

**CLAIM OF
BENEFICIAL USE
for Surface Water 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

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**A fee of \$345 must accompany this form for permits
with priority dates of July 9, 1987, or later.**

Enter the date the priority date of the permit:

March 25, 2020

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>

Go to "Resources for Water Right Examiners (CWRE)" Page

<https://www.oregon.gov/OWRD/programs/WaterRights/COBU/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.

If you have questions regarding the completion of this form, please call 503-986-0900.

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 # S-88827	PERMIT # S-55297	PERMIT AMENDMENT # T-N/A
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2. Property Owner (current owner information):

APPLICANT/BUSINESS NAME Foley Family Wines, Inc.		PHONE NO. 541-410-6653	ADDITIONAL CONTACT NO.
ADDRESS 200 Concourse Blvd			
CITY Santa Rosa	STATE CA	ZIP 95403	E-MAIL zgomber@ffws.com

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

PERMIT HOLDER OF RECORD Foley Family Farms LP			
ADDRESS 1701 Village Center Circle			
CITY Las Vegas	STATE NV	ZIP 89134	

ADDITIONAL PERMIT HOLDER OF RECORD N/A			
ADDRESS N/A			
CITY N/A	STATE N/A	ZIP N/A	

4. Date of Site Inspection:

7/9/2025

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

NAME	DATE	ASSOCIATION WITH THE PROJECT
Zack Gomber	7/9/2025	Vineyard Manager for Foley Family Wines

6. County:

Polk

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

OWNER OF RECORD N/A; Owners of Tax Lot 501 and 502 provided for reference; POD #2 not developed or used. No Place Of Use on Tax Lot 501 and 502 Huntington Hill Vineyard, LLC			
ADDRESS 3995 Perrydale Road			
CITY Dallas	STATE OR	ZIP 97338	

Add additional tables for owners of record as needed

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**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.



CWRE NAME Nicholas Gordon Blundon		PHONE NO. 541-510-5910	ADDITIONAL CONTACT NO. N/A
ADDRESS PO Box 786			
CITY Hillsboro	STATE OREGON	ZIP 97123	E-MAIL nick@blundonengineering.com

Permit Holder(s) 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
<i>Zack Gomber</i>	Zack Gomber	Vineyard Manager	02/09/26

**SECTION 3
CLAIM DESCRIPTION**

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1. Point of diversion name or number:

POINT OF DIVERSION (POD) NAME OR NUMBER (CORRESPOND TO MAP)
POD #1 – Reimer Reservoir
POD #2 – Unnamed Stream

2. Point of diversion source and tributary:

POD NAME OR NUMBER	SOURCE	TRIBUTARY
Reimer Reservoir	Runoff from Unnamed Stream	Yamhill River
Unnamed Stream	Runoff from Unnamed Stream	Yamhill River

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

POD 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)
POD #1 – Reimer Reservoir	Irrigation	Vineyard	March 1 through October 31	20.04 AF per water use reporting year 2023
POD #2 – Unnamed Stream	Not Used; Irrigation	Vineyard	March 1 through April 30	0.00cfs; Not developed or used
Total Quantity of Water Used				20.04 AF

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

Water is diverted from the reservoir by a pump with a screen to a 10" dia. DI main. The 10" dia. main connects into buried 4" diameter PVC main and one 5" dia. buried PVC main. The mains conveys to buried PVC laterals with diameters ranging from 1.5" to 1.0". Water is then irrigated at authorized POU using 1/2" dia. PVC drip emitters.

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, or permit amendment final order? If yes, describe below.

YES

(e.g. "The permit allowed three points of diversion. 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.")

POD #2 is not used or developed and the permit holder does not need it. The permit holder is allowed a volume of 34.65 acre-feet from Reimer Reservoir. Water use reporting shows maximum use of 20.04AF. The permit holder is allowed irrigation of 69.3 acres. The permit holder has irrigated 69.1 acres (0.2 acres is gravel parking area). ODFW provided a letter stating by-pass device not necessary for POD #1.

6. Claim Summary:

POD NAME OR #	MAXIMUM RATE AUTHORIZED	CALCULATED THEORETICAL RATE BASED ON SYSTEM	AMOUNT OF WATER MEASURED	USE	# OF ACRES ALLOWED	# OF ACRES DEVELOPED
POD #1 – Reimer Reservoir	34.65 AF	125.0 AF	20.04 AF	Irrigation	69.3	69.1
POD #2 – Unnamed Stream	0.87 cfs	0.00 cfs; Not developed	0.00 cfs; Not developed	N/A; Not developed	69.3	0.0

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SECTION 4

SYSTEM DESCRIPTION

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Are there multiple PODs?

YES

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

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

POD #1 – Reimer Reservoir. POD #2 not developed and omitted

A. Place of Use

1. Is the right for municipal use?

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
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total Acres Irrigated								N/A	N/A

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. 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 diversion to the place of use.

1. Is a pump used?

YES

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
Wolf	6MM8V	Wp-t6mm8v-5	Submersible	4.75"	4"

3. Motor Information:

MANUFACTURER	HORSEPOWER
Hitachi 2P/3600	25 HP

4. Theoretical Pump Capacity:

HORSEPOWER	OPERATING PSI	LIFT FROM SOURCE TO PUMP	LIFT FROM PUMP TO PLACE OF USE	TOTAL PUMP OUTPUT (IN CFS)
25 HP	120	-20'	120'	0.93

5. Provide pump calculations:

Pump Capacity Calculation Sheet
using Department designed formula:

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$(hp)(\text{efficiency}) / (\text{lift} + \text{psi head}) = \text{capacity in cfs}$

Efficiency:

Centrifugal = 6.61

Turbine = 7.04

HP = 25

Efficiency = 7.04

Lift = 100

PSI = 35

Results Calculated

(hp)(efficiency) = 176
Head based on psi = 88.9
Total dynamic head = 188.9
(head + lift)

Pump Capacity = 0.93 cubic feet per second

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)
24,145,620 gal	24,147,660 gal	5 Minutes	0.91

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

7. Is the distribution system piped? YES

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

8. Mainline Information:

MAINLINE SIZE	LENGTH	TYPE OF PIPE	BURIED OR ABOVE GROUND
10" dia.	50'	Ductile Iron	Above Ground (at diversion)
5" dia.	2,000'	PVC	Buried
4" dia.	4,000'	PVC	Buried

9. Lateral or Handline Information:

LATERAL OR HANDLINE SIZE	LENGTH	TYPE OF PIPE	BURIED OR ABOVE GROUND
1.5"	3,000'	PVC	Buried
1"	1,000'	PVC	Buried

10. Sprinkler Information:

SIZE	OPERATING PSI	SPRINKLER OUTPUT (GPM)	TOTAL NUMBER OF SPRINKLERS	MAXIMUM NUMBER USED	TOTAL SPRINKLER OUTPUT (CFS)
N/A	N/A	N/A	N/A	N/A	N/A

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

11. Drip Emitter Information:

SIZE	OPERATING PSI	EMITTER OUTPUT (GPM)	TOTAL NUMBER OF EMITTERS	MAXIMUM NUMBER USED	TOTAL EMITTER OUTPUT (CFS)
½" dia.	35	0.0083	45,500	19,600	0.36 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	N/A	N/A	N/A	N/A	N/A

13. Pivot Information:

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

C. Storage

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

YES

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

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

NO

YES

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

2. Storage Tank:

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

3. Bulge in System / Reservoir:

RESERVOIR NAME OR NUMBER (CORRESPOND TO MAP)	APPROXIMATE DAM HEIGHT	APPROXIMATE CAPACITY (IN ACRE FEET)
POD #1 – Reimer Reservoir	22 feet	125.0 AF

D. 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?

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)
N/A	N/A	N/A	N/A	N/A	N/A	N/A

3. Provide calculations:

N/A

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)
N/A	N/A	N/A	N/A

Attach measurement notes.

