

CLAIM OF BENEFICIAL USE for Groundwater Permits claiming more than 0.1 cfs



Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, Oregon 97301-1266
(503) 986-0900

www.oregon.gov/OWRD

RECEIVED

OCT 27 2022

OWRD

A fee of \$230 must accompany this form for permits with priority dates of July 9, 1987, or later.

A separate form shall be completed for each permit.

In cases where a permit has been amended through the permit amendment process, a separate claim for the permit amendment is not required. Incorporate the permit amendment into the claim for the permit.

This form is subject to revision. **Begin each new claim** by checking for a new version of this form at:

<https://www.oregon.gov/OWRD/Forms/Pages/default.aspx>

The completion of this form is required by OAR 690-014-0100(1) and 690-014-0110(4).

Please type or print in dark ink. If this form is found to contain errors or omissions, it may be returned to you. **Every item must have a response.** If any requested information does not apply to the claim, insert "NA." **Do not delete or alter any section of this form unless directed by the form.** The Department may require the submittal of additional information from any water user or authorized agent.

"Section 8" of this form is intended to aid in the completion of this form and should not be submitted.

A claim of beneficial use includes both this report and a map. If the map is being mailed separately from this form, please include a note with this form indicating such.

If you have questions regarding the completion of this form, please call 503-979-9103.

The Department has a program that allows it to enter into a voluntary agreement with an applicant for expedited services. Under such an agreement, the applicant pays the cost to hire additional staff that would not otherwise be available. This program means a certificate may be issued in about a month. For more information on this program see

<https://www.oregon.gov/OWRD/programs/WaterRights/RA/Pages/default.aspx>

SECTION 1

GENERAL INFORMATION

1. File Information:

APPLICATION # G-15483	PERMIT # (IF APPLICABLE) G-15229	PERMIT AMENDMENT # (IF APPLICABLE) T-
---------------------------------	--	---

2. Property Owner (current owner information):

APPLICANT/BUSINESS NAME Linda Eshraghi		PHONE NO.	ADDITIONAL CONTACT NO.
ADDRESS 26985 SW Farmington Road			
CITY Hillsboro	STATE OR	ZIP 97123	E-MAIL

If the current property owner is not the permit holder of record, it is recommended that an assignment be filed with the Department. ***Each permit holder of record must sign this form.***

3. Permit holder of record (this may, or may not, be the current property owner):

PERMIT HOLDER OF RECORD David & Linda Eshraghi			
ADDRESS 21815 Farmington Road			
CITY Beaverton	STATE OR	ZIP 97007	E-MAIL

RECEIVED

ADDITIONAL PERMIT HOLDER OF RECORD			OCT 27 2022
ADDRESS			OWRD
CITY	STATE	ZIP	

4. Date of Site Inspection:

8-19-22

5. Person(s) interviewed and description of their association with the project:

NAME	DATE	ASSOCIATION WITH THE PROJECT
Gary Hockersmith	8-19-22	Nursery Manager

6. County:

Washington

7. If any property described in the place of use of the permit is excluded from this report, identify the owner of record for that property (ORS 537.230(5)):

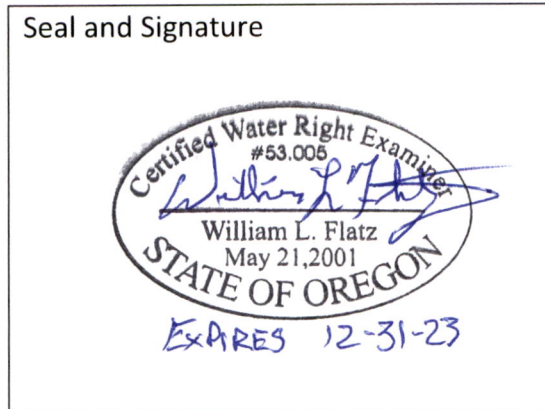
OWNER OF RECORD			
ADDRESS			
CITY	STATE	ZIP	

Add additional tables for owners of record as needed

SECTION 2
SIGNATURES

CWRE Statement, Seal and Signature

The facts contained in this Claim of Beneficial Use are true and correct to the best of my knowledge.



RECEIVED

OCT 27 2022

OWRD

CWRE NAME William L. Flatz		PHONE NO. 503-357-5717	ADDITIONAL CONTACT NO. 503-939-8381
ADDRESS 2318-B Pacific Avenue			
CITY Forest Grove	STATE OR	ZIP 97116	E-MAIL billflatz@stuntzner.com

Permit Holder of Record Signature or Acknowledgement

Each permit holder of record must sign this form in the space provided below.

The facts contained in this Claim of Beneficial Use are true and correct to the best of my knowledge. I request that the Department issue a water right certificate.

SIGNATURE	PRINT OR TYPE NAME	TITLE	DATE
	Linda Eshraghi	CEO	10/19/2022

SECTION 3

CLAIM DESCRIPTION

1. Point of appropriation name or number:

POINT OF APPROPRIATION (POA) NAME OR NUMBER (CORRESPOND TO MAP)	WELL LOG ID # FOR ALL WORK PERFORMED ON THE WELL (IF APPLICABLE)	WELL TAG # (IF APPLICABLE)
Well #1	WASH 55919	L-38462

Attach each well log available for the well (include the log for the original well and any subsequent alterations, reconstructions, or deepenings)

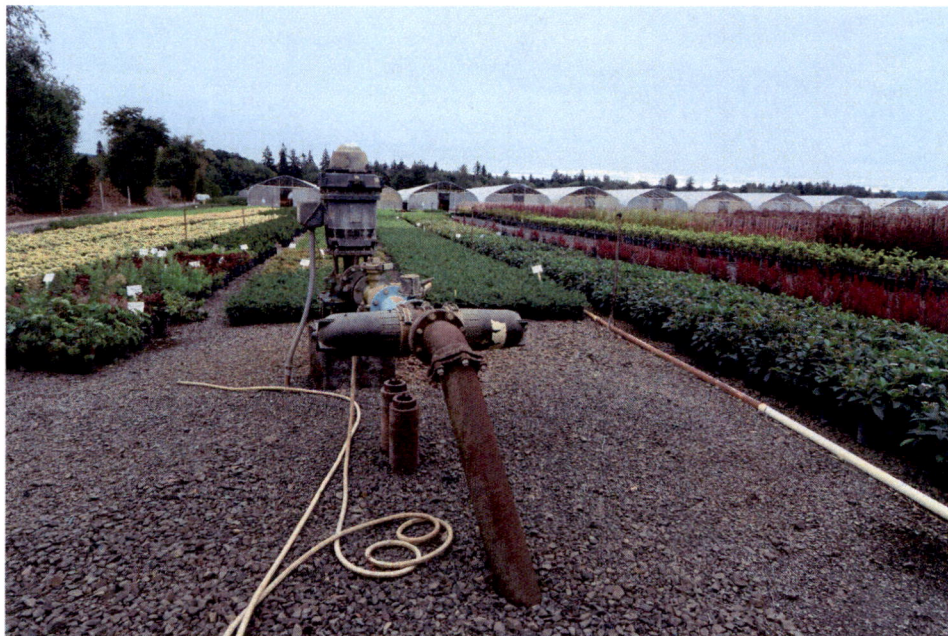
2. Point of appropriation source, if indicated on permit:

