

AUG 12 2026



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

Application for Permanent Water Right Transfer

This application will be returned if Parts 1 through Part 4 and all required attachments are not completed and included upon submittal.

Part 1 of 4 – Permanent Water Right Transfer Application Minimum Requirements Checklist

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 – Completed Applicant Information and Signature.
NOTE: If the applicant is a public agency, corporation or business, trust, or other organization, the title or authority of the person who signs the application on behalf of the entity and evidence of signatory authority or a signed statement that such authority exists must be included.
- ☒ Part 4 – Information about Water Rights to be Transferred:
How many water rights are to be transferred? 1 **List them here:** Certificate 95614
 Please include a separate Part 4 for each water right. **NOTE: A separate transfer application is required for each water right unless the criteria in OAR 690-380-3220 are met.**
- ☒ **Application Fee** - payable by check to the Oregon Water Resources Department (OWRD). The online fee calculator is located: https://apps.wrd.state.or.us/apps/wr/wr_transfer_calculator/permanent_transfer.aspx
NOTE: If claiming a fee waiver, you must provide documentation showing that the proposed transfer qualifies for the fee waiver pursuant to OAR 690-380-3400.

Required Attachments:

- ☒ Completed Transfer Application Map.
- ☒ Completed Evidence of Use Affidavit and supporting documentation.
- ☒ Yes ☐ N/A Oregon Water Resources Department's Land Use Information Form with approval and signature from each local land use authority in which water is to be diverted, conveyed, and/or used.
NOTE: This form is 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.
- ☐ Yes ☒ N/A Affidavit(s) of Consent from Deeded Landowner(s) or Deeded Water Right Holder(s)
NOTE: only if the applicant does not own the land on which the water right is located or if the water right was severed from the land and conveyed separately to other individuals/entities.)
- ☐ Yes ☒ N/A Supplemental Form D – For water rights served by or issued in the name of an irrigation district.
NOTE: Complete when the transfer applicant is not the irrigation district.)
- ☐ Yes ☒ N/A Supplemental Form U - For water rights involving irrigation within portions of Morrow & Umatilla Counties only.
- ☐ Yes ☒ N/A Affidavit of Voluntary Cancellation or Diminution.
NOTE: only if application proposes to cancel or diminish a water right.

Required Groundwater Attachments:

- ☒ Yes ☐ N/A Water Well Report/Well Log for changes in point(s) of appropriation (well(s)) or additional point(s) of appropriation. Find well logs here: http://apps.wrd.state.or.us/apps/gw/well_log/Default.aspx
- ☐ Yes ☒ 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 feet from the surface water source and more than 1000 feet upstream or downstream from the point of diversion. See OAR 690-380-2130 for requirements and applicability.

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Part 2 of 4 – Permanent Water Right Transfer Application Map Requirements Checklist

The transfer application map you submit must include all the required items and match the existing water right map.

Check all boxes that apply.

☒ Yes ☐ N/A	Certified Water Right Examiner (CWRE) stamp and original signature. A digital stamp or seal and signature are acceptable, provided they meet OAR 690-014-0050. NOTE: CWRE stamp and signature are not required for substitutions. For a list of CWRE's, see http://apps.wrd.state.or.us/apps/wr/cwre_license_view/ .
☐ Yes ☒ N/A	If more than three water rights are involved, a separate map for each water right is required.
☒	Permanent quality printed with dark ink on polyester film or good quality paper. Maps may also be submitted as a PDF (portable document format) if they meet all other requirements.
☒	The preferred size is 8½ x 11 inches and should be no larger than 30 x 30 inches (one extra map copy is required for 30 x 30 inch maps). To request a waiver for a map larger than 30 x 30 inches, please send an email to mapwaiver@water.oregon.gov .
☒	A north arrow and a legend.
☒	Include the scale, which must be even-numbered and not exceed 1 inch = 1,320 feet. To request a waiver for a map scale that exceeds 1 inch = 1,320 feet, please send an email to mapwaiver@water.oregon.gov .
☒ Yes ☐ N/A	For uses other than municipal use, quasi-municipal use, and similar uses , include Township, Range, Section, ¼ ¼, tax lot boundaries (property lines) and tax lot numbers, DLC, Government Lot, and other recognized public land survey lines.
☐ Yes ☒ N/A	If the use is municipal, quasi-municipal, or similar uses , include Township, Range, Section, and service area boundaries. The map must also identify quarter-quarter (¼ ¼) sections but does not need to label the ¼ ¼.
☒	Major physical features including rivers, creeks, streams, lakes, reservoirs, ponds, roads and railroads. For any surface water on the map, indicate the direction of flow.
☒	All point(s) of diversion (POD for surface water), point(s) of appropriation (POA for wells/groundwater), or dam location(s) (or center of reservoir(s) if no dam exists) authorized by the water right(s), clearly labeled, shown by distance and bearing, or by coordinates (distance north/south and distance east/west) from a recognized public land survey corner (this information can be found in the water right certificate or decree.) In addition, include latitude and longitude for each POD or POA in degrees-decimal with five or more digits after the decimal (example – 44.53764°) and the datum used (example – NAD 83, NAD 27 or WGS 84).
☒ Yes ☐ N/A	If a change in POD or a change in POA is proposed, include the proposed location(s), clearly labeled, shown by distance and bearing, or by coordinates (distance north/south and distance east/west) from a recognized public land survey corner. In addition, include latitude and longitude for each POD or POA in degrees-decimal with five or more digits after the decimal (example – 44.53764°) and the datum used (example – NAD 83, NAD 27 or WGS 84).
☒	General location of main canals, ditches, flumes, pipelines, pumps, or other water delivery features used to transport water from the point(s) of diversion, point(s) of appropriation, and/or reservoir/pond to the place of use, including delivery features at the place of use.
☒	Place of use (POU) by Township, Range, Section, and ¼ ¼, that includes separate hachuring for lands affected by changes proposed in this transfer application, for lands left unchanged and not affected by this transfer application, for each water right, for each priority date, for each use, and served by each point of diversion (POD), point of appropriation (POA), and/or reservoir/pond (POD).
☐ Yes ☒ N/A	For a POU limited to a point, like a stock watering tank, include latitude and longitude for the POU in degrees-decimal with five or more digits after the decimal (example – 44.53764°) and the datum used (example – NAD 83, NAD 27 or WGS 84).
☒ Yes ☐ N/A	If the USE is irrigation, nursery, cranberry, or other similar uses with acreage associated with it, the place of use must include the number of acres in each ¼ ¼ section, government lot, or in each ¼ ¼ section as projected within government lots, donation land claims, or other recognized public land survey subdivisions.
☐ Yes ☒ N/A	If the use is supplemental irrigation, include the location(s) and water right reference number of the underlying primary right, registration, or claim.