E. 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?

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)
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

3. Provide calculations:

N/A

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)
N/A	N/A	N/A	N/A

Attach measurement notes.

F. Additional notes or comments related to the system:

Tax Lots 203, 400, 500 are owned by Foley Family Farms LP. Tax Lots 501 & 502 are owned by others. POD #2 is located on Tax Lot 502. The permit holder does not need POD #2 and it has not been developed since permit issuance 3/9/2021. The owners of Tax Lot 502 have been notified of permit conditions and the intent to submit Claim of Beneficial Use.

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 any 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 of time:

	DATE FROM PERMIT	DATE ACCOMPLISHED*	DESCRIPTION OF ACTIONS TAKEN BY WATER USER TO COMPLY WITH THE TIME LIMITS
ISSUANCE DATE	3/9/2021		
BEGIN CONSTRUCTION (A)	3/9/2026	4/2021	Started construction prior to permit issuance and completed development of the water system. Reimer Reservoir constructed prior to permit issuance.
COMPLETE CONSTRUCTION (B)	N/A	N/A	N/A
COMPLETE APPLICATION OF WATER (C)	3/9/2026	9/12/2025	Completed application of water & beneficial use of 69.1 acres. Perfected condition #2 with ODFW on 9/12/2025.

* 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)? 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? NO

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

b. Were the Progress Reports submitted? NO

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

3. Measurement Conditions:

a. Does the permit, permit amendment, or any extension final order require the installation of a meter or approved measuring device? YES

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.

b. Has a meter been installed? YES

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c. Meter Information

POD NAME OR #	MANUFACTURER	SERIAL #	CONDITION (WORKING OR NOT)	CURRENT METER READING	DATE INSTALLED
POD #1 – Reimer Reservoir	Netafim	19050742	Working	24,147,660 gal	4/2021
POD #2 – Unnamed Stream	N/A; Not used	N/A	N/A; Not used	N/A; Not used	N/A; Not used

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? **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
N/A	N/A	N/A

f. Measurement Device Description

DEVICE DESCRIPTION	CONDITION (WORKING OR NOT)	DATE INSTALLED
N/A	N/A	N/A

4. Recording and reporting conditions:

a. Is the water user required to report the water use to the Department? **YES**

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

b. Have the reports been submitted? **YES**

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

5. Fish Screening:

a. Are any points of diversion required to be screened to prevent fish from entering the point of diversion? **YES**

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

Reminder: If fish screening devices were required, the COBU map must indicate their location in relation to the point of diversion.

b. Has the fish screening been installed? **YES**

c. When was the fish screening installed?

DATE	BY WHOM
4/2021	Clearwater Pump Service on POD #1 – Reimer Reservoir. POD #2 not developed.

Reminder: If the permit was issued on or after February 1, 2011, the fish screen is required to be approved by the Oregon Department of Fish and Wildlife regardless of the rate of diversion.

d. If the diversion **involves a pump** *and* the **total** diversion rate of all rights at the point of diversion is less than 225 gpm (0.5 cfs) and the permit was issued prior to February 1, 2011:

- Has the self-certification form previously been submitted to the Department? **NA**

If not, go to <https://www.oregon.gov/OWRD/Forms/Pages/default.aspx> complete and attach a copy of the 'ODFW Small Pump Screen Self Certification' form to this claim, and send a copy of it to the Oregon Department of Fish and Wildlife (ODFW).

Reminder: Failure to submit evidence of a timely installed fish screen may result in an unfavorable determination. The ODFW self certification form needs to have been previously submitted or be attached to this form.

e. If the diversion does **not involve a pump** *or* the **total** diversion rate of all rights at the point of diversion is 225 gpm (0.5 cfs) or greater:

- Has the ODFW approval been previously submitted? **NA**

If not, contact and work with ODFW to ensure compliance. To demonstrate compliance, provide signed documentation from ODFW. A form is available at: <https://www.oregon.gov/OWRD/Forms/Pages/default.aspx>

Reminder: Failure to submit evidence of a timely installed fish screen may result in an unfavorable determination. In order to receive a favorable approval, the ODFW/WRD "Fish Screen Inspection" form needs to have been previously submitted or be attached to this form.

6. By-pass Devices:

a. Are any points of diversion required to have a by-pass device to prevent fish from entering the point of diversion?

YES

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

Reminder: If by-pass devices were required, the COBU map must indicate their location in relation to the point of diversion.

b. Have by-pass devices been installed?

NO

c. Describe the diversion works as related to whether a by-pass device is installed or unnecessary:

(Provide a letter from ODFW indicating the device is approved or is unnecessary. If there is no letter from ODFW, explain whether or not a by-pass device is necessary.)

DESCRIPTION (E.G. "ODFW HAS APPROVED THE BY-PASS DEVICE" OR "NO BY-PASS DEVICE IS NECESSARY BECAUSE THERE IS A DIRECT DIVERSION FROM THE STREAM VIA A PUMP ON RIVER LEFT STREAM BANK WITH FOOT VALVE DESCENDING DIRECTLY INTO NATURAL POOL.") IN ADDITION, YOU MAY ATTACH PHOTOS TO THIS CLAIM.	IF INSTALLED (DATE)	IF INSTALLED, BY WHOM
ODFW letter states that fish by-pass is not required at POD #1. POD #2 has not been developed.	N/A	N/A

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7. Other conditions required by some permits, permit amendment final orders, or extension final orders:

- a. Was the water user required to restore the riparian area if it was disturbed? **YES**
- b. Was a fishway required? **NO**
- c. Was submittal of a water management and conservation plan required? **NO**
- d. Other conditions? **YES**

If "YES" to any of the above, identify the condition and describe the water user's actions to comply with the condition(s) in the box below. If the condition required the approval of a plan, submit documentation that the plan was approved.

Reimer Reservoir has existed for decades and prior to permit issuance. The riparian area is stable and appears undisturbed. Agricultural Water Quality Management Area Rules Condition: N/A. There are no livestock on the property and native vegetation is well established and protected. Construction of the water system began prior to 5 years of date of permit issuance and construction has been completed. Complete application of water has been made with beneficial use.

