



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

Application for Limited Water Use License

Received

APR 13 2026

License No.: _____

Applicant Information

NAME Ranger BC, LLC; Attn: Mike Quirk		PHONE (HM) OWRD	
PHONE (WK) 508-942-0305	CELL	FAX	
ADDRESS 100 Federal Street Floor 20			
CITY Boston	STATE MA	ZIP 02110	E-MAIL * mquirk@pathlightcapital.com

Agent Information

NAME Ted Ressler, RG, CWRE / Summit Water Resources LLC		PHONE 503-967-7050 x204	FAX
ADDRESS 4784 SE 17th Ave, Suite 111		CELL	
CITY Portland	STATE OR	ZIP 97202	E-MAIL * tressler@summitwr.com

I (We) make application for a Limited License to use the following described surface waters or groundwater – not otherwise exempt, or to use stored water for a use of a short-term or fixed-duration:

1. **SOURCE(S) OF WATER:** Seven Devils Reservoir 1 (Certificate 95286) a tributary of Unnamed tributary to Five Mile Creek

2. **AMOUNT OF WATER** to be diverted;

Maximum and instantaneous rate (cubic feet or gallons per minute): 0.87 cfs^A

Total volume annually (gallons or acre-feet): 3.62 acre-feet^B. If water is to be used from more than one source, give the quantity from each: _____

Notes:

^A This is the operational rate of the onboard pump that will be used to divert water from the reservoir to fill the water truck (see Item #5).

^B This ANNUAL volume is based on the instantaneous rate of water used for a single home, being 0.005 cfs for 365 days/year: $0.005 \text{ cfs} * 60 \text{ s/m} * 1440 \text{ m/d} * 365 \text{ d/y} * \div 43560 \text{ cf/AF} = 3.62 \text{ AF}$ (See Item #5). The total volume of use during the requested 5 year period of this limited license is 18.1 AF.

3. **INTENDED USE(S) OF WATER:** (check all that apply)

- ☐ Road construction or maintenance
- ☐ General construction
- ☐ Forestland and rangeland management; or
- ☒ Other: Domestic Use

4. **IF THE INTENDED USE OF WATER IS FOR IRRIGATION, ONE OF THE FOLLOWING MUST APPLY:** (check one of the following) N/A

☐ Irrigation if the sole purpose of the use is to provide water necessary to establish a crop for which no further irrigation will be required after the crop is established. ORS 537.143 (6)(a).

☐ Irrigation if the use of water under the limited license is for the use of stored water consistent with the purposes for which the stored water is authorized and the use of water is authorized by a contract between the user and a local, state or federal government. ORS 537.143 (9).

5. **DESCRIPTION OF PROPOSED PROJECT:** Include a description of the place of use as shown on the accompanying site map, the method of water diversion, the type of equipment to be used (including pump horsepower, if applicable), length and dimensions of supply ditches and pipelines:

The applicant is proposing to appropriate stored water authorized under Certificate 95286 via direct diversion from a water truck at the proposed Point of Diversion. The water truck is equipped with an onboard 10 HP intake pump. The water truck will deliver the water to a storage tank at the Place of Use, which covers domestic use for one building, located at Township 27 South, Range 14 West, Section 5, SWSE on Tax Lot 1801. Water from the on-site storage tank will be treated (filtration and disinfection) and then delivered to the residence's domestic water system infrastructure.

The proposed source of water for this limited license is a reservoir owned by Berryland LLC, of which the applicant is the Managing Member (Attachment 6). The entire volume of stored water in Seven Devils Reservoir 1 (87 acre-feet under Certificate 95286) is authorized for use under an existing secondary water right, Certificate 98670. In order to make stored water available for the domestic use proposed by this limited license application, Berryland LLC will forbear use of 3.62 acre-feet of water (1.2 acres)* under Certificate 98670 during each year of use under an approved limited license resulting from this application. Consent from Berryland LLC to the proposed forbearance of use under Certificate 98670 is provided in Attachment 7.

