PCA #46118) for Newspaper Notice for Transfer T-1437 made out to Oregon Water Resources Department (or WRD)
• "for T-1437 NOTICE" written on front of check

Received
MAR 17 2025

Mail to: Oregon Water Resources Department
725 Summer St. NE, Suite A
Salem, OR 97301-1266

Caseworker: Dante Luongo **OWRD**



P.O. Box 45 West Linn, OR 97068
Phone: 503-684-0360 Fax: 503-620-3433
E-mail: legals@commnewspapers.com

AFFIDAVIT OF PUBLICATION

State of Oregon, County of Clackamas, ss I,
Kristine Humphries, being first duly sworn,
depose and say that I am the Principal Clerk
of the Wilsonville Spokesman, a newspaper
of general circulation, published in Clack-
amas County, Oregon, as defined by ORS
193.010 and 193.020, that

Ad#: 354456

**Owner: Oregon Water Resources Depart-
ment**

**Description: Notice of Preliminary Determi-
nation for**

Water Right Transfer T-14377

A copy of which is hereto annexed, was
published in the entire issue of said
newspaper for 2 week(s) in the
following issue:

03/27/2025, 04/03/2025

A handwritten signature in black ink, appearing to read "Kristine", written over a horizontal line.

Kristine Humphries (Principal Clerk)

Subscribed and sworn to before me this
04/03/2025.

A handwritten signature in black ink, appearing to read "Deseri Kim Cerruti", written over a horizontal line.

NOTARY PUBLIC FOR OREGON

SEE EXHIBIT A

RECEIVED

APR 14 2025

OWRD

Acct #: 150076

Attn: DAVID JONES JR

OREGON WATER RESOURCES DEPARTMENT
725 SUMMER ST. NE, SUITE A
SALEM, OR 97301

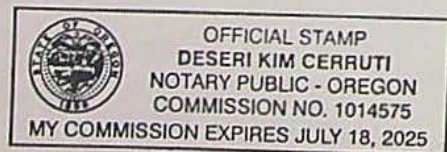


EXHIBIT A

Notice of Preliminary Determination for Water Right Transfer T-14377

T-14377 filed by Shortland Golf Club, aka Shorty's Golf Course LLC, C/O Mike Fritz, 16842 Alder Circle, Lake Oswego, OR 97034, proposes a change in point of appropriation, an additional point of appropriation, and a change in place of use under Certificate 50575. The right allows the use of 0.147 cubic foot per second from two wells in Sec. 16, T3S, R1E, WM for irrigation in Sec. 16, T3S, R1E, WM. The applicant proposes to move a point of appropriation within Sec. 16, T3S, R1E, WM, to add an additional point of appropriation in Sec. 16, T3S, R1E, WM, and to change the place of use within Sec. 16, T3S, R1E, WM. The Water Resources Department proposes to deny the transfer, based on the requirements of ORS Chapter 540 and OAR 690-380-5000.

Any person may file, jointly or severally, a protest or standing statement within 30 days after the last date of newspaper publication of this notice, April 3, 2025. Call (503) 986-0935 to obtain additional information. If no protests are filed, the Department will issue a final order consistent with the preliminary determination.

Published Mar. 27 & Apr. 3, 2025.

WS354456

RECEIVED
APR 14 2025
OWRD



Oregon

Tina Kotek, Governor

Water Resources Department

North Mall Office Building

725 Summer St NE, Suite A

Salem, OR 97301

Phone 503 986-0900

Fax 503 986-0904

www.oregon.gov/owrd

March 21, 2025

VIA CERTIFIED MAIL AND E-MAIL

SHORTLAND GOLF CLUB AKA SHORTY'S GOLF COURSE LLC

C/O MIKE FRITZ

16842 ALDER CIRCLE

LAKE OSWEGO, OR 97034

SUBJECT: Water Right Transfer Application T-14377

Please find enclosed the Preliminary Determination indicating that, based on the information available, the Department intends to approve application T-14377. This document is an intermediate step in the approval process; water may not be used legally as proposed in the transfer application until a Final Order has been issued by the Department. Please read this entire letter carefully to determine your responsibility for additional action.

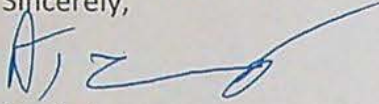
A public notice is being published in the Department's weekly publication and in the Wilsonville Spokesman newspaper, simultaneously with issuance of the Preliminary Determination. The notice initiates a period in which any person may file either a protest opposing the decision proposed by the Department in the Preliminary Determination or a standing statement supporting the Department's decision. The protest period will end 30 days after the last date of newspaper publication.

If no protest is filed, the Department will issue a Final Order consistent with the Preliminary Determination. You should receive a copy of the Final Order about 30 days after the close of the protest period.

If a protest is filed, the application may be referred to a contested case proceeding. A contested case provides an opportunity for the proponents and opponents of the decision proposed in the Preliminary Determination to present information and arguments supporting their position in a quasi-judicial proceeding.

Please don't hesitate to contact me at 971 304-5006 or Dante.J.Luongo@water.oregon.gov, if I may be of assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. Luongo', with a long horizontal flourish extending to the right.

Dante Luongo
Transfer Specialist
Transfer and Conservation Section

cc: Transfer Application file T-14377
Joel M. Plahn, District 22 Watermaster (*via e-mail*)
Doann Hamilton, Agent for the applicant (*via e-mail*)

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

In the Matter of Transfer Application	)	PRELIMINARY DETERMINATION
T-14377, Clackamas County	)	PROPOSING APPROVAL OF A CHANGE IN
	)	POINT OF APPROPRIATION, AN
	)	ADDITIONAL POINT OF APPROPRIATION,
	)	AND A CHANGE IN PLACE OF USE

Authority

Oregon Revised Statutes (ORS) 537.705 and 540.505 to 540.580 establish the process in which a water right holder may submit a request to transfer the point of appropriation, place of use, or character of use authorized under an existing water right. Oregon Administrative Rules (OAR) Chapter 690, Division 380 implement the statutes and provides the Department's procedures and criteria for evaluating transfer applications.

Applicant

SHORTLAND GOLF CLUB AKA SHORTY'S GOLF COURSE LLC
C/O MIKE FRITZ
16842 ALDER CIRCLE
LAKE OSWEGO, OR 97034

Findings of Fact

1. On January 4, 2024, SHORTLAND GOLF CLUB AKA SHORTY'S GOLF COURSE LLC, C/O MIKE FRITZ, filed an application for a change in point of appropriation, an additional point of appropriation and to change the place of use under Certificate 50575. The Department assigned the application number T-14377.
2. Notice of the application for transfer was published on January 9, 2024, pursuant to OAR 690-380-4000. No comments were filed in response to the notice.
3. On March 18, 2024, The Department determined that the proposed additional points of appropriation (APOAs) would not develop the same aquifer as the existing points of appropriation (POAs):
 - a) Currently authorized POAs develop the Columbia River Basalt Group (CRBG) aquifer system, which is first reported at 362 and 540 feet bls.

Pursuant to OAR 690-380-4030, any person may file a protest or standing statement within 30 days after the last date of publication of the newspaper notice or the Department's weekly notice as prescribed by OAR 690-380-4020, whichever is later, of this preliminary determination.

- b) The proposed APOA, Shop Well, would be completed to a depth of 650 feet, with casing to 350 feet bls and sealed to a depth of 75 feet bls. As proposed, the construction of the well could allow the alluvial and CRBG aquifers to come into contact, partially developing water from the alluvial aquifer.
 - c) The proposed APOA, Club House Well, is completed to a total depth of 278 feet bls, developing the alluvial aquifer system above the CRBG aquifer system, therefore not developing the same aquifer (source of water).
- 4. On March 18, 2024, The Department also determined that the proposed APOA's would likely result in significant interference with a surface water source (the Willamette River):
 - a) Based on available information, the authorized POAs do not have an effective hydraulic connection with nearby surface water. However, the proposed APOA "Club House" well appears to produce from the alluvial aquifer, which would increase interference with nearby surface water sources.
 - b) Based on the construction of the proposed APOAs and production from hydraulically connected aquifers, the interference with the nearby surface water source (Willamette River) is expected to be significant in comparison with the currently authorized current authorized POAs.
- 5. On March 28, 2024, The Department notified the applicant's agent that permit G-18861 is layered with the authorized place of use. The place of use of Certificate 50575 that is being changed, is changing within the place of use of Permit G-18861.
- 6. On March 29, 2024, the applicant provided additional information about the hydro-geological structures in the area for the Department to consider.
- 7. On April 8, 2024, the Department considered the agent's additional information and contacted the applicant's agent via email, reaffirming the initial determination that the proposed additional points of appropriation (APOAs) would not develop the same aquifer as the existing points of appropriation (POAs).
- 8. On September 19, 2024, the Department sent a copy of the draft Preliminary Determination proposing to deny Transfer Application T-14377 to the applicant. The draft Preliminary Determination cover letter set forth a deadline of October 19, 2024, for the applicant to respond.
- 9. On October 17, 2024, the applicant's agent submitted an amended application and application map, changing the location and depth of the proposed well. The applicant also requested that the Department proceed with issuance of a Preliminary Determination and provided the necessary information to demonstrate that the applicant is authorized to pursue the transfer and amended the application.

10. On November 15, 2024, the Department determined that the amended location of the proposed well develops water from the same aquifer (source) as the original points of appropriation.

11. The portion of the right to be transferred is as follows:

Certificate: 50575 in the name of SANDELIE GOLF CLUB INC. (perfected under Permit G-6433)
Use: IRRIGATION OF 11.8 ACRES
Priority Date: APRIL 25, 1975
Rate: 0.147 CUBIC FOOT PER SECOND, BEING 0.0737 CFS FROM EACH WELL
Limit/Duty: The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to ONE-EIGHTIETH of one cubic foot per second per acre, or its equivalent for each acre irrigated, and shall be further limited to a diversion of not to exceed 2.5 acre-feet per acre for each acre irrigated during the irrigation season of each year.
Source: TWO WELLS a tributary of WILLAMETTE RIVER

Authorized Points of Appropriation:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
3 S	1 E	WM	16	SW NW	WELL 1- 2050 FEET SOUTH AND 1560 FEET WEST FROM THE N1/4 CORNER OF SECTION 16
3 S	1 E	WM	16	NE SW	WELL 2- 3780 FEET SOUTH AND 360 FEET WEST FROM THE N1/4 CORNER OF SECTION 16

Authorized Place of Use:

IRRIGATION					
Twp	Rng	Mer	Sec	Q-Q	Acres
3 S	1 E	WM	16	NE NW	11.8

12. Transfer Application T-14377 proposes to move an authorized point of appropriation (WELL 2) approximately 2,650 feet north to:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
3 S	1 E	WM	16	NE NW	POND WELL- 1045 FEET SOUTH AND 660 FEET WEST FROM THE N1/4 CORNER OF SECTION 16

13. Transfer Application T-14377 proposes an additional point of appropriation to WELL 1 approximately 1,500 feet northeast to:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
3 S	1 E	WM	16	NE NW	POND WELL- 1045 FEET SOUTH AND 660 FEET WEST FROM THE N1/4 CORNER OF SECTION 16

14. Transfer Application T-14377 also proposes to change the place of use of the right to:

IRRIGATION					
Twp	Rng	Mer	Sec	Q-Q	Acres
3 S	1 E	WM	16	NE NW	11.8

Transfer Review Criteria [OAR 690-380-0100(14), 690-380-4010(2), OAR 690-380-2110(2) and OAR 690-380-2200]

15. Water has been used within the last five years according to the terms and conditions of the right. There is no information in the record that would demonstrate that the right is subject to forfeiture under ORS 540.610.
16. A water delivery system sufficient to use the full amount of water allowed under the existing right was present within the five-year period prior to submittal of Transfer Application T-14377.
17. The water right is subject to transfer as defined in ORS 540.505(4) and OAR 690-380-0100(14).
18. The new proposed point of appropriation would develop groundwater from the same aquifer as the authorized points of appropriation, as required by OAR 690-380-2110(2).
19. The proposed changes, as conditioned, would not result in enlargement of the right.
20. The proposed changes, as conditioned, would not result in injury to other existing water rights.
21. All other application requirements are met.

Determination and Proposed Action

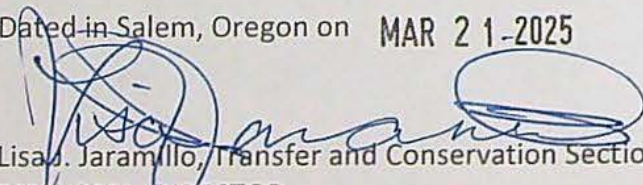
The change in point of appropriation, additional point of appropriation, and change in place of use proposed in Transfer Application T-14377 appear to be consistent with the requirements of ORS 537.705 and 540.505 to 540.580 and OAR 690-380-5000. If protests are not filed pursuant to OAR 690-380-4030, the application will be approved.

If Transfer Application T-14377 is approved, the final order will include the following:

- 1. The change in point of appropriation, additional point of appropriation, and change in place of use proposed in Transfer Application T-14377 are approved.*
- 2. The right to the use of the water is restricted to beneficial use at the place of use described and is subject to all other conditions and limitations contained in Certificate 50575 and any related decree.*

3. *Approval of this transfer application does not constitute nor grant legal access onto or through another person's property for purposes of accessing the new point of appropriation or the new place of use.*
4. *Water right Certificate 50575 is cancelled. A new certificate will be issued describing that portion of the right not affected by this transfer.*
5. *The quantity of water diverted at the new point of appropriation (POND WELL) shall not exceed the quantity of water lawfully available at the original point of appropriation (WELL 2).*
6. *The quantity of water diverted at the new additional point of appropriation (POND WELL), together with that diverted at the original point of appropriation (WELL 1), shall not exceed the quantity of water lawfully available at the original points of appropriation (WELL 1 AND WELL 2); provided the quantity of water at the new point of appropriation (POND WELL) is lawfully available at the original point of appropriation (WELL 2).*
7. *Water shall be acquired from the same aquifer (water source) as the original points of appropriation.*
8. *The former place of use of the transferred right shall no longer receive water under the right.*
9. *Full beneficial use of the water shall be made, consistent with the terms of this order, on or before **October 1, 2026**. A Claim of Beneficial Use prepared by a Certified Water Right Examiner shall be submitted by the applicant to the Department within one year after the deadline for completion of the changes and full beneficial use of the water.*
10. *After satisfactory proof of beneficial use is received, a new certificate confirming the right transferred will be issued.*

Dated in Salem, Oregon on **MAR 21-2025**


Lisa J. Jaramillo, Transfer and Conservation Section Manager, for
IVAN GALL, DIRECTOR
Oregon Water Resources Department

This Preliminary Determination was prepared by Dante Luongo. If you have questions about the information in this document, you may reach me at 971-304-5006 or Dante.J.Luongo@water.oregon.gov.

Protests

Under the provisions of ORS 540.520(6) & (7) and OAR 690-380-4030, within 30 days after the last date of publication of the newspaper notice or the Department's weekly notice as prescribed by OAR 690-380-4020, whichever is later, any person may file, jointly or severally, a protest expressing opposition of approval of the transfer application and disagreement with this Preliminary Determination or a standing statement in support of this Preliminary Determination. If this Preliminary Determination determines that a change in point of diversion or appropriation would result in injury, the applicant may file a notification of intent to pursue approval of the transfer under OAR 690-380-5030 to 690-380-5050. Protests and standing statements must be received by the Water Resources Department within 30 days after the last date of publication of the newspaper notice or the Department's weekly notice as prescribed by OAR 690-380-4020, whichever is later.

Protests must be in writing and received in hard copy form with the appropriate statutory protest filing fee; protests cannot be filed by electronic mail. [OAR 690-002-0025(3) and 690-380-0100(9)]. The protest must include the following:

- The person's name, address, and telephone number;
- All reasonably ascertainable issues and all reasonably available arguments supporting the person's position by the close of the protest period. Failure to raise a reasonably ascertainable issue in a protest or failure to provide sufficient specificity to afford the Department an opportunity to respond to the issue may preclude consideration of the issue during the hearing;
- If you are the applicant, a protest fee of \$480 required by ORS 536.050; and
- If you are not the applicant, a protest fee of \$950 required by ORS 536.050 and proof of service of the protest upon the applicant.

Requests for Standing

Under the provisions of OAR 690-380-4030(5), the Department shall provide to persons who have filed standing statements as defined under OAR 690-380-0100(11) notice of any differences between the Department's Preliminary Determination and the Final Order, notice of a hearing on the application under OAR 137-003-0535, and an opportunity to request limited party status or party status in the hearing.

Requests for standing must be received in the Water Resources Department no later than 30 days after the last date of publication of the newspaper notice or the Department's weekly notice as prescribed by OAR 690-380-4020, whichever is later. Requests for standing must be in writing, and must include the following:

- The requester's name, mailing address and telephone number;
- If the requester is representing a group, association or other organization, the name, address and telephone number of the represented group;
- A statement that the requester supports the preliminary determination as issued.

After the protest period has ended, the Director will either issue a Final Order or schedule a contested case hearing. The contested case hearing will be scheduled only if a protest has been filed under OAR 690-380-4030. In accordance with OAR 690-380-4200, notice and conduct of the hearing shall:

- Be under the applicable provisions of ORS 183.310 to 183.550, pertaining to contested cases, and the hearing shall be held in the area where the rights are located unless all parties stipulate otherwise; and
- If a protest has asserted that a water right to be transferred has been forfeited through non-use, include the notice and procedures described in OAR 690-017-0500 to 690-017-0900.

If after hearing the Department issues a proposed Final Order finding that a change in point of diversion or appropriation will result in injury, the applicant may file a notification of intent to pursue approval of the transfer under OAR 690-380-5030 to 690-380-5050 within 15 days of receipt of the proposed order. Notwithstanding 690-002-0175, if the applicant files a notification of intent to pursue approval of the transfer under 690-380-5030 to 690-380-5050, the deadline for filing exceptions to the proposed order shall be 30 days after the Department provides notice to the parties that the transfer does not meet the requirements of 690-380-5030 to 690-380-5050.

If you do not request a hearing within 30 days after the close of the protest period, or if you withdraw a request for a hearing, notify the Department or the administrative law judge that you will not appear, or fail to appear at a scheduled hearing, the Director may issue a final order by default. If the Director issues a Final Order by default, the Department designates the relevant portions of its files on this matter, including all materials that you have submitted relating to this matter, as the record for purpose of proving a *prima facie* case upon default.

You may be represented by an attorney at the hearing. Legal aid organizations may be able to assist a party with limited financial resources. Generally, partnerships, corporations, associations, governmental subdivisions, or public or private organizations are represented by an attorney. However, consistent with OAR 690-002-0020 and OAR 690-137-0555, an agency representative may represent partnerships, corporations, associations, governmental subdivisions or public, or private organizations if the Department determines that appearance of a person by an authorized representative will not hinder the orderly and timely development of the record in this case.

Notice Regarding Servicemembers: Active-duty servicemembers have a right to stay proceedings under the federal Servicemembers Civil Relief Act. 50 U.S.C. App. §§501-597b. For more information contact the Oregon State Bar at 800-452-8260, the Oregon Military Department at 971-355-4127, or the nearest United States Armed Forces Legal Assistance Office through <http://legalassistance.law.af.mil>.

If you have questions about how to file a protest or if you have previously filed a protest and you want to know the status, please contact Will Davidson at 503-507-2749.

If you have questions about the Department or any of its programs, please contact our Water Resources Customer Service Group at 503-986-0900.

Address any correspondence to: Oregon Water Resources Department, Transfer and Conservation Section, 725 Summer Street NE, Suite A, Salem OR 97301-1266.

18487 S. Valley Vista Rd.
Mulino, Oregon 97042
(503) 632-5016 Phone
(503) 632-5983 Fax

Pacific Hydro-Geology Inc.

Memo

To: Oregon Water Resources Department / Dante Luongo
From: Doann Hamilton, CWRE
CC:
Date: December 5, 2024
Re: Certificate 97605 transfer T-14437 revisions

The draft preliminary determination (DPD) was issued December 5, 2024 for our client JH Enterprises, T-14437. Reviewing the DPD an error was noticed on the application submitted and repeated on the DPD. Table 1 on page 6 of 9 should have listed Well 3 in DLC 55 not 50.

Attached is the revised application to reflect this change and please update the DPD to be corrected on the future preliminary determination (PD).



Received

DEC 11 2024

OWRD

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 additional rows to tables within the form.

CERTIFICATE # 97605

Received

DEC 1.1 2024

OWRD

Description of Water Delivery System

System capacity: 0.27 cubic feet per second (cfs) OR
_____ gallons per minute (gpm)

Describe the current water delivery system or the system that was in place at sometime 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. Water is pumped from authorized Leo's West Well (MARI 66235) using a 25 Hp submersible pump to convey water through a 3-inch buried PVC mainline to the east. After the meter, the line tees north through 4-inch buried PVC to cover the 15.81 acres to the north. The other tee continues through 3-inch buried PVC and empties into the North Pond as a bulge in the system to then irrigate the rest of the place of use from the pond.

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)
Leo's West Well	☒ Authorized ☐ Proposed	MARI 66235	7 S	1 E	21	NE NW	DLC 50	1,095 feet south and 1,815 feet east from the NW corner, Section 21.
Well 3	☐ Authorized ☒ Proposed	NA	7 S	1 E	21	NE NW	DLC 55	1,085 feet south and 2,005 feet east from the NW corner, Section 21.
	☐ Authorized ☐ Proposed							Revised 12-5-24 WLL

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

- | | |
|--|--|
| ☐ Place of Use (POU) | ☐ Supplemental Use to Primary Use (S to P) |
| ☐ Character of Use (USE) | ☐ Point of Appropriation/Well (POA) |
| ☐ Point of Diversion (POD) | ☒ Additional Point of Appropriation (APOA) |
| ☐ Additional Point of Diversion (APOD) | ☐ Substitution (SUB) |
| ☐ Surface Water POD to Ground Water POA (SW/GW) | ☐ Government Action POD (GOV) |

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

- ☒ Yes Complete only the Proposed ("to" or "on" 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.

Groundwater Transfer Review Summary Form

Transfer/PA # T- 14377 RA re-review

GW Reviewer Travis Brown Date Re-Review Completed: 11/15/2024

Summary of Same Source Review:

- ☐ The proposed change in point of appropriation is not within the same aquifer as per OAR 690-380-2110(2).

Summary of Water Level Decline Condition Review:

- ☐ Water levels at the original point(s) of appropriation have exceeded the allowed decline threshold defined by conditions in the originating water right.

Summary of Injury Review:

- ☐ The proposed transfer will result in another, existing water right not receiving previously available water to which it is legally entitled or result in significant interference with a surface water source as per 690-380-0100(3).

Summary of GW-SW Transfer Similarity Review:

- ☐ The proposed SW-GW transfer doesn't meet the definition of "similarly" as per OAR 690-380-2130.

This is only a summary. Documentation is attached and should be read thoroughly to understand the basis for determinations.



Oregon Water Resources Department
 725 Summer Street NE, Suite A
 Salem, Oregon 97301-1271
 (503) 986-0900
 www.wrd.state.or.us

Ground Water Review Form:

- ☒ Water Right Transfer
☐ Permit Amendment
☐ GR Modification
☐ Other

Application: T-14377 re-review

Applicant Name: Shortland Golf Club

Proposed Changes: ☒ POA ☐ APOA ☐ SW→GW ☒ RA
☐ USE ☒ POU ☐ OTHER

Reviewer(s): Travis Brown

Date of Re-Review: 11/15/2024

Supersedes Review Of: 3/6/2024

Date Returned to WRSD: 11/15/2024

The information provided in the application is insufficient to evaluate whether the proposed transfer may be approved because:

- ☐ The water well reports provided with the application do not correspond to the water rights affected by the transfer.
- ☐ The application does not include water well reports or a description of the well construction details sufficient to establish the ground water body developed or proposed to be developed.
- ☐ Other _____

1. Basic description of the changes proposed in this transfer: Applicant proposes to transfer 11.8 acres of Certificate 50575 to be irrigated by Well 1 (CLAC 9317) and Proposed Pond Well (not constructed) instead of Well 1 (CLAC 9317) and Well 2 (CLAC 9316). Therefore, this is effectively a transfer of the subject acreage from Well 2 ("From-POA") to Proposed Pond Well ("To-POA"). The applicant is also proposing to change the POU for the subject 11.8 acres, though that is not the subject of this review. Certificate 50575 authorizes irrigation of 51.5 acres total at a maximum rate of 0.32 cfs from any combination of Well 1 (CLAC 9317) and Well 2 (CLAC 9316). The proportional rate that would be transferred to Proposed Pond Well is 0.073 cfs based on the subject acreage.
2. Will the proposed POA develop the same aquifer (source) as the existing authorized POA?
☒ Yes ☐ No Comments: Currently authorized POA Well 1 and From-POA Well 2 are completed to depths of 621 and 1005 feet bls, respectively, and develop the Columbia River Basalt (CRB) aquifer system, which is first reported in the well logs at depths of 362 and 540 feet bls.

The To-POA is proposed to be completed to a total depth between 290 and 1000 ft bls, with casing and seal extending "0 to 5 feet into basalt." **NOTE: Current well construction regulations for sealing into consolidated formations (OAR 690-210-0150) require casing and seal extend to at least five feet into solid, unfractured, consolidated rock overlying the water-bearing rock formation.** The applicant's agent has provided analysis indicating that, at the location of the proposed To-POA, the solid, unfractured Columbia River Basalt likely exists at greater than ~370-380 ft bls (~ -140 to -150 ft msl) based on the well reports for CLAC 9317 (authorized POA) and CLAC 9296 (neighboring well) (see attached Annotated Agent Cross Section). This largely agrees with the well report for CLAC 18564, which appears to be the closest well to the proposed To-POA and indicates weathered basalt from 357 to 363 ft bls (~ -113 to -119 ft msl) and more competent basalt from 363-370 ft bls (~ -119 to -126 ft msl). Based on the well report for CLAC 18564 and the land surface elevation at the proposed To-POA, the proposed To-POA would need to be cased and sealed to at least ~350 ft bls to meet well construction standards and only produce from the basalt aquifer. If constructed and sealed into the solid, unfractured basalt, the proposed To-POA will develop the same source as the authorized POA.

3. a) Is the existing authorized POA subject to a water level decline condition?
☐ Yes ☒ No Comments: _____
- b) If yes, for each POA identify the reference level, most recent spring-high water level, and whether an applicable permit decline condition has been exceeded: N/A
4. a) Is there more than one source developed under the right (e.g., basalt and alluvium)?
☐ Yes ☒ No Comments: The currently authorized POA only develop the CRB aquifer system.
- b) If yes, estimate the portion of the right supplied by each of the sources and describe any limitations that will need to be placed on the proposed change (rate, duty, etc.): N/A
5. a) Will this proposed change, at its maximum allowed rate of use, likely result in an increase in interference with **another ground water right**?
☒ Yes ☐ No Comments: The currently authorized POA are located ~1,800 ft (Well 1) and ~2,660 ft (Well 2) from neighboring domestic basalt well CLAC 18564. The proposed To-POA would be only ~600 ft from CLAC 18564. The reduced intervening distance between CLAC 18564 and the To-POA would likely increase interference with CLAC 18564.
- b) If yes, would this proposed change, at its maximum allowed rate of use, likely result in another groundwater right not receiving the water to which it is legally entitled?
☐ Yes ☒ No If yes, explain: The potential interference between the proposed To-POA and CLAC 18564 was evaluated at the proportional maximum rate of 0.073 cfs using the Theis (1935) solution for drawdown in a confined aquifer (see attached Well Interference Analysis. Based on the results of the analysis, the proposed change is unlikely to result in injury to CLAC 18564 or similarly located basalt wells.

6. a) Will this proposed change, at its maximum allowed rate of use, likely result in an increase in interference with **another surface water source**?

☐ Yes ☒ No Comments: The current interference with surface sources is anticipated to be very minimal, since the authorized POAs do not have an effective hydraulic connection to nearby surface water due to their deeper seals and the presence of dense basalt flow interiors between the top of their developed water-bearing zones and the Willamette riverbed. If the proposed To-POA is sealed into solid, unfractured basalt per the well construction rules (OAR 690-210-0150), interference with nearby surface water is not anticipated to increase due to the proposed change.

b) If yes, at its maximum allowed rate of use, what is the expected change in degree of interference with any **surface water sources** resulting from the proposed change?