POA NAME OR NUMBER	SOURCE BASIN LOCATED WITHIN	TRIBUTARY
Well #1	Tualatin River	Willamette River

3. Developed use(s), period of use, and rate for each use:

POA NAME OR NUMBER	USES	IF IRRIGATION, LIST CROP TYPE	SEASON OR MONTHS WHEN WATER WAS USED	ACTUAL RATE OR VOLUME USED (CFS, GPM, OR AF)
Well #1	Nursery	Nursery	All year	1.00 cfs, 450 gpm
Total Quantity of Water Used				39 ac-ft

4. Provide a general narrative description of the distribution works. This description must trace the water system from **each** point of appropriation to the place of use:

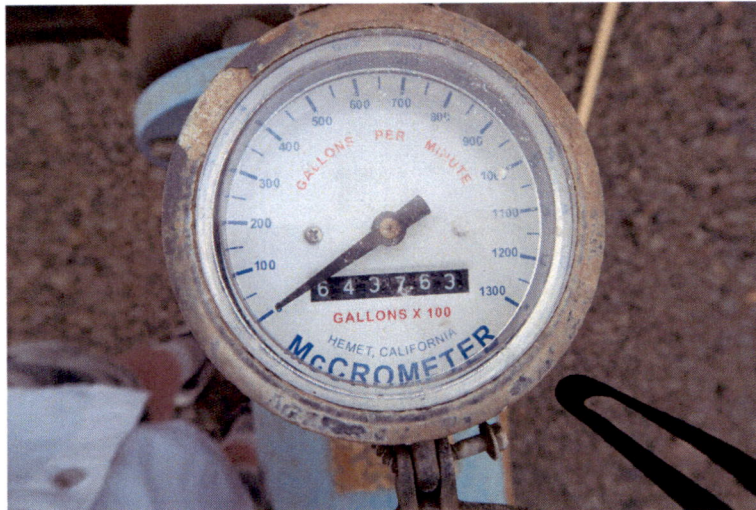


POD #1, Well #1, well, motor, meter and nursery.

RECEIVED

OCT 27 2022

OWRD



Meter at Well #1 on 8-19-22.



Irrigation set up in nursery with main valve in foreground.



Green house with wobblers.

RECEIVED

OCT 27 2022

OWRD

Reminder: The map associated with this claim must identify the location of the point(s) of diversion, Donation Land Claims (DLC), Government Lots (GLOT), and Quarter-Quarters (QQ).

5. Variations:

Was the use developed differently from what was authorized by the permit, permit amendment final order, or extension final order? If yes, describe below. YES NO

(e.g. "The permit allowed three points of appropriation. The water user only developed one of the points." or "The permit allowed 40.0 acres of irrigation. The water user only developed 10.0 acres.")

The permit allowed a rate of 1.34 cfs, 601 gpm. The theoretical water rate is 1.37 cfs, 613 gpm. The permit allowed for development of 46.1 acres. The water user has developed 23.5 acres

6. Claim Summary:

POA NAME OR #	MAXIMUM RATE AUTHORIZED	CALCULATED THEORETICAL RATE BASED ON SYSTEM	AMOUNT OF WATER MEASURED	USE	# OF ACRES ALLOWED	# OF ACRES DEVELOPED
Well #1	1.34 cfs	1.37 cfs	N/A	Nusery	46.1	23.5

RECEIVED

OCT 27 2022

OWRD

SECTION 4

SYSTEM DESCRIPTION

Are there multiple POAs?

YES NO

If "YES" you will need to copy and complete a separate Section 4 for each POA.

POA Name or Number this section describes (only needed if there is more than one):

RECEIVED

OCT 27 2022

A. Place of Use

OWRD

1. Is the right for municipal use?

YES NO

If "YES" the table below may be deleted.

TWP	RNG	MER	SEC	QQ	GLOT	DLC	USE	IF IRRIGATION, # PRIMARY ACRES	IF IRRIGATION, # SUPPLEMENTAL ACRES
1S	2W	W.M.	29	NE/SE		50	Nursery		21.7
1S	2W	W.M.	29	SE/SE		50	Nursery		1.8
Total Acres Irrigated									23.5

Reminder: The map associated with this claim must identify Donation Land Claims (DLC), Government Lots (GLOT), Quarter Quarters (QQ), and if for irrigation, the number of acres irrigated within each projected DLC, GLOT, and QQ.

B. Groundwater Source Information (Well)

1. Is the appropriation from a well?

YES NO

If "NO", items 2 through 4 relating to this section may be deleted.

2. Describe the access port (type and location) or other means to measure the water level in the well:

3. If well logs are not available, provide as much of the following information as possible:

CASING DIAMETER	CASING DEPTH	TOTAL DEPTH	COMPLETION DATE OF ORIGINAL WELL	COMPLETION DATES OF ALTERATIONS	WHO THE WELL WAS DRILLED FOR	WELL DRILLED BY
8 in	450	549	5-2-2000	N/A	Eshraghi Nursery	Jansen Drilling

4. In addition to the information requested in item "3" above, provide any other information which may help the Department locate any well logs associated with this appropriation.

See attached well log.

C. Groundwater Source Information (Sump)

1. Is the appropriation from a dug well (sump)?

YES NO

If "NO", items 2 through 4 relating to this section may be deleted.

Reminder: Construction standards for sumps can be found in OAR 690-210-0400.

2. If the appropriation involves a SUMP, provide the following information for each SUMP:

LENGTH	WIDTH	AVERAGE DIAMETER	MAXIMUM DEPTH	SURFACE AREA (IN ACRES)	VOLUME IN CUBIC FEET OR ACRE FEET

3. If the sump is curbed constructed with watertight surface curbing, describe the curbing:

CURBING MATERIAL (CONCRETE, CONCRETE TILES, OR STEEL)	IF CONCRETE, PROVIDE THE THICKNESS OF THE WALL

4. Provide sump volume calculations:

RECEIVED

OCT 27 2022

OWRD

D. Diversion and Delivery System Information

Provide the following information concerning the diversion and delivery system. Information provided must describe the equipment used to transport and apply the water from the point of appropriation to the place of use.

1. Is a pump used?

YES NO

If "NO" items 2 through item 6 may be deleted.

2. Pump Information:

MANUFACTURER	MODEL	SERIAL NUMBER	TYPE (CENTRIFUGAL, TURBINE OR SUBMERSIBLE)	INTAKE SIZE	DISCHARGE SIZE
unknown			Line Shaft Turbine	unknown	6"

3. Motor Information:

MANUFACTURER	HORSEPOWER
Goulds	50 hp

4. Theoretical Pump Capacity:

HORSEPOWER	OPERATING PSI	LIFT FROM SOURCE TO PUMP *IF A WELL, THE WATER LEVEL DURING PUMPING	LIFT FROM PUMP TO PLACE OF USE	TOTAL PUMP OUTPUT (IN CFS)
50	70	80	0	1.37 cfs

5. Provide pump calculations:

Data Entry (fill in underlined blanks)

HP = 50 Eshraghi
 Efficiency = 7.04 Nursery
 Lift = 80 POD #1
 PSI = 70 Well #1

Results Calculated

(hp)(efficiency) = 352
 Head based on psi = 177.8
 Total dynamic head = 257.8
 (head + lift)

Pump Capacity = 1.37 cubic feet per second
Pump Capacity = 613 gallons per minute

RECEIVED
 OCT 27 2022
 OWRD

6. Measured Pump Capacity (using meter if meter was present and system was operating):

INITIAL METER READING	ENDING METER READING	DURATION OF TIME OBSERVED	TOTAL PUMP OUTPUT (IN CFS)
N/A			

Reminder: For pump calculations use the reference information at the end of this document.