*Note: Certificate 98670 authorizes use of 3.0 acre-feet/acre for cranberry operations.

6. **PROJECT SCHEDULE:** (List day, month, and year)

Date water use will begin: Upon issuance of a final order approving this limited license

Date water use will be completed: Up to 5-years from the date of a final order approving this limited license, or until such time as a permanent water right is obtained for the domestic use described in this application.

Months of the year water would be diverted and used: Year-round (12 months)

If for other than irrigation from stored water, how and where will water be discharged after use:

Water used for domestic use under this limited license will be discharged (after use) via a leach field; part of the residence's septic system.



Applicant Signature

Michael Quide, Managing Member

Print Name and title if applicable

2/10/26

Date

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PLEASE READ CAREFULLY

NOTE: A Water Availability Statement Form completed by the local watermaster, Land Use Information Form completed by the local Planning Department, fees and site map meeting the requirements of OAR 690-305-0010 must accompany this request. The fee for this request is **\$280** for the first point of diversion plus **\$30** for each additional point of diversion. Please review the Department's fee schedule to view fees required to request a limited license for Aquifer Storage and Recovery testing purposes or for Artificial Groundwater Recharge testing purposes.

Failure to provide any of the required information will result in return of your application. The license, if granted, will not be issued or replaced by a new license for a period of more than five consecutive years. The license, if granted, will be subordinate to all other authorized uses that rely upon the same source, or water affected by the source, and may be revoked at any time it is determined the use causes injury to any other water right or minimum perennial streamflow.

If water source is well, well logs or adequate information for the Department to determine aquifer, well depth, well seal and open interval, etc. are required. The licensee shall indicate the intended aquifer. If for multiple wells, each map location shall be clearly tied to a well log.

If a limited license is approved, the licensee shall give notice to the Department (Watermaster) at least 15 days in advance of using the water under the Limited License and shall maintain a record of use. The record of use shall include, but need not be limited to, an estimate of the amount of water used, the period of use and the categories of beneficial use to which the water is applied. During the period of the Limited License, the record of use shall be available for review by the Department upon request.

Mapping Requirements (OAR 690-305-0010):

A request for a limited license shall be submitted on a form provided by the Water Resources Department, and shall be accompanied by the following:

A map of reproducible quality, drawn to a standard, even-numbered scale and one-inch shall not exceed 1320 feet, showing:

- Township, range, section, quarter-quarter, and tax lot(s), donation land claims, or government lots where water will be diverted, conveyed, and used.
- Location of each point of diversion referenced by distance and bearing or by coordinates (distance north or south and distance east or west from a recognized public land survey corner). In addition, latitude and longitude coordinates expressed as degrees-decimal with five or more digits after the decimal (e.g., 42.53764°). The datum used to establish the coordinates shall be indicated on the map. Examples of datums include NAD 83, NAD 27 and WGS84.
- Location of the proposed place of use by township, range, section, and quarter-quarter.
- Mapping scale.
- North directional symbol.
- Legend.

Please refer to [OAR 690-305-0010](#) for a complete listing of the mapping requirements.

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April 10, 2026

Ms. Mary Bjork
Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, Oregon 97301-1271

Subject: Application for a Limited Water Use License
Ranger BC, LLC; Attn: Mike Quirk

Ms. Bjork:

On behalf of the applicant, please find enclosed an Application for a Limited Water Use License, accompanied by a check for payment of the required application fee of \$280 (base fee with 1 point of diversion).

This limited license application requests the use of stored water under Certificate 98670 for Domestic Use to provide an interim source of water while the applicant pursues a permanent supply authorization for domestic supply. The applicant has made multiple drilling attempts for an exempt well, but all attempts have been unsuccessful. The applicant is currently exploring alternative supply operations, including negotiating access to and supply from a from an existing exempt well on a neighboring property, investigating the ability to transfer an existing water right associated with a nearby property, and if all other reasonable options for water supply are exhausted, making application for a new permit for human consumption from Threemile Creek.