Stream: _____ ☐ Minimal ☐ Significant

Provide context for minimal/significant impact: N/A

7. For SW-GW transfers, will the proposed change in point of diversion affect the surface water source similarly (as per OAR 690-380-2130) to the authorized point of diversion specified in the water use subject to transfer?

☐ Yes ☐ No Comments: N/A

8. What conditions or other changes in the application are necessary to address any potential issues identified above: _____

9. Any additional comments: _____

References:

Application File T-14377 and Certificate 50575

Water well reports and pump tests: CLAC 187, CLAC 278, CLAC 279, CLAC 285, CLAC 278, CLAC 9296, CLAC 9316, CLAC 9317, CLAC 52192

Freeze, R.A. and Cherry, J.A., 1979, Groundwater, Prentice Hall, Englewood Cliffs, New Jersey, 604 p.

Gannett, M.W. and Caldwell, R., 1998, Geologic framework of the Willamette Lowland aquifer system, Oregon and Washington, Professional Paper 1424-A, 32 p: U. S. Geological Survey, Reston, VA.

Hunt, B., 2003, Unsteady stream depletion when pumping from semiconfined aquifer: Journal of Hydrologic Engineering, January/February, Vol 8, p. 12-19.

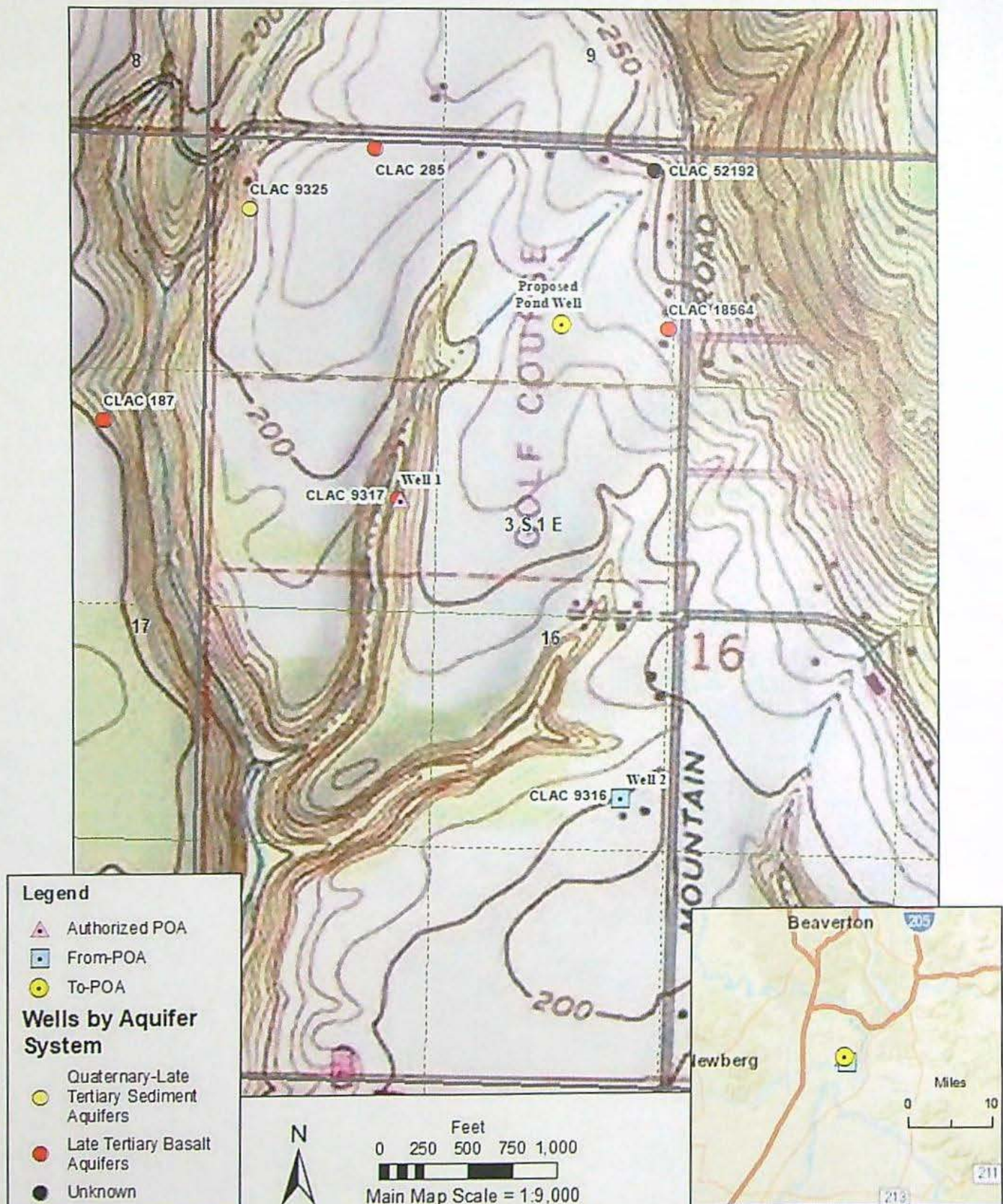
Oregon Lidar Consortium (OLC), 2016, OLC metro 2014 lidar project, Oregon Department of Geology & Mineral Industries, Portland, OR, November 30.

Swanson, R. D., McFarland, W. D., Gonthier, J. B., and Wilkinson, J. M., 1993, A description of hydrogeologic units in the Portland Basin, Oregon and Washington, Water-Resources Investigations Report 90-4196, 56 p.: U. S. Geological Survey, Reston, VA.

United States Geological Survey, 2014, National Hydrography Dataset (NHD), 1:24,000, U. S. Department of the Interior, Reston, VA.

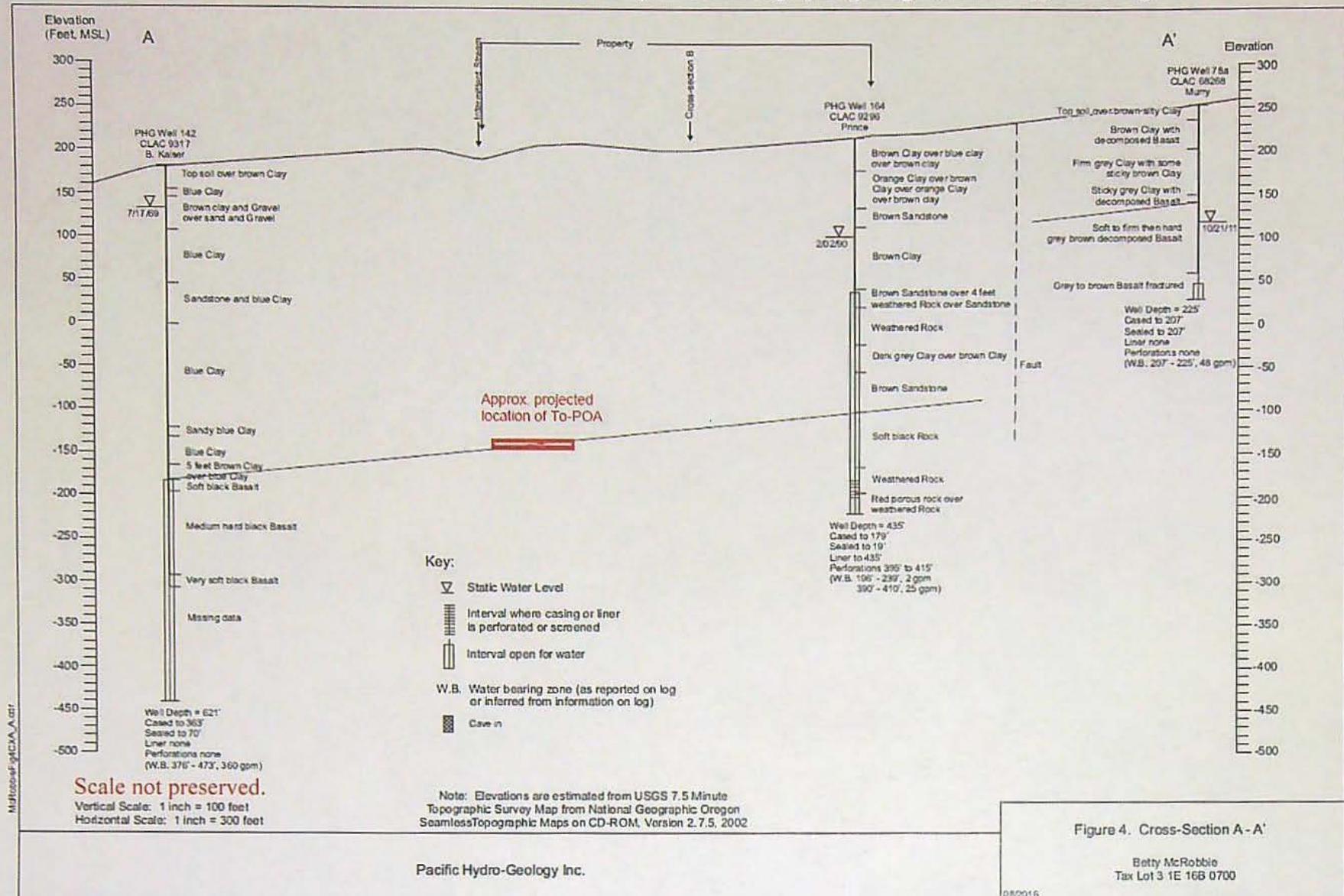
Well Location Map

T-14377 Shortland Golf Course re-review



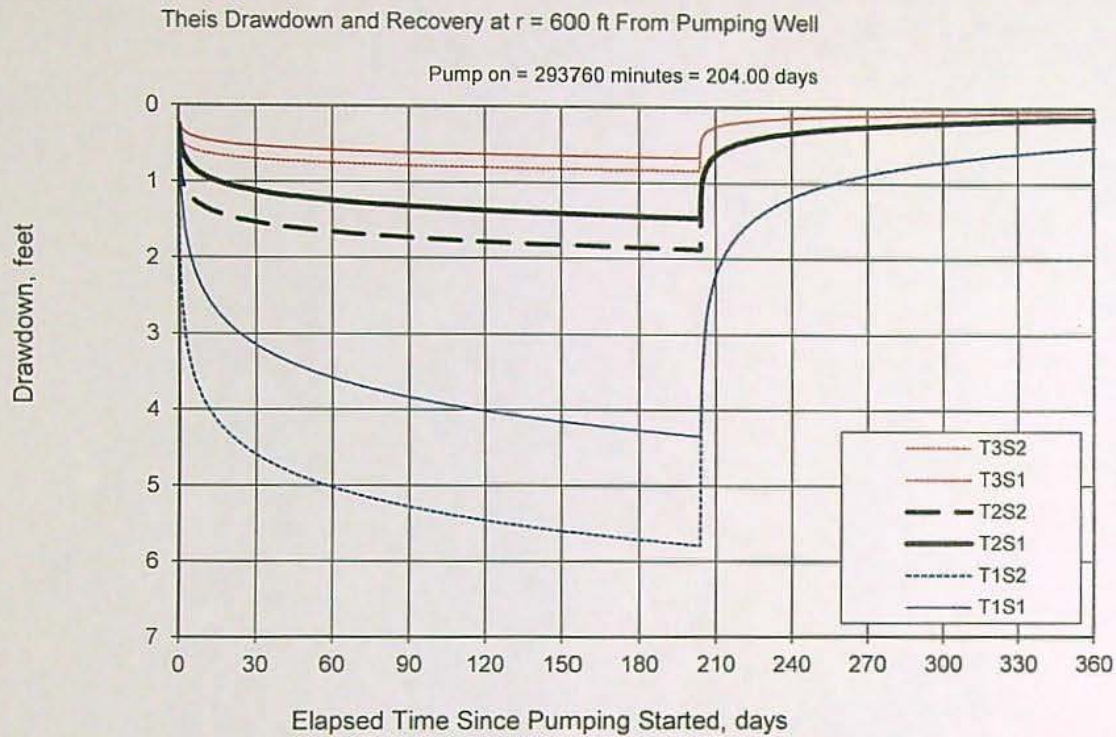
Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap

Annotated Agent Cross Section- Annotations in red were made by the reviewing hydrogeologist, not the applicant's agent.



Well Interference Analysis

Theis (1935) solution for drawdown in a confined aquifer

Radial distance, $r = 600$ ft [approximate distance from To-POA to CLAC 18564]Pumping time, $t_{\text{pump}} = 204$ days [time to exhaust duty at maximum proportional rate]Pumping rate, $Q = 0.073$ cfs [maximum proportional rate under Certificate 50575]Transmissivity, $T1 = 800 \text{ ft}^2/\text{d}$ | $T2 = 2,800 \text{ ft}^2/\text{d}$ | $T3 = 6,800 \text{ ft}^2/\text{d}$ [Pumping Test Reports]Storativity, $S1 = 0.001$ | $S2 = 0.0001$ [Conlon et al., 2005]

**STATE OF OREGON
WATER RESOURCES DEPARTMENT**

725 Summer St. N.E. Ste. A

SALEM, OR 97301-4172

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

RECEIPT # **144058**

INVOICE # _____

RECEIVED FROM: Shelton Golf Club

BY: _____

CASH: ☐ CHECK: # 1210 OTHER: (IDENTIFY) ☐ _____

APPLICATION	
PERMIT	
TRANSFER	<u>T-14377</u>

TOTAL REC'D \$ 898.52

1083 TREASURY 4170 WRD MISC CASH ACCT

0407 COPIES 47124 R11476-25 \$ _____
0412 OTHER: (IDENTIFY) Transfer R.A. \$ 898.52

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

4270 WRD OPERATING ACCT

MISCELLANEOUS

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

WATER RIGHTS:

0201	SURFACE WATER	\$ _____	0202	\$ _____
0203	GROUND WATER	\$ _____	0204	\$ _____
0205	TRANSFER	\$ _____		

WELL CONSTRUCTION

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

OTHER (IDENTIFY) _____

0536 TREASURY 0437 WELL CONST. START FEE

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

OTHER (IDENTIFY) _____

0607 TREASURY 0467 HYDRO ACTIVITY LIC NUMBER

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

TREASURY OTHER / RDX

FUND _____ TITLE _____

OBJ. CODE _____ VENDOR # _____

DESCRIPTION _____ \$ _____

RECEIPT: **144058**

DATED: 10-24-24 BY: Lisa D Miller

**REIMBURSEMENT AUTHORITY
APPLICANT'S REVISED AGREEMENT
Contract Number: R11-476-25**

Received
OCT 24 2024
OWRD

This Agreement is between the Oregon Water Resources Department, hereafter OWRD, and Shortland Golf Club, hereafter Applicant, hereafter known together as the parties.

OWRD Information	Applicant's Information	Applicant's Representative
Contact: Lisa Jaramillo Title: Transfer Advisor/Manager Address: 725 Summer Street, NE, Suite A Salem, OR 97301-1266 Phone: (503) 871-1889 Fax: (503) 986-0901 Email: lisa.jaramillo@water.oregon.gov	Name: Shortland Golf Club Contact: Mike Fritz Address: 16842 Alder Circle Lake Oswego, OR 97034 Phone: (503) 969-1771 Fax: Email: mw.fritz22@gmail.com	Name: Pacific Hydro-Geology, Inc. Contact: Doann Hamilton Address: 18487 S Valley Vista Rd Mulino, OR 97042 Phone: (503) 349-6946 Fax: (503) 632-5983 Email: phgdmh@gmail.com

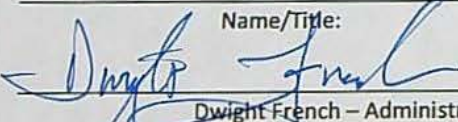
Purpose The purpose of this Agreement is to expedite the processing of the Transfer Application. (Application Number: T-14377)

1. **Authority.** The OWRD has been authorized pursuant to ORS 536.055 to enter into a voluntary agreement with any applicant, permittee or regulated entity (collectively Applicant) for expediting or enhancing a regulatory process. In making this agreement, OWRD shall require the applicant to pay the full cost of expedited process.
2. **Restrictions.** Applicant and OWRD agree that this Agreement shall not be construed to restrict in any way the decisions and actions by OWRD. OWRD shall be free to exercise independent judgment consistent with existing laws and regulations.
3. **Effective Date and Duration.** Unless otherwise terminated by non-deposit of funds by the Applicant, this Agreement shall become effective on the date on which both parties have signed the Agreement and the full deposit of the estimated cost of the proposed service.
4. **Consideration.**
 - a. Applicant shall pay OWRD in advance for actual costs incurred by OWRD. The estimated maximum reimbursement payable to OWRD under this Agreement is ~~\$2,687.94~~ **\$3,586.46**. Applicant agrees to pay the full amount of ~~\$2,687.94~~ **\$3,586.46** to OWRD prior to commencement of any work stated in this Agreement. This payment will be placed in an account administered by OWRD and drawn upon as costs are actually incurred. If the actual cost of performing the work is less than payments received, OWRD will refund the unspent balance. If the actual cost of processing exceeds the estimate, the Applicant can either elect to terminate this Agreement or amend the Agreement to reflect the increase in cost.
 - b. The costs stated in this Agreement do not include the statutory application processing and filing fees.
5. **Confidentiality.** Applicant agrees that any information provided to or acquired by OWRD under this Agreement will be subject to the Oregon Public Records Law and shall be considered public records.
6. **Indemnity.** Applicant shall defend, save, hold harmless, and indemnify the State of Oregon, OWRD, and their officers, employees, and agents from and against all claims, suits, actions, losses, damages, liabilities, costs, and expenses of any nature resulting from or arising out of, or relating to the activities of Applicant or its representatives, officers, employees, contractors, or agents under this Agreement or with respect to the expedited service. The Applicant acknowledges that the Oregon Water Resources Department cannot and does not guarantee a favorable review under the subject regulatory process.

7. **Termination.** Applicant may request to terminate this agreement only in writing at anytime during the process. The Applicant agrees to pay for the work done by OWRD up until the time of the written termination request. OWRD, upon receiving such written termination request from the Applicant, will refund any unspent balance.
8. **Funds Authorized and Available.** By its execution of this Agreement, Applicants certify that sufficient funds are authorized and available to cover the expenditures contemplated by this Agreement.
9. **Duration of Estimate.** The Estimate of Time to completion is **approximately** 120 days once this Agreement has been fully executed and payment of the estimated cost deposited. If the Applicant's Agreement is not received by the Department within thirty (30) days of mailing the Agreement, the Applicant may need to re-apply for a new estimate. NOTE: Any time estimate is approximate; No guarantee of Final Order issuance of a date is certain. Duration estimates do not include any statutory waiting periods.
10. **Completion Date.** OWRD, by the execution of this Agreement does not guarantee the completion date indicated in this Agreement. Completion date is only an estimate and may be affected by the Department's workload, issues arising from the processing of the requested services and Applicant's timely response to requests for additional information.
11. **Captions.** The captions or headings in this Agreement are for the convenience only and in no way define, limit, or describe the scope, or intent, of any provision of this Agreement.
12. **Amendment and Merger.** The terms of this Agreement shall not be waived, altered, modified, supplemented, or amended in any manner whatsoever, except by written instrument signed by both parties. Such waiver, consent, modification or change, if made, shall be effective only in the specific instance and for the specific purpose given. There are no understandings, agreements or representations, oral or written, not specified herein regarding this Agreement.
13. **Signatures.** All parties, by the authorized representative's signature below, hereby acknowledge that they have read this Agreement, understand it and agree to be bound by its terms and conditions.

For Applicant:  Michael Fritz

10/21/2024
Date

For OWRD:  Name/Title:
Dwight French – Administrator

10/28/24
Date

Mail signed Agreement to:

Stacy Phillips
Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, OR 97301-1266

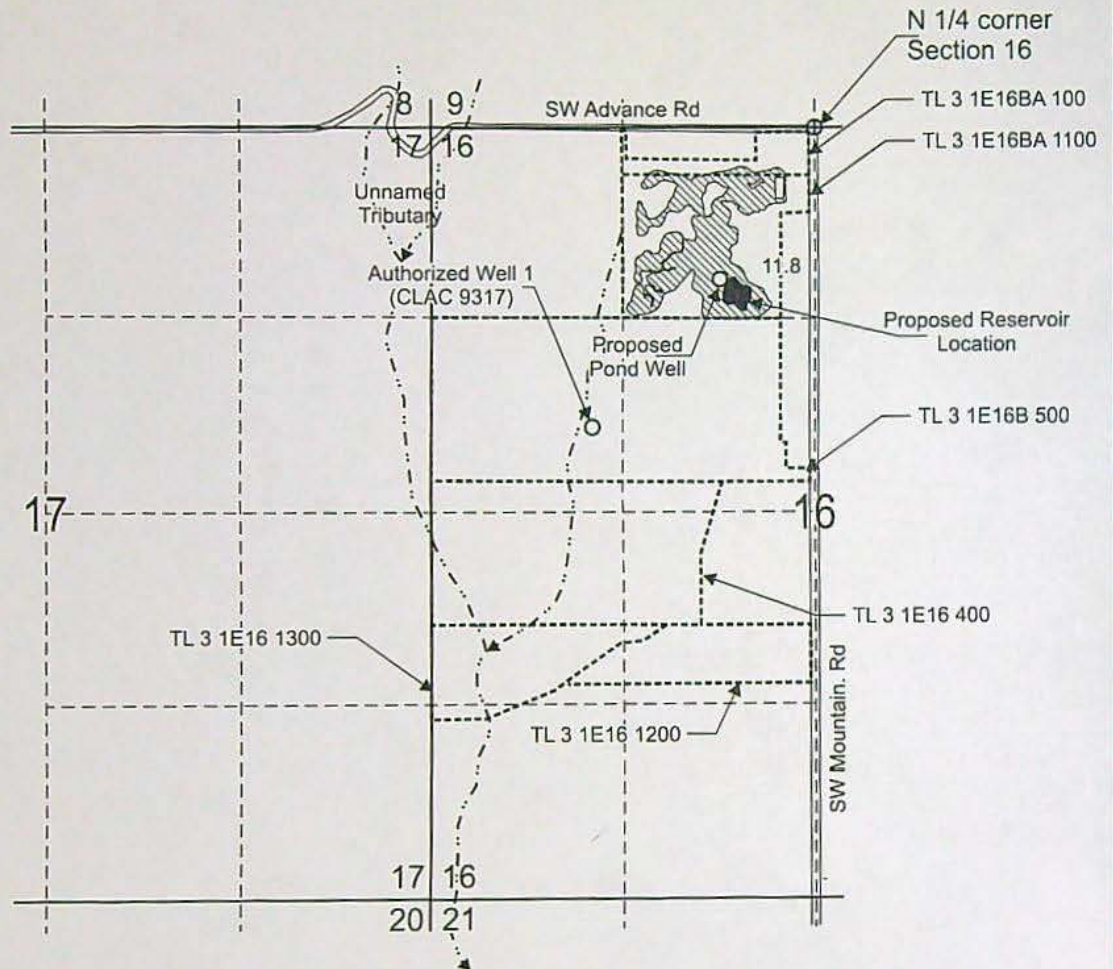
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OCT 24 2024
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Shortland Golf Club AKA Shorty's Golf Course LLC C/O Mike Fritz RA R11-476-25 T-14377						
Review Step						
Front Desk Staff receipts received AA funds						
Transfer Support process Application						
Administrator signs AA						
NRS 1 Support enters workflow record in WRIS and updates RA spreadsheet						
NRS 2 completes initial review of file for deficiencies						
NRS 2 completes second review of file for deficiencies						
NRS 2 consults with Analyst and/or Manager						
NRS 2 writes and sends deficiency ltr (email and hard copy)						
NRS 2 addresses correspondence from app/agent regarding deficiencies						
Watermaster completes review						
Groundwater completes review						
Groundwater completes review						
NRS 2 completes DPD, PN, and RR						
Transfer staff peer reviews DPD, PN, RR						
Transfer Staff peer reviews revised DPD						
Transfer Analyst peer reviews revised DPD						
NRS 2 reviews report of ownership						
NRS 2 completes PD						
Transfer Staff peer reviews PD						
Transfer Analyst peer reviews PD						
Data Center reviews PD AND RR: (RR where applicable)						
Transfer Analyst completes peer review of PN review for newspaper noticing						
Transfer Support requests newspaper quote for PN publishing						
NRS 2 sends publishing fee request to applicant						
Transfer Support processes fee and newspaper publishing						
Administrator signs PD						
Transfer Support issues PD, updates WRIS, copy to file, and mails hard copy to applicant						
NRS 2 completes FO						
Transfer Staff peer reviews FO						
Transfer Analyst peer reviews FO						
Administrator signs FO						
Transfer Support issues FO, updates WRIS, copy to file, record markings, and sends hard copy						
NRS 1 closes out RA Contract						
TOTAL ESTIMATED HOURS				56.82		
					TOTAL	\$3,586.46

Received

OWRD

T.3S. R.1E. Section 16, W.M.



Authorized Well 1 (CLAC 9317) is located 2,050 feet south and 1,560 feet west from the N 1/4 corner, Section 16.

Proposed Pond Well is located 1,048 feet south and 660 feet west from the N 1/4 corner, Section 16.

 "To" Area (11.8 Acres) to be irrigated.

----- Tax lot boundary

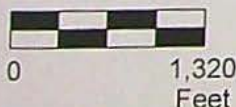
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Scale: 1" = 1,320'



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

Transfer Application "To" Map
Certificate 50575

Pacific Hydro-Geology Inc.

Shortland Golf Club LLC c/o Mike Fritz.
T.3S. R.1E. Section 16, W.M.

11/2023
Rev. 08/2024

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

ENTITY NAME Clackamas Co. Department of Transportation and Development, Planning Division	ADDRESS 150 Beaver Creek Road	
CITY Oregon City	STATE Oregon	ZIP 97045

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 additional rows to tables within the form.

CERTIFICATE # 50575

Received by OWRD

Description of Water Delivery System

OCT 10 2024

System capacity: 0.64 cfs cubic feet per second (cfs) OR

Salem, 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. Per the previous land owner, the system is the same as when Permit G-6433 was proven up. Per the claim on that water right: Water is pumped from Well 1 (CLAC 9317) using a 20 Hp submersible pump to convey water through a buried 6 inch PVC pipe into two 4 inch PVC buried mainlines. Water is pumped from Well 2 (CLAC 9324) using a 75 Hp turbine pump to convey water through the two 4 inch PVC buried mainlines. The 4 inch mainlines run down the middle of each fairway with 2 inch PVC buried laterals circling the greens and tees. Well 1 also can pump into a pond and then be re-pumped using a 25 Hp centrifugal pump through 4 inch PVC buried mainline.

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)
Well 1	☒ Authorized ☐ Proposed	CLAC 9317	3 S	1 E	16	SW NW	Lot 500	2,050 feet south and 1,560 feet west from the N ¼ corner, Section 16.
Well 2	☒ Authorized ☐ Proposed	CLAC 9316, 9324	3 S	1 E	16	NE SW	Lot 500	3,780 feet south and 360 feet west from the N ¼ corner, Section 16.
Pond Well	☐ Authorized ☒ Proposed	NA	3 S	1 E	16	NE NW	Lot 1100	1,045 feet south and 660 feet west from the N ¼ corner, Section 16.

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 Changes to Water Right Certificate # 50575

List the change proposed for the acreage in each ¼ ¼. If more than one change is proposed, specify the acreage associated with each change.
If there is more than one POD/POA involved in the proposed changes, 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		
3	S	1	E	16	NE	NW	100, 1100	NA	11.8	IR	Wells 1 & 2	4-25-1975	APOA, POA, POU	3	S	1	E	16	NE	NW	100, 1100	NA	11.8	IR	Well 1 and Pond Well	4-25-1975		
TOTAL ACRES:									11.8						TOTAL ACRES:									11.8				

Additional remarks: The well specifications given in the table below are estimates only. The actual well construction will be based on conditions encountered in the field. The objective will be to construct a well which develops water from the same basalt aquifer as used by Well 1 and Well 2.

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T-14377 revised MRK 10/9/24

OCT 10 2024

Salem, OR

For Place of Use or Character 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: G-16291.