7. Is the distribution system piped?

YES NO

If "NO" items 8 through item 13 may be deleted.

8. Mainline Information:

MAINLINE SIZE	LENGTH	TYPE OF PIPE	BURIED OR ABOVE GROUND
6"	2,680'	PVC	buried

9. Lateral or Handline Information:

LATERAL OR HANDLINE SIZE	LENGTH	TYPE OF PIPE	BURIED OR ABOVE GROUND
2"	14,700'	PVC	Above ground
1"	13,350'	PVC	Above ground

10. Sprinkler Information:

SIZE	OPERATING PSI	SPRINKLER OUTPUT (GPM)	TOTAL NUMBER OF SPRINKLERS	MAXIMUM NUMBER USED	TOTAL SPRINKLER OUTPUT (CFS)
Blue #8	60	8.4	480	53	0.99 cfs, 445 gpm
7/64 inch	50	2.37	1,410	180	0.95 cfs, 426 gpm

Reminder: For sprinkler output determination use the reference information at the end of this document.

11. Drip Emmitter Information:

SIZE	OPERATING PSI	EMITTER OUTPUT (GPM)	TOTAL NUMBER OF EMITTERS	MAXIMUM NUMBER USED	TOTAL EMITTER OUTPUT (CFS)
Spot spitters	15-25 psi	.09-.29 gpm	1,000	1,000	290 gpm, 0.65 cfs

12. Drip Tape Information:

DRIPPER SPACING IN INCHES	GPM PER 100 FEET	TOTAL LENGTH OF TAPE	MAXIMUM LENGTH OF TAPE USED	TOTAL TAPE OUTPUT (CFS)	ADDITIONAL INFORMATION
N/A					RECEIVED OCT 27 2022 OWRD

13. Pivot Information:

MANUFACTURER	MAXIMUM WETTED RADIUS	OPERATING PSI	TOTAL PIVOT OUTPUT (GPM)	TOTAL PIVOT OUTPUT (CFS)
N/A				

E. Storage

1. Does the distribution system include in-system storage (e.g. storage tank, bulge in system / reservoir)?

YES NO

If "NO", item 2 and 3 relating to this section may be deleted.

If "YES" is it a: Storage Tank
 Bulge in System / Reservoir

YES NO
YES NO

Complete appropriate table(s), unused table may be deleted.

2. Storage Tank:

MATERIAL (CONCRETE, FIBERGLASS, METAL, ETC.)	CAPACITY (IN GALLONS)	ABOVE GROUND OR BURIED

3. Bulge in System / Reservoir:

RESERVOIR NAME OR NUMBER (CORRESPOND TO MAP)	APPROXIMATE DAM HEIGHT	APPROXIMATE CAPACITY (IN ACRE FEET)

F. Gravity Flow Pipe

(THE DEPARTMENT TYPICALLY USES THE HAZEN-WILLIAM'S FORMULA FOR A GRAVITY FLOW PIPE SYSTEM)

1. Does the system involve a gravity flow pipe?

YES NO

If "NO", items 2 through 4 relating to this section may be deleted.

2. Complete the table:

PIPE SIZE	PIPE TYPE	"C" FACTOR	AMOUNT OF FALL	LENGTH OF PIPE	SLOPE	COMPUTED RATE OF WATER FLOW (IN CFS)

3. Provide calculations:

--

4. If an actual measurement was taken, provide the following:

DATE OF MEASUREMENT	WHO MADE THE MEASUREMENT	MEASUREMENT METHOD	MEASURED QUANTITY OF WATER (IN CFS)

Attach measurement notes.

RECEIVED

OCT 27 2022

G. Gravity Flow Canal or Ditch

(THE DEPARTMENT TYPICALLY USES MANNING'S FORMULA FOR CANALS AND DITCHES)

1. Is a gravity flow canal or ditch used to convey the water as part of the distribution system?

ONRD
YES NO

If "NO", items 2 through 4 relating to this section may be deleted.

2. Complete the table:

CANAL OR DITCH TYPE (MATERIAL)	TOP WIDTH OF CANAL OR DITCH	BOTTOM WIDTH OF CANAL OR DITCH	DEPTH	"N" FACTOR	AMOUNT OF FALL	LENGTH OF CANAL / DITCH	SLOPE	COMPUTED RATE (IN CFS)

3. Provide calculations:

--

4. If an actual measurement was taken, provide the following:

DATE OF MEASUREMENT	WHO MADE THE MEASUREMENT	MEASUREMENT METHOD	MEASURED QUANTITY OF WATER (IN CFS)

Attach measurement notes.

H. Additional notes or comments related to the system:

This irrigation system is simple in theory, well pumps water through irrigation system directly to nursery stock. In a practical sense it is more complicated due to the large amount of pipe and valves. The 2" lateral lines each have a control valve. The hoop houses and green housed each have a control valve. The spot spitters are on multiple zones with thousands of spot spitters each with a single control valve. The nursery is established and thriving with efficient water use.

RECEIVED**OCT 27 2022****OWRD**

RECEIVED

OCT 27 2022

COBU

**SECTION 5
CONDITIONS**

All conditions contained in the permit, permit amendment, or any extension final order shall be addressed. Reports that do not address all performance related conditions will be returned.

1. Time Limits:

Permits and extension final orders contain any or all of the following dates: the date when the actual construction work was to begin, the date when the construction was to be completed, and the date when the complete application of water to the proposed use was to be completed. These dates may be referred to as ABC dates. Describe how the water user has complied with each of the development timelines established in the permit or permit extension order:

	DATE FROM PERMIT	DATE ACCOMPLISHED*	DESCRIPTION OF ACTIONS TAKEN BY WATER USER TO COMPLY WITH THE TIME LIMITS
ISSUANCE DATE	10-10-2002		
BEGIN CONSTRUCTION (A)	6-7-2001	5-2-2000	Well was completed before time limit.
COMPLETE CONSTRUCTION (B)	N/A		
COMPLETE APPLICATION OF WATER (C)	10-1-2007	9-30-2003	Application of water was completed.

* MUST BE WITHIN PERIOD BETWEEN PERMIT, OR ANY EXTENSION FINAL ORDER ISSUANCE AND THE DATE TO COMPLETELY APPLY WATER

2. Is there an extension final order(s)?

YES NO

If "NO", items a and b relating to this section may be deleted.

a. Did the Extension Final Order require the submittal of Progress Reports?

YES NO

If "NO", item b relating to this section may be deleted.

b. Were the Progress Reports submitted?

YES NO

If the reports have not been submitted, attach a copy of the reports if available.

3. Initial Water Level Measurements:

a. Was the water user required to submit an initial static water level measurement?

YES NO

If "NO", items b through d relating to this section may be deleted.

b. What month was the initial measurement to be taken in?