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Part 3 of 4 –Permanent Water Right Transfer Application
Applicant(s) Information and Signature(s)
Applicant Information

APPLICANT/BUSINESS NAME Lakebrook Holdings LLC c/o Doug Zielinski	PHONE NO(S). 503-932-1876	EMAIL ADDRESS Doug@AlphaNursery.com	
ADDRESS 5050 Hazelgreen Rd NE	CITY Salem	STATE OR	ZIP 97305

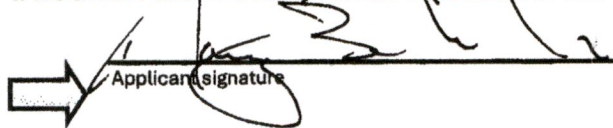
DOCUMENTS AND NOTIFICATIONS WILL BE SENT BY E-MAIL UNLESS REQUESTED OTHERWISE.**ANY PROPOSED FINAL ORDER WILL BE SENT BY CERTIFIED MAIL AND ANY CERTIFICATE BY STANDARD MAIL.**

- * **IMPORTANT NOTE - Electronic forms of documents:** Beginning on April 1, 2026, and unless requested otherwise by the applicant, the Department will send documents and notifications associated with processing of applications in electronic form (i.e., by email). These emails may come from an automated system (wrd_automated_email@water.oregon.gov). **Consider adding this email address to your safe sender list.**

I/we affirm:

- ☒ The applicant is the sole owner of the land on which the water right, or portion thereof, proposed for transfer is located. **NOTE:** If the applicant is not the sole owner, include signatures of all deeded landowners (and mailing and e-mail addresses if different than the applicant's) or attach affidavits of consent from all landowners or individuals/entities to which the water right(s) were conveyed.
- ☒ Amendments to the application may only be made in response to the Initial Review (IR). 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 IR, or to withdraw the application. **NOTE:** that amendments may be subject to additional fees, pursuant to ORS 536.050.
- ☒ 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.
- ☒ Approval of the change(s) proposed in this application does not constitute a right to trespass upon property or ditches not owned or controlled by the applicant.
- ☒ Prior to Department approval of the transfer application, if more than five (5) water rights would be injured as a result of my proposed transfer, then I will be required to submit payment to the Department pursuant to OAR 690-380-4020(3) 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: Woodburn Independent.
- ☒ 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).
- ☒ The person signing this application is doing so on behalf of a public agency, corporation or business, trust, or other organization and must provide evidence of signatory authority or a signed statement that such authority exists must be attached to this application.

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


Doug Zielinski
08/12/2026

Applicant signature

Print Name (and Title if applicable)

Date

Check One Box:

- ☒ By signing this application, I/we understand that, upon receipt of the Initial Review (IR) 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 690-380-4000(5)(b)(B); **OR**
- ☐ I/we 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/we 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.

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

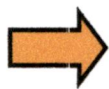
AGENT NAME/BUSINESS NAME Doann Hamilton / Will McGill Surveying LLC	PHONE NO(S). (503) 349-6946 (cell)	EMAIL ADDRESS Doann@McGillWaterRights.com		
ADDRESS 15333 Pletzer Rd. SE	CITY Turner	STATE OR	ZIP 97392	
DOCUMENTS AND NOTIFICATIONS WILL BE SENT BY E-MAIL UNLESS REQUESTED OTHERWISE.				
ANY PROPOSED FINAL ORDER WILL BE SENT BY CERTIFIED MAIL AND ANY CERTIFICATE BY STANDARD MAIL.				
* IMPORTANT NOTE - Electronic forms of documents: Beginning on April 1, 2026, and unless requested otherwise by the applicant, the Department will send documents and notifications associated with processing of applications in electronic form (i.e., by email). These emails may come from an automated system (wrd_automated_email@water.oregon.gov). Consider adding this email address to your safe sender list.				