**SECTION 6
ATTACHMENTS**

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

ATTACHMENT NAME	DESCRIPTION
CWRE Checklist	Department's checklist for COBU.
Certificate 31002	Certificate for storage of 125.0AF within Reimer Reservoir.
Water Use Reporting	Department's records from year 2021 to 2025.
Permit S-55297	Permit & map from WRIS.
ODFW Fish Letter	Fish by-pass is unnecessary. Fish screen installed and adequate.
Deeds	Tax Lot 203, 400, and 500 owned by permit holder.
Reimbursement Authority Estimate Application	Complete application with check for \$125.00.

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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.

Survey basis is tax maps: T7S, R5W, Sect. 4, Tax Lot 203; T7S, R5W, Section 3, Tax Lots 400 + 500
Aerial images used from Google Earth (2025) and Oregon Tax Map (2025).
Permit map for S-55297
GLO Records Map ID 471063 (DLC 41 Orchard)

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.)

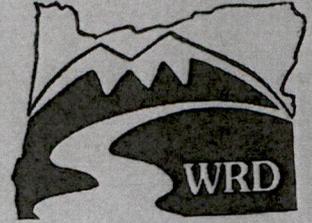
- Map on polyester film
- Appropriate scale (1" = 400 feet, 1" = 1320 feet, or the original full-size scale of the county assessor map)
- Township, Range, Section, Donation Land Claims, and Government Lots
- If irrigation, number of acres irrigated within each projected Donation Land Claims, Government 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
- Quarter-Quarters illustrated and named (NE NE, NW NE, etc.)
- 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

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Completion Checklist for CWRE Claims of Beneficial Use



Map Review:

- Map on polyester film
- Application & permit #; or transfer #
- Disclaimer
- North arrow
- CWRE stamp and signature
- Appropriate scale (1" = 1320', 1" = 400', or the original full-size scale of the county assessor map)
- Township, range, section, and tax lot numbers
- Source illustrated if surface water
- Point(s) of diversion or appropriation (illustrated)
- Point(s) of diversion or appropriation (coordinates)
- Conveyance structures illustrated (pump, pipelines, ditches, etc.)
- Description of the location, in relation to the point of diversion or appropriation, of any fish screens, by-pass devices, and measuring devices required
- Place of use (1/4 1/4, or projected 1/4 1/4 lines within DLCs, or Gov Lots; if irrigation, # of acres in each subdivision; if for domestic or human consumption, location of dwelling or spigot)

Report Review:

- On form or format provided by the Department
- Application & permit #; or transfer #
- Ownership information
- Date of survey
- Person interviewed
- County
- Tax lot information
- Description of conveyances system (from POD to POU)
- Source(s) of water
- Point of diversion/appropriation location
- Use, period of use, and rate for use
- Place of use location
- Type of use
- Extent of use
- Rate and Duty
- Diversion rate for each use
- Diversion works description (pump make, serial model, capacity, and description)
- System capacity
 - Calculated capacity of system (required)
 - Measured amount of use (optional)
- Permit/Transfer Final Order Conditions
 - Time limits
 - Initial water level measurements N/A
 - Annual static water level measurements N/A
 - Measurement, recording, and reporting
 - Meter/measuring device
 - Water use reporting
 - Fish screening and/or by-pass
 - Pump test (ground water) N/A
 - Other conditions
 - Restoration of riparian area
 - Completion of construct & application of water
- CWRE stamp and signature
- Signature(s) of permittee of transfer holder

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STATE OF OREGON
COUNTY OF POLK
CERTIFICATE OF WATER RIGHT

This Is to Certify, That WILLIAM REIMER

of Route 1, Box 328, Dallas, State of Oregon, has made proof to the satisfaction of the STATE ENGINEER of Oregon, of a right to store the waters of an unnamed stream, tributary of Yamhill River, appropriated under Application No. 32374, Permit No. 25533,

for the purposes of irrigation under Reservoir Permit No. R-2147 of the State Engineer, and that said right to store said waters has been perfected in accordance with the laws of Oregon; tha. the priority of the right hereby confirmed dates from June 6, 1958,

that the amount of water entitled to be stored each year under such right, for the purposes afore-said, shall not exceed 125.0 acre feet.

The reservoir is located in

NE 1/4 NE 1/4
SE 1/4 NE 1/4
NE 1/4 SE 1/4

All as projected within Orchard DLC No. 41
Section 4
T. 7 S., R. 5 W., W. M.

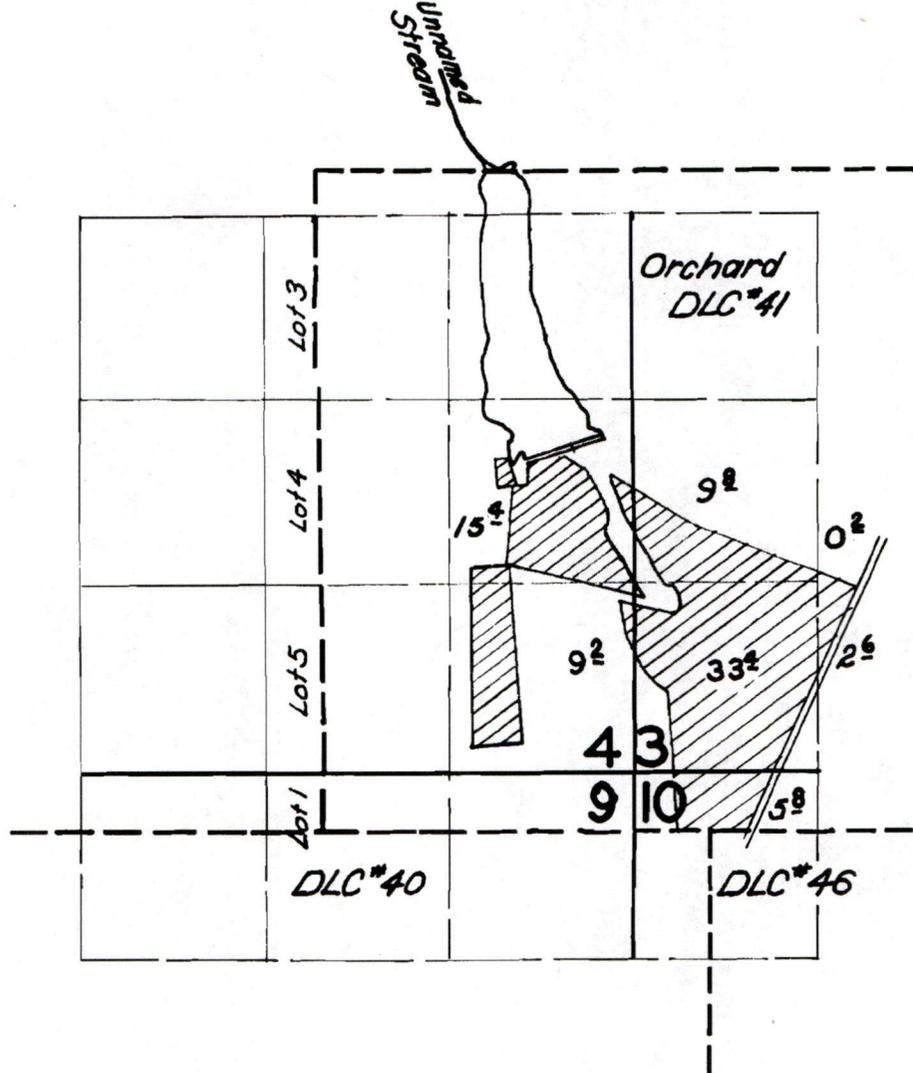
WITNESS the signature of the State Engineer, affixed

this date. JUNE - 5 1962

CHRIS L. WHEELER

State Engineer

T.7S. R.5W.W.M.