Pursuant to ORS 540.510, any "layered" water use such as an irrigation right that is supplemental to a primary right proposed for transfer must be included in the transfer or be cancelled. Any change to a ground water registration must be filed separately in a ground water registration modification application.

For Substitution (ground water supplemental irrigation will be substituted for surface water primary irrigation)

Ground water supplemental Permit or Certificate # NA;

Surface water primary Certificate # NA.

For a change from Supplemental Irrigation Use to Primary Irrigation Use

Identify the primary certificate to be cancelled. Certificate # NA

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For a change in point(s) of appropriation (well(s)) or additional point(s) of appropriation: Salem, OR

- ☒ Well log(s) are attached 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 for any wells that do not have a well log. For *proposed wells 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
Well 1	Yes	CLAC 9317	See Well Log CLAC 9317							Not less than full rate of water right
Well 2	Yes	CLAC 9316, 9324	See Well Logs CLAC 9317, 9324							
Pond Well	No	NA	Estimated 290 to 1000 feet	8-inch	0 to 5 feet into basalt	Estimated 0 to 5-feet into basalt	TBD	NA	Basalt	



Fidelity National Title[®]

Company of Oregon

900 SW Fifth Avenue, Portland, OR 97204

Phone: (503)796-6616 / Fax: (503)229-0615

DEED ONLY REPORT

Prepared For:	Pacific Hydro-Geology Inc.	Date: September 26, 2024
Attn:	Greg Kupillas	Order: WAPR2402074LER
	18487 S. Valley Vista Rd	Ref. No: 31E16BA 100 & 1100
	Mulino, OR 97214	Charge: \$25.00

Effective Date: September 23, 2024
Title Officer: Amy Alexander

A search of the public records of Clackamas County as of the effective date shown above, shows the last deed of record runs to:

Shorty's Golf Course, LLC., an Oregon limited liability company

(A) Legal Description:

SEE EXHIBIT A

The Property described in Exhibit 'A' attached hereto and made a part hereof.

Tax Account No: [REDACTED] and [REDACTED]
Map Identification No: 31E16BA 100 and 1100

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Salem, OR

THIS INFORMATION IS A PLANT SERVICE OF FIDELITY NATIONAL TITLE. IT IS NOT TITLE INSURANCE OR A GURANTEE. THIS SERVICE DOES NOT INCLUDE ANY SUPPLEMENTAL REPORTS OR ANY OTHER INFORMATION. LIABILITY FOR ERRORS IS LIMITED TO THE AMOUNT CHARGED.

Thank you very much for doing business with Fidelity National Title Company/Western American Property Research. If you have any questions, please contact Amy Alexander, Title Examiner or May Patel, Unit Supervisor at 796-6616 Fidelity National Title Company of Oregon.

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Salem, OR

EXHIBIT A

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OCT 10 2024

Salem, OR

AH of the East one-half of the North one-half of the Northwest one-quarter of Section 16, Township 3 South, Range 1 East of the Willamette Meridian, in the County of Clackamas and State of Oregon.

EXCEPTING THEREFROM the Northerly 330 feet.

ALSO EXCEPTING THEREFROM that portion lying within the plat of SAN DELI E ESTATES NO. 2.

ALSO EXCEPTING THEREFROM that portion conveyed to F. J. Hoesly, et ux, by Warranty Deed recorded August 5, 1968 as Recorder's Fee No. 68 16111 and described as follows:

Beginning at a point South 0° 12' West, 1286.90 feet and North 89° 48' West, 30 feet from a 1 1/4 inch iron pipe which is at the North one-quarter corner of Section 16, Township 3 South, Range 1 East, Willamette Meridian; said true point of beginning being the Southeast corner of SANDELIE ESTATES NO. 2; thence South 0° 12' West 100 feet; thence North 89° 48' West 200 feet; thence North 0° 12' East 100 feet; thence South 89° 48' East 200 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that portion lying within public roads.

PARCEL II:

The Northerly 330 feet of the East one-half of the North one-half of the Northwest one quarter of Section 16, Township 3 South, Range 1 East of the Willamette Meridian, in the County of Clackamas and State of Oregon.

EXCEPTING THEREFROM that portion lying within the plat of SANDELIE ESTATES NO. 1.

ALSO EXCEPTING THEREFROM that portion lying within public roads.

EASEMENT PROPERTY

Lot, SANDELIE ESTATES NO.2, in the County of Clackamas and State of Oregon.

Clackamas, OR County Property Profile

1610 SW Advance Rd
West Linn OR 97068-9678



Fidelity National Title

RESIDENTIAL & COMMERCIAL SERVICES | PORTLAND

Parcel Information

Parcel Id (APN)	[REDACTED]
Tax/Account #	[REDACTED]
Address	1610 SW Advance Rd West Linn, OR 97068-9678
Acres	4.95
Lot Sq Feet	215,622

Owner Information

Owner	Fritz Family Ventures LLC
Owner Address	16842 Alder Cir Lake Oswego, OR 97034

Tax Information (2023)

Levy Code	003-005
Levy Rate	16.6319
Total Tax	\$1,645.04

Assessment Information (2023)

Total Value	\$112,272.00
-------------	--------------

Market Information (2023)

Market Land Value	\$119,185.00
Market Total Value	\$119,185.00

Land Information

Land Use	Misc, Comm zone, Open Space
Parcel Type	Real Property
Watershed	1709000704 Abernethy Creek- Willamette River
School District	3J/23J West Linn/Tigard- Tualatin
Zoning	Clackamas Co.-EFU Exclusive Farm Use District
Neighborhood	FW Far West Association Of Neighbors

School Attendance

Primary School	Boeckman Creek Primary School
Middle School	Thomas R Fowler Middle School
High School	Wilsonville High School

Improvements

Year Built	1970
------------	------

Map Information

Map Grid	716-C6
Page	
Row	
Column	

Survey Information

Lot	0100
T R S Q	03S 01E 16 NW

Census Information

Census Tract	022702
Census Block	3011

Legal

Section 16 Township 3S Range 1E Quarter BA TAX LOT 00100

Transfer Information

Document Recording Date	5/31/2024
Document Type Code	M

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

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OCT 10 2024

Salem, OR

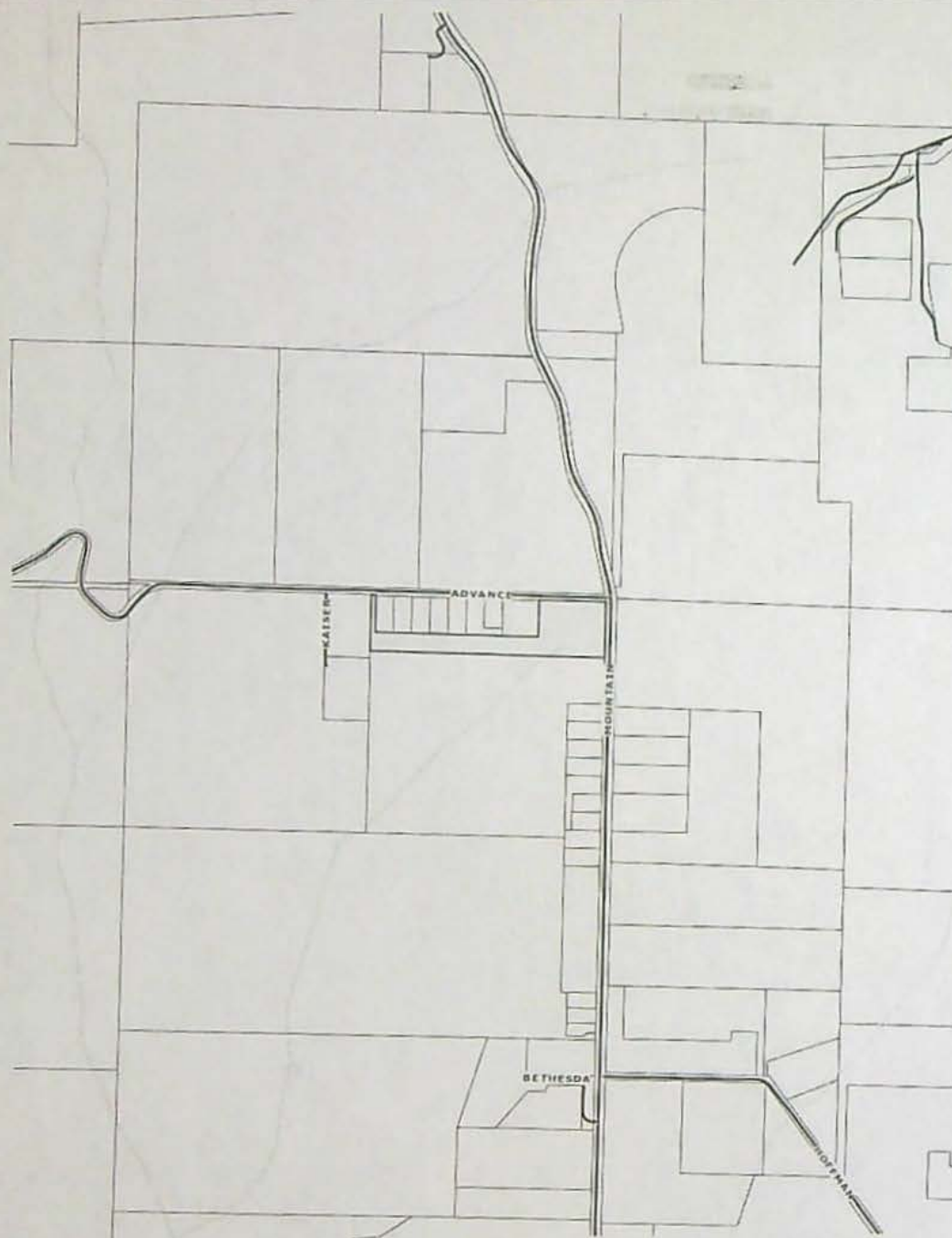
Clackamas, OR County Property Profile

1610 SW Advance Rd
West Linn OR 97068-9678



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OCT 10 2024

Salem, OR

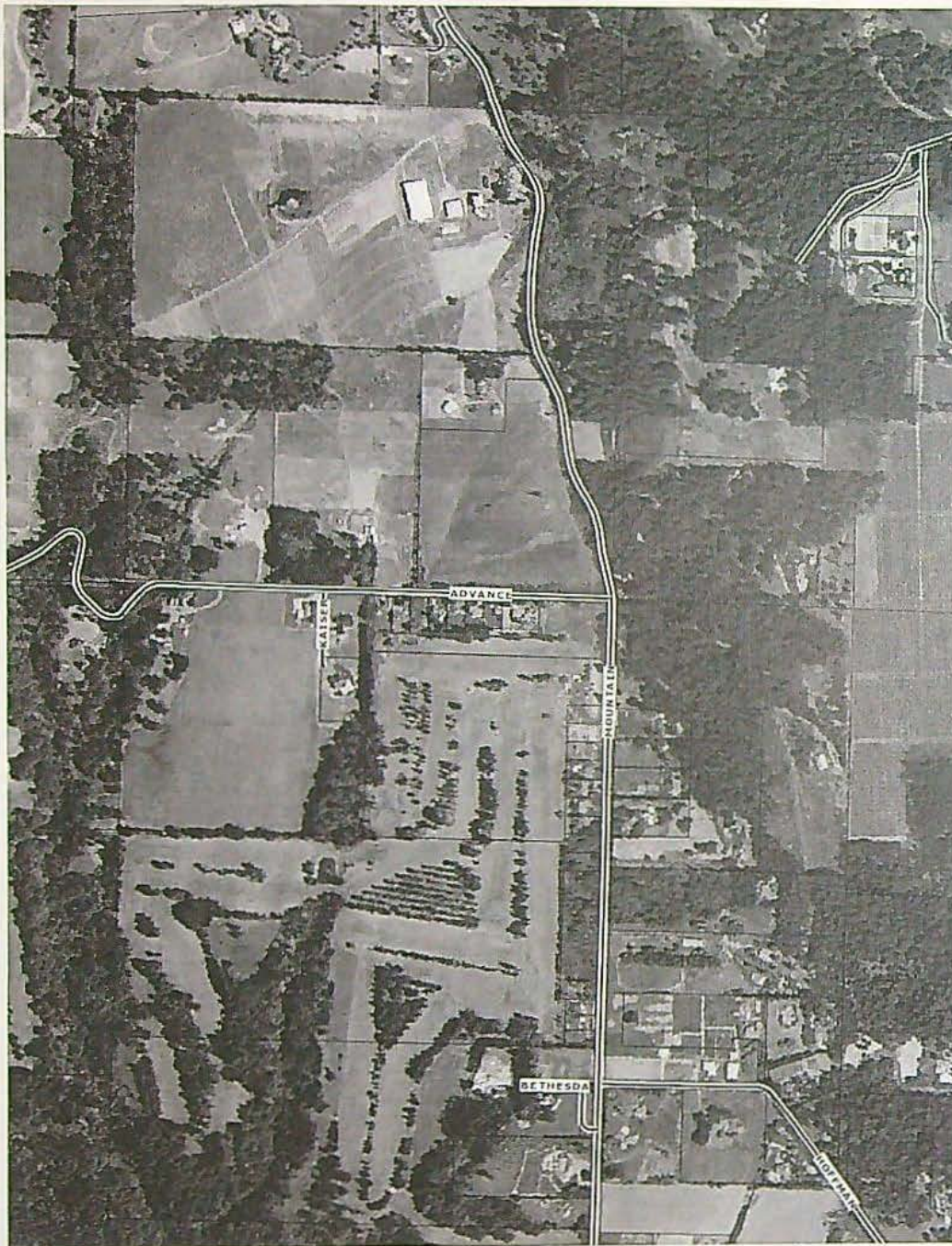
Clackamas, OR County Property Profile

1610 SW Advance Rd
West Linn OR 97068-9678



Fidelity National Title

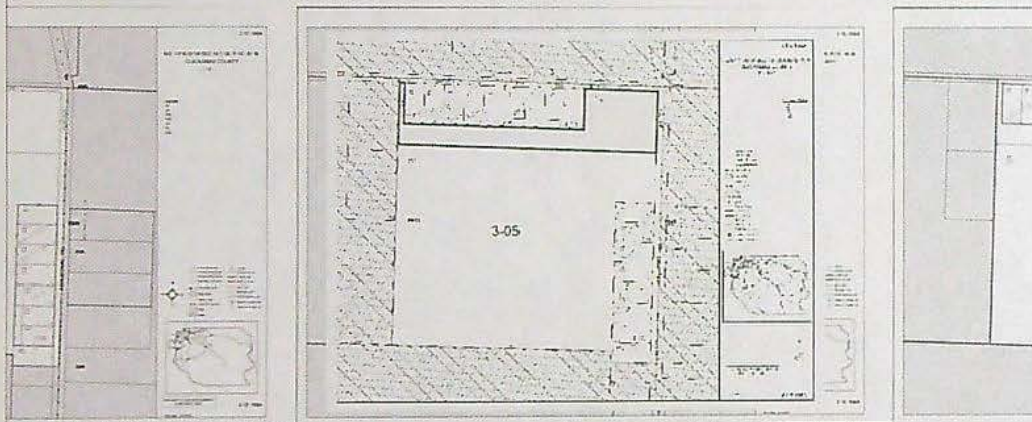
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Salem, OR



Received by OWRD

OCT 10 2024

Salem, OR

CLACKAMAS COUNTY OREGON
150 BEAVERCREEK RD.
OREGON CITY, OREGON 97045

REAL PROPERTY TAX STATEMENT
7/1/2023 to 6/30/2024

Property Location: 1610 SW ADVANCE RD
WEST LINN, OR 97068

ACCOUNT NO: **00000000**
MAP: 31E16BA00100

Tax Code Area: 003-005 Acres: 4.95

26277*80**G50**0.968**1/4*****AUTO5-DIGIT 97034
SHORTYS GOLF COURSE LLC
FRITZ MICHAEL & KRISTIN
16842 ALDER CIR
LAKE OSWEGO OR 97034-5604



2023 - 2024 CURRENT TAX BY DISTRICT:

COM COLL CLACK	56.94
ESD CLACKAMAS	37.69
SCH WLINN/WILS	501.30
EDUCATION TOTAL:	595.93

COUNTY CLACKAMAS R	329.29
COUNTY EXTENSION & 4-H	5.58
COUNTY LIBRARY	44.31
COUNTY PUBLIC SAFETY LOC OPT	41.32
COUNTY SOIL CONS	5.58
FD64 TVF&R	171.24
FD64 TVF&R LOC OPT	50.52
PORT OF PTLD	7.83
URBAN RENEWAL COUNTY	6.16
VECTOR CONTROL	0.73
VECTOR CONTROL LOC OPT	2.81

GENERAL GOVERNMENT TOTAL: 665.37

COM COLL CLACK BOND	27.89
COUNTY PUBLIC SFTY RADIO SYS	9.94
FD64 TVF&R BOND	15.01
SCH WLINN/WILS BOND	330.90
EXCLUDED FROM LIMIT TOTAL:	383.74

2023 - 2024 TAX BEFORE DISCOUNT 1,645.04

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET VALUES (RMV):		
RMV LAND	116,103	119,185
RMV TOTAL	116,103	119,185
ASSESSED VALUE:	109,002	112,272

PROPERTY TAXES: 1,597.05 1,645.04

Please Make Payment To: CLACKAMAS COUNTY TAX COLLECTOR

Questions about your property value or taxes ?
Please call 503-655-8671 or visit us online at www.clackamas.us/at

(See back of statement for instructions)

TAX PAYMENT OPTIONS				
Payment Options	Date Due	Discount Allowed	Net Amount Due	
FULL	Nov 15, 2023	49.35 3%	1,595.69	
2/3	Nov 15, 2023	21.93 2%	1,074.76	
1/3	Nov 15, 2023		548.34	

DELINQUENT TAXES:

TOTAL (after discount): 0.00
1,595.69
Delinquent tax amount is included in payment options listed below.

↑ TEAR HERE PLEASE RETURN THIS PORTION WITH YOUR PAYMENT See back of statement for instructions

TEAR HERE ↑

2023 - 2024 Property Tax Payment Clackamas County, Oregon

DISCOUNT IS LOST AFTER DUE DATE & INTEREST MAY APPLY

FULL PAYMENT	(Includes 3% Discount)	DUE Nov 15, 2023	1,595.69
2/3 PAYMENT	(Includes 2% Discount)	DUE Nov 15, 2023	1,074.76
1/3 PAYMENT	(No Discount offered)	DUE Nov 15, 2023	548.34

ACCOUNT NO: **00000000**

☐ Mailing address or taxpayer name change on back

Enter Amount Paid

Please make payment to:

CLACKAMAS COUNTY TAX COLLECTOR
PO BOX 6100
PORTLAND, OR 97228-6100

1/2 26277



26277*80**G50**0.968**1/4*****AUTO5-DIGIT 97034
SHORTYS GOLF COURSE LLC
FRITZ MICHAEL & KRISTIN
16842 ALDER CIR
LAKE OSWEGO OR 97034-5604

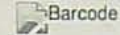
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03000007663620000159569000010747600000548346

Property Account Summary



mTaxesBeingCalculatedMessage

Account Number	[REDACTED]	Property Address	1610 SW ADVANCE RD , WEST LINN, OR 97068
----------------	------------	------------------	---

General Information

Alternate Property #	31E16BA00100
Property Description	Section 16 Township 3S Range 1E Quarter BA TAX LOT 00100
Property Category	Land &/or Buildings
Status	Active, Locally Assessed, Use Assessed
Tax Code Area	003-005
Remarks	

Tax Rate

Description	Rate
Total Rate	16.6319

Property Characteristics

Property Tax Deferral	Potential Additional Tax Liability
Neighborhood	99920: Golf courses county wide
Land Glass Category	025: Misc, Comm zone, Open Space
Acreage	4.95
Change property ratio	OPN

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Related Properties

No Related Properties Found

Parties

Role	Percent	Name	Address
Taxpayer	100	FRITZ FAMILY VENTURES LLC	16842 ALDER CIR, LAKE OSWEGO, OR 97034
Owner	100	FRITZ FAMILY VENTURES LLC	16842 ALDER CIR, LAKE OSWEGO, OR 97034

Property Values

Value Type	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019
AVR Total	\$112,272	\$109,002	\$105,828	\$102,746	\$102,654

Exempt						
TVR Total	\$112,272	\$109,002	\$105,828	\$102,746	\$102,654	
Real Mkt Land	\$119,185	\$116,103	\$105,828	\$102,746	\$102,746	
Real Mkt Bldg						
Real Mkt Total	\$119,185	\$116,103	\$105,828	\$102,746	\$102,746	
M5 Mkt Land	\$119,185	\$116,103	\$105,828	\$102,746	\$102,746	
M5 Mkt Bldg						
M5 SAV						
SAVL (MAV Use Portion)						
MAV (Market Portion)	\$112,272	\$109,002	\$105,828	\$105,733	\$102,654	
Mkt Exception						
AV Exception						

Active Exemptions

No Exemptions Found

Events

Effective Date	Entry Date-Time	Type	Remarks
06/03/2024	06/18/2024 07:34:00	Taxpayer Changed	Property Transfer Filing No.: 443168 06/03/2024 by DSCHNEIDER
06/03/2024	06/18/2024 07:34:00	Recording Processed	Property Transfer Filing No.: 443168, Bargain & Sale, Recording No.: 2024-019225 06/03/2024 by DSCHNEIDER
06/03/2024	06/13/2024 12:19:00	Taxpayer Changed	Property Transfer Filing No.: 443070 06/03/2024 by DSCHNEIDER
06/03/2024	06/13/2024 12:19:00	Recording Processed	Property Transfer Filing No.: 443070, Quit Claim Deed, Recording No.: 2024-019224 06/03/2024 by DSCHNEIDER
01/26/2023	01/26/2023 07:41:00	Taxpayer Changed	Party/Property Relationship by BCROWE
11/14/2022	12/06/2022 12:03:00	Taxpayer Changed	Property Transfer Filing No.: 421739 11/14/2022 by LESLIESOS
11/14/2022	12/06/2022 12:03:00	Recording Processed	Property Transfer Filing No.: 421739, Bargain & Sale, Recording No.: 2022-058948 11/14/2022 by LESLIESOS
09/23/2022	09/27/2022 09:43:00	Taxpayer Changed	Property Transfer Filing No.: 419645 09/23/2022 by BCROWE
09/23/2022	09/27/2022 09:43:00	Recording Processed	Property Transfer Filing No.: 419645, Warranty Deed, Recording No.: 2022-051764 09/23/2022 by BCROWE

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04/06/2021 09:59:00	The situs address has changed	by DROME
07/01/1999 12:00:00	Ownership at Conversion	Conversion deed: 82-02246, , \$ 0

The Tax Calculator is offline for annual Tax Certification until October 11th

No Charges are currently due. If you believe this is incorrect, please contact the Assessor's Office.

Receipts

Date	Receipt No.	Amount Applied to Parcel	Total Amount Due	Receipt Total	Change
11/06/2023 00:00:00	5404017 (ReceiptDetail.aspx? receiptnumber=5404017)	\$1,645.04	\$1,645.04	\$1,595.69	\$0.00
01/26/2023 00:00:00	5358837 (ReceiptDetail.aspx? receiptnumber=5358837)	\$1,611.25	\$1,611.25	\$1,611.25	\$0.00
11/10/2021 11:02:00	5120684 (ReceiptDetail.aspx? receiptnumber=5120684)	\$1,469.26	\$42,314.27	\$41,044.83	\$0.00
11/05/2020 10:55:00	4844561 (ReceiptDetail.aspx? receiptnumber=4844561)	\$1,495.11	\$43,042.59	\$41,751.30	\$0.00
11/12/2019 12:48:00	4677434 (ReceiptDetail.aspx? receiptnumber=4677434)	\$1,451.39	\$43,234.55	\$41,937.51	\$0.00

Sales History

Sale Date	Entry Date	Recording Date	Recording Number	Sale Amount	Excise Number	Deed Type	Grantee(Buyer)	Other Parcels
05/31/2024	06/18/2024	06/03/2024	2024-019225	\$0.00	443168		FRITZ FAMILY VENTURES LLC	No
05/31/2024	06/13/2024	06/03/2024	2024-019224	\$0.00	443070		FRITZ MICHAEL W TRUSTEE	No
11/08/2022	12/06/2022	11/14/2022	2022-058948	\$0.00	421739		SHORTYS GOLF COURSE LLC	No
09/22/2022	09/27/2022	09/23/2022	2022-051764	\$1,125,000.00	419645		FRITZ MICHAEL W TRUSTEE	No

Property Details

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That SANDELIE DEVELOPMENT CO.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
SANDELIE GOLF CLUB, Inc. hereinafter called
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Clackamas and State of Oregon, described as follows, to-wit:

Tax Lot 31E16 - 1200 and 1300
Tax Lot 31E16 BA 100 and 1100
Tax Lot 31E16 BD 900

The above are in Sec. 16, TWP3S, R1E, Willamette Meridian
in Clackamas County, State of Oregon

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(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

Except those of record

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 10.00
~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 10.00~~
(The sentence between the symbols @, if not applicable, should be deleted. See ORS 91.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 2nd day of January, 1981;
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

SANDELIE DEVELOPMENT CO.

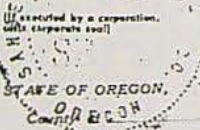
William A. Kaiser
Janet M. Kaiser

STATE OF OREGON, County of Clackamas) ss.
Jan. 2, 1981

Personally appeared Wm. A. Kaiser and Janet Kaiser who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of Sandelie Development Co.

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in full of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

John R. Harrison
Notary Public for Oregon
My commission expires: Feb. 13, 1982



Personally appeared the above named

and acknowledged the foregoing instrument to be voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

Sandelie Golf Club, Inc.
25333 S.W. 4th Rd.
West Linn, OR 97068
NAME, ADDRESS, ZIP

Until a change is recorded all the statements shall be sent to the following address:

Sandelie Golf Club, Inc.
25333 S.W. 4th Rd.
West Linn, OR 97068
NAME, ADDRESS, ZIP

STATE OF OREGON) ss.
County of Clackamas

I, George D. Poppen, County Clerk, Ex-Officio Recorder of Conveyances and Ex-Officio Clerk of the Circuit Court of the State of Oregon, for the County of Clackamas, do hereby certify that the within instrument of writing was received for and recorded in the records of said county at

82 JAN 25 AM 1:16



George D. Poppen
County Clerk
Recording Certificate
CCP-84

82 2246

GR
Grantor's Name:
Michael Wolfgang Fritz

(Michael W. Fritz, Trustee,
Michael W. Fritz Trust dated April 2, 2015)

16842 Alder Circle
Lake Oswego, Oregon 97034

Grantee's Name:
Shorty's Golf Course, LLC
28333 SW Mountain Road,
West Linn, Oregon 97068

After recording return to:
Steven B. Hval, Esq.
Hagen O'Connell & Hval LLP
8555 S.W. Apple Way, STE 300
Portland, OR 97225

**Until otherwise requested,
send all tax statements to:**
Steven B. Hval, Esq.
Hagen O'Connell & Hval LLP
8555 S.W. Apple Way, STE 300
Portland, OR 97225

Clackamas County Official Records
Sherry Hall, County Clerk

2022-058948



\$128.00

02597188202200589480080080

11/14/2022 11:01:38 AM

D-D Cnt=1 Stn=7 LISA
\$40.00 \$18.00 \$82.00 \$10.00

BARGAIN AND SALE DEED

Michael W. Fritz, Grantor, conveys to Shorty's Golf Course, LLC, an Oregon limited liability company, Grantee, the following described real property situated in the County of Clackamas, State of Oregon:

See Legal Description attached hereto as Exhibit "A"

Subject to and excepting: Covenants, Conditions, Restrictions and Easements of record.

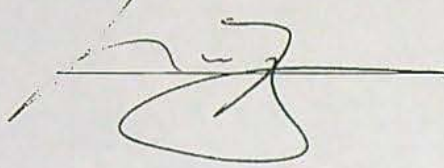
The true and actual consideration for this conveyance is other property or value, the receipt and adequacy of which is acknowledged. See ORS 90.030(2).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8 OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS

AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED: November 8, 2022.