Initial reading by driller 8' on 5-2-2000

c. Was the measurement submitted to the Department?

YES NO

d. If the initial measurement was not submitted, provide that measurement now, if available:

DATE OF MEASUREMENT	MEASUREMENT MADE BY	METHOD	MEASUREMENT

4. Annual Static Water Level Measurements:

a. Was the water user required to submit annual static water level measurements? YES NO

If "NO", items b through e relating to this section may be deleted.

b. Provide the month, or months, the static water level measurement(s) were to be made:

c. Were the static water level measurements taken in the month(s) required? YES NO

d. If "YES", were those measurements submitted to the Department? YES NO

e. If the annual measurements were not submitted, provide the measurements now:

DATE OF MEASUREMENT	MEASUREMENT MADE BY	METHOD	MEASUREMENT
March 2001-2022	CWRE	E-TAPE	8.3' - 14.2'

5. Pump Test:

a. Did the permit require the submittal of a pump test? YES NO

Ground water permits with priority dates on or after **December 20, 1988**, require the submittal of a pump test prior to issuance of a certificate. In some cases, the permit holder may qualify for a multiple well exemption or an unreasonable burden exemption.

For additional information regarding pump tests see:

<https://www.oregon.gov/OWRD/programs/GWWL/GW/Pages/PumpTestProgram.aspx>

If "NO", items b through e relating to this section may be deleted.

b. Has the pump test been previously submitted to the Department? YES NO

c. Is the pump test attached to this claim? YES NO

d. Has the pump test been approved by the Department? YES NO

e. Has a pump test exemption been approved by the Department? YES NO

**** Claims will not be reviewed until a pump test or exemption has been approved by the Department**

6. Measurement Conditions:

a. Does the permit, permit amendment, or any extension final order require the installation of a meter or approved measuring device? YES NO

If "NO", items b through f relating to this section may be deleted.

Reminder: If a meter or approved measuring device was required, the COBU map must indicate the location of the device in relation to the point of diversion or appropriation.

b. Has a meter been installed? YES NO

c. Meter Information

POD/POA NAME OR #	MANUFACTURER	SERIAL #	CONDITION (WORKING OR NOT)	CURRENT METER READING	DATE INSTALLED
Well #1	McCrometer	00-6309-6	Working	643763	Assume 2001

If a meter has been installed, items d through f relating to this section may be deleted.

d. If a meter has not been installed, has a suitable measuring device been installed and approved by the Department? **YES NO**

e. If "YES", provide a copy of the letter approving the device, if available. If the letter is not available provide the name and title of the Water Resources Department employee approving the measuring device, and the approximate date of the approval:

NAME	TITLE	APPROXIMATE DATE

f. Measurement Device Description

DEVICE DESCRIPTION	CONDITION (WORKING OR NOT)	DATE INSTALLED

7. Recording and reporting conditions:

a. Is the water user required to report the water use to the Department? **YES NO**

If "NO", item b relating to this section may be deleted.

b. Have the reports been submitted? **YES NO**

If the reports have not been submitted, attach a copy of the reports if available.

8. Other conditions required by permit, permit amendment final order, or extension final order:

a. Were there special well construction standards? **YES NO**

b. Was submittal of a ground water monitoring plan required? **YES NO**

c. Was submittal of a water management and conservation plan required? **YES NO**

d. Was a Well Identification Number (Well ID tag) assigned and attached to the well? **YES NO**

WELL ID #	DATE ATTACHED TO WELL
L-38462	Assumed 5-2-2000

e. Other conditions? **YES NO**

If "YES" to any of the above, identify the condition and describe the water user's actions to comply with the condition(s):

RECEIVED

OCT 27 2022

OWRD

SECTION 6

ATTACHMENTS

Provide a list of any additional documents you are attaching to this report:

ATTACHMENT NAME	DESCRIPTION
Permit G-15229	Paper copy of the permit and permit map for reference.
Certificate 76835	Paper copy of the primary certificate and map.
Water use printout	OWRD water use printout for reference.
Well Log	Paper copy of Well #1 Well Log.
Copy of OWRD letter	Copy of 4-17-17 OWRD assignment letter to Linda Eshraghi.
Paper map	Paper copy of COBU Map from this Claim for reference.

SECTION 7

CLAIM OF BENEFICIAL USE MAP

The Claim of Beneficial Use Map must be submitted with this claim. Claims submitted without the Claim of Beneficial Use map will be returned. The map shall be submitted on poly film at a scale of 1" = 1320 feet, 1" = 400 feet, or the original full-size scale of the county assessor map for the location.

Provide a general description of the survey method used to prepare the map. Examples of possible methods include, but are not limited to, a traverse survey, GPS, or the use of aerial photos. If the basis of the survey is an aerial photo, provide the source, date, series and the aerial photo identification number.

The area tax map was downloaded and inserted into an AutoCAD drawing. The tax map was scaled up to match the dimensions listed on the tax map. The tax map was used to locate section lines, quarter-quarter lines, DLC lines, roads, property lines, ponds and creeks. An air-photo image was downloaded from google earth from 2002 and inserted into the AutoCAD drawing. The photo was scaled up to match the tax map. The photo was used to define the area of irrigation. The draft map was used to confirm with the nursery manager where the buried pipelines are and confirm with him the area of nursery use.

RECEIVED

OCT 27 2022

OWRD

Map Checklist

Please be sure that the map you submit includes ALL the items listed below.

(Reminder: Incomplete maps and/or claims may be returned.)

- Map on polyester film
- Appropriate scale (1" = 400 feet, 1" = 1320 feet, or the original full-size scale of the county assessor map)
- Township, Range, Section, Donation Land Claims, and Government Lots
- If irrigation, number of acres irrigated within each projected Donation Land Claims, Government Lots, Quarter-Quarters
- Locations of fish screens and/or fish by-pass devices in relationship to point of diversion
- Locations of meters and/or measuring devices in relationship to point of diversion or appropriation
- Conveyance structures illustrated (pumps, reservoirs, pipelines, ditches, etc.)
- Point(s) of diversion or appropriation (illustrated and coordinates)
- Tax lot boundaries and numbers
- Source illustrated if surface water
- Disclaimer ("This map is not intended to provide legal dimensions or locations of property ownership lines")
- Application and permit number or transfer number
- North arrow
- Legend
- CWRE stamp and signature

RECEIVED

OCT 27 2022

OWRD

RECEIVED

OCT 27 2022

OWRD

STATE OF OREGON

COUNTY OF WASHINGTON

PERMIT TO APPROPRIATE THE PUBLIC WATERS

THIS PERMIT IS HEREBY ISSUED TO

DAVID AND LINDA ESHRAGHI
NW FARM CREDIT SERVICES
5895 SW MINTERBRIDGE ROAD
HILLSBORO, OREGON 97123

(503) 591-8685

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

APPLICATION FILE NUMBER: G-15483

SOURCE OF WATER: A WELL IN TUALATIN RIVER BASIN

RECEIVED

PURPOSE OR USE: NURSERY OPERATIONS ON 46.1 ACRES

OCT 27 2022

MAXIMUM RATE: 1.34 CUBIC FEET PER SECOND

OWRD

PERIOD OF USE: YEAR ROUND

DATE OF PRIORITY: APRIL 30, 2001

WELL LOCATION: NW ¼ SE ¼, SECTION 29, T1S, R2W, W.M.; 1230 FEET NORTH & 1115 FEET EAST FROM SW CORNER, DLC 50

The amount of water used for NURSERY OPERATIONS is limited to a diversion of 0.15 cubic foot per second per acre. For the irrigation of **containerized nursery plants**, the amount of water diverted is limited to ONE-FORTIETH of one cubic foot per second (or its equivalent) and 5.0 acre feet per acre per year. For the irrigation of **in ground nursery plants** the amount of water diverted is limited to ONE-EIGHTIETH of one cubic foot per second (or its equivalent) and 2.5 acre feet per acre per year. The use of water for NURSERY OPERATIONS may be made at anytime, during the period of allowed use specified above, that the use is beneficial. For the irrigation of **any other crop**, the amount of water diverted is limited to ONE-EIGHTIETH of one cubic foot per second (or its equivalent) and 2.5 acre feet per acre during the irrigation season of each year.