FINAL PROOF SURVEY
UNDER

R-32373 *R-2147*
Application No. *32374* Permit No. *25533*
IN NAME OF

William Reimer

Surveyed *July 5* 1962., by *Carl R. Baker*

Received
FEB 12 2026
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Water Use Report Based on Water Right



Permit: S 55297 *

FOLEY FAMILY FARMS LP 1701 VILLAGE CENTER CIRCLE LAS VEGAS, NV 89134

Records per page: 5 [View All](#)

Water Year*	Report ID	Facility	Acre-feet (AF) of Water Used												Total Water Used	Irrigated Acres
			Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep		
2025	68627	REIMER RES - USE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.71	3.85	6.74	6.75	0.99	20.04	69.30
2024	68627	REIMER RES - USE							0.36	2.05	3.35	4.15	5.26	1.97	17.14	69.30
2023	68627	REIMER RES - USE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.36	3.24	6.24	6.26	0.78	17.88	69.30
2022	68627	REIMER RES - USE				0.00		0.00	0.00	0.01	0.01	1.55	2.47	1.26	5.30	69.30
2021	68627	REIMER RES - USE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.85	3.21	2.17	3.26	0.00	9.49	61.06

*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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STATE OF OREGON

COUNTY OF POLK

PERMIT TO APPROPRIATE THE PUBLIC WATERS

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FEB 12 2026
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THIS PERMIT IS HEREBY ISSUED TO

FOLEY FAMILY FARMS LP
1701 VILLAGE CENTER CIRCLE
LAS VEGAS NV 89134

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

APPLICATION FILE NUMBER: S-88827

SOURCE	TRIBUTARY TO	VOLUME/RATE	PERIOD OF USE
REIMER RESERVOIR, CONSTRUCTED UNDER PERMIT R-2147	YAMHILL RIVER	34.65 ACRE-FEET	MARCH 1 THROUGH OCTOBER 31
UNNAMED STREAM	YAMHILL RIVER	0.87 CUBIC FOOT PER SECOND	MARCH 1 THROUGH APRIL 30

PURPOSE OR USE OF THE WATER: IRRIGATION OF 69.3 ACRES

DATE OF PRIORITY: MARCH 25, 2020

AUTHORIZED POINTS OF DIVERSION:

POD Name	Twp	Rng	Mer	Sec	Q-Q	Measured Distances
POD #1 - REIMER RESERVOIR	7 S	5 W	WM	4	NE SE	2280 FEET NORTH AND 520 FEET WEST FROM SE CORNER, SECTION 4
POD #2 - UNNAMED STREAM	7 S	5 W	WM	3	SW SW	1095 FEET NORTH AND 185 FEET EAST FROM SW CORNER, SECTION 3

AUTHORIZED PLACE OF USE:

Twp	Rng	Mer	Sec	Q-Q	Acres
7 S	5 W	WM	3	NW NW	3.6
7 S	5 W	WM	3	SW NW	16.1
7 S	5 W	WM	3	NE SW	15.5
7 S	5 W	WM	3	NW SW	28.4
7 S	5 W	WM	4	NE NE	0.7
7 S	5 W	WM	4	SE NE	2.6
7 S	5 W	WM	4	NE SE	2.4

1. Water Use Measurement, Recording, and Reporting Condition:

- A. Before water use may begin under this permit, the permittee shall install a totalizing flow meter at each point of diversion. The permittee shall maintain the device in good working order.
- B. The permittee shall allow the watermaster access to the device; provided however, where any device is located within a private structure, the watermaster shall request access upon reasonable notice.
- C. The permittee shall keep a complete record of the volume of water diverted each month, and shall submit a report which includes 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.
- D. The Director may provide an opportunity for the permittee to submit alternative measuring and reporting procedures for review and approval.

2. Fish Screen Condition:

The permittee shall install, maintain, and operate fish screening and by-pass devices consistent with current Oregon Department of Fish and Wildlife (ODFW) standards. Fish screening is to prevent fish from entering the proposed diversion while by-pass devices provide adequate upstream and downstream passage for fish. The required screen and by-pass devices are to be in place and functional prior to diversion of any water. Permittee shall obtain written approval from ODFW that the installation of the required screen and by-pass devices meets the state's criteria or the permittee shall submit documentation that ODFW has determined screens and/or by-pass devices are not necessary.

3. Fish Passage Condition:

As required by ORS 509.585, the permittee shall not construct, operate, or maintain any dam or artificial obstruction to fish passage across any waters of this state that are inhabited, or were historically inhabited, by native migratory fish without obtaining approval from the Oregon Department of Fish and Wildlife (ODFW).

The permittee shall either submit a proposal for fish passage to ODFW or apply for a waiver or exemption. Approval of the proposed fish passage facility, waiver, or exemption must be obtained prior to construction of any in-channel obstruction or prior to diversion of water that may create an artificial obstruction due to low flow, and the permittee shall submit proof to ODFW that fish passage has been implemented per the plan, waiver, or exemption prior to diversion of water. The permittee is hereby directed to schedule a consultation with the ODFW Fish Passage Coordinator.

The permittee shall maintain adequate passage of native, migratory fish at all times (ORS 509.601) as per the approved plan, waiver, or exemption.

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4. Riparian Condition:

If the riparian area is disturbed in the process of developing a point of diversion, the permittee shall be responsible for restoration and enhancement of such riparian area in accordance with ODFW's Fish and Wildlife Habitat Mitigation Policy OAR 635-415. For purposes of mitigation, the ODFW Fish and Wildlife Habitat Mitigation Goals and Standards, OAR 635-415, shall be followed.

5. Water Quality Condition:

The use may be restricted if the quality of the source stream or downstream waters decrease to the point that those waters no longer meet existing state or federal water quality standards due to reduced flows.

6. Agricultural Water Quality Management Area Rules Condition:

The permittee shall comply with basin-specific Agricultural Water Quality Management Area Rules in OAR 603-095. Livestock management and cropping must protect riparian areas on the property, allowing site capable vegetation along streams to establish and grow, while providing the following functions: shade (on perennial and some intermittent streams), bank stability, and infiltration or filtration of overland runoff. Active management of livestock and/or a livestock exclusion fence is needed to protect riparian areas and provide the required functions.

STANDARD CONDITIONS

1. 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.
2. Where two or more water users agree among themselves as to the manner of rotation in the use of water and such agreement is placed in writing and filed by such water users with the watermaster, and such rotation system does not infringe upon such prior rights of any water user not a party to such rotation plan, the watermaster shall distribute the water according to such agreement.
3. 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.
4. 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.
5. The use of water allowed herein may be made only at times when sufficient water is available to satisfy all prior rights, including prior rights for maintaining instream flows.
6. Construction of the water system shall begin within five years of the date of permit issuance. The deadline to begin construction may not be extended. This permit is subject to cancellation proceedings if the begin construction deadline is missed.
7. Complete application of the water shall be made within five years of the date of permit issuance. If beneficial use of permitted water has not been made before this date, the permittee may submit

an application for extension of time, which may be approved based upon the merit of the application.