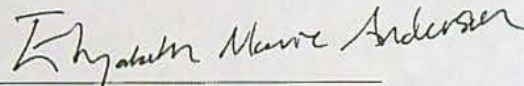
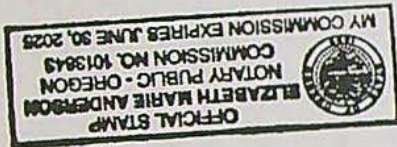
GRANTOR:



ACKNOWLEDGEMENT:

STATE OF OREGON)
County of Clackamas) ss.

This instrument was acknowledged before me on 11/8, 2022, by Michael W. Fritz



Notary Public for the State of Oregon



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EXHIBIT "A"
LEGAL DESCRIPTION

28333 SW Mountain Road, West Linn, Oregon 97068

PARCEL I:

All of the East one-half of the North one-half of the Northwest one-quarter of Section 16, Township 3 South, Range 1 East of the Willamette Meridian, in the County of Clackamas and State of Oregon.

EXCEPTING THEREFROM the Northerly 330 feet.

ALSO EXCEPTING THEREFROM that portion lying within the plat of SANDELIE ESTATES NO. 2.

ALSO EXCEPTING THEREFROM that portion conveyed to F. J. Hoesly, et ux, by Warranty Deed recorded August 5, 1968 as Recorder's Fee No. 68 16111 and described as follows:

Beginning at a point South 0° 12' West, 1286.90 feet and North 89° 48' West, 30 feet from a 1 1/4 inch iron pipe which is at the North one-quarter corner of Section 16, Township 3 South, Range 1 East, Willamette Meridian; said true point of beginning being the Southeast corner of SANDELIE ESTATES NO. 2; thence South 0° 12' West 100 feet; thence North 89° 48' West 200 feet; thence North 0° 12' East 100 feet; thence South 89° 48' East 200 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that portion lying within public roads.

PARCEL II:

The Northerly 330 feet of the East one-half of the North one-half of the Northwest one quarter of Section 16, Township 3 South, Range 1 East of the Willamette Meridian, in the County of Clackamas and State of Oregon.

EXCEPTING THEREFROM that portion lying within the plat of SANDELIE ESTATES NO. 1.

ALSO EXCEPTING THEREFROM that portion lying within public roads.

Easement Property

Lot 1, SANDELIE ESTATES NO. 2, in the County of Clackamas and State of Oregon.

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EXHIBIT C
Water Right Certificate 50575

STATE OF OREGON
COUNTY OF CLATSOP

CERTIFICATE OF WATER RIGHT

This Is to Certify, That SANDLIE GOLF CLUB, INC.

of 28333 SW Mountain Road, West Linn, State of Oregon 97068, has made
proof to the satisfaction of the Water Resources Director of a right to the use of the waters of
two wells

a tributary of Willamette River for the purpose of
irrigation of 51.5 acres

under Permit No. G-6433 and that said right to the use of said waters has been perfected in
accordance with the laws of Oregon, that the priority of the right hereby confirmed dates from
April 25, 1975

that the amount of water to which such right is entitled and hereby confirmed, for the purposes
aforesaid is limited to an amount actually beneficially used for said purposes, and shall not exceed
0.64 cubic foot per second, being 0.32 cfs from each well

or its equivalent in case of rotation, measured at the point of diversion from the well
The well is located in the SW 1/4 NW 1/4, NE 1/4 SW 1/4, Section 16, T3S, R1E,
WM; Well 1 - 2,050 feet South and 1,560 feet West, Well 2 - 3,780 feet South
and 360 feet West, both from N 1/4 Corner, Section 16

The amount of water used for irrigation, together with the amount secured under any other
right existing for the same lands, shall be limited to one-eightieth of one cubic foot per second
per acre, or its equivalent for each acre irrigated and shall be further limited
to a diversion of not to exceed 2 1/2 acre-feet per acre for each acre
irrigated during the irrigation season of each year

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

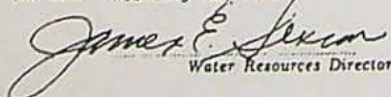
A description of the place of use under the right hereby confirmed, and to which such right
is appurtenant, is as follows

11.8 acres NE 1/4 NW 1/4
12.4 acres SW 1/4 NW 1/4
15.5 acres SE 1/4 NW 1/4
7.6 acres NE 1/4 SW 1/4
4.2 acres NW 1/4 SW 1/4
Section 16
Township 3 South, Range 1 East, WM

The right to the use of the water for the purposes aforesaid is restricted to the lands or place
of use herein described

WITNESS the signature of the Water Resources Director, affixed

this date February 12, 1982


Water Resources Director

Recorded in State Record of Water Right Certificates, Volume 44, page 50575

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A. Grantor owns certain real property located in Clackamas County, Oregon which is more particularly described in Exhibit A attached hereto (the "Sandellie Property"). Grantee owns certain real property located in Clackamas County which is adjacent to the Sandellie Property, and which is more particularly described in Exhibit B attached hereto (the "Fritz Property").

B. A well identified in the records of the Oregon Water Resources Department ("OWRD") as CLAC 9317 (along with its associated pumping and electrical equipment) is located on the Sandellie Property (the "Well"). The Well supplies water for irrigation purposes to the Sandellie Property and the Fritz Property, pursuant to Water Right Certificate 50575 (the "Water Right") on file with OWRD and attached hereto as Exhibit C. The approximate location of the Well is shown as well # 1 on the final proof map included in Exhibit C.

C. Grantor and Grantee desire to enter into this Well Easement and Water Use Agreement ("Agreement") to establish their respective rights and obligations pertaining to the access, use, operation, and maintenance of the Well and to establish other rights and obligations as provided herein.

D. A separate well identified in the records of OWRD as CLAC 9316 and designated as well #2 in the Water Right is located at another location on the Sandellie Property. An exempt well identified in the records of OWRD as CLAC 8196 (deepened by log CLAC 52192/ID L03011) is located on the Fritz Property. CLAC 9316 and CLAC 8196 are not covered by this Agreement; Grantor has exclusive use of CLAC 9316 and Grantee has exclusive use of CLAC 8196.

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E. CLAC 9316 and CLAC 9317 are also the designated points of appropriation for Permit G-16291, held by Grantor. The water use authorized by Permit G-16291 is *not* covered by this Agreement.

In consideration of the following mutual covenants, the parties agree as follows:

1. **Grant of Easement.** Grantor hereby grants and conveys to Grantee an easement to that portion of the Sandelie Property that is 50 feet in width from the Well to the Fritz Property (the "Easement"): (i) to use and convey water from the Well to the Fritz Property through an underground pipeline; (ii) to enter upon such portion of the Sandelie Property over the location of the pipeline to install, maintain, repair, and replace the pipeline, according to the terms of Section 4 below; and (iii) to enter upon such portion of the Sandelie Property over the location of the pipeline to operate, maintain, and repair the Well, according to the terms of Section 4 below.

2. **Location of Easement.** The Easement will be located along the most direct, practicable route from the Well to the Fritz Property, beginning at the Well, 2050 feet south and 1560 feet west from the N 1/4 corner of Section 16, and running generally northeast to the southwest corner of the Fritz Property (the NE 1/4 NW 1/4 of Section 16, T3S, R1E), approximately as shown on Exhibit D.

3. **Nature of Easement.** Subject to possible termination under Section 15, the Easement and rights granted herein shall be perpetual and non-exclusive. The Easement and the obligations described herein shall run with the land and shall bind and inure to the benefit of Grantor, Grantee, and each of their respective heirs, legal representatives, successors, and assigns. Grantor may also make any use of its property burdened by the Easement that is consistent with its current or future ownership of the Sandelie Property, as long as such use does not unreasonably interfere with Grantee's use of the Easement as provided in this Agreement.

4. **Installation, Maintenance, and Repair; Cost Allocation; Utilities.**

4.1 **Pipeline Installation, Maintenance, and Repair.** Within two years of the effective date of this Agreement, Grantee shall install a new, separate pipeline to convey water from the Well to the Fritz Property ("Fritz Pipeline"), located as described in Section 2 above. Grantee shall be solely responsible for the installation, maintenance, repair, and replacement of the Fritz Pipeline. All work performed on the Fritz Pipeline shall be completed in a workmanlike manner, free of claims and liens. Until the Fritz Pipeline is installed, Grantor and Grantee will share the existing pipeline running from the Well to the Fritz Property, including sharing equally (50-50) the costs of any maintenance or repairs of the existing pipeline. Upon completion of the installation, maintenance, repair, or replacement of the Fritz Pipeline, Grantee shall restore the surface of the Sandelie Property to its previous condition.

4.2 **Well Maintenance and Repair.** Sandelie will maintain and repair the Well in a good and safe condition and replace mechanical components of the Well as needed ("Well Maintenance"). Fritz may, upon not less than 24 hours advance written notice, perform any necessary emergency maintenance or repairs to the Well in the event Sandelie is not available to perform such repairs. All work performed on the Well shall be completed in a workmanlike manner, free of claims and liens. Each party shall pay its share of the cost of Well Maintenance in proportion to that party's irrigated acreage served by the Well (Sandelie, 77%; Fritz, 23%); provided, however, that neither party shall commence any shared Well Maintenance exceeding \$2,500.00 in cost without first obtaining the verbal consent of the other party, which consent

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shall not be unreasonably withheld. A party shall pay its share of Well Maintenance costs within 10 days of receipt of a written statement setting forth the amount thereof, accompanied by a copy of the third party bills or paid receipts showing the nature of the expenses in reasonable detail.

4.4 **Utilities.** Fritz shall pay 23% of all utility charges incurred and attributable to the operation of the Well for irrigation purposes. Fritz's share of the utility charges shall be payable annually and shall be paid by Fritz within 10 days of receipt of a written statement setting forth the amount thereof.

5. **Use of Water/Measurement/Allocation of Shortage.**

5.1 **Use of Water.** The Water Right authorizes irrigation of 51.5 acres in total—39.7 acres on the Sandelie Property and 11.8 acres on the Fritz Property, withdrawn at the rate of 0.32 cfs, up to a maximum volume of 2.5 acre feet of water per acre during the irrigation season of each year. Subject to Section 5.3 below, Grantor shall be entitled to withdraw water from the Well to irrigate 39.7 acres of land on the Sandelie Property and other property owned by Grantor, up to a maximum of 99.25 acre feet annually, and Grantee shall be entitled to withdraw water from the Well to irrigate 11.8 acres of land on the Fritz Property, up to a maximum of 29.5 acre feet annually. Grantee's use of the water from the Well shall be for irrigation purposes only and only in the locations authorized by the Water Right, unless a change in character of use or change in place of use is authorized by OWRD.

5.2 **Measurement.** At its own cost, Grantee shall install a totalizing flow meter on the Fritz Pipeline to measure its separate water use, and shall maintain the meter in good working order and keep a record of the amount of water used each month. Upon request, Grantee shall share its water use records with Grantor.

5.3 **Allocation of Shortage.** If insufficient water is available from the Well to supply Grantor and Grantee with their full rate and duty of water, the available water shall be shared by Grantor and Grantee in the following percentages:

Grantor	77%
Grantee	23%

6 **Curing Defaults.** If either party hereto shall default with respect to any of its obligations set forth herein (including its maintenance obligations), the other party shall have the right to complete such work and seek reimbursement for the cost thereof plus interest thereon at the rate of 9% per annum, provided that the delinquent party shall have been given prior written notice and a reasonable opportunity not to exceed ten days to complete such repair work.

7. **Indemnity.** Each party shall at all times protect, indemnify, defend, and save and hold harmless the other party from all claims, demands, liens, charges, encumbrances, losses, costs (including attorney fees before trial, at trial, and on any appeal), and litigation arising directly or indirectly out of (i) any breach or default under this Agreement by the party; or (ii) liability for bodily injury or death or property damage resulting from any tort of the party.

8. **Noninterference.** The parties to this Agreement shall not unreasonably interfere with the use of the Well by any person entitled to do so under the terms of this Agreement, provided such use is in the manner and for the purposes contemplated under this Agreement.

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9. **Cooperation.** The parties to this Agreement shall cooperate with each other in good faith and shall execute such further documents and shall perform such further acts as may be reasonably necessary or appropriate to carry out and accomplish the intent of this Agreement.
10. **Notice.** Notice to any party to this Agreement shall be in writing and either personally delivered or sent by certified mail, postage prepaid, return receipt requested, addressed to the party to be notified at the addresses specified herein. Any such notice shall be deemed received on the date of personal delivery to the party (or such parties authorized representative) or three (3) business days after deposit in the U.S. Mail, as the case may be. Until any party notifies the other party as to a change of its address for notice purposes, notice to the parties shall be sent to the above addresses
11. **Attorney Fees.** In the event legal action is commenced in connection with this Agreement, the prevailing party in such action shall be entitled to recover its reasonable attorney fees and costs incurred in the trial court and in the appeal therefrom.
12. **Severability.** If any term, provision, or condition contained in this Agreement shall, to any extent, be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, and each term, provision, and condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.
13. **Applicable Law.** This Agreement shall be construed in accordance with the laws of the State of Oregon.
14. **Entire Agreement.** This Agreement shall constitute the entire agreement between the parties and any prior understanding or representation of any kind preceding the date of this Agreement shall not be binding upon either party except to the extent incorporated into this Agreement. This Agreement may be executed in counterparts.
15. **Termination by Grantee.** Grantee may terminate this Agreement upon 90 days' written notice to Grantor, provided, however, that Grantee shall remain obligated to pay its share of any costs incurred prior to the date of notice pursuant to Section 4 above, and provided further that Grantee shall record a Termination of Easement ("Termination"), having first received Grantor's approval of the language of said Termination.

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Groundwater Transfer Review Summary Form

Transfer/PA # T- 14377

GW Reviewer Gabriela Ferreira / Travis Brown Date Review Completed: March 18, 2024

Summary of Same Source Review:

☒ The proposed change in point of appropriation is not within the same aquifer as per OAR 690-380-2110(2).

Summary of Injury Review:

☒ The proposed transfer will result in another, existing water right not receiving previously available water to which it is legally entitled or result in significant interference with a surface water source as per 690-380-0100(3).

Summary of GW-SW Transfer Similarity Review:

☐ The proposed SW-GW transfer doesn't meet the definition of "similarly" as per OAR 690-380-2130.

This is only a summary. Documentation is attached and should be read thoroughly to understand the basis for determinations.



Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, Oregon 97301-1271
(503) 986-0900
www.wrd.state.or.us

Ground Water Review Form:

- ☒ Water Right Transfer
☐ Permit Amendment
☐ GR Modification
☐ Other

Application: T-14377

Applicant Name: Shortland Golf Club
AKA Shorty's Golf Club LLC C/O Mike Fritz

Proposed Changes: ☐ POA ☒ APOA ☐ SW→GW ☒ RA
☐ USE ☒ POU ☐ OTHER

Reviewer(s): Gabriela Ferreira / Travis Brown

Date of Review: March 18, 2024

Date Reviewed by GW Mgr. and Returned to WRSD: _____

The information provided in the application is insufficient to evaluate whether the proposed transfer may be approved because:

- ☐ The water well reports provided with the application do not correspond to the water rights affected by the transfer.
- ☐ The application does not include water well reports or a description of the well construction details sufficient to establish the ground water body developed or proposed to be developed.
- ☐ Other _____

1. Basic description of the changes proposed in this transfer: The proposed POAs/POU are located approximately 4 miles east of Wilsonville city center, within the Sherwood-Dammasch-Wilsonville Groundwater Limited Area, which restricts new groundwater use within the basalt aquifer. The transfer relates to Certificate 50575, which authorizes 0.32 cfs for irrigation on 51.5 acres by Well 1 (CLAC 9317) and Well 2 (CLAC 9316/9324). CLAC 9316 was deepened from an original total depth of 725 feet bls to 1005 feet bls under CLAC 9324.

The transfer proposes to add two APOAs, Club House Well (deepening log CLAC 52192) and a not-yet-constructed well, Shop Well. The original log for Club House Well was not provided and the Groundwater Section did not identify the original well report based on depth, owner, and location.

2. Will the proposed POA develop the same aquifer (source) as the existing authorized POA?
☐ Yes ☒ No Comments: Currently authorized POAs Well 1 and Well 2 are completed to depths of 621 and 1005 feet bls, respectively, and develop the Columbia River Basalt (CRB) aquifer system, which is first reported in the well logs at depths of 362 and 540 feet bls. According to Gannett and Caldwell (1998) and nearby well logs, CRB is first encountered at depths between 175 and 250 feet bls near the APOAs.

The not-yet-constructed Shop Well would be completed to a depth of 650 feet with casing to a total depth of 350 feet bls and sealed to a depth of 75 feet bls. At this depth, proposed APOA Shop Well would likely partially develop the CRB aquifer system; however, proposed construction for APOA Shop Well may not be adequate to meet current well construction regulations for sealing into consolidated formations (OAR 690-210-0150) and as currently proposed, the well could commingle alluvial and CRB aquifers. Unless additional information is provided, the current construction for APOA Shop Well does not develop the same aquifer as the existing authorized POA.

The deepening log for Club House Well (CLAC 52192) indicates that the well was deepened from the likely original depth of 181 feet bls to a total depth of 278 feet bls and the lithology is reported between those depths as "broken gray green conglomerate" and "broken gray green brown red conglomerate". Based on the mapped depth to CRB and well log descriptions, this is likely alluvium overlying the CRBG. Based on the information available in the deepening log, CLAC 52192 does not appear to extend into the CRB and does not develop the CRB aquifer(s); therefore proposed APOA Club House Well does not produce from the same source as the currently authorized POAs. If the applicant provides additional information regarding the construction or lithology of the well, the well may be reconsidered.

3. a) Is there more than one source developed under the right (e.g., basalt and alluvium)?
☐ Yes ☒ No Comments: Currently authorized APOAs only develop the CRB aquifer system.
- b) If yes, estimate the portion of the right supplied by each of the sources and describe any limitations that will need to be placed on the proposed change (rate, duty, etc.): _____
4. a) Will this proposed change, at its maximum allowed rate of use, likely result in an increase in interference with another ground water right?
☒ Yes ☐ No Comments: The currently authorized POAs are located approximately 0.4 to 0.7 mile from CLAC 285, whereas the proposed POAs would be approximately 0.3 mile from MULT 107461. Therefore, potential interference was evaluated by this proposed change for proposed APOA Shop Well to CLAC 285.
- b) If yes, would this proposed change, at its maximum allowed rate of use, likely result in another groundwater right not receiving the water to which it is legally entitled?
☐ Yes ☒ No If yes, explain: The potential interference between proposed APOA Shop Well and CLAC 285 was evaluated with the maximum authorized rate of 0.32 cfs. The results are shown on the attached figures. Interference was not evaluated between proposed APOA Club House Well and CLAC 285, since it is farther from CLAC 285 and appears to not produce from the same aquifer.
Under likely scenarios, drawdown is less than 25 feet. Therefore, the proposed change is unlikely to result in another groundwater right not receiving the water to which it is legally entitled.

5. a) Will this proposed change, at its maximum allowed rate of use, likely result in an increase in interference with **another surface water source**?
☒ Yes ☐ No Comments: Based on available information, the authorized POAs do not have an effective hydraulic connection with nearby surface water. However, the proposed APOA Club House well appears to produce from the alluvial aquifer, which would increase interference with nearby surface water sources.
- b) If yes, at its maximum allowed rate of use, what is the expected change in degree of interference with any **surface water sources** resulting from the proposed change?
Stream: Willamette River ☐ Minimal ☒ Significant
Provide context for minimal/significant impact: The current interference with surface sources is anticipated to be very minimal, since the authorized POAs do not have an effective hydraulic connection to nearby surface water due to their deeper seals and the presence of dense basalt flow interiors between the top of their developed water-bearing zones and the Willamette riverbed. Based on the construction of the proposed POAs and production from hydraulically-connected aquifer(s), the interference with nearby surface water sources is expected to be significant in comparison with the currently authorized current authorized POAs.
6. For SW-GW transfers, will the proposed change in point of diversion affect the surface water source similarly (as per OAR 690-380-2130) to the authorized point of diversion specified in the water use subject to transfer?
☐ Yes ☐ No Comments: N/A
7. What conditions or other changes in the application are necessary to address any potential issues identified above: _____
8. Any additional comments: Until or unless additional information is provided regarding the construction of proposed APOAs Shop Well and Club House Well (CLAC 52192), neither well appears to develop solely the same aquifer as the existing authorized POAs.

References:

Application File T-14377 and Certificate 50575

Water well reports and pump tests: CLAC 187, CLAC 278, CLAC 279, CLAC 285, CLAC 278, CLAC 9316, CLAC 9317, CLAC 52192

Freeze, R.A. and Cherry, J.A., 1979, Groundwater, Prentice Hall, Englewood Cliffs, New Jersey, 604 p.

Gannett, M.W. and Caldwell, R., 1998, Geologic framework of the Willamette Lowland aquifer system, Oregon and Washington, Professional Paper 1424-A, 32 p: U. S. Geological Survey, Reston, VA.

Hunt, B., 2003, Unsteady stream depletion when pumping from semiconfined aquifer: Journal of Hydrologic Engineering, January/February, Vol 8, p. 12-19.

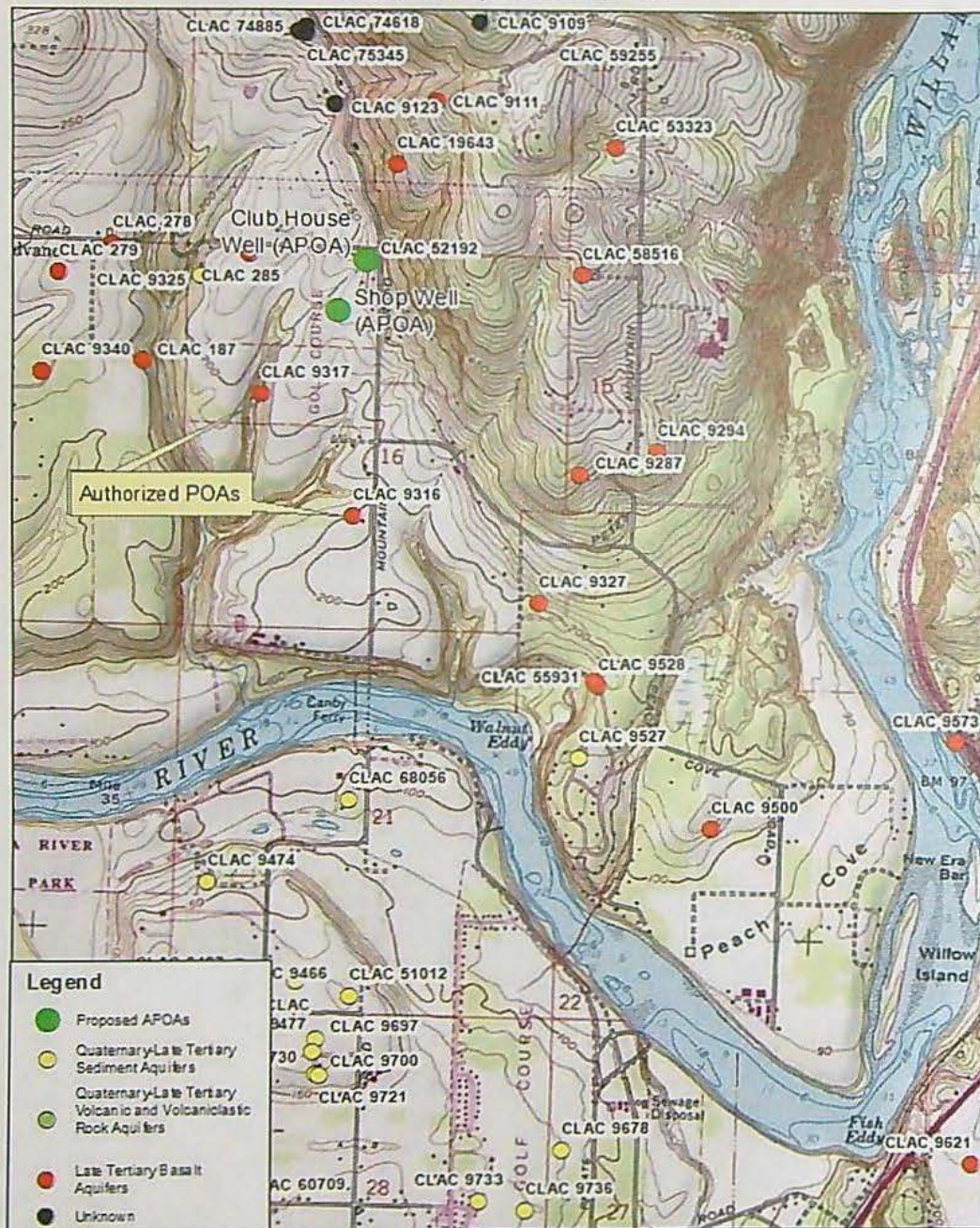
Oregon Lidar Consortium (OLC), 2016, OLC metro 2014 lidar project, Oregon Department of Geology & Mineral Industries, Portland, OR, November 30.

Swanson, R. D., McFarland, W. D., Gonthier, J. B., and Wilkinson, J. M., 1993, A description of hydrogeologic units in the Portland Basin, Oregon and Washington, Water-Resources Investigations Report 90-4196, 56 p.: U. S. Geological Survey, Reston, VA.

United States Geological Survey, 2014, National Hydrography Dataset (NHD), 1:24,000, U. S. Department of the Interior, Reston, VA.

Site map

**T-14377 Shortland Golf Course
T3S, R1E, Section 16**



0 1,320 2,640 3,960 5,280

Main Map Scale = 1:24,000

Service Layer Credits: Copyright © 2013 National Geographic Society. iCubed

Estimated Drawdown: Proposed APOA Shop Well to CLAC 285

Theis Time-Drawdown Worksheet

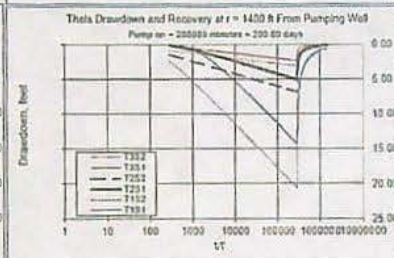
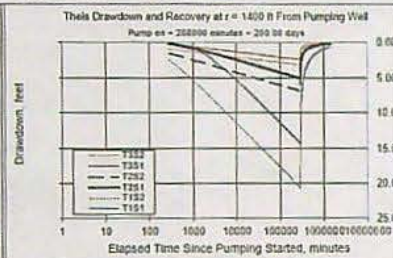
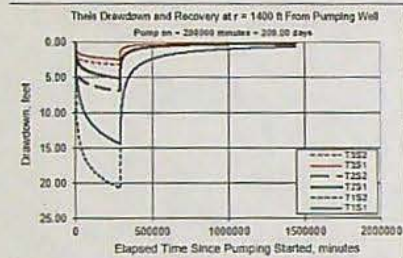
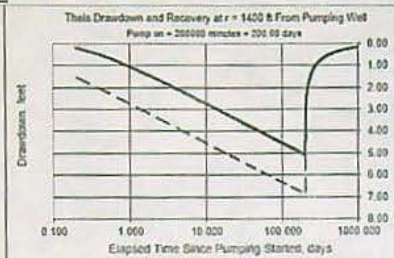
v 5.00

Calculates Theis nonequilibrium drawdown and recovery at any arbitrary radial distance, r , from a pumping well for 3 different T values and radial distance, r , from a pumping well for 3 different T values and 2 different S values

Written by Karl C. Wozniak September 1992 Last modified December 17, 2019

Input Data:	Var Name	Scenario 1	Scenario 2	Scenario 3	Units	
Total pumping time	t		200		d	
Radial distance from pumped well	r		1400		ft	Q conversions
Pumping rate	Q		0.32		cfs	143.62 gpm
Hydraulic conductivity	K	4	14	34	ft/day	0.32 cfs
Aquifer thickness	b		200		ft	19.20 cfm
Storativity	S	0.001				27.648.00 cfs
	$S-2$	0.0091				0.63 atd
Transmissivity Conversions	T ft ² /d	800	2800	6800	ft ² /day	
	T ft ² /m	0.5555556	1.9444444	4.7222222	ft ² /m	
	T gpd/ft	5984	20944	50964	gpd/ft	
						Recalculate

Use the Recalculate button if recalculation is set to manual



**STATE OF OREGON
WATER RESOURCES DEPARTMENT**

725 Summer St. N.E. Ste. A

SALEM, OR 97301-4172

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

RECEIPT # **142241**

INVOICE # _____

RECEIVED FROM: Shortland Golf Course

BY: _____

APPLICATION	
PERMIT	
TRANSFER	T-14377

CASH: ☐ CHECK: # 1066 OTHER: (IDENTIFY) ☐ _____

TOTAL REC'D \$ 2,687.94

1083 TREASURY 4170 WRD MISC CASH ACCT

0407 COPIES 47124 R 11476-25 \$ _____
0412 OTHER: (IDENTIFY) Transfer Reimbursement Authority \$ 2,687.94
 0243 I/S Lease _____ 0244 Muni Water Mgmt. Plan _____ 0245 Cons. Water _____

4270 WRD OPERATING ACCT

MISCELLANEOUS

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

WATER RIGHTS:

0201	SURFACE WATER	\$ _____	0202	\$ _____
0203	GROUND WATER	\$ _____	0204	\$ _____
0205	TRANSFER	\$ _____		

WELL CONSTRUCTION

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

OTHER (IDENTIFY) _____

0536 TREASURY 0437 WELL CONST. START FEE

0211	WELL CONST START FEE	\$ _____	CARD#	_____
0210	MONITORING WELLS	\$ _____	CARD#	_____
	OTHER (IDENTIFY) _____			

0607 TREASURY 0467 HYDRO ACTIVITY LIC NUMBER

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

TREASURY OTHER / RDX

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

RECEIPT: **142241**

DATED: 1-12-2024 BY: [Signature]

**REIMBURSEMENT AUTHORITY
APPLICANT'S AGREEMENT**
Contract Number: R11-476-25

RECEIVED
JAN 12 2024
OWRD

This Agreement is between the Oregon Water Resources Department, hereafter OWRD, and Shortland Golf Club, hereafter Applicant, hereafter known together as the parties.