- ☐ Check here if any of the water rights proposed for transfer are or will be located within or served by an irrigation or other water district. **NOTE: Complete Supplemental Form D.**

IRRIGATION DISTRICT NAME NA	ADDRESS (CITY, STATE, ZIP)	EMAIL
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- ☐ 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)	EMAIL
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To meet state land use compatibility requirements, you must list the names and mailing addresses of all affected local governments, including but not limited to county, city, municipal corporation, or tribal governments within whose jurisdiction water will be diverted, conveyed and/or used.

ENTITY NAME Marion County Planning Division	ADDRESS (CITY, STATE, ZIP) 5155 Silverton Rd. NE, Salem, OR 97305	EMAIL
ENTITY NAME	ADDRESS (CITY, STATE, ZIP)	EMAIL

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Responsibility for Completion of Changes and Receiving Landowner Information

Check the following box that applies:

- ☒ The applicant is responsible for completion of change(s). Notices and correspondence should continue to be sent to the applicant. **OR**
- ☐ 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. **NOTE:** Complete the Receiving Landowner Information Table below. **OR**
- ☐ 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. **NOTE:** Complete the Receiving Landowner Information Table below.

☐ Yes ☒ No

At this time, are the lands in this transfer application in the process of being sold?

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, a Request for Assignment form is required to be submitted to the Department at a later date. If a property sells, the certificated water right(s) located on the land belong to the new owner, unless a properly recorded sale agreement or other document states otherwise.

NOTE: For more information:

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

Receiving Landowner Information

RECEIVING LANDOWNER NAME NA		PHONE NO.(S)		EMAIL ADDRESS	
ADDRESS		CITY		STATE	ZIP
DOCUMENTS AND NOTIFICATIONS WILL BE SENT BY E-MAIL UNLESS REQUESTED OTHERWISE.					
ANY PROPOSED FINAL ORDER WILL BE SENT BY CERTIFIED MAIL AND ANY CERTIFICATE BY STANDARD MAIL.					
IMPORTANT NOTE - Electronic forms of documents: Beginning on April 1, 2026, and unless requested otherwise by the applicant, the Department will send documents and notifications associated with processing of applications in electronic form (i.e., by email). These emails may come from an automated system (wrdd_automated_email@water.oregon.gov). Consider adding this email address to your safe sender list.					
Describe any special ownership circumstances: NA					
The confirming Certificate shall be issued in the name of: ☐ Applicant ☐ Receiving Landowner					

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PROPOSED CHANGES

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

Change to Surface Water Point(s) of Diversion:

- ☐ Point(s) of Diversion (POD) – the proposed POD(s) will replace the existing authorized POD(s)
- ☐ Additional Point(s) of Diversion (APOD) – the proposed POD(s) will be in addition to the existing authorized POD(s)
- ☐ Surface Water POD to Groundwater POA (SW/GW) – proposed POA(s) will replace the existing authorized POD
- ☐ Government Action POD (GOV) – the proposed POD is due to a government action (ORS 540.510(6))

Change to Point(s) of Groundwater Appropriation:

- ☐ Point(s) of Appropriation (POA) – the proposed POA(s) will replace the authorized POA(s)
- ☒ Additional Point(s) of Appropriation (APOA) – the proposed POA(s) will be in addition to the authorized POA(s)

Changes in Place of Use and Character of Use:

- ☐ Place of Use (POU) - the proposed changes to the place of use will replace the authorized place of use
- ☐ Character of Use (USE) - the proposed changes to the character of use of the water right will modify the authorized character of use

Substitution:

- ☐ Substitution (SUB) – Substitution of Groundwater Supplemental Irrigation will be substituted for Surface Water Primary Irrigation:

Certificate#	Groundwater supplemental irrigation	Certificate#	Surface water primary irrigation
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Supplemental to Primary Use

- ☐ Supplemental Use to Primary Use (S to P) – supplemental groundwater irrigation replaces primary surface water irrigation:

Certificate #	Primary Surface water right to be cancelled
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NOTE: If water rights will be cancelled you must submit a signed and notarized voluntary cancellation/ diminution affidavit with your application.

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

The authorized Well 1 (MARI 65741) has lost efficiency and we need a second well to make up the full allowed rate

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

Part 4 of 4 – Permanent Water Right Transfer Application
Authorized POD/POA

Provide a Separate Part 4 for each water right proposed for transfer.

WATER RIGHT CERTIFICATE # 95614

Name(s) appearing on the certificate: _____

Description of Water Delivery System

System capacity: 0.62 ☒ Cubic Feet per Second (CFS) ☐ Gallons Per Minute (GPM) ☐ Acre-Feet (AF)

Source (live flow, stored water, etc.): Well 1 (MARI 65741)

Describe the current water delivery system. Include information on the capacity of pumps, canals, pipelines, and sprinklers used to divert, convey, and apply the water at the authorized place of use. Please provide as much detail as possible:

Water is pumped from the Well 1 (MARI 65741) using a 25 HP submersible pump to convey the water through a 6-inch buried PVC mainline to the north. Along this mainline are hydrants to attach 4-inch-diameter, 20-foot-long, portable aluminum hand lines with impact sprinklers and drip system to the north.