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

Issued MAR 09 2021



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

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FEB 12 2026
OWRD

PERMIT TO USE SURFACE WATER-APPLICATION MAP

LOCATION:
T7S, R5W, W.M. TL 203 OF SECTION 4 &
TL 400 & 500 OF SECTION 3, POLK COUNTY, OR
STREET ADDRESS:
3995 PERRYDALE ROAD, DALLAS OR 97338

PREPARED FOR:
FOLEY FAMILY FARMS, LP.
1707 VILLAGE CENTER CIRCLE
LAS VEGAS, OR 89134

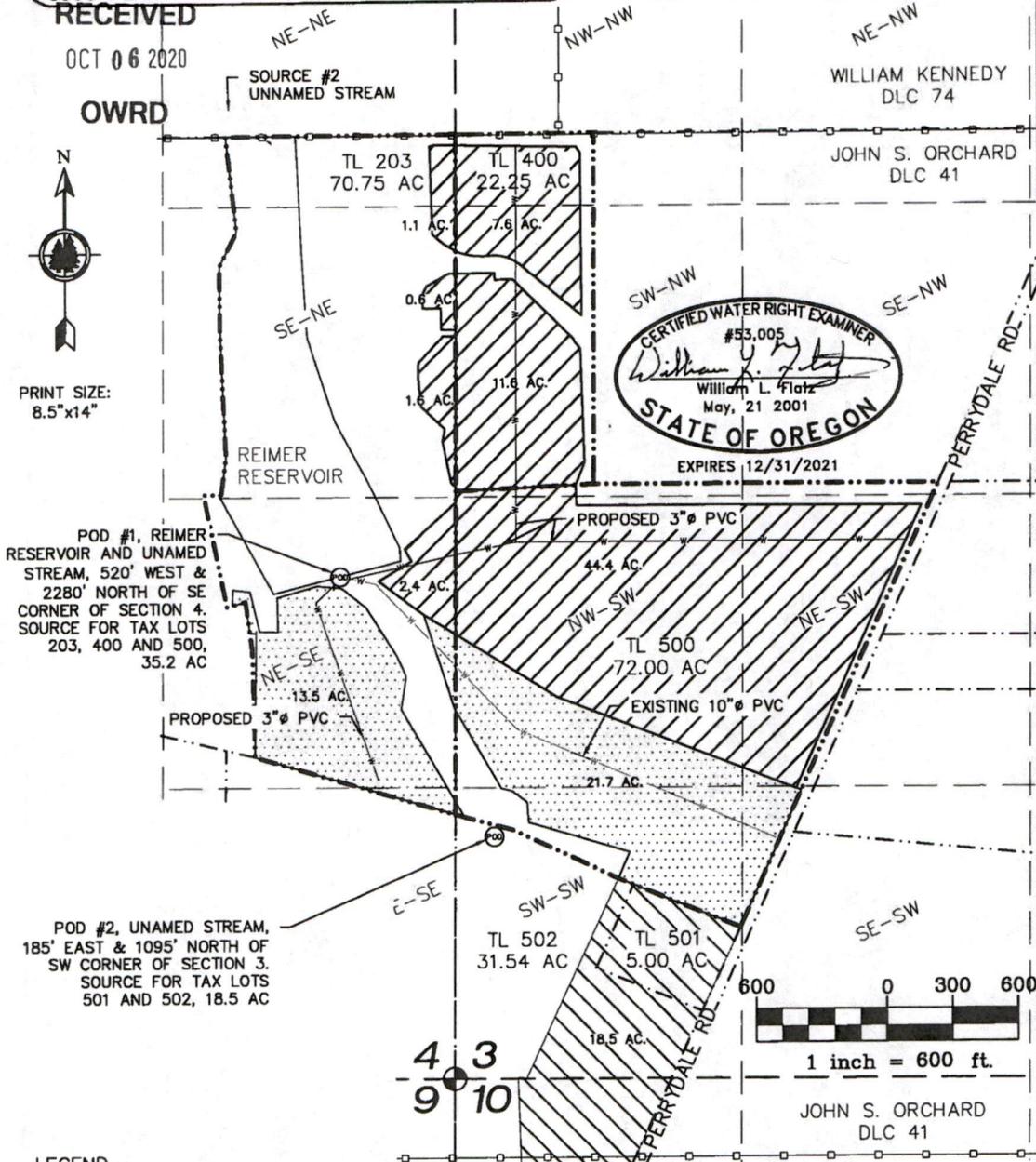
RECEIVED

OCT 06 2020

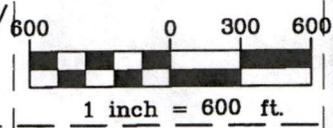
OWRD



PRINT SIZE:
8.5"x14"



CERTIFIED WATER RIGHT EXAMINER
#53,005
William L. Platz
William L. Platz
May, 21 2001
STATE OF OREGON
EXPIRES 12/31/2021



LEGEND

POD	
TAX LOT LINES	
1/16TH SECTION LINES	
SECTION LINES	
DLC LINES	
SECTION CORNER	
CERT. 68420 ACRES, TAX LOTS 203 + 500, 35.2 AC	
CERT. 68420 ACRES, TAX LOTS 501 + 502, 18.5 AC	
PROPOSED ACRES, TAX LOTS 203, 400 + 500, 69.3 AC	

Proposed Acres of Irrigation by 1/4-1/4 and tax lot						
TWP	RNG	SEC	1/4-1/4	TAX LOT	DLC	PROPOSED AC
7	5	3	NW/SW	500	41	28.4
7	5	3	NE/SW	500	41	15.5
7	5	3	SW/NW	500	41	0.5
7	5	3	SW/NW	400	41	15.6
7	5	3	NW/NW	400	41	3.6
7	5	4	NE/SE	203	41	2.4
7	5	4	SE/NE	203	41	2.6
7	5	4	NE/NE	203	41	0.7
TOTAL ACRES =						69.3

THIS MAP WAS PREPARED FOR THE PURPOSE OF IDENTIFYING THE LOCATION OF A WATER RIGHT ONLY AND IS NOT INTENDED TO PROVIDE LEGAL DIMENSIONS OR LOCATION OF PROPERTY OWNERSHIP LINES.

Project: 319019
Drawing: Foley App Map-D
By: NGB & WLF
Checked by: WLF
Date: 2-11-20
Revised: 10-6-20

Stuntzner
Engineering & Forestry

Received
FEB 12 2026
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Oregon

Tina Kotek, Governor

Department of Fish and Wildlife

Northwest Region
17330 SE Evelyn Street
Clackamas, OR 97015-9514
(971) 673-6000
FAX (971) 673-6070

September 10, 2025

Attn. Zach Gomber
Foley Family Farms LP
1701 Village Center Circle
Las Vegas, NV 89134



RE: Fish Screening and Passage requirements for S-55297

To whom it may concern,

The Oregon Department of Fish and Wildlife (ODFW) is submitting this letter regarding the fish screening and passage conditions associated with Permit S-55297. Under the terms of the permit, the water user may submit written evidence that ODFW has determined fish screens and/or passage devices are not necessary.