If you have any questions regarding the enclosed application, you can reach me at 503-701-4535. Please copy me and Sheri McGrath (SMcGrath@parametrix.com) on any correspondence regarding this application.

Respectfully submitted,

Theodore Ressler, RG, CWRE
Summit Water Resources LLC

Cc: Ranger BC, LLC, Mike Quirk
Sheri McGrath, Parametrix, Inc.

Enclosures:

Application for a Limited Water Use License
Check #85950 in the amount of \$280

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Ressler, Ted

From: Ressler, Ted
Sent: Friday, January 23, 2026 4:01 PM
To: BJORK Mary F * WRD
Subject: RE: limited license question
Attachments: Water_Use_Availability_Statement_Signed.pdf

Hi Mary

Following up on a voicemail that I left you. I received the water availability statement from the watermaster and the reviewer included a comment regarding use of stored water per the statute. Per my email below, 537.143(9) applies in the case of stored water where the stored water is authorized under a contract (the yellow option below vs. green option) I'm assume that having this language on the review form is not an issue for submittal/acceptance of the application by the Department per our prior discussion and given that this will be considered during the Department's review of the application.

Ted

From: Ressler, Ted <tressler@summitwr.com>
Sent: Friday, January 9, 2026 1:10 PM
To: BJORK Mary F * WRD <Mary.F.BJORK@water.oregon.gov>
Subject: limited license question

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Hi Mary

Following up on voicemail that I left you. Please give me a call to discuss.

I have a client who is interested in obtaining a limited license for use of stored water from a reservoir. In discussing the application with the watermaster, they pointed out some language in 537.143 relating to stored water. I haven't previously studied this portion of the statute, but the language is a bit odd, and I would like to discuss it with you. The statute appears to reference two options for using stored water under a limited license – see below, option 1 in green, option 2 in yellow. Is the green highlighted option when the stored water would obtained from a reservoir that is owned by the applicant and/or is a privately owned reservoir (where the applicant has obtained permission from the reservoir owner), and is the yellow option when the reservoir is a public reservoir managed by a local, state, or federal agency?

537.143 Limited license to use or store surface or ground water or to use stored water; rules. (1)

Notwithstanding the provisions of ORS 537.130, the Water Resources Commission may establish by rule a procedure to allow a person to obtain a limited license to use or store ground water not otherwise exempt under ORS 537.545, to use or store surface water, to use stored water or to use stored water for purposes for which the stored water is authorized and in accordance with a contract with a local, state or federal government after the person complies with the notice provisions set forth in ORS 537.144.

Thanks
Ted

Theodore R. Ressler, RG, CWRE, PG | Principal Hydrogeologist & Water Resources Consultant | Summit Water Resources, LLC
4784 SE 17th Ave, Suite 111, Portland, OR 97202 | P: 503.967.7050 | C: 503.701.4535 | tressler@summitwr.com |
www.summitwr.com | [bio](#) | [LinkedIn](#)