OWRD Information

Contact: Kelly Starnes
Title: Transfer Advisor
Address: 725 Summer Street, NE, Suite A
Salem, OR 97301-1266

Phone: 503 979-3511
Fax: 503 986-0901
Email: patrick.k.starnes@water.oregon.gov

Applicant's Information

Name: Shortland Golf Club
Contact: Mike Fritz
Address: 16842 Alder Circle
Lake Oswego, OR 97034

Phone: (503) 969-1771
Fax:
Email: mw.fritz22@gmail.com

Applicant's Representative

Name: Pacific Hydro-Geology, Inc.
Contact: Doann Hamilton
Address: 18487 S Valley Vista Rd
Mulino, OR 97042

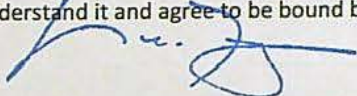
Phone: (503) 349-6946
Fax: (503) 632-5983
Email: phgdmh@gmail.com

Purpose The purpose of this Agreement is to expedite the processing of the Transfer Application. (Application Number: T-14377)

1. **Authority.** The OWRD has been authorized pursuant to ORS 536.055 to enter into a voluntary agreement with any applicant, permittee or regulated entity (collectively Applicant) for expediting or enhancing a regulatory process. In making this agreement, OWRD shall require the applicant to pay the full cost of expedited process.
2. **Restrictions.** Applicant and OWRD agree that this Agreement shall not be construed to restrict in any way the decisions and actions by OWRD. OWRD shall be free to exercise independent judgment consistent with existing laws and regulations.
3. **Effective Date and Duration.** Unless otherwise terminated by non-deposit of funds by the Applicant, this Agreement shall become effective on the date on which both parties have signed the Agreement and the full deposit of the estimated cost of the proposed service.
4. **Consideration.**
 - a. Applicant shall pay OWRD in advance for actual costs incurred by OWRD. The estimated maximum reimbursement payable to OWRD under this Agreement is **\$2,687.94**. Applicant agrees to pay the full amount of **\$2,687.94** to OWRD prior to commencement of any work stated in this Agreement. This payment will be placed in an account administered by OWRD and drawn upon as costs are actually incurred. If the actual cost of performing the work is less than payments received, OWRD will refund the unspent balance. If the actual cost of processing exceeds the estimate, the Applicant can either elect to terminate this Agreement or amend the Agreement to reflect the increase in cost.
 - b. The costs stated in this Agreement do not include the statutory application processing and filing fees.
5. **Confidentiality.** Applicant agrees that any information provided to or acquired by OWRD under this Agreement will be subject to the Oregon Public Records Law and shall be considered public records.
6. **Indemnity.** Applicant shall defend, save, hold harmless, and indemnify the State of Oregon, OWRD, and their officers, employees, and agents from and against all claims, suits, actions, losses, damages, liabilities, costs, and expenses of any nature resulting from or arising out of, or relating to the activities of Applicant or its representatives, officers, employees, contractors, or agents under this Agreement or with respect to the expedited service. The Applicant acknowledges that the Oregon Water Resources Department cannot and does not guarantee a favorable review under the subject regulatory process.

7. **Termination.** Applicant may request to terminate this agreement only in writing at anytime during the process. The Applicant agrees to pay for the work done by OWRD up until the time of the written termination request. OWRD, upon receiving such written termination request from the Applicant, will refund any unspent balance.
8. **Funds Authorized and Available.** By its execution of this Agreement, Applicants certify that sufficient funds are authorized and available to cover the expenditures contemplated by this Agreement.
9. **Duration of Estimate.** The Estimate of Time to completion is **approximately** 120 days once this Agreement has been fully executed and payment of the estimated cost deposited. If the Applicant's Agreement is not received by the Department within thirty (30) days of mailing the Agreement, the Applicant may need to re-apply for a new estimate. NOTE: Any time estimate is approximate; No guarantee of Final Order issuance of a date is certain. Duration estimates do not include any statutory waiting periods.
10. **Completion Date.** OWRD, by the execution of this Agreement does not guarantee the completion date indicated in this Agreement. Completion date is only an estimate and may be affected by the Department's workload, issues arising from the processing of the requested services and Applicant's timely response to requests for additional information.
11. **Captions.** The captions or headings in this Agreement are for the convenience only and in no way define, limit, or describe the scope, or intent, of any provision of this Agreement.
12. **Amendment and Merger.** The terms of this Agreement shall not be waived, altered, modified, supplemented, or amended in any manner whatsoever, except by written instrument signed by both parties. Such waiver, consent, modification or change, if made, shall be effective only in the specific instance and for the specific purpose given. There are no understandings, agreements or representations, oral or written, not specified herein regarding this Agreement.
13. **Signatures.** All parties, by the authorized representative's signature below, hereby acknowledge that they have read this Agreement, understand it and agree to be bound by its terms and conditions.

For Applicant:



Name/Title:

For OWRD:



Dwight French – Administrator

1-9-2024

Date

JAN 23 2024

Date

Mail signed Agreement to:

Elyse Richman
Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, OR 97301-1266

Watermaster Review Form: Water Right Transfer



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

Transfer Application: T-14377

Review Due Date:

Applicant Name: Shortland Golf Club

Proposed Changes: ☒ POU ☐ POD ☒ POA ☐ USE ☐ OTHER

Reviewer(s): Joel Plahn

Date of Review: 01/10/2024

1. Do you have evidence that the right has not been used in the last 5 years and that the presumption of forfeiture would not likely be rebuttable? ☐ Yes ☒ No If "Yes", attach evidence (e.g. dated aerial photo showing pavement or building on the land for >5 yrs.)
2. Is there a history of regulation on the source that serves this (or these) right(s) that has involved the transferred right(s) and downstream water rights? ☐ Yes ☒ No Generally characterize the frequency of any regulation or explain why regulation has not occurred:
3. Have headgate notices been issued for the source that serves the transferred right(s)?
☐ Yes ☒ No ☐ Records not available.
4. In your estimation, after the proposed change, would distribution of water for the right(s) result in regulation of other water rights that would not have occurred if use under the original right(s) was/were maximized? ☐ Yes ☒ No If "Yes", explain:
5. In your estimation, if the proposed change is approved, are there upstream water rights that would be affected? ☐ Yes ☒ No If "Yes", describe how the rights would be affected and list the rights most affected:

6. Check here ☐ if it appears that downstream water rights benefit from return flows resulting from the current use of the transferred right(s)? If you check the box, generally characterize the locations where the return flows likely occur and list the water rights that benefit most:

☒ N/A

7. For POD changes and instream transfers, check here if there are channel losses between the old and new PODs or within the proposed instream reach? If you check the box, describe and, if possible, estimate the losses:

☒ N/A

8. For instream transfers that propose protection of a reach beyond the mouth of the source stream:

☒ N/A Would the quantity be measureable into the receiving stream consistent with OAR 690-077-0015(8)? ☐ Yes ☐ No

9. For POU changes: ☐ N/A Is it likely the original place of use would continue to receive water from the same source? ☐ Yes ☒ No If "Yes", explain:

10. For POU or USE changes: ☐ N/A In your best judgment, would use of the existing right at "full face value," result in the diversion of more water than can be used beneficially and without waste? ☐ Yes ☒ No If "Yes", explain:

11. For POU changes that involve micro-irrigation: ☒ N/A

- a. Has the applicant made changes (absent a transfer) to convert to micro-irrigation within the current place of use boundary of the water right proposed for transfer, and previously demonstrated to the Department through monitoring and site inspections by the Watermaster that the proposed transfer will not result in injury or enlargement?

☐ Yes ☐ No If "Yes", explain:

- b. Has a temporary transfer of this nature been previously filed and approved on the same lands (or portions thereof) as those lands involved in this transfer?

☐ Yes ☐ No If "Yes", answer the following:

- i. Were there any problems with more acres being irrigated (or wetted) than were authorized under the temporary transfer? ☐ Yes ☐ No If "Yes", explain:
- ii. Did the designated areas that were to remain dry (or not wetted) under the temporary transfer actually remain dry? ☐ Yes ☐ No If "No", explain:
- iii. Did the applicant comply with and meet all of the conditions of the temporary transfer? ☐ Yes ☐ No If "No", explain:
- iv. Do you have any other observations regarding the temporary transfer?
☐ Yes ☐ No If "Yes", describe:
- v. Did the applicant demonstrate to the Department through monitoring and site inspections by the Watermaster that neither injury nor enlargement occurred as a result of the temporary transfer? ☐ Yes ☐ No If "No", explain:

- c. To the best of your knowledge, if this transfer is approved, does it appear that:

- i. "Injury" will occur to other water rights that share the same source?
☐ Yes ☐ No If "Yes", explain:
- ii. "Enlargement" of the water right being transferred will occur?
☐ Yes ☐ No If "Yes", explain:

12. Are there other issues not identified through the above questions that should be considered in determining whether the change "can be effected without injury to other rights"?

☒ Yes ☐ No If "Yes", explain:

FYI - T-14244 and Permit G-16291 are associated to the same land.

13. What alternatives may be available for addressing any issues identified above:

14. Do conditions need to be included in the transfer order to avoid enlargement of the right or injury to other rights? ☒ No ☐ Yes, as checked and provided below:

☐ For POU changes that involve micro-irrigation, provide the monitoring and reporting conditions necessary to prevent injury/enlargement:

☐ A Headgate should be required prior to diverting water.

☐ Measurement Devices for POD or POA: (if this condition is selected, also fill in the top sections of Page 4)

a. Before water use may begin under this order, the water user shall install a totalizing flow meter, or, with prior approval of the Director, another suitable measuring device, ☐ at each point of diversion/appropriation (new and existing) OR at each new point of diversion/appropriation ☐ with the exception that water rights issued to the Bureau of Reclamation or an irrigation district (or similar entity) are not subject to this condition.*

b. The water user shall maintain the meters or measuring devices in good working order.

c. The water user shall allow the Watermaster access to the meters or measuring devices; provided however, where the meters or measuring devices are located within a private structure, the Watermaster shall request access upon reasonable notice.

☐ Reservoir water use measurement: (if this condition is selected, also fill in the top sections of Page 4)

a. Before water use may begin under this order, the water user shall install staff gages, or, with prior approval of the Director, other suitable measuring devices, that measure the entire range and stage between empty and full in each reservoir. Staff gages shall be United States Geological Survey style.*

b. Before water use may begin under this order, if the reservoir is located in channel, weirs or other suitable measuring devices must be installed upstream and downstream of the reservoir, and, an adjustable outlet valve must be installed. The water user shall maintain such devices in good working order. A written waiver may be obtained, if in the judgment of the Director, the installation of weirs or other suitable measuring devices, or the adjustable outlet valve, will provide no public benefit.

* The following alternative device(s) should be substituted for the bold, underlined device in the above selected condition:

☐ Weir
☐ Parshall Flume
☐ Other: _____

☐ Submerged Orifice
☐ Flow Restrictor

Oregon Water Resources Department
Measurement Condition Information for the Applicant
(To be sent with the Draft Preliminary Determination or Final Order)

Transfer #: T-

☐ In order to avoid enlargement of the right or injury to other rights, a _____ will
be required to be installed prior to diversion of water, as a condition of this transfer:
☐ at each point of diversion/appropriation (new and existing) **OR**
☐ at each new point of diversion/appropriation.

For additional information, or to obtain approval of a different type of measurement device, the applicant should contact the area Watermaster:

Watermaster name:

District:

Address:

City/State/Zip:

Phone:

Email:

Note: If a device other than the one specified in the Preliminary Determination or Final Order is approved by the Watermaster, fill out and mail the form below to the Salem office.

Approval of an Alternate Measurement Device T-
(to be filled out after consultation with the applicant, or after a site visit)

On behalf of the Director, I authorize use of the following suitable alternate measurement device:

Watermaster signature

District

Date

If this form is used for approval of an alternative measurement device, it must be mailed to:

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

STATE OF OREGON
WATER RESOURCES DEPARTMENT

725 Summer St. N.E. Ste. A

SALEM, OR 97301-4172

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

RECEIPT # 142193

INVOICE # _____

RECEIVED FROM: Shortland Golf Course
BY: _____

APPLICATION
PERMIT
TRANSFER T-14377

CASH: ☐ CHECK: # 1054 OTHER: (IDENTIFY) ☐

TOTAL REC'D \$125.00

1083 TREASURY 4170 WRD MISC CASH ACCT

0407 COPIES 47124 R11476-25 \$
0413 OTHER: (IDENTIFY) Transfer Reimbursement \$125.00

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

4270 WRD OPERATING ACCT

MISCELLANEOUS

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

WATER RIGHTS:

0201 SURFACE WATER EXAM FEE 0202 RECORD FEE \$
0203 GROUND WATER EXAM FEE 0204 RECORD FEE \$
0205 TRANSFER EXAM FEE

WELL CONSTRUCTION

0218 WELL DRILL CONSTRUCTOR EXAM FEE 0219 LICENSE FEE \$
LANDOWNER'S PERMIT 0220 LICENSE FEE \$

OTHER (IDENTIFY) _____

0536 TREASURY 0437 WELL CONST. START FEE

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

OTHER (IDENTIFY) _____

0607 TREASURY 0467 HYDRO ACTIVITY LIC NUMBER

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

TREASURY OTHER / RDX

FUND _____ TITLE _____

OBJ. CODE _____ VENDOR # _____

DESCRIPTION _____ \$

RECEIPT: 142193

DATED: 1-4-2024 BY: [Signature]

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

STATE OF OREGON
WATER RESOURCES DEPARTMENT

725 Summer St. N.E. Ste. A

SALEM, OR 97301-4172

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

RECEIPT # 142193

INVOICE # _____

RECEIVED FROM: Shortland Golf Course
BY: _____

APPLICATION
PERMIT
TRANSFER T-14377

CASH: ☐ CHECK: # 1054 OTHER: (IDENTIFY) ☐

TOTAL REC'D \$125.00

1083 TREASURY 4170 WRD MISC CASH ACCT

0407 COPIES 47124 R11476-25 \$
0413 OTHER: (IDENTIFY) Transfer Reimbursement \$125.00

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

4270 WRD OPERATING ACCT

MISCELLANEOUS

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

WATER RIGHTS:

0201 SURFACE WATER EXAM FEE 0202 RECORD FEE \$
0203 GROUND WATER EXAM FEE 0204 RECORD FEE \$
0205 TRANSFER EXAM FEE

WELL CONSTRUCTION

0218 WELL DRILL CONSTRUCTOR EXAM FEE 0219 LICENSE FEE \$
LANDOWNER'S PERMIT 0220 LICENSE FEE \$

OTHER (IDENTIFY) _____

0536 TREASURY 0437 WELL CONST. START FEE

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

OTHER (IDENTIFY) _____

0607 TREASURY 0467 HYDRO ACTIVITY LIC NUMBER

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

TREASURY OTHER / RDX

FUND _____ TITLE _____

OBJ. CODE _____ VENDOR # _____

DESCRIPTION _____ \$

RECEIPT: 142193

DATED: 1-4-2024 BY: [Signature]

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



OREGON WATER RESOURCES DEPARTMENT
TRANSFER REIMBURSEMENT AUTHORITY
ESTIMATE APPLICATION



ORS 536.055 authorizes the Oregon Water Resources Department to expedite or enhance regulatory processes voluntarily requested under the agreement.

Please contact Transfer Staff before submitting this request, as the application fee of \$125.00 per request is non-refundable.

Checks submitted for this application must be separate from Transfer fees.

The purpose of this application is to obtain estimates of the cost and time required to process a Transfer Application Request. There is a non-refundable application fee of \$125.00 per request.

REQUEST	TYPE	FILE NUMBER
☒	Transfer Application	Transfer Number NA

	Applicant Information	Applicant's Representative/Contact
Name:	Shortland Golf Club AKA Shorty's Golf Club LLC c/o Mike Fritz	Pacific Hydro-Geology, Inc. c/o Doann Hamilton
Address:	16842 Alder Circle Lake Oswego, OR 97034	18487 S. Valley Vista Road Mulino, OR 97042
Phone:	503-969-1771	(503) 349-6946 cell
Fax:		(503) 632-5983
E-Mail Address:	mw.fritz22@gmail.com	phgdmh@gmail.com

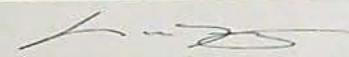
By signing this application, I understand:

- That upon receipt of my non-refundable application fee of **\$125.00**, OWRD will, within fourteen (14) days, notify me in writing of the estimate of costs and time frame for the expedited service.
- That this fee covers the reimbursement authority staff to evaluate and provide the estimate for processing of the request.
- That upon receiving the estimate, I may agree or decline to enter into a formal contract to pay the estimated cost in advance to initiate the expedited service.
- That an incomplete or inaccurate application may delay the process and increase the cost to process my request.
- That expedited processing does not guarantee a favorable review of my request.

I certify that I am the (check one):

☒ Applicant ☐ Applicant's Representative ☐ Other (Please specify) _____

Name: Michael W Frit , Shortland Golf Club

Signature: 

Send completed Application and payment to:

Oregon Water Resources Department
Transfer Reimbursement Authority Program
725 Summer St. NE, Suite A
Salem, OR 97301-1271

RECEIVED

JAN 4 2024

OWRD

OWRD USE ONLY: Reimbursement Authority Number: R11-476-25



Oregon

Tina Kotek, Governor

Water Resources Department

North Mall Office Building

725 Summer St NE, Suite A

Salem, OR 97301

Phone 503 986-0900

Fax 503 986-0904

January 8, 2024

Mike Fritz
16842 Alder Circle
Lake Oswego, OR 97034
Reference: Application T-14377

On January 4, 2024, the Department received your water right Permanent Transfer Application. The application was accompanied by \$3340.00. Receipt number 142192 is enclosed.

By copy of this letter, we are asking the Watermaster for a report regarding the potential for injury to existing water rights which may be caused by the requested change. A review form will also be sent to our groundwater staff to determine whether the proposed well accesses the same source of water as the original well.

This application may require publication of a notice for two consecutive weeks in a newspaper with general circulation in the area where the water right is located. If it is determined that newspaper notice will be required, the Department will prepare the notice and notify you of the cost. You will be responsible for submitting payment to the Department prior to publication of the notice.

Except as provided under ORS 540.510(3) for municipalities, you may not use water in the new place of use or from the new point of appropriation until a final order approving the transfer application has been issued by the Department. In order to avoid any possible forfeiture of the water right, you should continue to use the water as described by your existing water right.

If the land is sold before the application is approved, the buyer's consent to the application will be required unless a recorded deed or other legal document clearly established that the water right was not conveyed in the sale.

Refer to the following page for a chart showing the steps and expected timelines for the processing of your application.

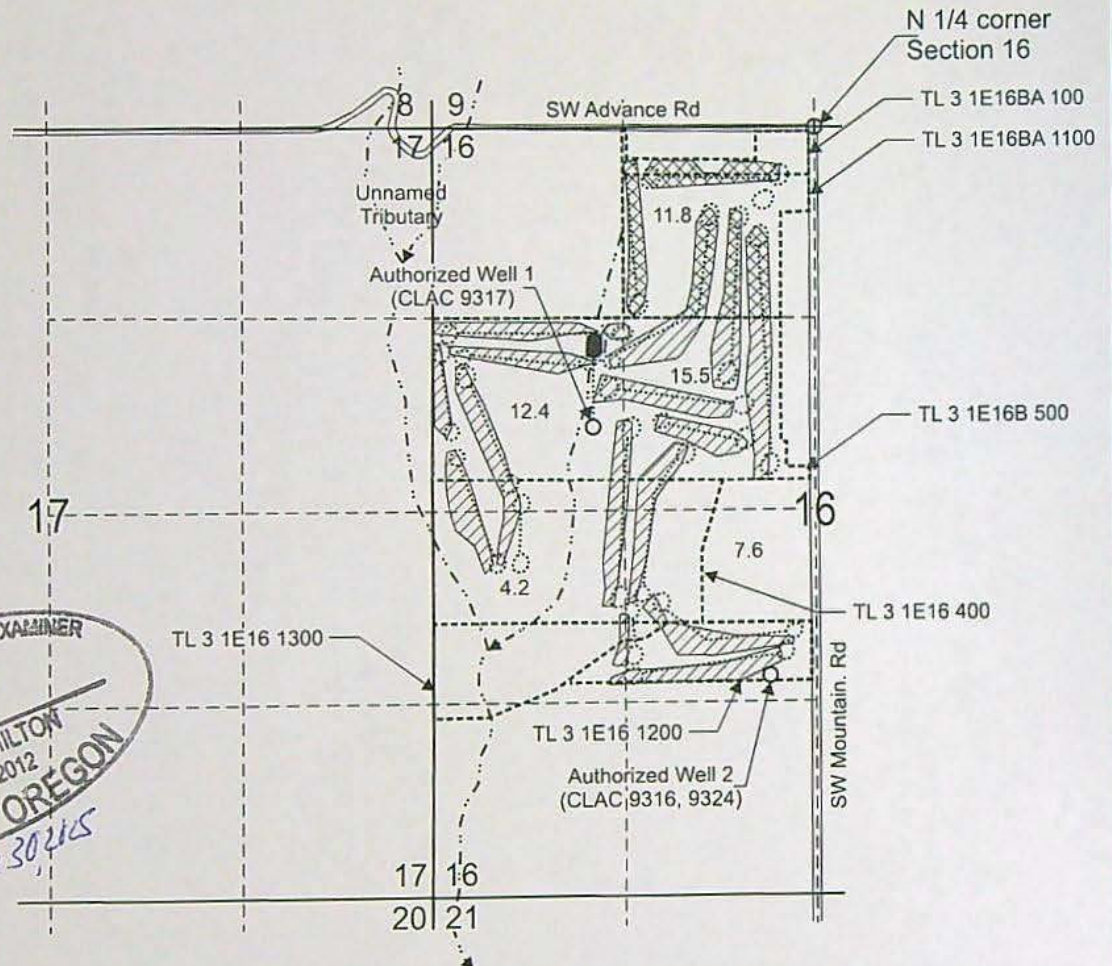
If you have any questions, please contact the Transfer Section at (503) 986-0935.

Cc: Watermaster Dist. #22, Joel M. Plahn (*via email*)
Doann Hamilton, Agent
Clackamas County Dept of Transportation and Development – Planning Division, Local Government

Enclosure

T.3S. R.1E. Section 16, W.M.

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JAN 4 2024
OWRD



Authorized Well 1 (CLAC 9317) is located 2,050 feet south and 1,560 feet west from the N 1/4 corner, Section 16.

Authorized Well 2 (CLAC 9316, 9324) is located 3,780 feet south and 360 feet west from the N 1/4 corner, Section 16.

Area (39.7 Acres) of irrigation under Certificate 50575, priority date, 5-25-1975, not affected by this transfer.

"From" Area (11.8 Acres) of irrigation under Certificate 50575, priority date, 5-25-1975, affected by this transfer.

----- Tax lot boundary

..... Water main line

Scale: 1" = 1,320'



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

Transfer Application "From" Map
Certificate 50575

Pacific Hydro-Geology Inc.

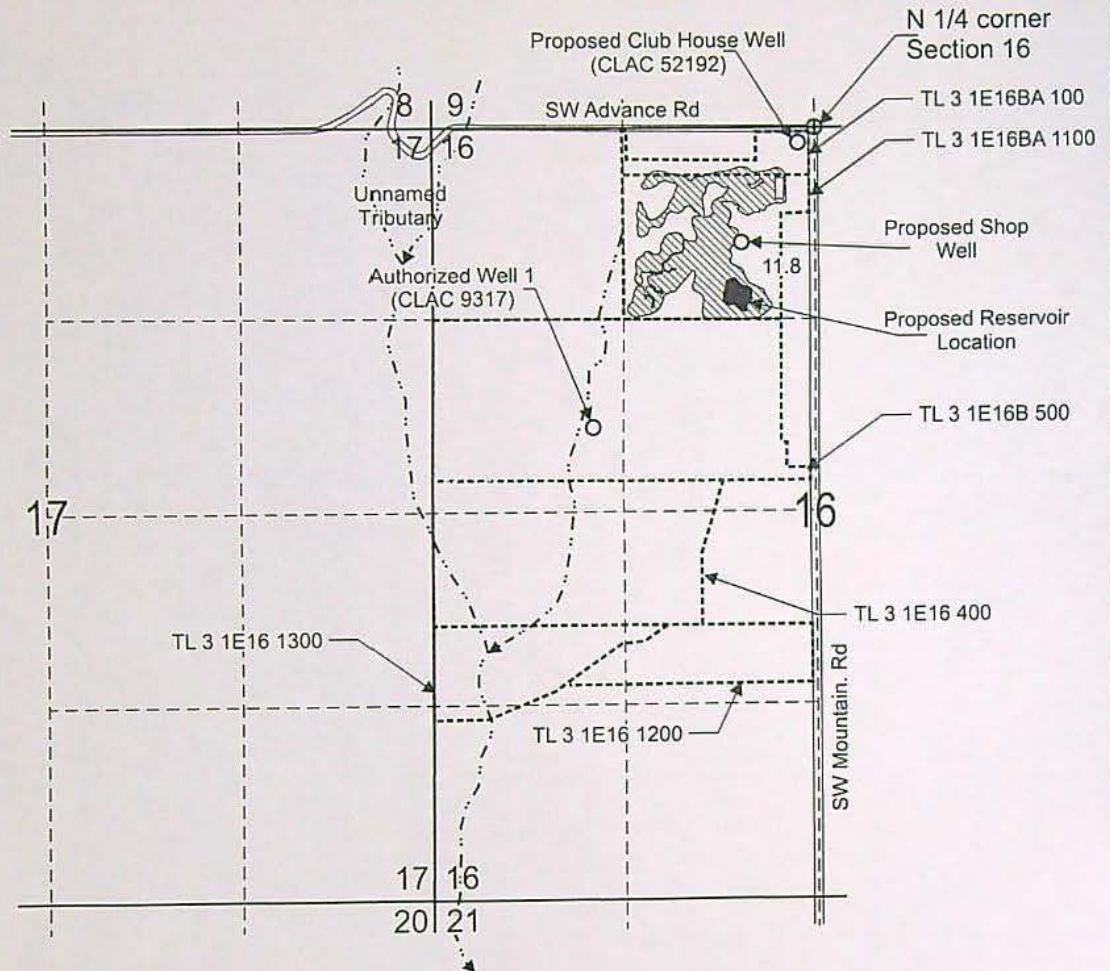
Shortland Golf Club LLC c/o Mike Fritz.
T.3S. R.1E. Section 16, W.M.