Following an inspection of the reservoir located at coordinates 44.991111, -123.298333, ODFW has determined that fish screening and passage devices are not required for Point of Diversion (POD) 1. This determination is based on the absence of Native Migratory Fish (NMF) at the site and the unsuitability of the reservoir's location for historical NMF presence.

POD 2, located on an unnamed channel at coordinates 44.987778, -123.295556, has not yet been developed. Therefore, screening is not currently required. However, if POD 2 is developed in the future, appropriate screening and/or passage will be required to meet fish passage criteria.

Although ODFW has determined that fish screening and passage devices are not necessary, the permittee shall not stock fish in the associated reservoir without a fish transport permit approved by ODFW. Per ORS 498.222 and OAR 635-007-0600, all persons transporting fish in Oregon need to have a fish transport permit issued by ODFW. As part of the permitting process, the permittee may need to screen the outlet of the reservoir to ensure that fish cannot escape into public waters.

Please let me know if you need any additional information or have further questions.

Sincerely,



Kevin Stertz
ODFW North Willamette Watershed District Fish Biologist

CC: Katherine Nordholm, ODFW Fish Screens and Passage Coordinator
Danette Faucera, ODFW Water Policy Coordinator

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FEB 12 2026
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Customer Service Department
Phone: 503.219.TRIO (8746)
Fax: 503.790.7872
Email: cs.oregon@firstam.com
Date: 8/8/2019

OWNERSHIP INFORMATION

Owner: Foley Family Farms Lp
CoOwner:

Site: OR 97338
Mail: 1701 Village Center Cir Las Vegas NV 89134

Parcel #: 154093
Ref Parcel #: 75 300 400
TRS: 07S / 05W / 03
County: Polk

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 020500 Block: 1106
Neighborhood:
School Dist: 2 Dallas School District
Impr Type: 500 - H & B Use Farm Vacant
Subdiv/Plat:
Land Use: 550 - Vacant H&B Use Farm, Recvng Farm Def,
Zoned Efu
Std Land Use: VAGR - Vacant Agriculture/Rural
Zoning: County-EFU - Exclusive Farm Use Zone
Lat/Lon: 44.994348 / -123.294982
Watershed: Salt Creek
Legal:

ASSESSMENT AND TAXATION

Market Land: \$174,760.00
Market Impr: \$0.00
Market Total: \$174,760.00 (2018)
% Improved: 0.00%
Assessed Total: \$10,981.00 (2018)
Levy Code: 0203
Tax: \$123.63 (2018)
Millage Rate: 11.2589
Exemption:
Exemption Type:

PROPERTY CHARACTERISTICS

Bedrooms:	Total SqFt:	Year Built:
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 22.25 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 969,210 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
Cooling:	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	Ext Walls:
Building Style:	Garage:	Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
	6/4/2019		\$2,300,000.00	WD		

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

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TICOR TITLE

471819080410

AFTER RECORDING RETURN TO AND SEND TAX STATEMENTS TO:

Foley Family Farms, LP
1701 Village Center Circle
Las Vegas, NV 89134
Attention: Michael Kalish, Esq.

RECORDED IN POLK COUNTY	2019-005870
Valerie Unger, County Clerk	06/07/2019 02:17:20 PM
REC-WD Cnt=1 Str=5 K. WILLIAMS	\$111.00
\$25.00 \$11.00 \$10.00 \$60.00 \$5.00	

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Huntington Hill Vineyard, LLC, an Oregon limited liability company, Grantor, conveys and specially warrants to Foley Family Farms, LP, a Nevada limited partnership, Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The true consideration for this conveyance is TWO MILLION THREE HUNDRED THOUSAND AND NO/100 DOLLARS (\$2,300,000.00).

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Received
FEB 12 2026
OWRD

RECEIVED
MAR 25 2020
OWRD

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: June 4, 2019

Huntington Hill Vineyard, LLC,
an Oregon limited liability company

By: Sharon R. Howell
Name: SHARON R. HOWELL
Title: MANAGER

State of OREGON
County of CLATSOP

This instrument was acknowledged before me on JUNE 4, 2019 by
SHARON R. HOWELL, manager of Huntington Hill Vineyard, LLC, an Oregon limited liability company

Michael Anthony Dirkx
Notary Public - State of Oregon
MICHAEL ANTHONY DIRKX
My Commission Expires: AUGUST 27, 2021



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Feb 12 2026
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EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 2, PARTITION PLAT 2000-0011, recorded May 12, 2000 in Volume 2000, Page 0011, Book of Partition
Plats for Polk County, Oregon as Recording No.: 200005253, in Polk County, Oregon.

Received
FEB 12 2026
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MAR 25 2020
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Customer Service Department
Phone: 503.219.TRIO (8746)
Fax: 503.790.7872
Email: cs.oregon@firstam.com
Date: 8/8/2019

OWNERSHIP INFORMATION

Owner: Foley Family Farms Lp

Parcel #: 154105

CoOwner:

Ref Parcel #: 75 300 500

Site: OR 97338

TRS: 07S / 05W / 03

Mall: 1701 Village Center Cir Las Vegas NV 89134

County: Polk

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 020500 Block: 1107
Neighborhood:
School Dist: 2 Dallas School District
Impr Type: 500 - H & B Use Farm Vacant
Subdiv/Plat:
Land Use: 550 - Vacant H&B Use Farm, Recvng Farm Def,
Zoned Efu
Std Land Use: VAGR - Vacant Agriculture/Rural
Zoning: County-EFU - Exclusive Farm Use Zone
Lat/Lon: 44.989923 / -123.292537
Watershed: Salt Creek
Legal:

ASSESSMENT AND TAXATION

Market Land: \$565,480.00
Market Impr: \$0.00
Market Total: \$565,480.00 (2018)
% Improved: 0.00%
Assessed Total: \$56,544.00 (2018)
Levy Code: 0203
Tax: \$636.64 (2018)
Millage Rate: 11.2589
Exemption:
Exemption Type:

PROPERTY CHARACTERISTICS

Bedrooms:	Total SqFt:	Year Built:
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 72.00 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 3,136,320 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
Cooling:	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	Ext Walls:
Building Style:	Garage:	Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
	6/4/2019		\$2,300,000.00	WD		

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Feb 12 2026
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AFTER RECORDING RETURN TO AND
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1701 Village Center Circle
Las Vegas, NV 89134
Attention: Michael Kalish, Esq.

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REC-WD Cnt=1 Stn=5 K. WILLIAMS \$25.00 \$11.00 \$10.00 \$60.00 \$5.00	\$111.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Huntington Hill Vineyard, LLC, an Oregon limited liability company, Grantor, conveys and specially warrants to Foley Family Farms, LP, a Nevada limited partnership, Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The true consideration for this conveyance is TWO MILLION THREE HUNDRED THOUSAND AND NO/100 DOLLARS (\$2,300,000.00).