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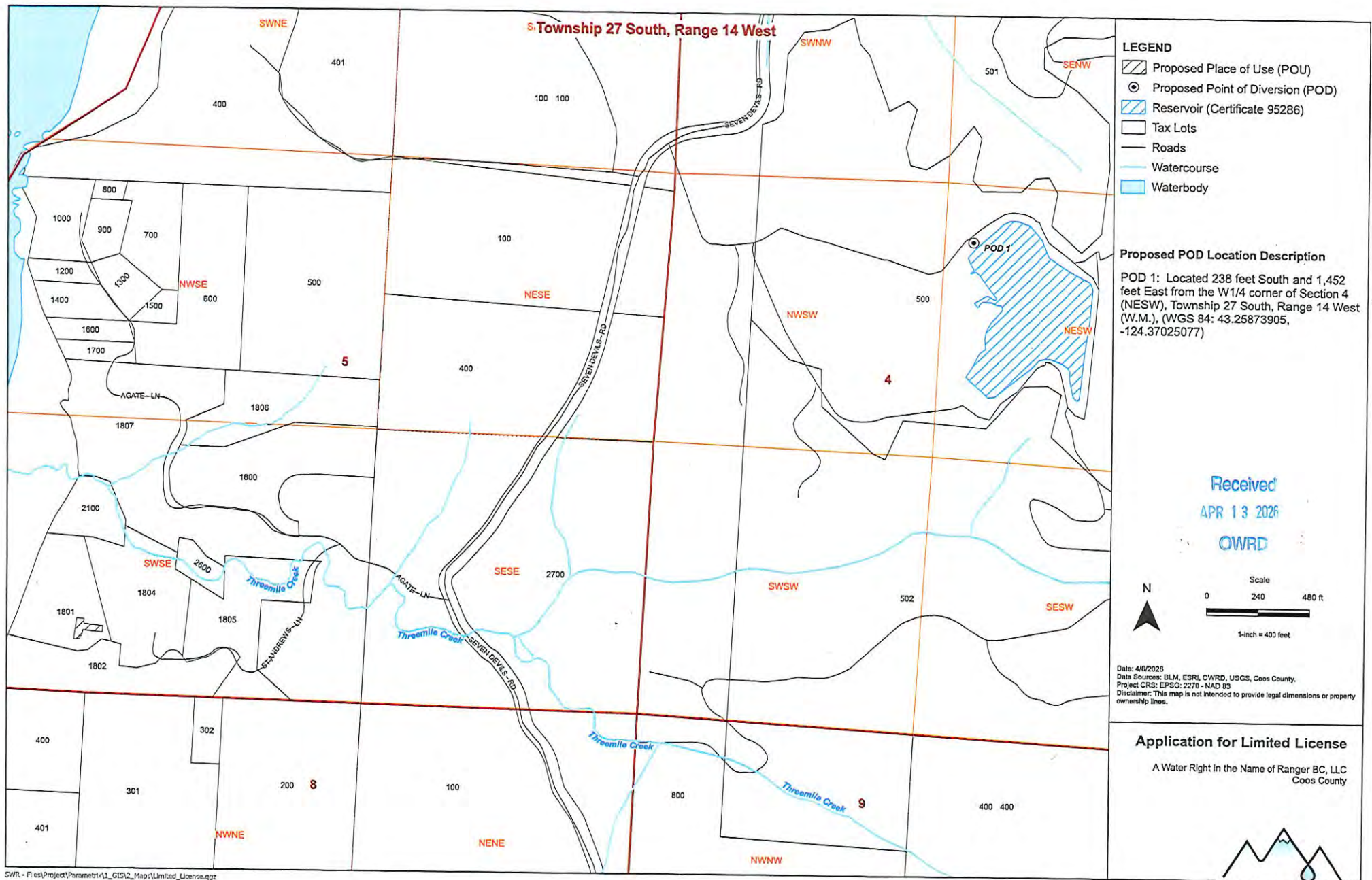