THE PLACE OF USE IS LOCATED AS FOLLOWS:

NW ¼ SW ¼ 9.4 ACRES
SW ¼ SW ¼ 1.1 ACRES
SECTION 28

NE ¼ SE ¼ 28.16 ACRES
SW ¼ SE ¼ 0.3 ACRE
SE ¼ SE ¼ 7.14 ACRES
SECTION 29

TOWNSHIP 1 SOUTH, RANGE 2 WEST, W.M.

RECEIVED

OCT 27 2022

OWRD

Measurement, recording and reporting conditions:

A. Before water use may begin under this permit, the permittee shall install a meter or other suitable measuring device as approved by the Director. The permittee shall maintain the meter or measuring device in good working order, shall keep a complete record of the amount of water used each month and shall submit a report which includes the recorded water use measurements to the Department annually or more frequently as may be required by the Director. Further, the Director may require the permittee to report general water use information, including the place and nature of use of water under the permit.

B. The permittee shall allow the watermaster access to the meter or measuring device; provided however, where the meter or measuring device is located within a private structure, the watermaster shall request access upon reasonable notice.

(1) Use of water from the well, as allowed herein, shall be controlled or shut off if the well displays:

(a) An average water level decline of three or more feet per year for five consecutive years; or

(b) A total water level decline of fifteen or more feet; or

(c) A hydraulic interference decline of fifteen or more feet in any neighboring well providing water for senior exempt uses or wells covered by prior rights.

(2) The reference water level for application G-15483 shall be the same water level for application G-15029, permit G-13823. The reference water level shall be the March 2002, water level.

OCT 27 2022

- OWRD**
- (3) The water user shall install a meter or other measuring device suitable to the Director, and shall submit an annual report of water used to the Department by December 1 of each year.
- (4) The permittee/appropriator shall be responsible for complying with each of the following requirements for measuring water levels in the well.
- (a) A water level measurement shall be made each year during the period March 1 through March 31.
- (b) All water level measurements shall be made by a qualified individual. Qualified individuals are certified water rights examiners, registered geologists, registered professional engineers, licensed land surveyors, licensed water well constructor, licensed pump installer, or the permittee/appropriator.
- (c) Any qualified individual measuring a well shall use standard methods of procedure and equipment designed for the purpose of well measurement. The equipment used shall be well suited to the conditions of construction at the well. A list of standard methods of procedure and suitable equipment shall be available from the Department.
- (d) The permittee/appropriator shall submit a record of the measurement to the Department on a form available from the Department. The record of measurement shall include both measurements and calculations, shall include a certification as to their accuracy signed by the individual making the measurements, and shall be submitted to the Department within 90 days from the date of measurement. The Department shall determine when any of the declines cited in section (1) are evidenced by the well measurement required in section (3).

STANDARD CONDITIONS

If substantial interference with a senior water right occurs due to withdrawal of water from any well listed on this permit, then use of water from the well(s) shall be discontinued or reduced and/or the schedule of withdrawal shall be regulated until or unless the Department approves or implements an alternative administrative action to mitigate the interference. The Department encourages junior and senior appropriators to jointly develop plans to mitigate interferences.

The wells shall be constructed in accordance with the General Standards for the Construction and Maintenance of Water Wells in Oregon. The works shall be equipped with a usable access port, and may also include an air line and pressure gauge adequate to determine water level elevation in the well at all times.

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

Prior to receiving a certificate of water right, the permit holder shall submit the results of a pump test meeting the department's standards, to the Water Resources Department. The Director may require water level or pump test results every ten years thereafter.

Failure to comply with any of the provisions of this permit may result in action including, but not limited to, restrictions on the use, civil penalties, or cancellation of the permit.

This permit is for the beneficial use of water without waste. The water user is advised that new regulations may require the use of best practical technologies or conservation practices to achieve this end.

By law, the land use associated with this water use must be in compliance with statewide land-use goals and any local acknowledged land-use plan.

The use of water shall be limited when it interferes with any prior surface or ground water rights.

The Director finds that the proposed use(s) of water described by this permit, as conditioned, will not impair or be detrimental to the public interest.

Complete application of the water to the use shall be made on or before October 1, 2007. If the water is not completely applied before this date, and the permittee wishes to continue development under the permit, the permittee must submit an application for extension of time, which may be approved based upon the merit of the application.

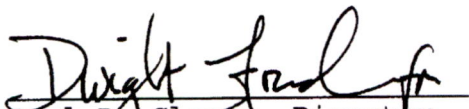
RECEIVED

OCT 27 2022

OWRD

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

Issued October 10 , 2002


Paul B. Cleary, Director
Water Resources Department

RECEIVED

OCT 27 2002

OWRD

REAL ESTATE TRANSACTIONS: Pursuant to ORS 537.330, in any transaction for the conveyance of real estate that includes any portion of the lands described in this permit, the seller of the real estate shall, upon accepting an offer to purchase that real estate, also inform the purchaser in writing whether any permit, transfer approval order, or certificate evidencing the water right is available and that the seller will deliver any permit, transfer approval order or certificate to the purchaser at closing, if the permit, transfer approval order or certificate is available.

CULTURAL RESOURCES PROTECTION LAWS: Permittees involved in ground-disturbing activities should be aware of federal and state cultural resources protection laws. ORS 358.920 prohibits the excavation, injury, destruction or alteration of an archeological site or object, or removal of archeological objects from public and private lands without an archeological permit issued by the State Historic Preservation Office. 16 USC 470, Section 106, National Historic Preservation Act of 1966 requires a federal agency, prior to any undertaking to take into account the effect of the undertaking that is included on or eligible for inclusion in the National Register. For further information, contact the State Historic Preservation Office at 503-378-4168, extension 232.