Subject to:

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RECEIVED

MAR 25 2020

OWRD

Received

FEB 12 2026

OWRD

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: June 4, 2019

Huntington Hill Vineyard, LLC,
an Oregon limited liability company

By: Sharon R. Howell
Name: SHARON R. HOWELL
Title: MANAGER

State of OREGON
County of CLATSOP

This instrument was acknowledged before me on JUNE 4, 2019 by
SHARON R. HOWELL, manager of Hunting Hill Vineyard, LLC, an Oregon limited
liability
company

Michael Anthony Dirks
Notary Public - State of Oregon
MICHAEL ANTHONY DIRKS
My Commission Expires: AUGUST 27, 2021



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MAR 25 2020
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EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 2, PARTITION PLAT 2000-0011, recorded May 12, 2000 in Volume 2000, Page 0011, Book of Partition
Plats for Polk County, Oregon as Recording No.: 200005253, in Polk County, Oregon.

Received
FEB 12 2026
OWRD

RECEIVED
MAR 25 2020
OWRD



First American Title™

Customer Service Department
Phone: 503.219.TRIO (8746)
Fax: 503.790.7872
Email: cs.oregon@firstam.com
Date: 8/8/2019

OWNERSHIP INFORMATION

Owner: Foley Family Farms Lp
CoOwner:

Site: 3995 Perrydale Rd Dallas OR 97338
Mall: 1701 Village Center Cir Las Vegas NV 89134

Parcel #: 562675
Ref Parcel #: 75 400 203
TRS: 07S / 05W / 04
County: Polk

PROPERTY DESCRIPTION

Map Grid:
Census Tract: 020500 Block: 1107
Neighborhood:
School Dist: 2 Dallas School District
Impr Type: 501 - H & B Use Farm Improved
Subdiv/Plat:
Land Use: 551 - Improved H&B Use Farm, Rcvg Farm Def,
Zoned Efu
Std Land Use: AFAR - Farms And Crops
Zoning: County-EFU - Exclusive Farm Use Zone
Lat/Lon: 44.992584 / -123.298180
Watershed: Salt Creek
Legal:

ASSESSMENT AND TAXATION

Market Land: \$620,360.00
Market Impr: \$70,240.00
Market Total: \$690,600.00 (2018)
% Improved: 10.00%
Assessed Total: \$112,603.00 (2018)
Levy Code: 0203
Tax: \$1,267.79 (2018)
Millage Rate: 11.2589
Exemption:
Exemption Type:

PROPERTY CHARACTERISTICS

Bedrooms: 2
Baths, Total: 2.00
Baths, Full: 2
Baths, Half:
Total Units:
Stories:
Fireplaces:
Cooling:
Heating:
Building Style: - Ms - Ms Single Wide

Total SqFt: 930 SqFt
First Floor: 930 SqFt
Second Floor:
Basement Fin:
Basement Unfin:
Basement Total:
Attic Fin:
Attic Unfin:
Attic Total:
Garage:

Year Built: 2011
Eff Year Built: 2011
Lot Size Ac: 70.75 Acres
Lot Size SF: 3,081,871 SqFt
Lot Width:
Lot Depth:
Roof Material:
Roof Shape:
Ext Walls:
Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
	6/4/2019		\$2,300,000.00	WD		

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

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TICOR TITLE

AFTER RECORDING RETURN TO AND SEND TAX STATEMENTS TO:

Foley Family Farms, LP
1701 Village Center Circle
Las Vegas, NV 89134
Attention: Michael Kalish, Esq.

RECORDED IN POLK COUNTY Valerie Unger, County Clerk	2019-005870
	06/07/2019 02:17:20 PM
REC-WD Cnt=1 Str=5 K. WILLIAMS \$25.00 \$11.00 \$10.00 \$60.00 \$5.00	\$111.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Huntington Hill Vineyard, LLC, an Oregon limited liability company, Grantor, conveys and specially warrants to Foley Family Farms, LP, a Nevada limited partnership, Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The true consideration for this conveyance is TWO MILLION THREE HUNDRED THOUSAND AND NO/100 DOLLARS (\$2,300,000.00).

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

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IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: June 4, 2019

Huntington Hill Vineyard, LLC,
an Oregon limited liability company

By: Sharon R. Howell
Name: SHARON R. HOWELL
Title: MANAGER

State of OREGON
County of CLATSOP

This instrument was acknowledged before me on JUNE 4, 2019 by
SHARON R. HOWELL, manager of Hunting Hill Vineyard, LLC, an Oregon limited
liability
company

Michael Anthony Dirks
Notary Public - State of Oregon
MICHAEL ANTHONY DIRKS
My Commission Expires: AUGUST 27, 2021



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EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 2, PARTITION PLAT 2000-0011, recorded May 12, 2000 in Volume 2000, Page 0011, Book of Partition
Plats for Polk County, Oregon as Recording No.: 200005253, in Polk County, Oregon.

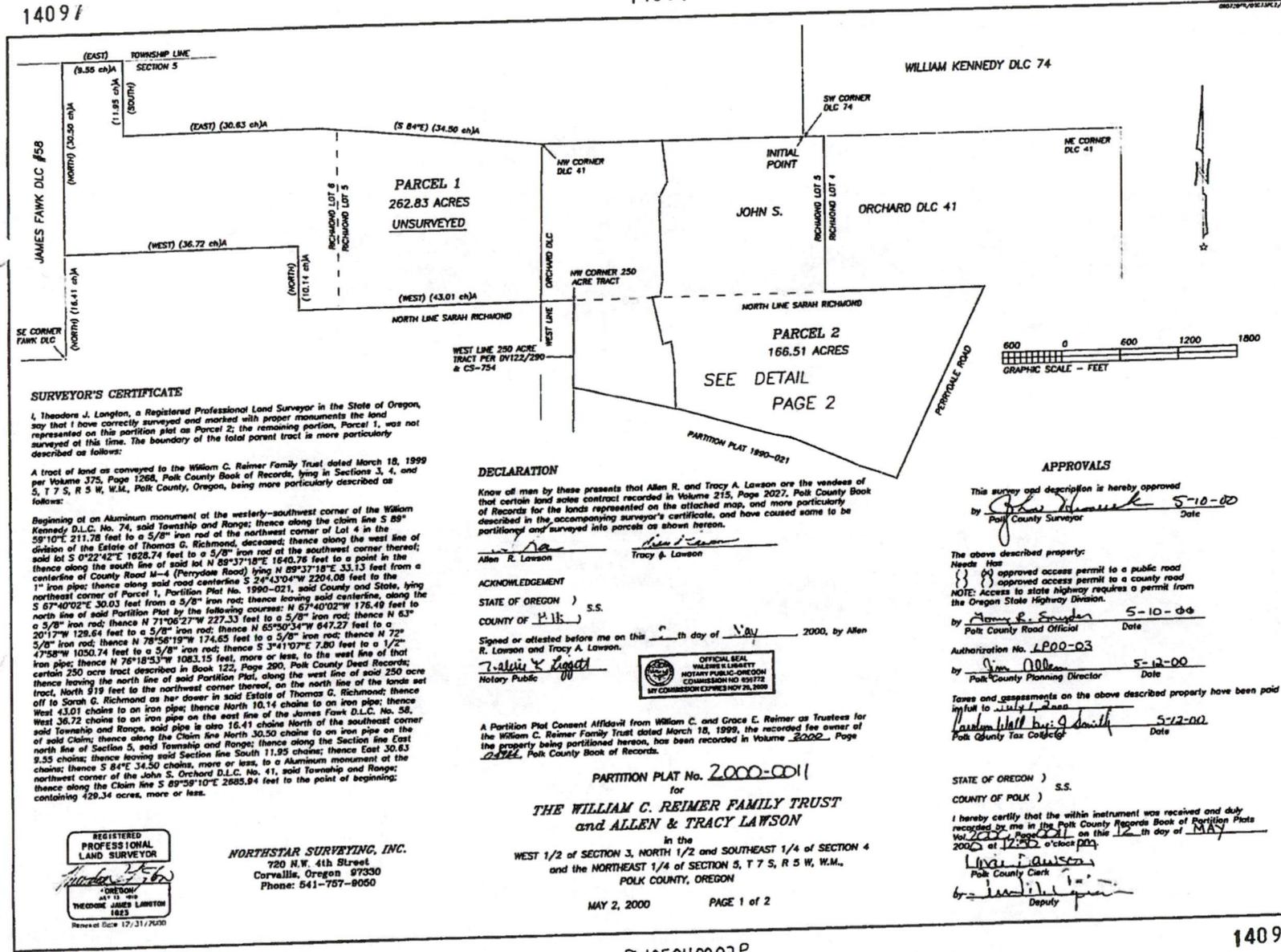
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2000-0011
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SURVEYOR'S CERTIFICATE