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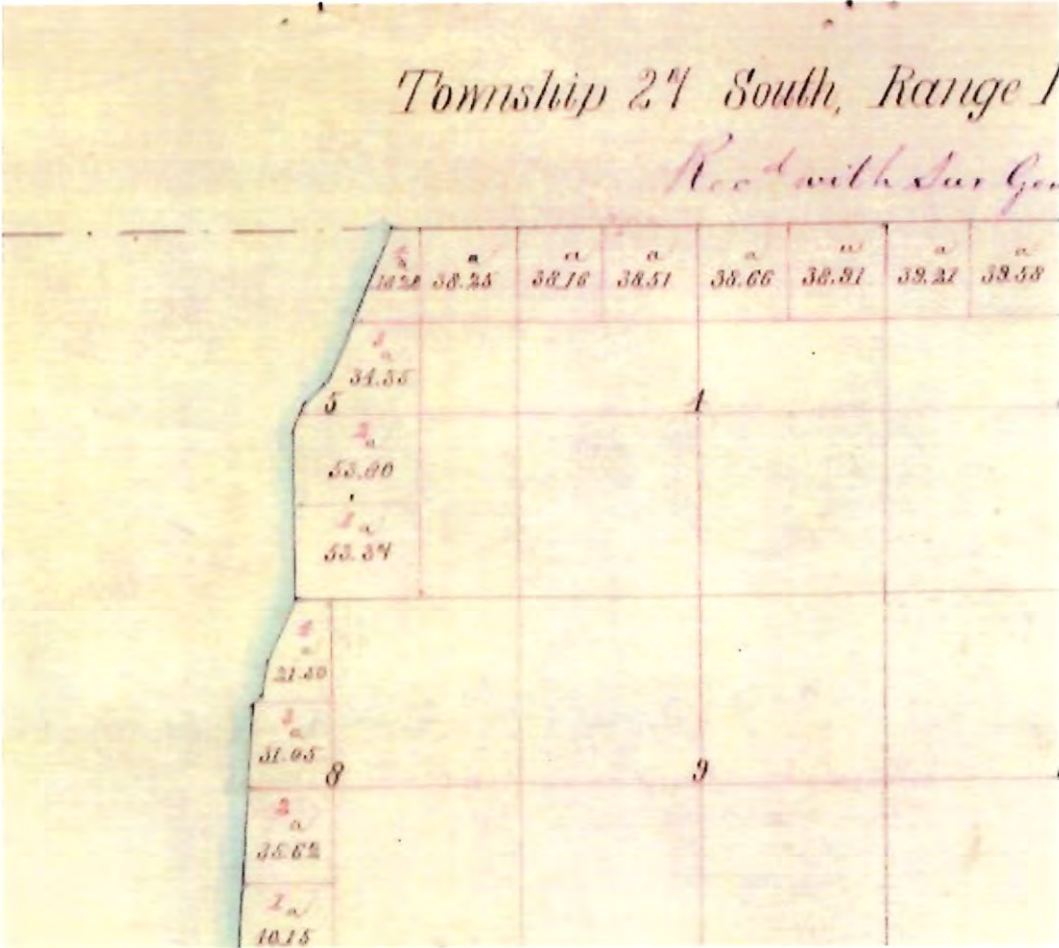
OWRD