Amount proposed for transfer: 0.62 ☒ CFS ☐ GPM ☐ AF

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

☐ If the water right was certificated under a decree, please indicate:

- Name of Decree: _____

☒ If the water right was certificated through the permit process, please indicate:

- Permit # G-17371 and the name(s) appearing on the permit: Charles Keith Olson

☐ If Proof of Appropriation under the water right has been determined by the Department, please indicate:

Special Order Volume # _____, Page # _____

and the name(s) appearing on the Proof of Appropriation Special Order: _____

Table 1A – For Both SW and GW Rights - Location of Existing SW POD(s) or GW POA(s)

NOTE: If the POD/POA name is not specified on the Certificate, assign it a name or number below

Authorized POA/POD Name or Number	Twp		Rng		Sec	¼	¼	Tax Lot, DLC, or Gov-Lot
Well 1	6	S	2	W	32	NE	SE	DLC 72

Measured Distances (from a recognized survey corner)

495 feet south and 1,670 feet east from the center Section 32. Note: Lat/Long on map reflect better location from what listed WRIS

If authorized point is groundwater:

☒ Well log attached and associated with the well described above **and** on the accompanying application map.

AND/OR

☐ No well log is available - construction of the authorized well is provided in table below.

OWRD Well ID Tag No.	Total well depth	Casing Diameter	Casing Intervals (in 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 if less than full rate of water right
L-								☐ CFS ☐ GPM

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Part 4 of 4 continued – Permanent Water Right Transfer Application

Authorized POD/POA

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WATER RIGHT CERTIFICATE # 95614

Authorized POA/POD Name or Number	Twp	Rng	Sec	¼	¼	Tax Lot, DLC, or Gov-Lot		
Measured Distances (from a recognized survey corner)								
If authorized point is groundwater: ☐ Well log attached and associated with the well described above and on the accompanying application map. AND/OR ☐ No well log is available - construction of the authorized well is provided in table below.								
OWRD Well ID Tag No.	Total well depth	Casing Diameter	Casing Intervals (in 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 if less than full rate of water right
L-								☐ CFS ☐ GPM
Authorized POA/POD Name or Number	Twp	Rng	Sec	¼	¼	Tax Lot, DLC, or Gov-Lot		
			32					
Measured Distances (from a recognized survey corner)								
If authorized point is groundwater: ☐ Well log attached and associated with the well described above and on the accompanying application map. AND/OR ☐ No well log is available - construction of the authorized well is provided in table below.								
OWRD Well ID Tag No.	Total well depth	Casing Diameter	Casing Intervals (in 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 if less than full rate of water right
L-								☐ CFS ☐ GPM
Authorized POA/POD Name or Number	Twp	Rng	Sec	¼	¼	Tax Lot, DLC, or Gov-Lot		
Measured Distances (from a recognized survey corner)								
If authorized point is groundwater: ☐ Well log attached and associated with the well described above and on the accompanying application map. AND/OR ☐ No well log is available - construction of the authorized well is provided in table below.								
OWRD Well ID Tag No.	Total well depth	Casing Diameter	Casing Intervals (in 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 if less than full rate of water right
L-								☐ CFS ☐ GPM

**Part 4 of 4 continued – Permanent Water Right Transfer Application
Proposed POD/APOD Information – Surface Water Right(s) ONLY**

WATER RIGHT CERTIFICATE # _____

Table 1B-SW - Location of Proposed Surface Water POD/APOD(s)

Proposed POD/APOD Name or Number	Twp	Rng	Sec	¼	¼	Tax Lot, DLC, or Gov-Lot

Type of Change (from Page 6): ☐ POD or ☐ APOD From Authorized POD: ☐ UPSTREAM or ☐ DOWNSTREAM

Measured Distances (from a recognized survey corner)

Fish Screen Information:

☐ Yes ☐ No The proposed POD/APOD has an existing approved fish screen pursuant to ORS 540.525 or 540.532

If Yes, please submit documentation of the approved fish screen with your application, such as any Oregon Department of Fish and Wildlife (ODFW) fish screening certification letter and/or passage approval letter.

Additional Information/Remarks:

Proposed POD/APOD Name or Number	Twp	Rng	Sec	¼	¼	Tax Lot, DLC, or Gov-Lot

Type of Change (from Page 6): ☐ POD or ☐ APOD From Authorized POD: ☐ UPSTREAM or ☐ DOWNSTREAM

Measured Distances (from a recognized survey corner)

Fish Screen Information:

☐ Yes ☐ No The proposed POD/APOD has an existing approved fish screen pursuant to ORS 540.525 or 540.532

If Yes, please submit documentation of the approved fish screen with your application, such as any Oregon Department of Fish and Wildlife (ODFW) fish screening certification letter and/or passage approval letter.

Additional Information/Remarks:

Proposed POD/APOD Name or Number	Twp	Rng	Sec	¼	¼	Tax Lot, DLC, or Gov-Lot

Type of Change (from Page 6): ☐ POD or ☐ APOD From Authorized POD: ☐ UPSTREAM or ☐ DOWNSTREAM

Measured Distances (from a recognized survey corner)

Fish Screen Information:

☐ Yes ☐ No The proposed POD/APOD has an existing approved fish screen pursuant to ORS 540.525 or 540.532

If Yes, please submit documentation of the approved fish screen with your application, such as any Oregon Department of Fish and Wildlife (ODFW) fish screening certification letter and/or passage approval letter.