11/2023

14377 -

T.3S. R.1E. Section 16, W.M.

RECEIVED
JAN 4 2024
OWRD



Authorized Well 1 (CLAC 9317) is located 2,050 feet south and 1,560 feet west from the N 1/4 corner, Section 16.

Proposed Club House Well (CLAC 52192) is located 105 feet south and 115 feet west from the N 1/4 corner, Section 16.

Proposed Shop Well is located 785 feet south and 510 feet west from the N 1/4 corner, Section 16.

"To" Area (11.8 Acres) to be irrigated.

----- Tax lot boundary

Scale: 1" = 1,320'



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

Transfer Application "To" Map
Certificate 50575

14377 -

Pacific Hydro-Geology Inc.

Shortland Golf Club LLC c/o Mike Fritz.
T.3S. R.1E. Section 16, W.M.

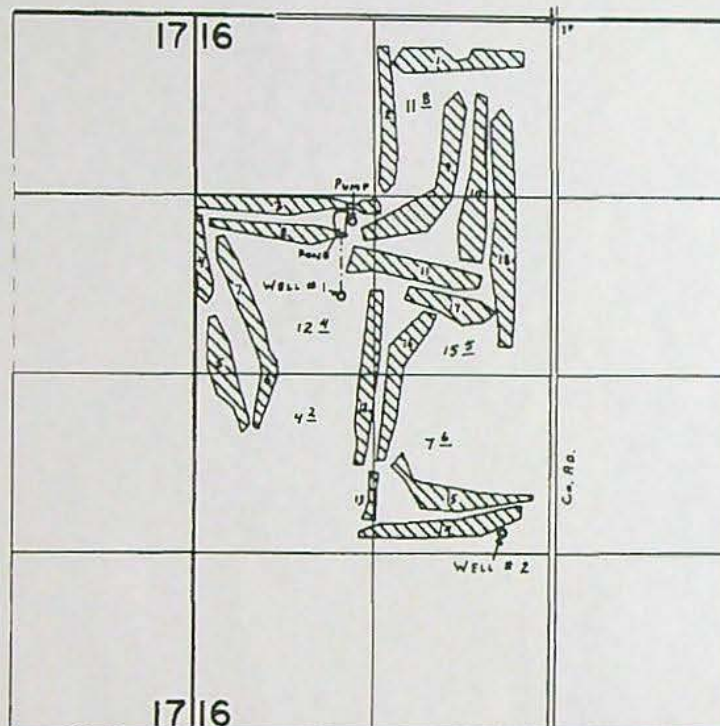
11/2023

RECEIVED

JAN 4 2024

OWRD

T3S. RIE. WM.



WELLS Loc: #1- 2050'S. (1560'W.)
#2- 3780'S. (360'W.) } ALL FROM N. 1/4 COR. SEC. 16.
PUMP Loc: 1500'S. (1480'W.)

**FINAL PROOF SURVEY
UNDER**

Application No. G-6909. Permit No. G-6433.
IN NAME OF

SANDELIE GOLF CLUB, INC.

Surveyed OCT. 4 1978, by C. L. HUGHES

Exhibit C
Page 2 of 2

PT5-1978-1.

14377-

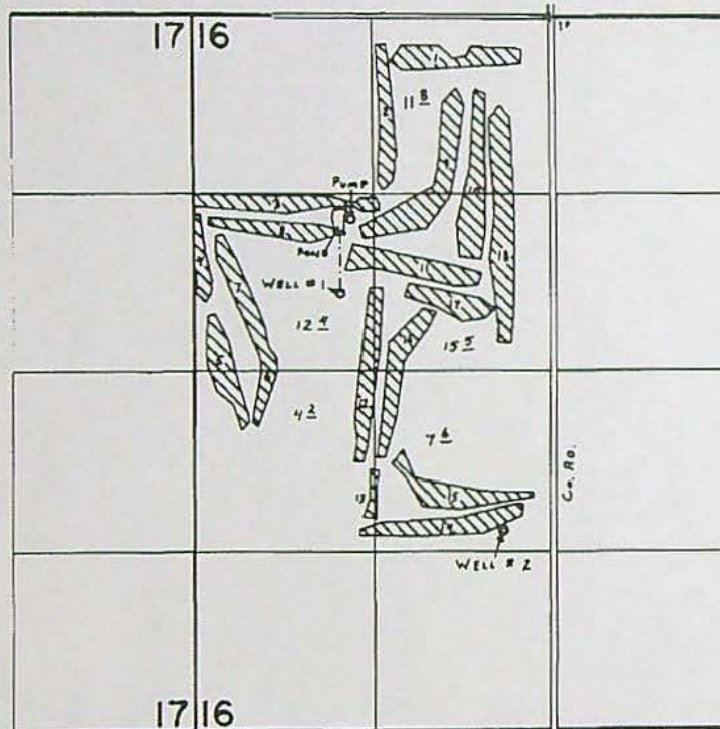
EXHIBIT D
Well Easement

RECEIVED

JAN 4 2024

T3S. R1E. WM.

OWRD



WELLS Loc: #1-2950'S. (1560'W.)
#2-3780'S. (360'W.) } ALL FROM N. 1/4 COR. SEC. 16.
PUMP Loc: 1500'S. (1480'W.)

FINAL PROOF SURVEY
UNDER

Application No. G-6909 Permit No. G-6433
IN NAME OF

SANDELIE GOLF CLUB, INC.

Surveyed OCT. 4 1978, by C. L. HUGHES

STATE OF OREGON
WATER RESOURCES DEPARTMENT

725 Summer St. N.E. Ste. A
SALEM, OR 97301-4172

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

RECEIPT # 143975

INVOICE # _____

RECEIVED FROM: Shortland Golf Course

BY: _____

CASH: ☐ CHECK: # 1186 OTHER: (IDENTIFY) ☐

APPLICATION
PERMIT
TRANSFER T-14377

TOTAL REC'D \$ 480.00

1083 TREASURY 4170 WRD MISC CASH ACCT

0407 COPIES \$
OTHER: (IDENTIFY) \$

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

4270 WRD OPERATING ACCT

MISCELLANEOUS

0407 COPY & TAPE FEES 46110 \$
0410 RESEARCH FEES \$
0408 MISC REVENUE: (IDENTIFY) \$
TC162 DEPOSIT LIAB. (IDENTIFY) \$
0240 EXTENSION OF TIME \$

WATER RIGHTS:

	EXAM FEE		RECORD FEE
0201 SURFACE WATER	\$	0202	\$
0203 GROUND WATER	\$	0204	\$
0205 TRANSFER	\$ <u>480.00</u>		

WELL CONSTRUCTION

	EXAM FEE		LICENSE FEE
0218 WELL DRILL CONSTRUCTOR	\$	0219	\$
LANDOWNER'S PERMIT		0220	\$

OTHER (IDENTIFY) _____

0536 TREASURY 0437 WELL CONST. START FEE

0211 WELL CONST START FEE \$ CARD#
0210 MONITORING WELLS \$ CARD#
OTHER (IDENTIFY) _____

0607 TREASURY 0467 HYDRO ACTIVITY LIC NUMBER

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

TREASURY OTHER / RDX

RECEIVED

FUND _____ TITLE _____ OVER THE COUNTER

OBJ. CODE _____ VENDOR # _____
DESCRIPTION \$

RECEIPT: 143975

DATED: 10-10-24 BY: mmills

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

STATE OF OREGON
WATER RESOURCES DEPARTMENT

725 Summer St. N.E. Ste. A
SALEM, OR 97301-4172

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

RECEIPT # 143975

INVOICE # _____

RECEIVED FROM: Shortland Golf Course

BY: _____

CASH: ☐ CHECK: # 1186 OTHER: (IDENTIFY) ☐

APPLICATION
PERMIT
TRANSFER T-14377

TOTAL REC'D \$ 480.00

1083 TREASURY 4170 WRD MISC CASH ACCT

0407 COPIES \$
OTHER: (IDENTIFY) \$

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

4270 WRD OPERATING ACCT

MISCELLANEOUS

0407 COPY & TAPE FEES 46110 \$
0410 RESEARCH FEES \$
0408 MISC REVENUE: (IDENTIFY) \$
TC162 DEPOSIT LIAB. (IDENTIFY) \$
0240 EXTENSION OF TIME \$

WATER RIGHTS:

	EXAM FEE		RECORD FEE
0201 SURFACE WATER	\$	0202	\$
0203 GROUND WATER	\$	0204	\$
0205 TRANSFER	\$ <u>480.00</u>		

WELL CONSTRUCTION

	EXAM FEE		LICENSE FEE
0218 WELL DRILL CONSTRUCTOR	\$	0219	\$
LANDOWNER'S PERMIT		0220	\$

OTHER (IDENTIFY) _____

0536 TREASURY 0437 WELL CONST. START FEE

0211 WELL CONST START FEE \$ CARD#
0210 MONITORING WELLS \$ CARD#
OTHER (IDENTIFY) _____

0607 TREASURY 0467 HYDRO ACTIVITY LIC NUMBER

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

TREASURY OTHER / RDX

RECEIVED

FUND _____ TITLE _____ OVER THE COUNTER

OBJ. CODE _____ VENDOR # _____
DESCRIPTION \$

RECEIPT: 143975

DATED: 10-10-24 BY: mmills

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

**STATE OF OREGON
WATER RESOURCES DEPARTMENT**

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

RECEIPT # **142192**

INVOICE # _____

RECEIVED FROM:

Shortland Golf Course

BY: _____

CASH:

CHECK: #

OTHER: (IDENTIFY)

☐
☒

1053

☐

APPLICATION

PERMIT

TRANSFER

T-14377

TOTAL REC'D

\$3,340.00

1083 TREASURY 4170 WRD MISC CASH ACCT

0407

COPIES

\$

OTHER:

(IDENTIFY)

\$

0243 I/S Lease

0244 Muni Water Mgmt. Plan

0245 Cons. Water

4270 WRD OPERATING ACCT

MISCELLANEOUS

46110

0407

COPY & TAPE FEES

\$

0410

RESEARCH FEES

\$

0408

MISC REVENUE: (IDENTIFY)

\$

TC162

DEPOSIT LIAB. (IDENTIFY)

\$

0240

EXTENSION OF TIME

\$

WATER RIGHTS:

EXAM FEE

RECORD FEE

0201

SURFACE WATER

\$

0202

\$

0203

GROUND WATER

\$

0204

\$

0205

TRANSFER

\$3,340.00

WELL CONSTRUCTION

EXAM FEE

LICENSE FEE

0218

WELL DRILL CONSTRUCTOR

\$

0219

\$

LANDOWNER'S PERMIT

0220

\$

OTHER

(IDENTIFY)

0536 TREASURY 0437 WELL CONST. START FEE

0211

WELL CONST START FEE

\$

CARD#

0210

MONITORING WELLS

\$

CARD#

OTHER

(IDENTIFY)

0607 TREASURY 0467 HYDRO ACTIVITY LIC NUMBER

0233

POWER LICENSE FEE (FWWRD)

\$

0231

HYDRO LICENSE FEE (FWWRD)

\$

HYDRO APPLICATION

\$

TREASURY

OTHER / RDX

FUND

TITLE

OBJ. CODE

VENDOR #

DESCRIPTION

\$

RECEIPT: **142192**

DATED:

1-4-2023

BY:

[Signature]

Application for Permanent Water Right Transfer

Part 1 of 5 – Minimum Requirements Checklist



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

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

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

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

- ☒ Part 1 – Completed Minimum Requirements Checklist.
- ☒ Part 2 – Completed Transfer Application Map Checklist.
- ☒ Part 3 – Application Fee, payable by check to the Oregon Water Resources Department, and completed Fee Worksheet, page 3. Try the new online fee calculator at:
http://apps.wrd.state.or.us/apps/misc/wrd_fee_calculator.
- ☒ Part 4 – Completed Applicant Information and Signature.
- ☒ Part 5 – Information about Water Rights to be Transferred: **How many water rights are to be transferred? 1 List them here: Certificate:50575**
Please include a separate Part 5 for each water right. (See instructions on page 6)
NOTE: A separate transfer application is required for each water right unless the criteria in OAR 690-380-3220 are met.

Attachments:

- ☒ Completed Transfer Application Map.
- ☒ Completed Evidence of Use Affidavit and supporting documentation.
- ☐ ☒ N/A Affidavit(s) of Consent from Landowner(s) (if the applicant does not own the land the water right is on.)
- ☐ ☒ N/A Supplemental Form D – For water rights served by or issued in the name of an irrigation district. Complete when the transfer applicant is not the irrigation district.
- ☒ ☐ N/A Oregon Water Resources Department's Land Use Information Form with approval and signature (or signed land use form receipt stub) 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.
- ☐ ☒ N/A Geologist Report for a change from a surface water point of diversion to a ground water point of appropriation (well), if the proposed well is more than 500' from the surface water source and more than 1000' upstream or downstream from the point of diversion. See OAR 690-380-2130 for requirements and applicability

(For Staff Use Only)

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

- | | |
|--|--|
| ☐ Application fee not enclosed/insufficient | ☐ Map not included or incomplete |
| ☐ Land Use Form not enclosed or incomplete | ☐ Evidence of Use Form not enclosed or incomplete |
| ☐ Additional signature(s) required | ☐ Part _____ is incomplete |
| Other/Explanation _____ | |
| Staff: _____ | Date: ____/____/____ |

RECEIVED

JAN 4 2024

OWRD

Part 2 of 5 – Transfer Application Map

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

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

- ☒ ☐ N/A Certified Water Right Examiner (CWRE) Stamp and Original Signature. For a list of CWREs, see http://apps.wrd.state.or.us/apps/wr/cwre_license_view/. CWRE stamp and signature are not required for substitutions.
- ☐ ☒ N/A If **more than three** water rights are involved, separate maps are needed for each water right.
- ☒ Permanent quality printed with dark ink on good quality paper.
- ☒ The size of the map can be 8½ x 11 inches, 8½ x 14 inches, 11 x 17 inches, or up to 30 x 30 inches. For 30 x 30 inch maps, one extra copy is required.
- ☒ A north arrow, a legend, and scale.
- ☒ The scale of the map must be: 1 inch = 400 feet, 1 inch = 1,320 feet, the scale of the Final Proof/Claim of Beneficial Use Map (the map used when the permit was certificated), the scale of the county assessor map if the scale is not smaller than 1 inch = 1,320 feet, or a scale that has been pre-approved by the Department.
- ☒ Township, Range, Section, ¼ ¼, DLC, Government Lot, and other recognized public land survey lines.
- ☒ Tax lot boundaries (property lines) are required. Tax lot numbers are recommended.
- ☒ Major physical features including rivers and creeks showing direction of flow, lakes and reservoirs, roads, and railroads.
- ☒ Major water delivery system features from the point(s) of diversion/appropriation such as main pipelines, canals, and ditches.
- ☒ Existing place of use that includes separate hachuring for each water right, priority date, and use including number of acres in each quarter-quarter section, government lot, or in each quarter-quarter section as projected within government lots, donation land claims, or other recognized public land survey subdivisions. If less than the entirety of the water right is being changed, a separate hachuring is needed for lands left unchanged.
- ☒ ☐ N/A Proposed place of use that includes separate hachuring for each water right, priority date, and use including number of acres in each quarter-quarter section, government lot, or in each quarter-quarter section as projected within government lots, donation land claims, or other recognized public land survey subdivisions.
- ☒ Existing point(s) of diversion or well(s) with distance and bearing or coordinates from a recognized survey corner. This information can be found in your water right certificate or permit.
- ☒ ☐ N/A If you are proposing a change in point(s) of diversion or well(s), 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°).

RECEIVED

JAN 4 2024

FEE WORKSHEET for PERMANENT TRANSFER (except Substitution)

FEE WORKSHEET for SUBSTITUTION

QWRD

Part 4 of 5 – Applicant Information and Signature

Applicant Information

APPLICANT/BUSINESS NAME Shortland Golf Club AKA Shorty's Golf Course LLC c/o Mike Fritz			PHONE NO. 503-969-1771	ADDITIONAL CONTACT NO.
ADDRESS 16842 Alder Circle				FAX NO.
CITY Lake Oswego	STATE OR	ZIP 97034	E-MAIL MW.Fritz22@gmail.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 Doann Hamilton / Pacific Hydro-Geology, Inc.			PHONE NO. (503) 632-5016	ADDITIONAL CONTACT NO. (503) 349-6946 (cell)
ADDRESS 18487 S. Valley Vista Road				FAX NO. (503) 632-5983
CITY Mulino	STATE OR	ZIP 97042	E-MAIL phgdmh@gmail.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.				

Explain in your own words what you propose to accomplish with this transfer application, and why:
We recently purchased TL 100 and 1100 and we are working on designing the new golf course within these tax lots according to our new layout and adding two additional wells located on our property.

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

Check One Box

- ☒ By signing this application, I understand that, upon receipt of the draft preliminary determination and prior to Department approval of the transfer, I will be required to provide landownership information and evidence that I am authorized to pursue the transfer as identified in OAR 690-380-4010(5); OR
- ☐ I affirm the applicant is a municipality as defined in ORS 540.510(3)(b) and that the right is in the name of the municipality or a predecessor; OR
- ☐ I affirm the applicant is an entity with the authority to condemn property and is acquiring by condemnation the property to which the water right proposed for transfer is appurtenant and have supporting documentation.

By my signature below, I confirm that I understand:

- Prior to Department approval of the transfer application, I may be required to submit payment to the Department for publication of a notice in a newspaper with general circulation in the area where the water right is located, once per week for two consecutive weeks. If more than one qualifying newspaper is available, I suggest publishing the notice in the following newspaper: Wilsonville Spokesman.
- Amendments to the application may only be made in response to the Department's Draft Preliminary Determination (DPD). The applicant will have a period of at least 30 days to amend the application to address any issues identified by the Department in the DPD, or to withdraw the application. Note that amendments may be subject to additional fees, pursuant to ORS 536.050.
- Failure to complete an approved change in place of use and/or change in character of use, will result in loss of the water right (OAR 690-380-6010).
- Refunds may only be granted upon request and, as set forth in ORS 536.050(4)(a), if the Director determines that a refund of all or part of a fee is appropriate in the interests of fairness to the public or necessary to correct an error of the Department.

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JAN 4 2024

OWRD



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

Michael W. Fritz
Applicant Signature Print Name (and Title if applicable) 10/7/2023
Date

Applicant 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 deeded landowners (and mailing and/or e-mail addresses if different than the applicant's) or attach affidavits of consent (and mailing and/or e-mail addresses) from all landowners or individuals/entities to which the water right(s) were conveyed.*

Check the following boxes that apply:

- ☒ The applicant is responsible for completion of change(s). Notices and correspondence should continue to be sent to the applicant.
- ☐ The receiving landowner will be responsible for completing the proposed change(s) after the final order is issued. Copies of notices and correspondence should be sent to this landowner.
- ☐ Both the receiving landowner and applicant will be responsible for completion of change(s). Copies of notices and correspondence should be sent to this landowner and the applicant.

At this time, are the lands in this transfer application in the process of being sold? ☐ Yes ☒ No

If YES, and you know who the new landowner will be, please complete the receiving landowner information table below. If you do not know who the new landowner will be, then a request for assignment will have to be filed for at a later date.

If a property sells, the certificated water right(s) located on the land belong to the new owner, unless a sale agreement or other document states otherwise. For more information see:

https://www.oregon.gov/owrd/WRDFormsPDF/Transfer_Property_Transactions.pdf

RECEIVING LANDOWNER NAME NA			PHONE NO.	ADDITIONAL CONTACT NO.
ADDRESS			FAX NO.	
CITY	STATE	ZIP	E-MAIL	
Describe any special ownership circumstances:				
The confirming Certificate shall be issued in the name of: ☐ Applicant ☐ Receiving Landowner				

☐ 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. (Tip: Complete and attach Supplemental Form D.)

IRRIGATION DISTRICT NAME NA	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 NA	ADDRESS	
CITY	STATE	ZIP

RECEIVED
Revised 7/7/2022

JAN 4 2024

OWRD

Permanent Transfer Application Form – Page 5 of 9

14377 -

TACS

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

ENTITY NAME Clackamas Co. Department of Transportation and Development, Planning Division		ADDRESS 150 Beaver Creek Road	
CITY Oregon City	STATE Oregon	ZIP 97045	

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 additional rows to tables within the form.

CERTIFICATE # 50575

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Description of Water Delivery System

System capacity: 0.64 cfs cubic feet per second (cfs) OR
_____ gallons per minute (gpm)

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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. Per the previous land owner, the system is the same as when Permit G-6433 was proven up. Per the claim on that water right: Water is pumped from Well 1 (CLAC 9317) using a 20 Hp submersible pump to convey water through a buried 6 inch PVC pipe into two 4 inch PVC buried mainlines. Water is pumped from Well 2 (CLAC 9324) using a 75 Hp turbine pump to convey water through the two 4 inch PVC buried mainlines. The 4 inch mainlines run down the middle of each fairway with 2 inch PVC buried laterals circling the greens and tees. Well 1 also can pump into a pond and then be re-pumped using a 25 Hp centrifugal pump through 4 inch PVC buried mainline.

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)
Well 1	☒ Authorized ☐ Proposed	CLAC 9317	3 S	1 E	16	SW NW	Lot 500	2,050 feet south and 1,560 feet west from the N ¼ corner, Section 16.
Well 2	☒ Authorized ☐ Proposed	CLAC 9316, 9324	3 S	1 E	16	NE SW	Lot 500	3,780 feet south and 360 feet west from the N ¼ corner, Section 16.
Club House Well	☐ Authorized ☒ Proposed	Un-numbered, CLAC 52192	3 S	1 E	16	NE NW	Lot 100	105 feet south and 115 feet west from the N ¼ corner, Section 16.
Shop Well	☐ Authorized ☒ Proposed	NA	3 S	1 E	16	NE NW	Lot 1100	785 feet south and 510 feet west from the N ¼ corner, Section 16.

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

- | | |
|---|--|
| ☒ Place of Use (POU) | ☐ Supplemental Use to Primary Use (S to P) |
| ☐ Character of Use (USE) | ☒ Point of Appropriation/Well (POA) |
| ☐ Point of Diversion (POD) | ☒ Additional Point of Appropriation (APOA) |
| ☐ Additional Point of Diversion (APOD) | ☐ Substitution (SUB) |
| ☐ Surface Water POD to Ground Water
POA (SW/GW) | ☐ Government Action POD (GOV) |

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

- ☐ Yes Complete only the Proposed ("to" or "on" 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 Changes to Water Right Certificate # 50575

List the change proposed for the acreage in each ¼ ¼. If more than one change is proposed, specify the acreage associated with each change.
If there is more than one POD/POA involved in the proposed changes, 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			
3	S	1	E	16	NE	NW	100, 1100	NA	11.8	IR	Wells 1 & 2	4-25-1975	APOA, POA, POU	3	S	1	E	16	NE	NW	100, 1100	NA	11.8	IR	Wells: 1, Club House and Shop	4-25-1975	
TOTAL ACRES:									11.8					TOTAL ACRES:									11.8				

Additional remarks: The well specifications given in the table below are estimates only. The actual well construction will be based on conditions encountered in the field. The objective will be to construct a well which develops water from the basalt aquifer.

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For Place of Use or Character 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: G-16291.

Pursuant to ORS 540.510, any "layered" water use such as an irrigation right that is supplemental to a primary right proposed for transfer must be included in the transfer or be cancelled. Any change to a ground water registration must be filed separately in a ground water registration modification application.

For Substitution (ground water supplemental irrigation will be substituted for surface water primary irrigation)

Ground water supplemental Permit or Certificate # NA;

Surface water primary Certificate # NA.

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For a change from Supplemental Irrigation Use to Primary Irrigation Use

Identify the primary certificate to be cancelled. Certificate # NA

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For a change in point(s) of appropriation (well(s)) or additional point(s) of appropriation:

- ☒ Well log(s) are attached 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 for any wells that do not have a well log. For *proposed wells 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
Well 1	Yes	CLAC 9317	See Well Log CLAC 9317							Not less than full rate of water right
Well 2	Yes	CLAC 9316, 9324	See Well Logs CLAC 9317, 9324							
Proposed Club House Well	Yes	Un-numbered, CLAC 52192	See attached older well log that does not have a number and the deepening of that well CLAC 52192							
Proposed Shop Well	No	NA	650 feet	8 inch	0 to 350 feet	0 to 75 feet	TBD	NA	Basalt	

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)
) ss

County of CLACKAMAS

I, KEITH KAISER, in my capacity as PREVIOUS OWNER AND OPERATOR,

mailing address 3030 SW ADVANCE RD, WILSONVILLE, OR 97070

telephone number (503) 539-4493, 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)
50575	3	S	1	E	WM	16	NE	NW	Lot 100 and 1100	11.8

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)

(continues on reverse side)

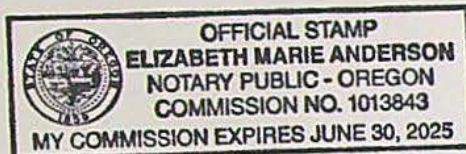
3. The water right was used for: (e.g., crops, pasture, etc.): IRRIGATION

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.

in in
Signature of Affiant

11-7-23
Date

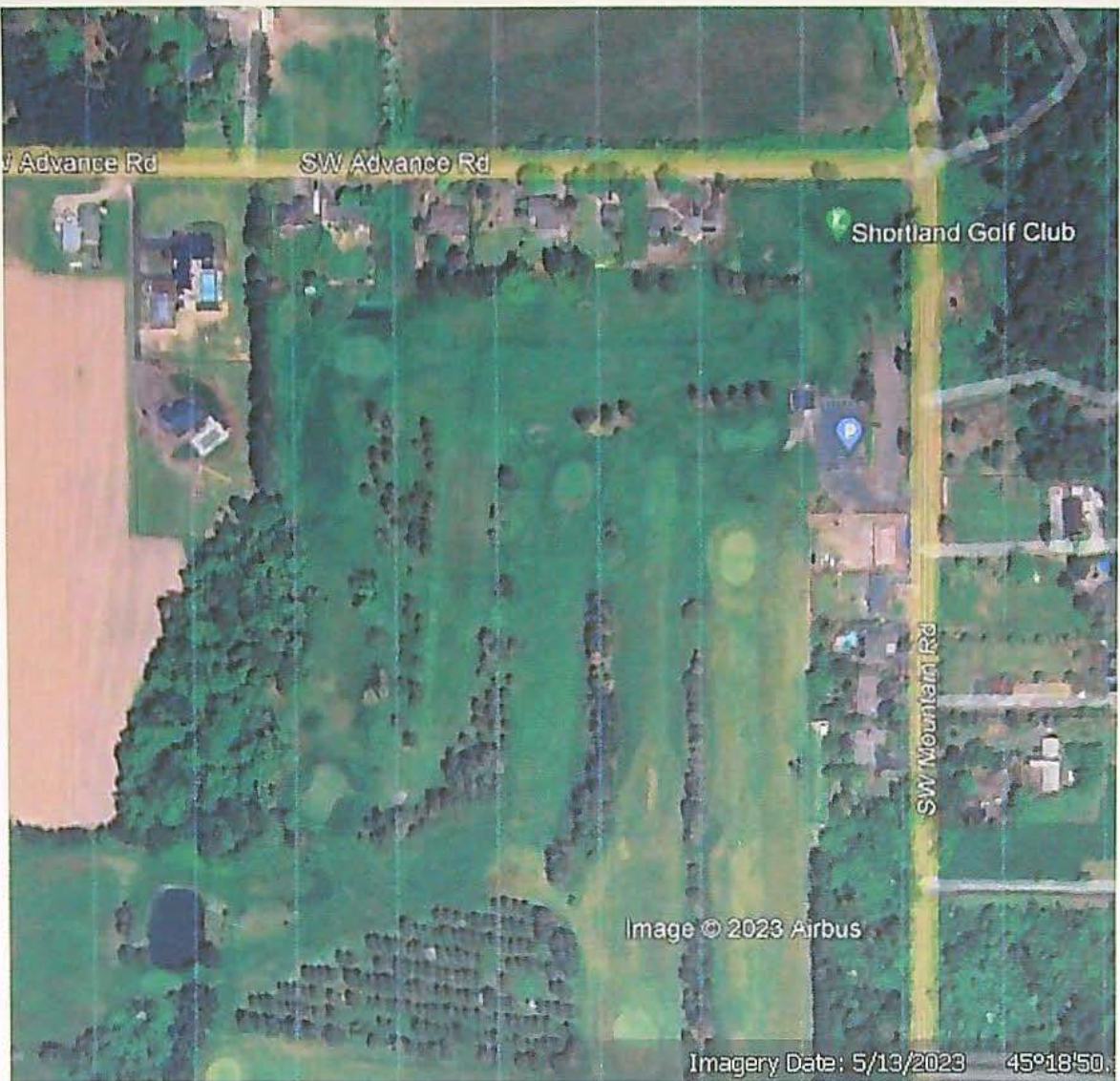
Signed and sworn to (or affirmed) before me this 7 day of 11, 2023.