Attachment 1
Limited Water Use License Map



BLM Cadastral Survey Map

https://glorerecords.blm.gov/details/survey/default.aspx?dm_id=322861&sid=s3bvyghx.egh&surveyDetailsTabIndex=1



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Attachment 2
Water Use Availability Statement

This page to be completed by the local Watermaster.

WATER AVAILABILITY STATEMENT

Name of Applicant: Mike Quirk Limited License Number: _____

1. To your knowledge, has the stream or basin that is the source for this application ever been regulated for prior rights?

☐ Yes

☒ No

If yes, please explain:

2. Based on your observations, would there be water available in the quantity and at the times needed to supply the use proposed by this application?

☒ Yes

☐ No

3. Do you observe this stream system during regular fieldwork?

☐ Yes

☒ No

If yes, what are your observations for the stream?

N/A

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4. If the source is a well and if WRD were to determine that there is the potential for substantial interference with nearby surface water sources, would there still be ground water and surface water available during the time requested and in the amount requested without injury to existing water rights?

☐ Yes

☐ No

☒ N/A

What would you recommend for conditions on a limited license that may be issued approving this application?

• This limited license does not qualify under ORS 537.143(9) because the source is private.

• Needs to be limited to one year (ORS 537.143(9)(a))

5. Any other recommendations you would like to make?

Signature



WM District #: 15

Date: 1/15/26

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Attachment 3

Land Use Information

Land Use Information Form



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

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NOTE TO APPLICANTS

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

This form is **NOT** required if:

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

NOTE TO LOCAL GOVERNMENTS

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

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

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Land Use Information Form



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

NAME Ranger BC, LLC; Attn: Mike Quirk			PHONE 508-942-0305
MAILING ADDRESS 100 Federal Street Floor 20			
CITY Boston	STATE MA	ZIP 02210	EMAIL mquirk@pathlightcapital.com

A. Land and Location

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

Township	Range	Section	¼ ¼	Tax Lot #	Plan Designation (e.g., Rural Residential/RR-5)	Water to be:	Proposed Land Use:
27S	14W	5	SWSE	1801	RR-5	☐ Diverted ☐ Conveyed ☒ Used	RR-5

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

Coos County

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

B. Description of Proposed Use

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

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

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

Estimated quantity of water needed: **0.87** ☒ cubic feet per second ☐ gallons per minute ☐ acre-feet

Intended use of water: ☐ Irrigation ☐ Commercial ☐ Industrial ☒ Domestic for 1 household(s)
☐ Municipal ☐ Quasi-Municipal ☐ Instream ☐ Other _____

Briefly describe:

The application proposes to use stored water under existing water right Certificate 95286, for domestic use of one household for a period of 5 years. Water will be transported by a water truck.

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

See Page 4 →

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For Local Government Use Only

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

Please check the appropriate box below and provide the requested information

- ☒ Land uses to be served by the proposed water use(s), including proposed construction, are allowed outright or are not regulated by your comprehensive plan. Cite applicable ordinance section(s): 4.3.200 27(k)
- ☐ Land uses to be served by the proposed water use(s), including proposed construction, involve discretionary land-use approvals as listed in the table below. (Please attach documentation of applicable land-use approvals which have already been obtained. Record of Action/land-use decision and accompanying findings are sufficient.) **If approvals have been obtained but all appeal periods have not ended, check "Being Pursued."**

Type of Land-Use Approval Needed (e.g., plan amendments, rezones, conditional-use permits, etc.)	Cite Most Significant, Applicable Plan Policies & Ordinance Section References	Land-Use Approval:	
		☐ Obtained ☐ Denied	☐ Being Pursued ☐ Not Being Pursued
	Received	☐ Obtained ☐ Denied	☐ Being Pursued ☐ Not Being Pursued
	APR 13 2026	☐ Obtained ☐ Denied	☐ Being Pursued ☐ Not Being Pursued
	OWRD	☐ Obtained ☐ Denied	☐ Being Pursued ☐ Not Being Pursued

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

This use is permitted out right and does not require additon land use permitting.

Name: Maria Hill Title: Permit Specialist

Signature: Maria Hill Digitally signed by Maria Hill
Date: 2026.02.11 08:54:31 -0800 Date: 2-11-2026

Governmental Entity: Coos County Communtiy Development Phone: 541-396-7770

Receipt Acknowledging Request for Land Use Information

Note to Local Government Representative:

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

Applicant Name: Sheri McGrath for Ranger BC LLC

Staff Name: Maria Hill Title: Permit Specialist

Staff Signature: Maria Hill Digitally signed by Maria Hill
Date: 2026.02.11 09:54:45 -0800 Date: 2-11-2026

Governmental Entity: Coos County Communtiy Development Phone: 541-396-7770

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Attachment 4

Legal Description

Coos County, Oregon

2023-01022

\$121.00

02/22/2023 01:19 PM

Pgs=8



00161754202300010220080082

Julie A. Brecke, Coos County Clerk

AFTER RECORDING RETURN TO:

Required on all documents

Ranger BC LLC

100 Federal Street

Boston, Massachusetts 02110

Attention: Pathlight Capital LP

ALL TAX STATEMENTS SHALL BE SENT TO:

If conveying or contracting to convey fee title to real property:

Ranger BC LLC

100 Federal Street

Boston, Massachusetts 02110

Attention: Pathlight Capital LP

RECORDING COVER SHEET - Please print or type information

Any errors in this cover sheet DO NOT affect the transaction(s) contained in the instrument itself.