Additional Information/Remarks:

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Part 4 of 4 continued – Permanent Water Right Transfer Application
Proposed POA/APOA Information – Groundwater Right(s) ONLY

WATER RIGHT CERTIFICATE # 95614

Table 1B-GW - Location of Proposed Groundwater POA/APOA(s)

Proposed POA/APOA Name or Number	Twp		Rng		Sec	¼	¼	Tax Lot, DLC, or Gov-Lot
Well 2	6	S	2	W	32	SE	NE	DLC 72
Measured Distances (from a recognized survey corner)								☐ POA ☒ APOA
Located 230 feet north and 1,654 feet east from the center Section 32								
☐ Well log attached and associated with the well described above and on the accompanying application map. AND/OR ☒ No well log is available - construction of the authorized well is provided in table below.								
OWRD Well ID Tag No.	Total well depth	Casing Diameter	Casing Intervals (in 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 if less than full rate of water right
L-	200 ft	8 inch	0 to 200	0 to 50'	TBD	NA	Alluvial	0.62 ☒ CFS ☐ GPM
Proposed POA/APOA Name or Number	Twp		Rng		Sec	¼	¼	Tax Lot, DLC, or Gov-Lot
Measured Distances (from a recognized survey corner)								☐ POA ☐ APOA
☐ Well log attached and associated with the well described above and on the accompanying application map. AND/OR ☐ No well log is available - construction of the authorized well is provided in table below.								
OWRD Well ID Tag No.	Total well depth	Casing Diameter	Casing Intervals (in 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 if less than full rate of water right
L-								☐ CFS ☐ GPM
Proposed POA/APOA Name or Number	Twp		Rng		Sec	¼	¼	Tax Lot, DLC, or Gov-Lot
Measured Distances (from a recognized survey corner)								☐ POA ☐ APOA
☐ Well log attached and associated with the well described above and on the accompanying application map. AND/OR ☐ No well log is available - construction of the authorized well is provided in table below.								
OWRD Well ID Tag No.	Total well depth	Casing Diameter	Casing Intervals (in 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 if less than full rate of water right
L-								☐ CFS ☐ GPM

WATER RIGHT CERTIFICATE# 95614

☒ Yes - Complete **only** Table 2B on page 12. ☐ No - Complete **both** Table 2A below **and** Table 2B on page 12.

NOTE: List only that part or portion of the Water Right Certificate that will be changed.

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☐ Yes ☒ No Are there other water right certificates, water use permits or groundwater registrations associated with the "from" lands? If YES, list the certificate, water use permit, or ground water registration number(s):

 Pursuant to ORS 540.510, any “layered” water use such as an irrigation water right that is supplemental to a primary water right proposed for permit amendment, must be included in the permit amendment or cancelled. Change(s) to a water right certificate must be filed separately in a Permanent Transfer Application. Change(s) to a groundwater registration must be filed separately in a Groundwater Registration Modification Application.

WATER RIGHT CERTIFICATE# 95614

NOTE: If more than one change is proposed, specify the acreage associated with each change. If there is more than one POD/APOD or POA/APOA involved in the proposed changes, specify the acreage associated with each POD/APOD or POA/APOA

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Business Registry Business Name Search

07-29-2026

13:43

New Search

Business Entity Data

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
1814280-96	DLLC	ACT	OREGON	04-23-2021	04-23-2027	
Entity Name	LAKEBROOK HOLDINGS, LLC					
Foreign Name						

New Search

Associated Names

Type	PPB	PRINCIPAL PLACE OF BUSINESS			
Addr 1	7031 FIR GROVE LN N				
Addr 2					
CSZ	KEIZER	OR	97303	Country	UNITED STATES OF AMERICA

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

Type	AGT	REGISTERED AGENT		Start Date	04-23-2021	Resign Date	
Name	DOUGLAS		ZIELINSKI				
Addr 1	7031 FIR GROVE LN N						
Addr 2							
CSZ	KEIZER	OR	97303	Country	UNITED STATES OF AMERICA		

Type	MAL		MAILING ADDRESS			
Addr 1	7031 FIR GROVE LN N					
Addr 2						
CSZ	KEIZER	OR	97303		Country	UNITED STATES OF AMERICA

Type	MEM	MEMBER			Resign Date	
Name	DOUGLAS		ZIELINSKI			
Addr 1	7031 FIR GROVE LN N					
Addr 2						
CSZ	KEIZER	OR	97303	Country	UNITED STATES OF AMERICA	

Type	MEM	MEMBER			Resign Date	
Name	SCOTT		ZIELINSKI			
Addr 1	6770 WINDSOR ISLAND RD N					
Addr 2						
CSZ	SALEM	OR	97303	Country	UNITED STATES OF AMERICA	

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Type	MEM	MEMBER			Resign Date	
Name	JOSH		ZIELINSKI			
Addr 1	5270 HAZELGREEN RD NE					
Addr 2						
CSZ	SALEM	OR	97305		Country	UNITED STATES OF AMERICA

Type	MEM	MEMBER			Resign Date	
Name	JAMIE	P	ZIELINSKI			
Addr 1	7031 FIR GROVE LN N					
Addr 2						
CSZ	KEIZER	OR	97303		Country	UNITED STATES OF AMERICA

[New Search](#)

Name History

Business Entity Name	Name Type	Name Status	Start Date	End Date
LAKEBROOK HOLDINGS, LLC	EN	CUR	04-23-2021	

Please [read](#) before ordering [Copies](#).