Application G-15483
Basin 2

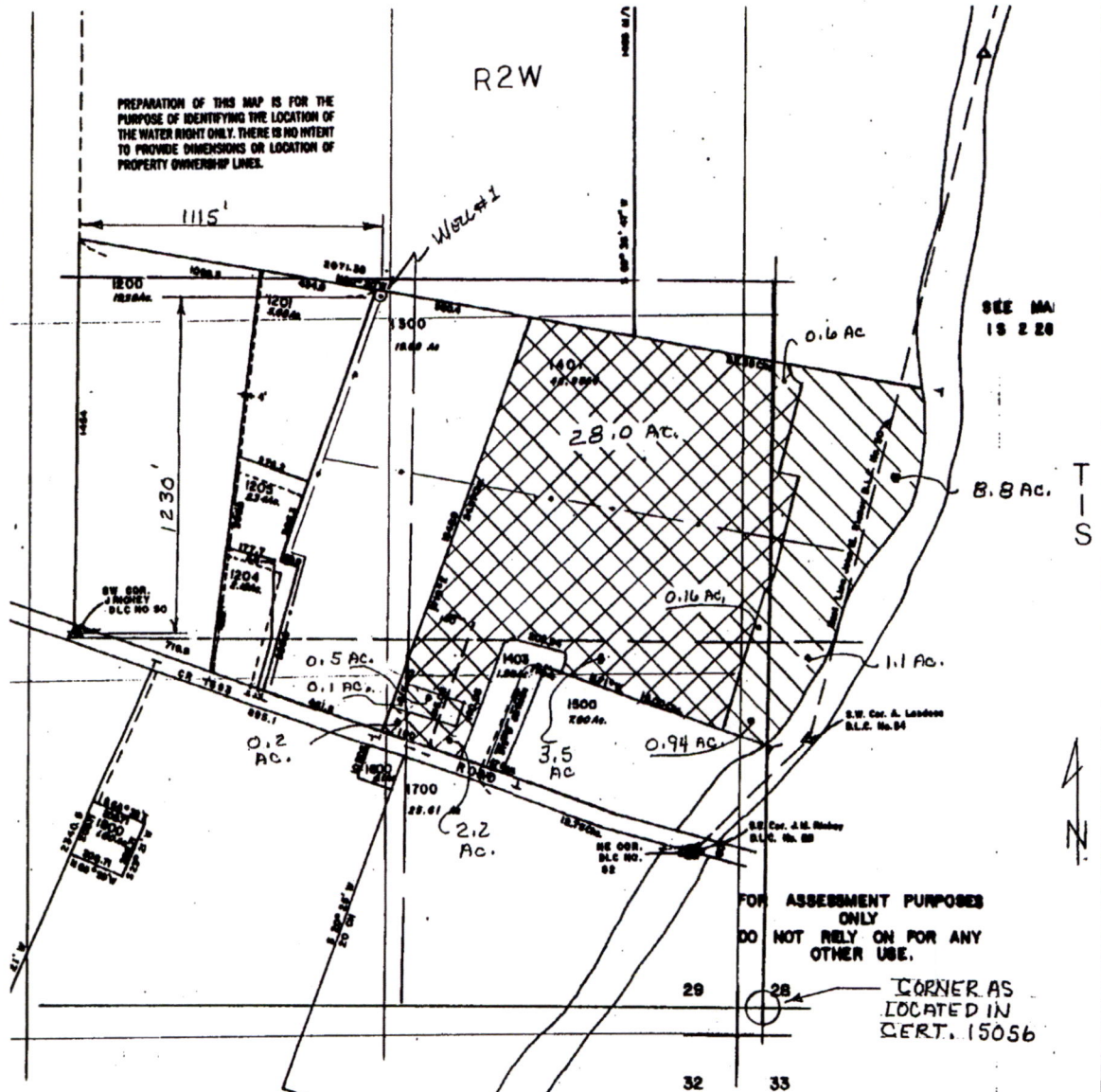
Water Resources Department
Volume 19 TUALATIN R

PERMIT G-15229
District 18

WASHINGTON COUNTY OREGON

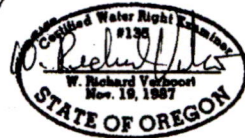
SCALE 1" = 400'

PREPARATION OF THIS MAP IS FOR THE PURPOSE OF IDENTIFYING THE LOCATION OF THE WATER RIGHT ONLY. THERE IS NO INTENT TO PROVIDE DIMENSIONS OR LOCATION OF PROPERTY OWNERSHIP LINES.



 SUPPLEMENTAL IRRIGATION
 IRRIGATION AGRICULTURAL USE

RECEIVED
 APR 30 2001
 WATER RESOURCES DEPT.
 SALEM, OREGON



IS 2W 29

RECEIVED
 OCT 27 2022
OWRD

Application No. *g15483*
 Permit No.

VERBOORT ENGINEERING
 AGRICULTURE • CIVIL • WATER RESOURCES
 HILLSBORO, OREGON

by date
 designed *RV* *4/01*
 drawn *RV* *4/01*
 checked *RV* *4/01*
 drawing no. *01-B-08*
 sheet no. *1/1*

DAVID and LINDA ESHRAGHI
 21815 SW FARMINGTON ROAD
 BEAVERTON, OR 97007

STATE OF OREGON
COUNTY OF WASHINGTON
CERTIFICATE OF WATER RIGHT

RECEIVED

OCT 27 2022

THIS CERTIFICATE ISSUED TO

DAVID ESHRAGHI
21815 SW FARMINGTON RD
BEAVERTON, OR 97007

OWRD

confirms the right to use the waters of TUALATIN RIVER, a tributary of WILLAMETTE RIVER, for IRRIGATION OF 33.7 ACRES.

This right was perfected under Permit 12979. The date of priority is MARCH 17, 1938. The amount of water to which this right is entitled is limited to an amount actually beneficially used and shall not exceed 0.43 CUBIC FOOT PER SECOND, or its equivalent in case of rotation, measured at the point of diversion from the source.

The point of diversion is located as follows:

NW 1/4 SW 1/4, AS PROJECTED WITHIN A. LANDESS DLC 54, SECTION 28, TOWNSHIP 1 SOUTH, RANGE 2 WEST, W.M.; 3685 FEET SOUTH AND 350 FEET EAST FROM THE NW CORNER OF SECTION 28; AND

SW 1/4 SW 1/4, AS PROJECTED WITHIN A. LANDESS DLC 54, SECTION 28, TOWNSHIP 1 SOUTH, RANGE 2 WEST, W.M.; 4070 FEET SOUTH AND 180 FEET EAST FROM THE NW CORNER OF SECTION 28.

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, is 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.

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:

NW 1/4 SW 1/4 0.6 ACRE
AS PROJECTED WITHIN DLC 50
SECTION 28


NE 1/4 SE 1/4 27.7 ACRES
SW 1/4 SE 1/4 0.2 ACRE
SE 1/4 SE 1/4 5.2 ACRES
ALL AS PROJECTED WITHIN DLC 50
SECTION 29
TOWNSHIP 1 SOUTH, RANGE 2 WEST, W.M.

This certificate is issued to confirm a change in POINT DIVERSION approved by an order of the Water Resources Director entered DECEMBER 3, 1997, and together with Certificate 75330, supersedes Certificate 15056, State Record of Water Right Certificates.

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. The use confirmed herein may be made only at times when sufficient water is available to satisfy all prior rights, including rights for maintaining instream flows.

WITNESS the signature of the Water Resources Director, affixed MARCH 29, 2001.



Paul R. Cleary

RECEIVED

OCT 27 2022

OWRD

Recorded in State Record of Water Right Certificates numbered 76835.