Elizabeth Anderson
Notary Public for Oregon

My Commission Expires: June 30, 2025

Supporting Documents	Examples
☐ 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
☐ Copies of receipts from sales of irrigated crops or for expenditures related to use of water	• Power usage records for pumps associated with irrigation use • Fertilizer or seed bills related to irrigated crops • Farmers Co-op sales receipt
☐ Records such as FSA crop reports, irrigation district records, NRCS farm management plan, or records of other water suppliers	• 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
☒ Aerial photos containing sufficient detail to establish location and date of photograph	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.terra-server.com
☐ Approved Lease establishing beneficial use within the last 5 years	Copy of instream lease or lease number



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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

Applicant(s): Shortland Golf Club AKS Shorty's Golf Course LLC c/o Mike Fritz

Mailing Address: 16842 Alder Circle

City: Lake Oswego

State: OR

Zip Code: 97034

Daytime Phone: 503-969-1771

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:
<u>3S</u>	<u>1E</u>	<u>16BA</u>	_____	<u>100</u>	_____	☒ Diverted	☒ Conveyed	☒ Used	<u>IR</u>
<u>3S</u>	<u>1E</u>	<u>16BA</u>	_____	<u>1100</u>	_____	☒ Diverted	☒ Conveyed	☒ Used	<u>IR</u>
<u>3S</u>	<u>1E</u>	<u>16B</u>	_____	<u>500</u>	_____	☒ Diverted	☒ Conveyed	☐ Used	<u>IR</u>

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

Clackamas County

B. Description of Proposed Use

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

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

Source of water: ☐ Reservoir/Pond ☒ Ground Water ☐ Surface Water (name) _____

Estimated quantity of water needed: 0.148 ☒ 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:

This Land Use Information Form is to accompany a water right transfer application that proposes to Change the place of use and add two additional point of appropriation (well) to a portion of an existing water right (Certificate 55075).

Note to applicant: If the Land Use Information Form cannot be completed while you wait, please have a local government representative sign the receipt at the bottom of the next page and include it with the application filed with the Water Resources Department.

See bottom of Page 3. →

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WR / FS

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 uses (including proposed construction) are allowed outright or are not regulated by your comprehensive plan. Cite applicable ordinance section(s): _____

☒ Land uses to be served by the proposed water uses (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:	
Z0038-E & Z0373-23-MOD (NCU) (MODIFICATION)	REFER TO ATTACHED LU'S	☒ Obtained ☐ Denied	☐ Being Pursued ☐ Not Being Pursued
		☐ Obtained ☐ Denied	☐ Being Pursued ☐ Not Being Pursued
		☐ Obtained ☐ Denied	☐ Being Pursued ☐ Not Being Pursued
		☐ Obtained ☐ Denied	☐ Being Pursued ☐ Not Being Pursued
		☐ Obtained ☐ Denied	☐ Being Pursued ☐ Not Being Pursued

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

Name: ANNABELLE LIND Title: PLANNER II

Signature: [Signature] Phone: 503-742-4500 Date: 12/28/23

Government Entity: CLACKAMAS COUNTY - PLANNING & ZONING

Note to local government representative: Please complete this form or sign the receipt below and return it to the applicant. If you sign the receipt, you will have 30 days from the Water Resources Department's notice date to return the completed Land Use Information Form or WRD may presume the land use associated with the proposed use of water is compatible with local comprehensive plans.

Receipt for Request for Land Use Information

Applicant name: _____

City or County: _____ Staff contact: _____

Signature: _____ Phone: _____ Date: RECEIVED

AFTER RECORDING, RETURN TO:

Michael W. Fritz, Trustee
16842 Alder Circle
Lake Oswego, OR 97034

Clackamas County Official Records
Sherry Hall, County Clerk

2022-051765

09/23/2022 12:33:03 PM

D-E Cnt=1 Stn=74 LILLIE
\$35.00 \$16.00 \$10.00 \$62.00

\$123.00

ACCESS EASEMENT

THIS ACCESS EASEMENT (this "Easement Agreement"), dated and effective September 22 2022 (the "Effective Date"), is by and between JANET M. KAISER ("Grantor") and MICHAEL W. FRITZ, Trustee of the Michael W. Fritz Trust UTA DTD April 2, 2015 ("Grantee").

RECITALS

A. Pursuant to a Real Estate Sale Agreement dated August 12, 2022 (the "Sale Agreement"), Sandelie Golf Club, Inc. ("Sandelie") sold to Grantee approximately 30 acres of real property located in Clackamas County, Oregon and legally described on Exhibit A attached hereto (the "Golf Course Property").

B. Pursuant to the Sale Agreement, Sandelie agreed to provide Grantee a temporary easement over Grantor's adjacent property described on Exhibit B attached hereto (the "Easement Property") to construct a new access driveway on the Golf Course Property. Grantor and Grantee desire to establish a right-of-way for construction of the access driveway upon the terms and conditions set forth below.

AGREEMENT

NOW, THEREFORE, for valuable consideration, the parties agree as follows:

1. **Grant of Easement.** Grantor hereby grants and conveys to Grantee a temporary, non-exclusive easement in, to and over the Easement Property to facilitate the construction of a new driveway and entrance to the Golf Course Property (the "Driveway Improvements"). Following the expiration hereof (i) Grantee will repair any damage to the Easement Property caused by its use thereof, and (ii) the Driveway Improvements shall be located exclusively on the Golf Course Property.

2. **Term.** *The term of this Agreement ("Term") shall be one year from the Effective Date.*

3. **Permitted Use, Access.**

3.1 **Permitted Use.** Grantee shall use the Easement Area for the construction of the Driveway Improvements.

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ACCESS EASEMENT
PAGE 1

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CHICAGO TITLE 472522004182-50 COMM

3.2 **Restrictions on Use.** Use of the Easement Area shall be solely for the use by Grantee and its contractors and employees.

3.3 **Compliance with Laws.** Grantee shall use the Easement Area and conduct all of its activities under this Agreement in strict compliance with all applicable federal, state and local laws, ordinances and regulations.

3.4 **Environmental Matters.** Grantee shall not allow any hazardous materials to be brought over, upon or deposited on, in or about the Easement Property by Grantee or its contractors or employees.

4. **Maintenance and Repair.** Grantee will, at its expense, repair any damage to the Easement Property caused by its use thereof.

5. **Indemnification.** Grantee shall indemnify, defend and hold Grantor harmless from any liability, damage, expense, cause of action, claim or judgment arising out of (i) any breach of this Agreement by Grantee (including, without limitation, any breach of Section 3.4 above), and (ii) the use by Grantee and its employees, agents, contractors, customers, visitors and invitees of the Easement Property.

6. **Exemption from Liability.** Grantee acknowledges and agrees that Grantor shall (i) have no obligation to provide security for the Easement Property, and (ii) not be liable for any damage, injury or loss of Grantee's property unless caused by the gross negligence or willful misconduct of Grantor or its contractors, agents, or representatives.

7. **Liability Insurance.** Grantee shall, at all times during the term of this Easement Agreement, maintain in full force and effect comprehensive public liability insurance covering its activities hereunder with a financially responsible insurance company or companies licensed to do business in the State of Oregon, including coverage for any accident resulting in bodily injury to or death of any person or consequential damages arising therefrom, and comprehensive property damage insurance, each in an amount not less than \$2,000,000 combined single-limit coverage. Grantee's liability insurance policy shall name Grantor as an additional named insured. Grantee shall, prior to the Effective Date, provide Grantor with a certificate evidencing the foregoing coverage.

8. **Breach of Obligations.** In the event Grantee fails to perform its obligations under this Easement Agreement, Grantor shall, in addition to any other remedies afforded under Oregon law, be entitled to (i) terminate this Agreement upon ten (10) days' prior written notice to Grantee, and (ii) require such performance by suit for specific performance or, where appropriate, through injunctive relief.

9. **Attorney Fees.** In the event of any litigation arising under or in connection with this Agreement, the prevailing party shall be entitled to recover from the losing party the prevailing party's reasonable attorney fees at trial and on appeal as adjudged by the trial and appellate court.

10. **Notices.** Whenever any notice is required or sent under this Agreement, it shall be made in writing and shall be effective when served either personally or sent by U.S. first-

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ACCESS EASEMENT
PAGE 2

class certified mail, postage prepaid, return receipt requested and addressed to the parties as follows:

If to Grantor: Janet M. Kaiser
c/o Sandelie Golf Club, Inc.
28000 SW Mountain Road
West Linn, OR 97068

If to Grantee: Michael W. Fritz, Trustee
16842 Alder Circle
Lake Oswego, OR 97034

11. **Effect of Agreement.** The rights, covenants and obligations contained in this Agreement shall bind, burden and benefit each party's successors and assigns. Notwithstanding the foregoing, Grantee may not assign its rights under this Agreement without the prior written consent of Grantor, which consent may be withheld in Grantee's sole and absolute discretion.

12. **Governing Law.** This Easement Agreement shall be construed and enforced in accordance with the laws of the state of Oregon.

Grantor:

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JAN 4 2024
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Janet M. Kaiser

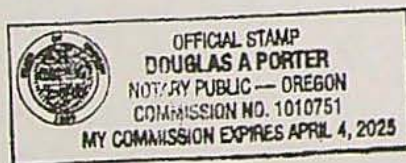
Grantee:

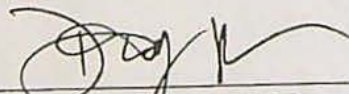
Michael W. Fritz, Trustee of the
Michael W. Fritz UTA DTD April 2, 2015

STATE OF OREGON

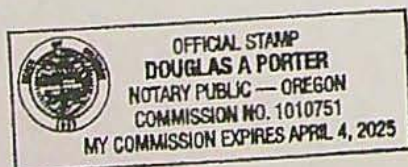
County of Clackamas

This record was acknowledged before me on September 22, 2022, by Janet M. Kaiser.




Notary Public, State of Oregon

My Commission Expires
04/04/2025



ACCESS EASEMENT
PAGE 3

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class certified mail, postage prepaid, return receipt requested and addressed to the parties as follows:

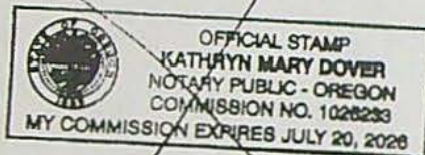
If to Grantor: Janet M. Kaiser
c/o Sandelie Golf Club, Inc.
28000 SW Mountain Road
West Linn, OR 97068

If to Grantee: Michael W. Fritz, Trustee
16842 Alder Circle
Lake Oswego, OR 97034

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12. **Governing Law.** This Easement Agreement shall be construed and enforced in accordance with the laws of the state of Oregon.

Grantor:



Janet M. Kaiser

Grantee:

Michael W. Fritz, Trustee of the
Michael W. Fritz UTA DTD April 2, 2015

STATE OF OREGON

County of Clatsop

This record was acknowledged before me on 9-23-22, 2022, by Janet M. Kaiser.

K. Dover
Notary Public - State of Oregon

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ACCESS EASEMENT
PAGE 3

STATE OF OREGON

County of Clackamas

This record was acknowledged before me on 9-23, 2022, by Michael W. Fritz, as
Trustee of the Michael W. Fritz UTA DTD April 2, 2015.



K. Dover

Notary Public – State of Oregon

005573\00007\13904035v1

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JAN 4 2024

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EXHIBIT A

Golf Course Property

PARCEL I:

All of the East one-half of the North one-half of the Northwest one-quarter of Section 16, Township 3 South, Range 1 East of the Willamette Meridian, in the County of Clackamas and State of Oregon.

EXCEPTING THEREFROM the Northerly 330 feet.

ALSO EXCEPTING THEREFROM that portion lying within the plat of SANDELIE ESTATES NO. 2.

ALSO EXCEPTING THEREFROM that portion conveyed to F. J. Hoesly, et ux, by Warranty Deed recorded August 5, 1968 as Recorder's Fee No. 68 16111 and described as follows:

Beginning at a point South 0° 12' West, 1286.90 feet and North 89° 48' West, 30 feet from a 1 1/4 inch iron pipe which is at the North one-quarter corner of Section 16, Township 3 South, Range 1 East, Willamette Meridian; said true point of beginning being the Southeast corner of SANDELIE ESTATES NO. 2; thence South 0° 12' West 100 feet; thence North 89° 48' West 200 feet; thence North 0° 12' East 100 feet; thence South 89° 48' East 200 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that portion lying within public roads.

PARCEL II:

The Northerly 330 feet of the East one-half of the North one-half of the Northwest one quarter of Section 16, Township 3 South, Range 1 East of the Willamette Meridian, in the County of Clackamas and State of Oregon.

EXCEPTING THEREFROM that portion lying within the plat of SANDELIE ESTATES NO. 1.

ALSO EXCEPTING THEREFROM that portion lying within public roads.

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JAN 4 2024

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AFTER RECORDING RETURN TO:

Jeffrey H. Keeney
Tonkon Torp LLP
1600 Pioneer Tower
888 SW Fifth Avenue
Portland, Oregon 97204

RECEIVED

JAN 4 2024

OWRD

WELL EASEMENT AND WATER USE AGREEMENT

EFFECTIVE DATE: September ²³, 2022

PARTIES: Sandelie Golf Club, Inc. ("Grantor")
28000 SW Mountain Road
West Linn, OR 97068

Michael W. Fritz, Trustee of the Michael W. ("Grantee")
Fritz Trust UTA DTD April 2, 2015
16842 Alder Circle
Lake Oswego, OR 97034

RECITALS

- A. Grantor owns certain real property located in Clackamas County, Oregon which is more particularly described in Exhibit A attached hereto (the "Sandelie Property"). Grantee owns certain real property located in Clackamas County which is adjacent to the Sandelie Property, and which is more particularly described in Exhibit B attached hereto (the "Fritz Property").
- B. A well identified in the records of the Oregon Water Resources Department ("OWRD") as CLAC 9317 (along with its associated pumping and electrical equipment) is located on the Sandelie Property (the "Well"). The Well supplies water for irrigation purposes to the Sandelie Property and the Fritz Property, pursuant to Water Right Certificate 50575 (the "Water Right") on file with OWRD and attached hereto as Exhibit C. The approximate location of the Well is shown as well # 1 on the final proof map included in Exhibit C.
- C. Grantor and Grantee desire to enter into this Well Easement and Water Use Agreement ("Agreement") to establish their respective rights and obligations pertaining to the access, use, operation, and maintenance of the Well and to establish other rights and obligations as provided herein.
- D. A separate well identified in the records of OWRD as CLAC 9316 and designated as well #2 in the Water Right is located at another location on the Sandelie Property. An exempt well identified in the records of OWRD as CLAC 8196 (deepened by log CLAC 52192/ID L03011) is located on the Fritz Property. CLAC 9316 and CLAC 8196 are *not* covered by this Agreement; Grantor has exclusive use of CLAC 9316 and Grantee has exclusive use of CLAC 8196.

CHICAGO TITLE
472522 004182 - 50 COMM

E. CLAC 9316 and CLAC 9317 are also the designated points of appropriation for Permit G-16291, held by Grantor. The water use authorized by Permit G-16291 is *not* covered by this Agreement.

In consideration of the following mutual covenants, the parties agree as follows:

1. **Grant of Easement.** Grantor hereby grants and conveys to Grantee an easement to that portion of the Sandelie Property that is 50 feet in width from the Well to the Fritz Property (the "Easement"): (i) to use and convey water from the Well to the Fritz Property through an underground pipeline; (ii) to enter upon such portion of the Sandelie Property over the location of the pipeline to install, maintain, repair, and replace the pipeline, according to the terms of Section 4 below; and (iii) to enter upon such portion of the Sandelie Property over the location of the pipeline to operate, maintain, and repair the Well, according to the terms of Section 4 below.

2. **Location of Easement.** The Easement will be located along the most direct, practicable route from the Well to the Fritz Property, beginning at the Well, 2050 feet south and 1560 feet west from the N 1/4 corner of Section 16, and running generally northeast to the southwest corner of the Fritz Property (the NE 1/4 NW 1/4 of Section 16, T3S, R1E), approximately as shown on Exhibit D.

3. **Nature of Easement.** Subject to possible termination under Section 15, the Easement and rights granted herein shall be perpetual and non-exclusive. The Easement and the obligations described herein shall run with the land and shall bind and inure to the benefit of Grantor, Grantee, and each of their respective heirs, legal representatives, successors, and assigns. Grantor may also make any use of its property burdened by the Easement that is consistent with its current or future ownership of the Sandelie Property, as long as such use does not unreasonably interfere with Grantee's use of the Easement as provided in this Agreement.

4. **Installation, Maintenance, and Repair; Cost Allocation; Utilities.**

4.1 **Pipeline Installation, Maintenance, and Repair.** Within two years of the effective date of this Agreement, Grantee shall install a new, separate pipeline to convey water from the Well to the Fritz Property ("Fritz Pipeline"), located as described in Section 2 above. Grantee shall be solely responsible for the installation, maintenance, repair, and replacement of the Fritz Pipeline. All work performed on the Fritz Pipeline shall be completed in a workmanlike manner, free of claims and liens. Until the Fritz Pipeline is installed, Grantor and Grantee will share the existing pipeline running from the Well to the Fritz Property, including sharing equally (50-50) the costs of any maintenance or repairs of the existing pipeline. Upon completion of the installation, maintenance, repair, or replacement of the Fritz Pipeline, Grantee shall restore the surface of the Sandelie Property to its previous condition.

4.2 **Well Maintenance and Repair.** Sandelie will maintain and repair the Well in a good and safe condition and replace mechanical components of the Well as needed ("Well Maintenance"). Fritz may, upon not less than 24 hours advance written notice, perform any necessary emergency maintenance or repairs to the Well in the event Sandelie is not available to perform such repairs. All work performed on the Well shall be completed in a workmanlike manner, free of claims and liens. Each party shall pay its share of the cost of Well Maintenance in proportion to that party's irrigated acreage served by the Well (Sandelie, 77%; Fritz, 23%); provided, however, that neither party shall commence any shared Well Maintenance exceeding \$2,500.00 in cost without first obtaining the verbal consent of the other party, which consent

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shall not be unreasonably withheld. A party shall pay its share of Well Maintenance costs within 10 days of receipt of a written statement setting forth the amount thereof, accompanied by a copy of the third party bills or paid receipts showing the nature of the expenses in reasonable detail.

4.4 **Utilities.** Fritz shall pay 23% of all utility charges incurred and attributable to the operation of the Well for irrigation purposes. Fritz's share of the utility charges shall be payable annually and shall be paid by Fritz within 10 days of receipt of a written statement setting forth the amount thereof.

5. **Use of Water/Measurement/Allocation of Shortage.**

5.1 **Use of Water.** The Water Right authorizes irrigation of 51.5 acres in total—39.7 acres on the Sandelie Property and 11.8 acres on the Fritz Property, withdrawn at the rate of 0.32 cfs, up to a maximum volume of 2.5 acre feet of water per acre during the irrigation season of each year. Subject to Section 5.3 below, Grantor shall be entitled to withdraw water from the Well to irrigate 39.7 acres of land on the Sandelie Property and other property owned by Grantor, up to a maximum of 99.25 acre feet annually, and Grantee shall be entitled to withdraw water from the Well to irrigate 11.8 acres of land on the Fritz Property, up to a maximum of 29.5 acre feet annually. Grantee's use of the water from the Well shall be for irrigation purposes only and only in the locations authorized by the Water Right, unless a change in character of use or change in place of use is authorized by OWRD.

5.2 **Measurement.** At its own cost, Grantee shall install a totalizing flow meter on the Fritz Pipeline to measure its separate water use, and shall maintain the meter in good working order and keep a record of the amount of water used each month. Upon request, Grantee shall share its water use records with Grantor.

5.3 **Allocation of Shortage.** If insufficient water is available from the Well to supply Grantor and Grantee with their full rate and duty of water, the available water shall be shared by Grantor and Grantee in the following percentages:

Grantor	77%
Grantee	23%

6. **Curing Defaults.** If either party hereto shall default with respect to any of its obligations set forth herein (including its maintenance obligations), the other party shall have the right to complete such work and seek reimbursement for the cost thereof plus interest thereon at the rate of 9% per annum, provided that the delinquent party shall have been given prior written notice and a reasonable opportunity not to exceed ten days to complete such repair work.

7. **Indemnity.** Each party shall at all times protect, indemnify, defend, and save and hold harmless the other party from all claims, demands, liens, charges, encumbrances, losses, costs (including attorney fees before trial, at trial, and on any appeal), and litigation arising directly or indirectly out of (i) any breach or default under this Agreement by the party; or (ii) liability for bodily injury or death or property damage resulting from any tort of the party.

8. **Noninterference.** The parties to this Agreement shall not unreasonably interfere with the use of the Well by any person entitled to do so under the terms of this Agreement, provided such use is in the manner and for the purposes contemplated under this Agreement.

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9. **Cooperation.** The parties to this Agreement shall cooperate with each other in good faith and shall execute such further documents and shall perform such further acts as may be reasonably necessary or appropriate to carry out and accomplish the intent of this Agreement.
10. **Notice.** Notice to any party to this Agreement shall be in writing and either personally delivered or sent by certified mail, postage prepaid, return receipt requested, addressed to the party to be notified at the addresses specified herein. Any such notice shall be deemed received on the date of personal delivery to the party (or such parties authorized representative) or three (3) business days after deposit in the U.S. Mail, as the case may be. Until any party notifies the other party as to a change of its address for notice purposes, notice to the parties shall be sent to the above addresses.
11. **Attorney Fees.** In the event legal action is commenced in connection with this Agreement, the prevailing party in such action shall be entitled to recover its reasonable attorney fees and costs incurred in the trial court and in the appeal therefrom.
12. **Severability.** If any term, provision, or condition contained in this Agreement shall, to any extent, be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, and each term, provision, and condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.
13. **Applicable Law.** This Agreement shall be construed in accordance with the laws of the State of Oregon.
14. **Entire Agreement.** This Agreement shall constitute the entire agreement between the parties and any prior understanding or representation of any kind preceding the date of this Agreement shall not be binding upon either party except to the extent incorporated into this Agreement. This Agreement may be executed in counterparts.
15. **Termination by Grantee.** Grantee may terminate this Agreement upon 90 days' written notice to Grantor; provided, however, that Grantee shall remain obligated to pay its share of any costs incurred prior to the date of notice pursuant to Section 4 above, and provided further that Grantee shall record a Termination of Easement ("Termination"), having first received Grantor's approval of the language of said Termination.

Executed as of the date first above written.

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GRANTOR:

GRANTEE:

Sandelie Golf Club, Inc., an Oregon corporation

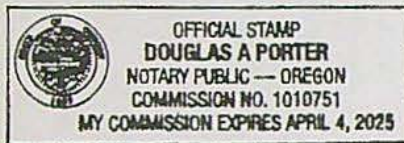
By: *Janet Kaiser*
Janet Kaiser, President

Michael W. Fritz, Trustee of the Michael W. Fritz Trust UTA DTD April 2, 2015

STATE OF OREGON

County of Clackamas

This record was acknowledged before me on September 22, 2022, by Janet Kaiser as President of Sandelie Golf Club, Inc., an Oregon corporation.



Douglas A. Porter
Notary Public - State of Oregon

my commission expires 04/04/2025

STATE OF OREGON

County of _____

This record was acknowledged before me on September _____, 2022, by Michael W. Fritz, Trustee of the Michael W. Fritz Trust UTA DTD April 2, 2015

Notary Public - State of Oregon

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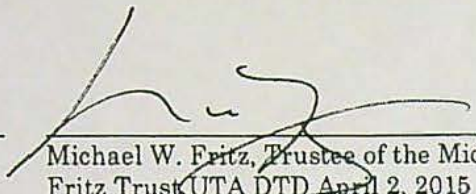
OWRD

GRANTOR:

GRANTEE:

Sandelie Golf Club, Inc., an Oregon
corporation

By: _____
Janet Kaiser, President


Michael W. Fritz, Trustee of the Michael W.
Fritz Trust UTA DTD April 2, 2015

STATE OF OREGON

County of _____

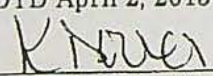
This record was acknowledged before me on September ____, 2022, by Janet Kaiser as
President of Sandelie Golf Club, Inc., an Oregon corporation.

Notary Public – State of Oregon

STATE OF OREGON

County of Clatsop

This record was acknowledged before me on September 23, 2022, by Michael W. Fritz,
Trustee of the Michael W. Fritz Trust UTA DTD April 2, 2015



Notary Public – State of Oregon



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EXHIBIT A

Sandelie Property

PARCEL VI:

That portion of the South one-half of the Northwest one-quarter of Section 16, Township 3 South, Range 1 East of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

Beginning at the Northeast corner of the South one-half of the Northwest one-quarter of said Section 16; thence West along the North line of said South one-half of the Northwest one-quarter 40.00 chains to the Northwest corner of said South one-half of the Northwest one-quarter; thence South along the West line of said Section 16; a distance of 16.71 chains to a point 3.29 chains North of the West one-quarter corner of said section; thence East parallel with the South line of the Northwest one-quarter of said Section 16, a distance of 30.50 chains to a basalt stone marked "X" on top, the same being an angle corner of Tract No. 3 as recorded in Circuit Court Journal 22, page 155, et seq., records of said County of Clackamas; thence North 9.50 chains to a basalt stone marked "X" on top, the same being the Northwest corner of said Tract No. 3; thence East along the Northerly boundary of said Tract No. 3; a distance of 9.50 chains to a stone marked "X" on top, set in the center line of county road, the same being a re-entrant corner of said Tract No. 3; thence North along said center line of road 7.21 chains to the point of beginning.

EXCEPTING THEREFROM that portion lying within SANDELIE ESTATES NO. 3, a duly recorded plat in Clackamas County, Oregon.

ALSO EXCEPTING THEREFROM that portion conveyed to F. J. Hoesly, et ux, by Warranty Deed Recorded August 5, 1968 as Recorder's Fee No. 68-016111 and described as follows:

Beginning at a point South 0°12' West, 1286.90 feet and North 89°48' West, 30 feet from a 1 1/4 inch iron pipe which is at the North one-quarter corner of Section 16, Township 3 South, Range 1 East, of the Willamette Meridian; said true point of beginning being the Southeast corner of SANDELIE ESTATES NO. 2; thence South 0°12' West 100 feet; thence North 89°48' West 200 feet; thence North 0°12' East 100 feet; thence South 89°48' East 200 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that portion lying within public roads.

PARCEL VII:

That portion of the Southeast one-quarter of the Northwest one-quarter of Section 16, Township 3 South, Range 1 East of the Willamette Meridian, described as follows:

Beginning at a basalt rock marked "X" on top set in the center of county road at a point 3.29 chains North of the center of said Section 16; thence West parallel with the South line of the Southeast one-quarter of the Northwest one-quarter of said Section, 9.50 chains to a basalt rock marked "X" on top, thence North 9.50 chains to a basalt rock marked "X" on top; thence East 9.50 chains to a basalt rock marked "X" on top in the center of said county road; thence South along the center of said county road 9.50 chains to the point of beginning.