[New Search](#)

Summary History

Image Available	Action	Transaction Date	Effective Date	Status	Name/Agent Change	Dissolved By
	AMENDED ANNUAL REPORT	04-01-2026		FI		
	AMENDED ANNUAL REPORT	03-28-2025		FI		
	AMENDED ANNUAL REPORT	03-14-2024		FI		
	AMENDED ANNUAL REPORT	04-12-2023		FI		
	AMENDED ANNUAL REPORT	08-25-2022		FI		
	ARTICLES OF ORGANIZATION	04-23-2021		FI	Agent	

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**Application for Water Right Transfer
Evidence of Use Affidavit**



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

Use a separate affidavit for each water right included in the transfer application.

NOTE: Supporting documentation must be attached.

State of Oregon)
County of Marion County) SS
)

I, Doug Zielinski, in my capacity as Owner/operator of Lakebrook Holdings,
mailing address 5050 Hazelgreen Rd NE, Salem, OR 97305,
telephone no.(s) 503-932-1876, e-mail address Doug@AlphaNursery.com,

being first duly sworn depose and say:

1. My knowledge of the exercise or status of the water right is based on:

Check only the box that applies:

☒ Personal observation. Explain the specific grounds for your knowledge:

Owner/operator

☐ Professional expertise. Explain the specific grounds for your knowledge:

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2. I attest that I have read and understand the terms and conditions of water use under Certificate # 95614, and that I have attached copies of documents demonstrating beneficial water use consistent with those terms and conditions (i.e., documentation showing compliance with the terms and conditions of the right).

Examples of documentation demonstrating compliance with the terms and conditions include, but are not limited to:

- Information showing that a required water meter was installed
- Copies of submitted static water level measurement reports (for groundwater sources)
- Copies of submitted annual water use reports
- Written confirmation from Oregon Department of Fish & Wildlife (ODFW) documenting installation of required fish screen(s)

3. I attest that water was beneficially used under Certificate # 95614 for the following purpose (e.g., crops, pasture, commercial, industrial, etc.): previously hazelnuts, now nursery stock

4. I attest that water from the authorized source was diverted/appropriated, conveyed, and applied to the authorized place of use under Certificate # 95614 through the current water delivery system used to apply water or the system that was in place at some point within the five years prior to submittal of this Transfer Application.

5. I attest that the following is a description of the water delivery system attested to in Item #4 above. Please check all applicable boxes below and include information that describes the type, model, dimensions (size/diameter, length, etc.) and delivery capacity, in cubic feet per second (cfs) or gallons per minute (gpm):

- ☐ Pump(s) in stream:
- ☐ Pump(s) in reservoir/pond:
- ☒ Pump(s) in well(s): 25 Hp submersible pump
- ☐ Headgate in stream/canal:
- ☐ Headgate in reservoir pond:
- ☐ Other (describe also include its general location in the description):
- ☐ Gravity Ditch:
- ☒ Pipeline: 6 inch buried mainline with portable laterals
- ☒ Sprinklers: 5/32 impact sprinklers for hazelnuts and drip irrigation for nursery stock
- ☐ Other (also include its general location in the description):

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6. Can you attest to beneficial water use under Certificate # 95614 consistent with the terms and conditions of the water right, during the past five years on the **entire** place of use or a **portion** of the place of use?

- ☐ No [skip to Question 7]
- ☐ Yes, my knowledge is specific to only the **portion** of the place use described below: [complete **Table 1** below, then go to Question 8]
- ☒ Yes, water was used on the **entire** place of use [skip to Question 8]

Table 1. Description of Water Use

Certificate #	Township		Range		Mer	Sec	1/4	1/4	Gov't Lot or DLC	Acres (if applicable)
					WM					
					WM					
					WM					
					WM					
					WM					
					WM					

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7. I attest, as indicated under either **Item a.** or **Item b.** below, that:

a. Beneficial water use is evidenced by one of the following:

- ☐ Certificate # _____ confirming beneficial water use to perfect Permit # _____ was issued within the past five years.

NOTE: This cannot be a remaining right certificate.

- ☐ Certificate # _____ confirming completion of a change in place of use, point(s) of diversion/ appropriation, or character of use authorized under Transfer Application #T- _____ was issued within the past five years.

- ☐ Part or all of the water right was leased instream at some point within the last five years. The instream lease number is: _____

NOTE: If the entire right proposed for transfer was not leased, then additional evidence of use is needed for the portion not leased instream.

- ☐ Water has been diverted at the actual current point of diversion for more than 10 years for beneficial use under Certificate # _____ (For Historic POD Transfers).

-OR-

b. Water was not used in the past 5 years, but the water right is not subject to forfeiture and documentation is attached to support the assertion that the presumption of forfeiture for nonuse would be rebutted under ORS 540.610(2) due to the following:

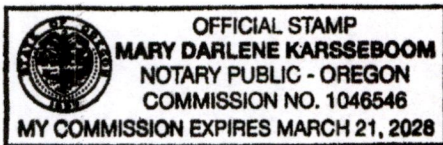
- ☐ Consistent with ORS 540.610(2)(e), the period of nonuse occurred during a period of time within which land was withdrawn from use in accordance with the Federal Conservation Reserve Program.
- ☐ Consistent with ORS 540.610(2)(h), the nonuse occurred during a period of time when I/we was/were using reclaimed water in lieu of using water under the water right.
- ☐ Consistent with ORS 540.610(2)(j), I/we was/were unable to make full beneficial use of the water because water was not available. During this time I/we had a facility capable of handling the full allowed rate and duty, and I/we was/were otherwise ready, willing and able to beneficially use the entire amount of water allowed under the water right.
- ☐ Consistent with ORS 540.610(2)(L), the nonuse occurred during a period of time within which the exercise of the water right was not necessary due to climatic conditions. During this time I/we had a facility capable of handling the full allowed rate and duty, and I/we was/were otherwise ready, willing and able to beneficially use the entire amount of water allowed under the water right.
- ☐ Consistent with ORS 540.610(2)(n), the nonuse of the supplemental water right occurred during a period of time when the primary water right used in conjunction with the supplemental water right was leased as an in-stream water right pursuant to ORS 537.348.
- ☐ Other (please explain and cite the statutory reference under ORS 540.610(2) that applies):