FINAL PROOF MAP
FOR
CHANGE IN POINT OF DIVERSION
FOR DAVID ESHRAGHI
LOCATED IN SECTIONS 28 AND 29

T.1S. R.2W. W.M.
WASHINGTON COUNTY, OREGON.

AUGUST 3, 1999

APPLICATION NO. T-7838
CERTIFICATE NO. 15056

RECEIVED

OCT 27 2022

OWRD

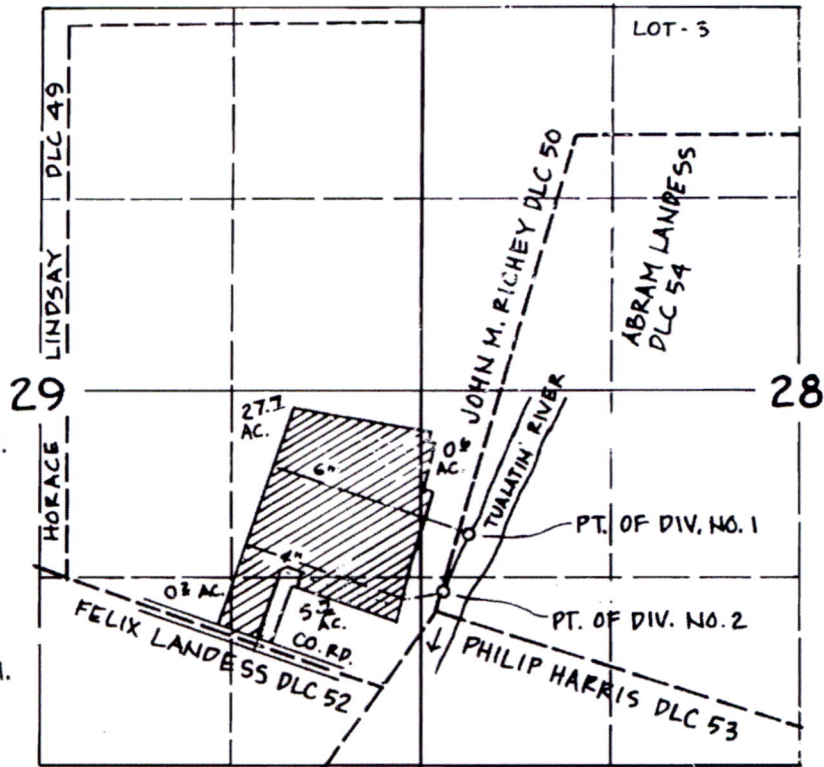
RECEIVED

AUG 16 1999

WATER RESOURCES DEPT.
SALEM, OREGON

POINT OF DIVERSION NO. 1
3685' S. & 350' E. FROM
THE N.W. CORNER OF
SECTION 28, T.1S., R.2W., W.M.

POINT OF DIVERSION NO. 2.
4070' S. & 180' E. FROM
THE N.W. CORNER OF
SECTION 28, T.1S., R.2W., W.M.

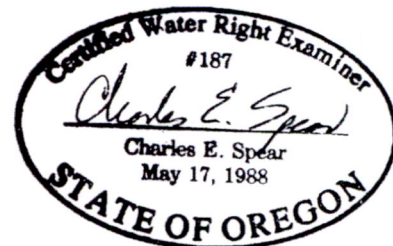


THIS MAP DOES NOT INTEND TO PROVIDE
DIMENSIONS FOR THE EXACT LOCATION
OF PROPERTY OR BOUNDARY LINES.

CHARLES E. SPEAR CVRE No. 187
831 N.E. BIRCHAIRE LANE
HILLSBORO, OREGON 97124



1" = 1320'



Water Use Report Based on Water Right



Permit: G 15229 *

NORTHWEST FARM CREDIT SERVICES FLCA 2345 NW AMBERBROOK DR SUITE
100 BEAVERTON, OR 97006

Records per page: 21

[View All](#)

RECEIVED

OCT 27 2022

OWRD

Water Year	Report ID	Priority	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Irrigated Acres
2021	49668	TO SEC3 (WASH 55919/L-38462)	11.98	6.42	0.76	0.00	1.26	3.79	8.40	13.44	20.16	13.95	16.74	25.11	122.00	
2020	49668	TO SEC3 (WASH 55919/L-38462)	10.34	6.23	2.10	1.20	1.08	8.07	1.78	15.86	18.83	15.65	24.95	26.11	132.17	
2019	49668	TO SEC3 (WASH 55919/L-38462)	10.34	6.23	2.10	1.20	1.08	8.07	10.34	10.01	17.45	16.84	24.06	25.97	133.66	80.94
2018	49668	TO SEC3 (WASH 55919/L-38462)	85.42	6.59	2.82	2.82	2.94	0.29	0.68	9.43	22.01	25.19	22.43	33.64	214.27	
2017	49668	TO SEC3 (WASH 55919/L-38462)	11.26	1.57	0.75	0.90	2.87	3.21	5.46	9.10	14.01	21.46	32.19	25.60	128.38	
2016	49668	TO SEC3 (WASH 55919/L-38462)	10.13	5.12	1.83	2.58	0.15	3.01	10.36	12.41	21.51	22.92	22.92	25.14	138.09	
2015	49668	TO SEC3 (WASH 55919/L-38462)	15.17	8.76	2.06	1.38	1.53	9.19	7.22	15.63	17.01	33.03	29.44	26.61	167.03	
2014	49668	TO SEC3 (WASH 55919/L-38462)	1.49	0.00	0.00	0.00	0.00	1.39	4.43	12.95	22.58	15.40	29.29	22.75	110.27	
2013	49668	TO SEC3 (WASH 55919/L-38462)	2.83	0.24	0.08	1.47	5.05	7.48	16.14	11.78	130.91	35.77	14.78	6.33	232.86	
2012	49668	TO SEC3 (WASH 55919/L-38462)	12.46	40.98	0.65	2.72	9.08	0.00	9.08	291.82	4.19	23.16	23.32	17.67	435.14	
2011	49668	TO SEC3 (WASH 55919/L-38462)	6.23	7.11	5.16	1.57	2.89	0.74	3.58	6.65	12.96	14.58	20.13	24.42	106.02	
2010	49668	TO SEC3 (WASH 55919/L-38462)	13.01	3.48	1.73	1.59	2.93	13.69	10.75	11.27	13.80	17.37	43.43	58.47	191.53	
2009	49668	TO SEC3 (WASH 55919/L-38462)	1.50	1.53	0.00	0.00	1.35	2.63	8.81	8.97	20.14	13.95	27.84	18.28	105.00	
2008	49668	TO SEC3 (WASH 55919/L-38462)	3.46	1.62	0.73	1.62	4.16	3.68	10.12	14.91	17.44	22.93	20.51	14.09	115.28	
2007	49668	TO SEC3 (WASH 55919/L-38462)	10.83	4.64	0.62	0.82	1.61	2.72	6.94	16.19	18.47	11.29	18.40	16.37	108.88	
2006	49668	TO SEC3 (WASH 55919/L-38462)	12.53	2.30	0.51	0.56	0.52	3.02	4.78	9.56	12.55	17.39	16.96	20.07	100.75	
2005	49668	TO SEC3 (WASH 55919/L-38462)	31.39	0.20	0.00	0.00	0.00	0.05	6.91	10.19	11.23	29.50	101.75	95.49	286.71	
2004	49668	TO SEC3 (WASH 55919/L-38462)	3.69	2.40	0.32	1.92	0.66	7.58	9.38	8.41	15.23	20.42	14.79	4.80	89.59	
2003	49668	TO SEC3 (WASH 55919/L-38462)	8.25	1.76	0.22	0.22	2.35	1.78	5.07	18.44	27.25	30.28	19.67	19.37	134.67	19.68
2002	49668	TO SEC3 (WASH 55919/L-38462)	11.21	4.59	0.46		0.78	3.04	1.95	4.40	15.75	25.21	27.63	95.01	19.68	
2001	49668	TO SEC3 (WASH 55919/L-38462)					2.58	3.87	4.51	8.38	11.61	14.19	10.96	56.10	19.68	

*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.