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EXCEPTING THEREFROM PARCELS A, B AND C AS FOLLOWS:

PARCEL A

Starting at the North quarter corner of Section 16, Township 3 South, Range 1 East, thence South 0°12' West 1386.90 feet, thence South 89°48' West 30.0 feet, thence South 0°12' West 800.0 feet which is the initial property point, thence South 0°12' West 92.0 feet, thence North 89°48' West 160.0 feet, thence North 0°12' East 92.0 feet, thence South 89°48' East 160.0 feet to the initial point.

PARCEL B

Starting at the North quarter corner of Section 16, Township 3 South, Range 1 East, thence South 0°12' East 1386.90 feet, thence South 89°48' West 30.0 feet, thence South 0°12' West 892.0 feet which is the initial property point, thence South 0°12' West 92.0 feet, thence North 89°48' West 160.0 feet, thence North 0°12' East 92.0 feet, thence South 89°48' East 160 feet to the initial point.

PARCEL C

Starting at the North quarter corner of Section 16, Township 3 South, Range 1 East, thence South 0°12' West 1386.90 feet, thence South 89°48' West 30.0 feet, thence South 0°12' West 984.0 feet which is the property initial point, thence South 0°12' West 91.7 feet, thence North 89°48' West 160.0 feet, thence North 0°12' East 91.7 feet, thence South 89°48' East 160.0 feet to the initial property point.

EXCEPTING THEREFROM that portion lying within SANDELIE ESTATES NO. 3, a duly recorded plat in Clackamas County, Oregon.

ALSO EXCEPTING THEREFROM that portion lying within Lots 8 and 9, SANDELIE ESTATES NO. 4, a duly recorded plat in Clackamas County, Oregon.

ALSO EXCEPTING THEREFROM that portion lying within public roads.

PARCEL VIII:

Part of the South one-half of the Northwest one-quarter of Section 16, Township 3 South, Range 1 East of the Willamette Meridian, in the County of Clackamas and State of Oregon, and part of Tracts 7 and 8 of THO'S BUCKMAN TRACTS, as recorded in Plat Book 5, at page 16, Plat Records, described as follows:

Beginning at the one-quarter section corner on the West line of said Section 16; thence North 3.29 chains; thence East parallel with the one-quarter section line, 40.00 chains to a stone marked "X" on top set on the North and South one-quarter section line of said Section 16; thence South on said one-quarter section line 3.29 chains, more or less, to the center of said section 16; thence continue South on the one-quarter section line, 4.21 chains, more or less, to the Northeast corner of a tract of land conveyed to R.C. Scoffern, by Deed recorded in Book 166, Page 146, Deed Records; thence West along the North line of said Scoffern Tract 40.00 chains, more or less, to the West line of said Section; thence North along the West line of said Section 4.21 chains, more or less, to the place of beginning.

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EXCEPTING THEREFROM the East ten acres thereof, as described in Contract of Sale, recorded September 9, 1968 as Recorder's Fee No. 68-018659.

PARCEL IX:

Part of the South one-half of the Northwest one-quarter and part of the North one-half of the Southwest one-quarter of Section 16, Township 3 South, Range 1 East, of the Willamette Meridian, being a part of Tracts 7 and 8, THO'S BUCKMAN TRACTS, a plat of record in Plat Book 5, Page 16, in the County of Clackamas and State of Oregon, being that property described in Deed recorded November 30, 1971 as Recorder's Fee No. 71-033741 and being more particularly described as follows:

Beginning at the one-quarter Section corner on the West line of said Section 16, thence North 3.29 chains; thence East parallel with the one-quarter Section line, 1760 feet to the true point of beginning; thence continuing East 246.49 feet to a point; thence South 16°46' West 516.98 feet to a point; thence West parallel to the one-quarter Section line 97.30 feet to a point; thence North 495 feet to the true point of beginning.

PARCEL X:

Part of the North one-half of the Southwest one-quarter of Section 16, Township 3 South, Range 1 East, of the Willamette Meridian, being a part of Tracts 6, 7 and 8, THO'S BUCKMAN TRACTS, a plat of record in Plat Book 5, Page 16, in the County of Clackamas and State of Oregon, being described as follows:

Beginning at a point on the Section line 11.71 chains South of the one-quarter section corner on the West side of Section 16, Township 3 South, Range 1 East of the Willamette Meridian, in the County of Clackamas and State of Oregon; thence North on the Section line 7.50 chains; thence East 40.00 chains to the one-quarter Section line; thence South 7.50 chains; thence West 40.00 chains to the point of beginning.

EXCEPTING THEREFROM the Easterly 782.70 feet as determined by an iron rod set in the Northerly fence line of said tract.

PARCEL XI:

Part of the Southwest one-quarter of Section 16, Township 3 South, Range 1 East, of the Willamette Meridian, being a part of Tracts 6 and 8, THO'S BUCKMAN TRACTS, a plat of record in Plat Book 5, Page 16, in the County of Clackamas and State of Oregon, being described as follows:

Beginning at the Southwest corner of said Lot 8 on the West line of said Section 16, being 21.50 chains South of the one-quarter corner on said West line; thence North 9.79 chains along said West line to the Southwest corner of the tract described in Deed to Alvin Miska, et ux, recorded July 31, 1944, in Deed Book 329, Page 237, Deed Records; thence East 40.00 chains along the South line of said Miska tract to the East line of said Southwest one-quarter; thence South 6.04 chains to the Northeast corner of the tract in Deed to George E. Fell, et ux, recorded June 14, 1951, in Deed Book 445, Page 403, Deed Records; thence West 25.95 chains along the North

line of said Fell tract to the West line of said Lot 6; thence North along the West line of Lot 6, 0.40 chains to the Southeast line of said Lot 8; thence along the Southeasterly and South line of said Lot 8 the following courses and distances: South 55° West 1.80 chains; South 68°50' West 7.50 chains; and West 5.85 chains to the point of beginning.

EXCEPTING THEREFROM that portion lying within public roads.

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EXHIBIT B

Fritz Property

PARCEL I:

All of the East one-half of the North one-half of the Northwest one-quarter of Section 16, Township 3 South, Range 1 East of the Willamette Meridian, in the County of Clackamas and State of Oregon.

EXCEPTING THEREFROM the Northerly 330 feet.

ALSO EXCEPTING THEREFROM that portion lying within the plat of SANDELIE ESTATES NO. 2.

ALSO EXCEPTING THEREFROM that portion conveyed to F. J. Hoesly, et ux, by Warranty Deed recorded August 5, 1968 as Recorder's Fee No. 68 16111 and described as follows:

Beginning at a point South 0° 12' West, 1286.90 feet and North 89° 48' West, 30 feet from a 1 1/4 inch iron pipe which is at the North one-quarter corner of Section 16, Township 3 South, Range 1 East, Willamette Meridian; said true point of beginning being the Southeast corner of SANDELIE ESTATES NO. 2; thence South 0° 12' West 100 feet; thence North 89° 48' West 200 feet; thence North 0° 12' East 100 feet; thence South 89° 48' East 200 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that portion lying within public roads.

PARCEL II:

The Northerly 330 feet of the East one-half of the North one-half of the Northwest one quarter of Section 16, Township 3 South, Range 1 East of the Willamette Meridian, in the County of Clackamas and State of Oregon.

EXCEPTING THEREFROM that portion lying within the plat of SANDELIE ESTATES NO. 1.

ALSO EXCEPTING THEREFROM that portion lying within public roads.

NOTICE TO WATER WELL CONTRACTOR
The original and first copy
of this report are to be
filed with the
STATE ENGINEER, SALEM, OREGON 97310
within 30 days from the date
of well completion.

WATER WELL REPORT

STATE OF OREGON
(Please type or print)

State Well No. 3/1-16

State Permit No. _____

(1) OWNER:

Name E. M. Gregory
Address 569
Portland, Oregon

(2) LOCATION OF WELL:

County Washington Driller's well number _____
Section 16 T. 35 R. 1E W.M.
Bearing and distance from section or subdivision corner _____

(3) TYPE OF WORK (check):

Well ☒ Deepening ☐ Reconditioning ☐ Abandon ☐
Abandonment, describe material and procedure in Item 12.

(4) PROPOSED USE (check):

Domestic ☐ Industrial ☐ Municipal ☒
Irrigation ☐ Test Well ☐ Other ☐

(5) TYPE OF WELL:

Rotary ☐ Driven ☐
Cable ☒ Jetted ☐
Dug ☐ Bored ☐

(6) CASING INSTALLED:

Threaded ☐ Welded ☐
" Diam. from 0 ft. to 70 ft. Gage: 250
" Diam. from _____ ft. to _____ ft. Gage _____
" Diam. from _____ ft. to _____ ft. Gage _____

(7) PERFORATIONS:

Perforated? ☐ Yes ☒ No

Type of perforator used _____

Location of perforations	In. by	In.
perforations from _____ ft. to _____ ft.		
perforations from _____ ft. to _____ ft.		
perforations from _____ ft. to _____ ft.		
perforations from _____ ft. to _____ ft.		
perforations from _____ ft. to _____ ft.		

(8) SCREENS:

Well screen installed? ☐ Yes ☒ No

Manufacturer's Name _____ Model No. _____
Slot size _____ Set from _____ ft. to _____ ft.
Slot size _____ Set from _____ ft. to _____ ft.

(9) CONSTRUCTION:

Seal—Material used in seal Reddington clay
Depth of seal 20 ft. Was a packer used? Yes
Distance of well bore to bottom of seal 11 in.
Were any loose strata cemented off? ☐ Yes ☒ No Depth _____
Was a drive shoe used? ☒ Yes ☐ No
Was well gravel packed? ☐ Yes ☐ No Size of gravel: _____
Gravel placed from _____ ft. to _____ ft.
Do any strata contain unusable water? ☐ Yes ☐ No
Depth of water? _____ depth of strata _____
Method of sealing strata off _____

(10) WATER LEVELS:

Static level 110 ft. below land surface Date 5-3-66
Pumping pressure _____ lbs. per square inch Date _____

(11) WELL TESTS:

Drawdown is amount water level is lowered below static level

Was a pump test made? ☐ Yes ☐ No If yes, by whom?

Yield:	gal./min. with	ft. drawdown after	hr.
"	"	"	"
"	"	"	"
"	"	"	"

Boiler test 31 gal./min. with 0 ft. drawdown after 2.5 hr.
Artesian flow _____ g.p.m. Date _____

Temperature of water 55 Was a chemical analysis made? ☐ Yes ☒ No

(12) WELL LOG:

Diameter of well below casing _____

Depth drilled 225 ft. Depth of completed well 225 ft.

Formation: Describe by color, character, size of material and structure, and show thickness of aquifers and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of formation

MATERIAL	FROM	TO
Soil	0	6
Sand, red	6	25
Blue	25	25
Brown	25	25
Blue	25	25
Brown	25	25
Hard sand, red	25	25
Brown	25	25
Shy, red	25	25
Blue	25	25
Red	25	25

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Work started 4-8 1966. Completed 5-3 1966
Date well drilling machine moved off of well 5-3 1966

(13) PUMP:

Manufacturer's Name _____
Type: _____ H.P. _____

Water Well Contractor's Certification:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

NAME E. M. Gregory Drilling Co.
(Person, firm, or corporation)

Address 621 S. W. HOME ROAD
PORTLAND, OREGON 97212

Drilling Machine Operator's License No. 217

[Signed] E. M. Gregory
(Water Well Contractor)

Contractor's License No. 99 Date May 3, 1966

USE ADDITIONAL SHEETS IF NECESSARY

14377-

State Permit No. _____

14377 -

CLAC 9317

100000

HARD BLACK BASALT 487 - 499
 SOFT BROWN BASALT 499 - 550
 MED. HARD BLACK BASALT 550 - 580
 HARD BLACK BASALT 580 - 597
 MED. HARD BLACK BASALT 597 - 621

CASING CEMENTED INTO ROCK AT 363'
 TO PREVENT SANDY WATER FROM ENTERING
 WELL FROM 302' TO 313'

100 1 (YAS) 302'
 100 2 (YAS) 303'
 100 3 (YAS) 304'
 100 4 (YAS) 305'
 100 5 (YAS) 306'
 100 6 (YAS) 307'
 100 7 (YAS) 308'
 100 8 (YAS) 309'
 100 9 (YAS) 310'
 100 10 (YAS) 311'
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 100 149 (YAS) 450'

CLAL 9317 p. 2

35/1E-16 bdl

WELL I.D. # L.

(1) LAND OWNER _____ Well Number _____
 Name Bill Kaiser
 Address Rt 1 Box 527-I
 City West Linn State OR Zip _____

☐ New Well ☐ Deepening ☐ Alteration (repair/recondition) ☐ Abandonment

☐ Rotary Air ☐ Rotary Mud ☐ Cable ☐ Auger
☐ Other _____

☐ Domestic ☐ Community ☐ Industrial ☐ Irrigation
☐ Thermal ☐ Injection ☐ Livestock ☐ Other _____

Special Construction approval ☐ Yes ☐ No Depth of Completed Well _____ ft
Explosives used ☐ Yes ☐ No Type _____ Amount _____

HOLE			SEAL			Sacks or pounds
Diameter	From	To	Material	From	To	

How was seal placed: Method ☐ A ☐ B ☐ C ☐ D ☐ E
☐ Other

Backfill placed from _____ ft. to _____ ft. Material _____
Gravel placed from _____ ft. to _____ ft. Size of gravel _____

	Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing:					☐	☐	☐	☐
					☐	☐	☐	☐
					☐	☐	☐	☐
					☐	☐	☐	☐
Liner:					☐	☐	☐	☐
					☐	☐	☐	☐

Drive Shoe used ☐ Inside ☐ Outside ☐ None
Final location of shoe(s) _____

☐ Perforations Method _____
☐ Screens Type _____ Material _____

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
						☐	☐
						☐	☐
						☐	☐
						☐	☐

☐ Pump Yield gal/min	☐ Bailer Drawdown	☐ Air Drill stem at	Flowing ☐ Artesian Time 1 hr.

Temperature of water _____ Depth Artesian Flow Found _____
Was a water analysis done? ☐ Yes By whom _____
Did any strata contain water not suitable for intended use? ☐ Too little
☐ Salty ☐ Muddy ☐ Odor ☐ Colored ☐ Other _____
Depth of strata: _____

County _____ Latitude _____ Longitude _____
Township _____ N or S Range _____ E or W. WM.
Section _____ 1/4 _____ 1/4
Tax Lot _____ Lot _____ Block _____ Subdivision _____
Street Address of Well (or nearest address) _____

_____ ft. below land surface. Date _____
Artesian pressure _____ lb. per square inch Date _____

Depth at which water was first found

From	To	Estimated Flow Rate	SWL

Ground Elevation _____

[illegible]

Date started _____ Completed 7/18/1969

Transcribed from back of original log.

COMPILED BY: Karl C. Wozniak

DATE: 10-10-2005

NOTICE TO WATER WELL CONTRACTOR

The original and first copy
of this report are to be
filed with the

STATE ENGINEER, SALEM, OREGON 97310
within 30 days from the date
of well completion.

RECEIVED
APR 15 1974

WATER WELL REPORT

STATE OF OREGON

(Please type or print)

(Do not write above this line)

State Well No.

State Permit

(1) OWNER:

Name BILL KAISER
Address RT 1 Box 567-I
WEST Linn, OREGON

(2) TYPE OF WORK (check):

New Well ☐ Deepening ☒ Reconditioning ☐ Abandon ☐

If abandonment, describe material and procedure in Item 12.

(3) TYPE OF WELL:

Rotary ☐ Driven ☐
Cable ☒ Jetted ☐
Dug ☐ Bored ☐

(4) PROPOSED USE (check):

Domestic ☐ Industrial ☐ Municipal ☐
Irrigation ☒ Test Well ☐ Other ☐

NO CASING INSTALLED
Casing installed: ☐ Threaded ☐ Welded ☐

" Diam. from _____ ft. to _____ ft. Gage _____
" Diam. from _____ ft. to _____ ft. Gage _____
" Diam. from _____ ft. to _____ ft. Gage _____

PERFORATIONS:

Perforated? ☐ Yes ☒ No.

Type of perforator used _____

Size of perforations in. by in.
_____ perforations from _____ ft. to _____ ft.
_____ perforations from _____ ft. to _____ ft.
_____ perforations from _____ ft. to _____ ft.

(7) SCREENS:

Well screen installed? ☐ Yes ☒ No

Manufacturer's Name _____

Type _____ Model No. _____

Diam. _____ Slot size _____ Set from _____ ft. to _____ ft.

Diam. _____ Slot size _____ Set from _____ ft. to _____ ft.

(8) WELL TESTS:

Drawdown is amount water level is
lowered below static level

Was a pump test made? ☒ Yes ☐ No If yes, by whom? KEUER

Yield: 475 gal./min. with 367 ft. drawdown after 6 hrs.

Ball test 44 gal./min. with 7 1/2 ft. drawdown after 1 hrs.

Artesian flow _____ g.p.m.

Temperature of water 62° Depth artesian flow encountered _____ ft.

(9) CONSTRUCTION:

Well seal—Material used _____

Well sealed from land surface to _____ ft.

Diameter of well bore to bottom of seal _____ in.

Diameter of well bore below seal _____ in.

Number of sacks of cement used in well seal _____ sacks

Number of sacks of bentonite used in well seal _____ sacks

Brand name of bentonite _____

Number of pounds of bentonite per 100 gallons _____

of water _____ lbs./100 gals.

Was a drive shoe used? ☐ Yes ☐ No Plugs _____ Size: location _____ ft.

Did any strata contain unusable water? ☐ Yes ☒ No

Type of water? _____ depth of strata _____

Method of sealing strata off _____

Was well gravel packed? ☐ Yes ☒ No Size of gravel: _____

Gravel placed from _____ ft. to _____ ft.

(10) LOCATION OF WELL:

County CLACKAMAS Driller's well number 108

SE 1/4 NW 1/4 Section 16 T. 35 R. 1E W.M.

Bearing and distance from section or subdivision corner _____

(11) WATER LEVEL: Completed well.

Depth at which water was first found 725 ft.

Static level 62 ft. below land surface. Date 4/9/71

Artesian pressure _____ lbs. per square inch. Date _____

(12) WELL LOG:

Diameter of well below casing 10"-8"-6"

Depth drilled 1005 ft. Depth of completed well 1005 ft.

Formation: Describe color, texture, grain size and structure of materials;
and show thickness and nature of each stratum and aquifer penetrated,
with at least one entry for each change of formation. Report each change in
position of Static Water Level and indicate principal water-bearing strata.

MATERIAL	From	To	SWL
DECOMPOSED BASALT	725	726	55
HARD BLACK BASALT	726	736	55
DECOMPOSED BASALT	736	766	55
HARD BLACK BASALT	766	844	55
DECOMPOSED BASALT	844	851	55
HARD BLACK BASALT	851	974	55
SOFT BLACK BASALT	974	987	55
HARD BLACK BASALT	987	1005	55

RECEIVED

JAN 4 2024

OWRD

Work started 2-17 19 71 Completed 4/9 19 71

Date well drilling machine moved off of well 4/9 19 71

Drilling Machine Operator's Certification:

This well was constructed under my direct supervision.
Materials used and information reported above are true to my
best knowledge and belief.

[Signed] De Kellen Date 4/20 19 71
(Drilling Machine Operator)

Drilling Machine Operator's License No. 329

Water Well Contractor's Certification:

This well was drilled under my jurisdiction and this report is
true to the best of my knowledge and belief.

Name KEUER Well Drilling Co.
(Person, firm or corporation) (Type or print)

Address 5365 S.E. Hillwood MILWAUKIE

[Signed] De Kellen
(Water Well Contractor)

Contractor's License No. 462 Date 4/20 19 71

(USE ADDITIONAL SHEETS IF NECESSARY)

SP*45050-119

14377 -



Received by OWRD

OCT 10 2024

Salem, OR

Date Received (Date Stamp Here)

OWRD Over-the-Counter Submission Receipt

Applicant Name(s) & Address: Clackamas Co. Dept. of Trans. & Development

150 Beaver Creek Rd, Oregon City, OR 97045

Transaction Type: Groundwater Review

Fees Received: \$ 480.00

☐ Cash

☒ Check

Check No.

1186

Name(s) on Check:

Shortland Golf Course

T-14377

Thank you for your submission. Oregon Water Resources Department (Department) staff will review your submittal as soon as possible.

If your submission is determined to be complete, you will receive a receipt for the fees paid and an acknowledgement letter stating your submittal is complete.

If determined to be incomplete, your submission and the accompanying fees will be returned with an explanation of deficiencies that must be addressed in order for the submittal to be accepted.

If you have any questions, please feel free to contact the Department's Customer Service staff at 503-986-0801 or 503-986-0810.

Sincerely,

OWRD Customer Service Staff

Submission received by:

Corie Lavin

(Name of OWRD staff)

Instructions for OWRD staff:

- Complete this Submission Receipt and make two (2) copies. Place one copy with the check/cash; and place the other copy with the submission (i.e., the application or other document).
- Date-stamp all pages. (NOTE: Do not stamp check.)
- Give this original Submission Receipt to the applicant.
- Record Submission Receipt Information on the "RECEIVED OVER THE COUNTER" log sheet.
- Fold and put one copy of the Submission Receipt with check/cash into the Safe slot. Place the other copy of the Submission Receipt with submission (application/other document) in the top drawer of filing cabinet.



RECEIVED

JAN 4 2024

OWRD

Date Received (Date Stamp Here)

OWRD Over-the-Counter Submission Receipt

Applicant Name(s) & Address: Shortland Golf Club
16842 Alder Circle, Lake Oswego 97034

Transaction Type: RA

Fees Received: \$ 125.00

☐ Cash ☒ Check: Check No. 1054

Name(s) on Check: Same as above

Thank you for your submission. Oregon Water Resources Department (Department) staff will review your submittal as soon as possible.

If your submission is determined to be complete, you will receive a receipt for the fees paid and an acknowledgement letter stating your submittal is complete.

If determined to be incomplete, your submission and the accompanying fees will be returned with an explanation of deficiencies that must be addressed in order for the submittal to be accepted.

If you have any questions, please feel free to contact the Department's Customer Service staff at 503-986-0801 or 503-986-0810.

Sincerely,

OWRD Customer Service Staff

Submission received by: Corie Lowman
(Name of OWRD staff)

Instructions for OWRD staff:

- Complete this Submission Receipt and make two (2) copies. Place one copy with the check/cash; and place the other copy with the submission (i.e., the application or other document).
- Date-stamp all pages. (NOTE: Do not stamp check.)
- Give this original Submission Receipt to the applicant.
- Record Submission Receipt Information on the "RECEIVED OVER THE COUNTER" log sheet.
- Fold and put one copy of the Submission Receipt with check/cash into the Safe slot. Place the other copy of the Submission Receipt with submission (application/other document) in the



RECEIVED

JAN 4 2024

OWRD

Date Received (Date Stamp Here)

OWRD Over-the-Counter Submission Receipt

Applicant Name(s) & Address: Shortland Golf Club
16842 Alder Circle Lake Oswego OR 97034

Transaction Type: Transfer

Fees Received: \$ 3340

☐ Cash

☒ Check

Check No.

1053

Name(s) on Check:

Same as above

Thank you for your submission. Oregon Water Resources Department (Department) staff will review your submittal as soon as possible.

If your submission is determined to be complete, you will receive a receipt for the fees paid and an acknowledgement letter stating your submittal is complete.

If determined to be incomplete, your submission and the accompanying fees will be returned with an explanation of deficiencies that must be addressed in order for the submittal to be accepted.

If you have any questions, please feel free to contact the Department's Customer Service staff at 503-986-0801 or 503-986-0810.

Sincerely,

OWRD Customer Service Staff

Submission received by:

Cornie Cornien

(Name of OWRD staff)

Instructions for OWRD staff:

- Complete this Submission Receipt and make two (2) copies. Place one copy with the check/cash and place the other copy with the submission (i.e., the application or other document).
- Date-stamp all pages. (NOTE: Do not stamp check.)
- Give this original Submission Receipt to the applicant.
- Record Submission Receipt information on the "RECEIVED OVER THE COUNTER" log sheet.
- Fold and put one copy of the Submission Receipt with check/cash into the Safe slot. Place the other copy of the Submission Receipt with submission (application/other document) in the Safe slot.

Permanent Transfer Application Checklist

Check the Certificates in WRIS

Transfer # 14377

Checked by <u>Dante</u>	Type of Change(s) Proposed: <u>NO</u> other changes allowed other than those listed	
Date <u>1/4/2024</u>		
Fee Received: \$3340	☒ POU ☐ POD ☐ APOD ☐ POA ☒ APOA ☐ USE	
Calculated Fee: \$3340		How many rights to be Transferred? <u>1</u>
Deficiencies and Observations:		Certificate #(s) <u>50575</u>

If OK, check box; if not, fill in.

- ☒ 1. Is the applicant information complete? Have all the applicants listed at the top of the page signed at the bottom?
If not, what is missing? Whose signature is missing? _____
- ☒ 2. Has the applicant indicated that the place of use is in or near an irrigation district? Have they included a Form D? ☒ N/A.
Name of the District _____
- ☒ 3. Part 5 of application, has the applicant completed the entire page and does the information match the description of the explanation of the reasons on Part 4 of the application?
If not, you may need to contact the applicant or agent? _____
- ☒ 4. For multiple certificates, do each of the certificates listed on Application Page 1 have their own separate completed Part 5 tables 1 & 2? (compare with OAR 690-380-3220-may need to return)
If no, which certificates are missing a separate Part 5, tables 1 & 2? _____
- ☒ 5. Has the map been completed and signed by a CWRE? Does the map meet the requirements?
If not, what is missing? _____. Map waiver included? ☐
- ☒ 6. If a change in point of appropriation, have the well logs been included? ☐ N/A.
- ☒ 7. If a change in place of use within Umatilla County, have the applicant(s) provided a Supplemental Form U? ☒ N/A.
- ☒ 8. Has applicant filled out the Minimum Requirements Checklist (Part 1 of 5)? Is the application complete? If not, what is missing (check Evidence of Use and Land Use)? _____
- ☒ 9. If all boxes on this checklist are checked (with no remaining deficiencies identified), accept the application. Put this check sheet in the transfer folder.

OR:

- ☐ This application is deficient, and **CANNOT** be accepted.
It should be returned and the deficiencies listed in the "staff" section at the bottom of Application Page 1, unless the applicant or agent can resolve the deficiencies within 2-3 days.

Actions taken:

_____ date _____

Permanent Transfer Application Checklist

FEE WORKSHEET for PERMANENT TRANSFER (except Substitution)			
1	Base Fee (includes one type of change to one water right for up to 1 cfs)	1	\$1,360
	Types of change proposed: ☐ Place of Use ☐ Character of Use ☐ Point of Diversion/Appropriation Number of above boxes checked = _____ (2a) Subtract 1 from the number in line 2a = _____ (2b) <i>If only one change, this will be 0</i>		
2	Multiply line 2b by \$930 and enter » » » » » » » » » » » » » » » »	2	0
	Number of water rights included in transfer _____ (3a) Subtract 1 from the number in line 3a above: _____ (3b) <i>If only one water right this will be 0</i>		
3	Multiply line 3b by \$520 and enter » » » » » » » » » » » » » » » »	3	0
	Do you propose to add or change a well, or change from a surface water POD to a well? ☐ No: enter 0 » ☐ Yes: enter \$410 »		
4		4	0
	Do you propose to change the place of use or character of use? ☐ No: enter 0 on line 5 » ☐ Yes: enter the cfs for the portions of the rights to be transferred (see example below*): _____ (5a) Subtract 1.0 from the number in line 5a above: _____ (5b) If 5b is 0 or less, enter 0 on line 5 » If 5b is greater than 0, round up to the nearest whole number: _____ (5c) and multiply 5c by \$350, then enter on line 5 »		
5		5	0
6	Add entries on lines 1 through 5 above » » » » » » » » » » Subtotal:	6	0
	Is this transfer: ☐ necessary to complete a project funded by the Oregon Watershed Enhancement Board (OWEB) under ORS 541.932? ☐ endorsed in writing by ODFW as a change that will result in a net benefit to fish and wildlife habitat? If one or more boxes is checked, multiply line 6 by 0.5 and enter on line 7 »		
7	If no box is applicable, enter 0 on line 7 »	7	0
8	Subtract line 7 from line 6 » Transfer Fee:	8	