8. I understand that if I do not attach one or more of the documents shown in **Table 2** to support the above statements, my application will be considered incomplete.

NOTE: Table 2 is located on Page 5

[Signature] Don Zelik 8-12-26
Affiant Signature Printed Name Date

Signed and sworn to (or affirmed) before me this 12th day of August, 2026.



Mary Darlene Karsseboom
Notary Public for Oregon

My Commission Expires: March 21, 2028

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Table 2. Supporting Documentation

Supporting Documents	Examples
☐ A confirming water right certificate that was issued within the last five years. (NOT a remaining right certificate.)	• Copy of a water right certificate confirming the beneficial use of water under a Water Use Permit that shows date of issuance • Copy of a water right certificate confirming completion of a change in place of use, point of diversion/appropriation, or character of use authorized by an approved Water Right Transfer showing issuance date
☐ Records such as Farm Service Agency (FSA) crop reports, irrigation district records, Natural Resources Conservation Service (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 • Conservation Reserve Enhancement Program (CREP) Report
☒ Dated satellite imagery, aerial photos or other photographs containing sufficient detail to establish location and date of photograph (i.e., dated aerial photographs)	• Multiple photos can be submitted to show different areas of a water right • If photograph does not print with a "date stamp" or without the source identified, the date of the photograph and source should be added Sources for dated aerial photos: OSU – https://www.oregonexplorer.info OWRD – https://www.oregon.gov/owrd Google Earth – https://earth.google.com/
☐ Approved instream lease establishing beneficial use for instream purposes within the last 5 years	Copy of final order approving an instream lease that shows instream lease number and date of issuance
☐ If water has not been beneficially used in the past 5 years, documentation showing the right is not subject to forfeiture under ORS 540.610. (NOTE: Refer to ORS 540.610(2) for rebuttals to the presumption of forfeiture.)	• Copy of an agreement or contract for the use of reclaimed municipal water • Contract showing the authorized place of use enrolled in the Conservation Reserve Enhancement Program (CREP). • Copy of the Governor's executive order declaring a drought in the county within which the water right is located
☐ Any other documentation with sufficient detail to support the affidavit attesting to beneficial use during the past 5 years	

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5/2023

55th Ave NE

55th Ave NE

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Hazelgreen Rd NE

Hazelgreen Rd NE

Google Earth

Imagery Date: 5/10/2023 45°00'22.58" N 122°57'07.66" W elev 186 ft. eye alt 2297 ft

Water Use Report Based on Water Right



Cert:95614 OR *

OLSON, CHARLES KEITH 5405 NE HAZEL GREEN RD SALEM, OR 97303

Records per page: 10

[View All](#)

Acre-feet (AF) of Water Used

Water Year*	Report ID	Facility	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total Water Used	Irrigated Acres
2023	66530	WELL 1 (MARI 65741/L-117571)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2022	66530	WELL 1 (MARI 65741/L-117571)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.04	0.06	20.00
2021	66530	WELL 1 (MARI 65741/L-117571)	0.00	0.00	0.00	0.00	0.00	0.00	1.68	3.94	4.55	2.85	1.87	3.83	18.71	20.00
2020	66530	WELL 1 (MARI 65741/L-117571)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.06	0.00	1.61	0.00	1.79	4.46	
2019	66530	WELL 1 (MARI 65741/L-117571)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.15	1.40	1.33	1.49	0.00	5.37	
2018	66530	WELL 1 (MARI 65741/L-117571)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.22	0.00	0.00	1.22	5.00
2017	66530	WELL 1 (MARI 65741/L-117571)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.25	0.00	0.00	1.25	
2016	66530	WELL 1 (MARI 65741/L-117571)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.74	0.36	0.00	0.00	1.10	
2015	66530	WELL 1 (MARI 65741/L-117571)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

*The water year is named for the calendar year in which it ends. Example: the 2018 water year begins Oct. 1, 2017 and ends Sep. 30, 2018.

- The Water Resources Department makes reasonable efforts to screen the data for quality control; however, the Department cannot accept responsibility for errors, omissions, or accuracy of the information. Notification of any errors is appreciated. Send notifications to owrd.waterusereporting@water.oregon.gov or call 971-345-7489.
- Water use is reported by point of diversion (POD), rather than by water right.
- If a POD is shared with multiple water rights, it is not feasible to separate out the amount used under the water right being queried from water used by other rights using this same POD.
- Monthly amounts indicate:
 - For diverted rights, the total amount diverted during the month;
 - For storage rights, the amount generally stored in the reservoir/pond during the month, as represented by the volume of water impounded on approximately the same day each month.
- Water use amounts have all been converted to "acre-feet" (AF), regardless of the original measurement unit reported. One AF is the volume of water that will cover an acre of ground one foot deep = 325,850 gallons.
- Zeroes indicate that a report was received stating that no water was used during those months; if a year is not listed, no report of water use was received for that year.