WASH
55919

RECEIVED

MAY 09 2000

WELL #1

WELL I.D. # L 38462

START CARD # 129780

OWRD

STATE OF OREGON
WATER SUPPLY WELL REPORT
(as required by ORS 537.765)

Instructions for completing this report are on the last page of this report. WATER RESOURCES DEPT. SALEM, OREGON

(1) OWNER: Well Number _____
Name ESHRAQHI NURSERY

Address 21815 SW FARMINGTON RD.
City BEAVERTON State OR Zip 97007

(2) TYPE OF WORK
 New Well Deepening Alteration (repair/recondition) Abandonment

(3) DRILL METHOD:
 Rotary Air Rotary Mud Cable Auger
 Other

(4) PROPOSED USE:
 Domestic Community Industrial Irrigation
 Thermal Injection Livestock Other

(5) BORE HOLE CONSTRUCTION:
Special Construction approval Yes No Depth of Completed Well 549 ft.
Explosives used Yes No Type _____ Amount _____

HOLE			SEAL			
Diameter	From	To	Material	From	To	Sacks or pounds
12 1/2	0	450	CEMENT	0	77	31 SKS
			GEL PACK	77	400	18 SKS
			CEMENT	400	450	20 SKS
8	450	549				

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

Backfill placed from 77 ft. to 400 ft. Material Hivisc Gel
Gravel placed from _____ ft. to _____ ft. Size of gravel _____

(6) CASING/LINER:

Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing:				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8"	+1	450	250	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Liner:				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Final location of shoe(s) _____

(7) PERFORATIONS/SCREENS:

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>

(8) WELL TESTS: Minimum testing time is 1 hour

Yield gal/min	Drawdown	Drill stem at	Flowing Time
550+		549	1 hr.
500+		349	"
400+		169	"

Temperature of water 54°F 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: _____

LOCATION OF WELL by legal description:
County WASHINGTON Latitude _____ Longitude _____
Township 1S N or S Range 2W E or W. WM.
Section 29 NE 1/4 SE 1/4
Tax Lot 1401 Lot _____ Block _____ Subdivision _____
Street Address of Well (or nearest address) 26985 SW FARMINGTON R.d.

(10) STATIC WATER LEVEL:
_____ ft. below land surface. Date 5/2/2000
Artesian pressure _____ lb. per square inch. Date _____

(11) WATER BEARING ZONES:
Depth at which water was first found 460

From	To	Estimated Flow Rate	SWL
460	472	100+	8
472	480	100+	8
480	517	200	8
517	530	100+	8

(12) WELL LOG:
Ground Elevation _____

Pack	Material	From	To	SWL
	Topsoil	0	1	
	Brn clay	1	14	
	Brn silty clay	14	28	
	Gray silty clay	28	69	
	Sticky gray clay	69	91	
	Sticky brn clay	91	144	
	Brn & brn orange clay	144	169	
	Red-brn clay	169	244	
	Brn decomp basalt w/red clay streaks.	244	366	
	Sticky gray clay	366	417	
	Brn decomp basalt w/clay seams.	417	438	
	Firm gry&gry-black basalt	438	472	8
	Gray-brn basalt, frac.	472	480	8
	Gray basalt, frac.	480	517	8
	Gry-brn & brn basalt frac.	517	530	8
	Gry & gry black basalt, frac.	530	549	

Date started 4/20/2000 Completed 5/2/2000
(unbonded) Water Well Constructor Certification:

I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.

Signed Mel Bischoy WWC Number 1492 Date 5/3/2000

(bonded) Water Well Constructor Certification:
I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.

Signed [Signature] WWC Number 1266 Date 5/3/2000



Oregon

Kate Brown, 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.wrd.state.or.us

April 17, 2017

Esharghi Nurseries, LLC
26985 SW Farmington Rd
Hillsboro OR, 97123

Reference: Application G-15029, Permit G-13823, Application G-15483, Permit G-15229
Application G-16021, Permit G-15553

RECEIVED

OCT 27 2022

OWRD

The assignment from David Esharghi to Linda Esharghi has been recorded in the records of the Water Resources Department.

The Departments records will now show Linda Esharghi as the permit holder of record.

Our records have been changed accordingly and the original request is enclosed. Receipt number 123090 covering the recording fee is also enclosed.

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

Please note that these permits requires complete application of water to the proposed use by October 1, 2008, and within one year after complete application of water to the proposed use, the permittee shall submit a claim of beneficial use, which includes a map and report, prepared by a Certified Water Rights Examiner (CWRE). As of this date, the claim of beneficial use has not been received by the Department. This places this permits at risk of cancelation proceedings being started.

Sincerely,

Jerry Sauter
Water Rights Program Analyst
Water Right Services Division

Enclosure: Receipt 123090

cc: Watermaster 18
Data Center, OWRD (cover letter & request)
File



TELEPHONE (503) 357-5717
FAX (503) 357-5698
EMAIL: nickblundon@stuntzner.com

2318-B Pacific Avenue
Forest Grove, Oregon 97116

COOS BAY • FOREST GROVE • DALLAS • JUNCTION CITY

Celebrating 50 Years of Service

Date: 10/26/22

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

Claim of Beneficial Use Submittal, Permit G-15229, Eshraghi Nursery.

RECEIVED

OCT 27 2022

To Whom It May Concern:

OWRD

Please find enclosed the Claim of Beneficial Use for Permit G-15229, Eshraghi Nursery.

In more detail the following:

1. A check in the amount of \$230 to pay the statutory review fee for Claim of Beneficial Use.
2. The completed claim of beneficial use mylar map.
3. The completed and claim of beneficial use form.
4. Attachments attached to the claim of beneficial use form:
 - Paper copy of the Permit and map for G-15229.
 - Paper copy of Certificate 76835, the primary right.
 - Paper copy of water use reporting.
 - Paper copy of Well #1, WASH 55919 Well Log.
 - Paper copy of OWRD assignment letter to Linda Eshraghi.
 - Paper copy of claim of beneficial use map for this Claim for reference.

If you have any questions on this submitted material, please contact:

Bill Flatz

Office: 503-357-5717

Cell: 503-939-8381

Email: billflatz@stuntzner.com

Sincerely,

A handwritten signature in blue ink that reads "Bill Flatz".

Bill Flatz – PE, CWRE

Stuntzner Engineering & Forestry, LLC.