I, Theodore J. Langton, a Registered Professional Land Surveyor in the State of Oregon, say that I have correctly surveyed and marked with proper monuments the land represented on this partition plot as Parcel 2; the remaining portion, Parcel 1, was not surveyed at this time. The boundary of the total parent tract is more particularly described as follows:

A tract of land as conveyed to the William C. Reimer Family Trust dated March 18, 1999 per Volume 375, Page 1268, Polk County Book of Records, lying in Sections 3, 4, and 5, T 7 S, R 5 W, W.M., Polk County, Oregon, being more particularly described as follows:

Beginning of an Aluminum monument at the westerly-southwest corner of the William Kennedy D.L.C. No. 74, said Township and Range; thence along the claim line S 89° 58' 10" E 211.78 feet to a 5/8" iron rod at the northeast corner of Lot 4 in the division of the Estate of Thomas G. Richmond, deceased; thence along the west line of said lot S 0° 22' 42" E 1628.74 feet to a 5/8" iron rod at the southwest corner thereof; thence along the south line of said lot N 89° 37' 18" E 1640.76 feet to a point in a centerline of County Road #4 (Perrydale Road) lying N 89° 37' 18" E 33.13 feet from a 1" iron pipe; thence along said road centerline S 24° 43' 04" W 2204.00 feet to the northeast corner of Parcel 1, Partition Plat No. 1990-021, said County and State, lying S 67° 40' 02" E 30.63 feet from a 5/8" iron rod; thence N 63° 05' 34" W 647.27 feet to a 5/8" iron rod; thence N 71° 06' 27" W 227.33 feet to a 5/8" iron rod; thence N 63° 05' 34" W 2017.7 feet to a 5/8" iron rod; thence N 72° 47' 58" W 1051.74 feet to a 5/8" iron rod; thence S 3° 41' 07" E 7.80 feet to a 1/2" iron pipe; thence N 76° 18' 53" W 1083.15 feet, more or less, to the west line of that certain 250 acre tract described in Book 122, Page 280, Polk County Deed Records; thence along the north line of said Partition Plat, along the west line of said 250 acre tract, North 818 feet to the northwest corner thereof, on the north line of the lands set off to Sarah G. Richmond as her dower in said Estate of Thomas G. Richmond; thence West 43.01 chains to an iron pipe; thence North 10.14 chains to an iron pipe; thence West 36.72 chains to an iron pipe on the east line of the James Fawk D.L.C. No. 58, said Township and Range, said pipe is also 16.41 chains North of the southeast corner of said Township and Range, said pipe is also 16.41 chains North of the southeast corner of said Claim; thence along the Claim line North 30.50 chains to an iron pipe on the north line of Section 5, said Township and Range; thence along the Section line East 9.55 chains; thence S 84° E 34.50 chains, more or less, to an Aluminum monument at the northeast corner of the John S. Orchard D.L.C. No. 41, said Township and Range; thence along the Claim line S 89° 58' 10" E 2685.84 feet to the point of beginning; containing 429.34 acres, more or less.

DECLARATION

Know all men by these presents that Allen R. and Tracy A. Lawson are the vendees of that certain land as per contract recorded in Volume 215, Page 2027, Polk County Book of Records for the lands represented on the attached map, and more particularly described in the accompanying surveyor's certificate, and have caused same to be partitioned and surveyed into parcels as shown hereon.

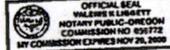
Allen R. Lawson Tracy & Lawson

ACKNOWLEDGEMENT

STATE OF OREGON) S.S.
COUNTY OF POLK)

Signed and attested before me on this 11th day of May, 2000, by Allen R. Lawson and Tracy A. Lawson.

Tracy A. Lawson
Notary Public



A Partition Plat Consent Affidavit from William C. and Grace E. Reimer as Trustees for the William C. Reimer Family Trust dated March 18, 1999, the recorded fee owner of the property being partitioned hereon, has been recorded in Volume 3000, Page 2066, Polk County Book of Records.

PARTITION PLAT No. 2000-0011

for
**THE WILLIAM C. REIMER FAMILY TRUST
and ALLEN & TRACY LAWSON**

in the
WEST 1/2 OF SECTION 3, NORTH 1/2 AND SOUTHEAST 1/4 OF SECTION 4
and the NORTHEAST 1/4 OF SECTION 5, T 7 S, R 5 W, W.M.,
POLK COUNTY, OREGON

MAY 2, 2000 PAGE 1 of 2

APPROVALS

This survey and description is hereby approved
by Glenn H. Smith 5-10-00
Polk County Surveyor Date

The above described property:
Needs: approved access permit to a public road
 approved access permit to a county road
NOTE: Access to state highway requires a permit from the Oregon State Highway Division.
by Tommy R. Swanson 5-10-00
Polk County Road Official Date

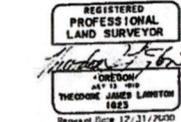
Authorization No. LP00-03
by Jim Alden 5-12-00
Polk County Planning Director Date

Taxes and assessments on the above described property have been paid
in full to July L. Ross
Lawson Hill by: G. Smith 5-12-00
Polk County Tax Collector Date

STATE OF OREGON)
COUNTY OF POLK) S.S.

I hereby certify that the within instrument was received and duly recorded by me in the Polk County Records Book of Partition Plats Vol. 2000 Page 0011 on this 12th day of MAY 2000 at 12:35 o'clock PM.

Glenn H. Smith
Polk County Clerk
Deputy



NORTHSTAR SURVEYING, INC.
720 N.W. 4th Street
Corvallis, Oregon 97330
Phone: 541-787-8050

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