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Well Construction History

(Click to Collapse...)

Well Construction History

Well Log id	Well Log	Work Type	Startcard	Well Tag	Owner Name	First Water	Max Case. Diam.	Max Case. Depth.	Max Seal Depth.	Max Depth	Completed Depth	Co
MARI 65741	Log	NEW	1026818	117571	CHARLES OLSON	51.00	8			160.00	160.00	

Well Log	Aquifer	Aq at Max Depth	System Aquifer	Regional USGS Aquifer	Local USGS Ac
MARI 65741	Quaternary-Late Tertiary sediment Aq	Quaternary-Late Tertiary sediment Aq	Quaternary-Late Tertiary Sediment Aquifers		

Well Test

No data matches search criteria.

Measured Water Level

(Click to Collapse...)

Records/Page:

Measured Water Level

Date	Time	Water Level (BLSD)	WL Elev (ft AMSL)	Organization	QWRD	Method	Status	MP Height
3/8/2023		40.94	147.06	CWRE	PERMIT CONDITION PROGRAM	ETAPE	STATIC	2.30
3/9/2022		41.29	146.71	CWRE	PERMIT CONDITION PROGRAM	ETAPE	STATIC	2.30
3/3/2021		41.93	146.07	CWRE	PERMIT CONDITION PROGRAM	ETAPE	STATIC	2.30
3/4/2020		42.95	145.05	CWRE	PERMIT CONDITION PROGRAM	ETAPE	STATIC	2.30
3/6/2019		40.57	147.43	CWRE	PERMIT CONDITION PROGRAM	ETAPE	STATIC	2.30
3/7/2018		38.45	149.55	CWRE	PERMIT CONDITION PROGRAM	ETAPE	STATIC	2.30
3/14/2017		37.35	150.65	CWRE	PERMIT CONDITION PROGRAM	ETAPE	STATIC	2.30
3/8/2016		39.66	148.34	CWRE	PERMIT CONDITION PROGRAM	ETAPE	STATIC	2.30

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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

NOTE TO APPLICANTS

In order for your application to be processed by the Oregon Water Resources Department (OWRD), this Land Use Information Form must be completed by a local government planning official in the jurisdiction(s) where your water right will be diverted, conveyed, used, and developed. Applications received by OWRD without the Land Use Information Form will be returned to you. Please be aware that your application cannot be approved without land use approval.

This form is **NOT** required if:

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

NOTE TO LOCAL GOVERNMENTS

The person presenting the attached Land Use Information Form is applying for a new water right or modifying an existing water right. The Oregon Water Resources Department (OWRD) requires applicants to obtain land use information to ensure the water right does not result in land uses that are incompatible with your comprehensive plan. Please complete the form and return it to the applicant for inclusion in their application.

You will receive notice via OWRD's weekly Public Notice once the applicant formally submits their request to OWRD. The notice will give more information about OWRD's water right process and provide additional comment opportunities. If you have questions concerning this form, please contact OWRD's Customer Service Group at 503-986-0900 or

WRD_DL_customerservice@water.oregon.gov.

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Land Use Information Form



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

NAME Lakebrook Holdings LLC c/o Doug Zielinski		PHONE 503-932-1876	EMAIL Doug@AlphaNursery.com	
MAILING ADDRESS 5050 Hazelgreen Rd NE		CITY Salem	STATE OR	ZIP 97305

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:
6S	2W	32		500		☒ Diverted	☒ Conveyed	☒ Used	IR
6S	2W	32		700		☐ Diverted	☒ Conveyed	☒ Used	IR
						☐ Diverted	☐ Conveyed	☐ Used	
						☐ Diverted	☐ Conveyed	☐ Used	
						☐ Diverted	☐ Conveyed	☐ Used	
						☐ Diverted	☐ Conveyed	☐ Used	
						☐ Diverted	☐ Conveyed	☐ Used	
						☐ Diverted	☐ Conveyed	☐ Used	

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

Marion County

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

B. Description of Proposed Use

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

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

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

Estimated quantity of water needed: 0.62 ☒ 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 add an additional point of appropriation (well) to an existing water right (Certificate 95614).

See Page 4 →

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For Local Government Use Only

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

Please check the appropriate box below and provide the requested information

- ☒ Land uses to be served by the proposed water use(s), including proposed construction, are allowed outright or are not regulated by your comprehensive plan. Cite applicable ordinance section(s): 17-136-020
- ☐ Land uses to be served by the proposed water use(s), including proposed construction, involve discretionary land-use approvals as listed in the table below. (Please attach documentation of applicable land-use approvals which have already been obtained. Record of Action/land-use decision and accompanying findings are sufficient.) **If approvals have been obtained but all appeal periods have not ended, check "Being Pursued."**

Type of Land-Use Approval Needed (e.g., plan amendments, rezones, conditional-use permits, etc.)	Cite Most Significant, Applicable Plan Policies & Ordinance Section References	Land-Use Approval:	
		☐ 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 Oregon Water Resources Department regarding this proposed use of water in the box below or on a separate sheet.

Name: George Brundt Title: Assistant Planner

Signature: [Signature] Date: 8/10/2026

Government Entity: Marion County Planning Phone: 503 588-5036

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