(Required if document does not meet first page recording requirements under ORS 205.234 or does not provide adequate space on the first page for the recording certificate)

DOCUMENT TITLE(S)

(If two or more transactions, document(s) must be clearly labeled to record transaction in appropriate records)

General Warranty Deed

NAME(S) OF FIRST PARTY/GRANTOR/DIRECT party(s):

Daniel Thomas Platt

NAME(S) OF SECOND PARTY/GRANTEE/INDIRECT party(s):

Ranger BC LLC

LIEN DOCUMENTS: Amount of lien \$

If conveying or contracting to convey fee title to real property:

True and Actual Consideration Paid \$ 1.00

Received

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Prepared By:

Daniel Thomas Platt
68 School St
Hingham, Massachusetts
02043

After Recording Return To:

Ranger BC LLC
100 Federal Street
Boston, Massachusetts
02110

**Until a Change is Requested,
All Tax Statements Shall be Sent To:**

Ranger BC LLC
100 Federal Street
Boston, Massachusetts
02110

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Space Above the Line Intentionally Left Blank for Recorder's Use

GENERAL WARRANTY DEED

State of Oregon

Coos County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollars (\$1.00) and other good or valuable consideration, if any, in hand paid to the "Grantor(s)" known as:

Daniel Thomas Platt, a married individual, residing at 68 School St, Hingham, Massachusetts, 02043.

The receipt whereof is hereby acknowledged, the undersigned hereby conveys and warrants to Ranger BC LLC with Daniel Platt acting as the Managing Member with a principal office address located at 100 Federal Street, Floor 20, Boston, Massachusetts, 02110 (hereinafter the "Grantee(s)"), the following described real estate free of encumbrances except as specifically set forth herein, situated in Coos County, Oregon, to-wit:

Parcel 2 of Final Partition Plat 2003 #021, CAB C-393, Recorded November 26, 2003, as Microfilm No. 2003-18712, Records of Coos County, Oregon.

EXCEPTING that portion conveyed in Property Line Adjustment Deed Recorded December 27, 2004, as Microfilm No. 2004-18403, Records of Coos County, Oregon.

Described in Exhibit A attached hereto and by this reference incorporated herein.

TOGETHER with all and singular the rights, tenements, hereditaments, appurtenances, and improvements belonging or in anywise appertaining thereto (the "Property").

TO HAVE AND TO HOLD, the Property unto the Grantee(s), their heirs, successors, and assigns forever in fee simple.

AND the Grantor(s), for said Grantor(s), their heirs, successors, executors, and administrators, covenants with Grantee(s), their heirs, successors, and assigns that Grantor(s) are lawfully seized in fee simple of the Property; and that Grantor(s), their heirs, executors, and administrators shall warrant and defend the Property unto the Grantee(s), their heirs, successors, and assigns forever against the lawful claims of all persons.

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AND 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.

IN WITNESS WHEREOF, the Grantor(s) has duly executed this General Warranty Deed as of February 13 2023.



Date February 13 2023

Grantor's Signature

Daniel Thomas Platt

68 School St, Hingham, Massachusetts, 02043

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NOTARY ACKNOWLEDGMENT

Commonwealth of Massachusetts)

County of Suffolk)

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

Given under my hand this 14th day of February, 2023.

Brittany K. Fadous (SEAL)
Notary Public

My Commission Expires: 5/4/2029



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EXHIBIT "A"
Exceptions

Subject to:

Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of Pacific Ocean.

Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created, or based on the provisions of ORS 274.905 through 274.940.

Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of Pacific Ocean.

Rights of public and of governmental bodies in that portion of the subject land lying below the mean high water line of the Pacific Ocean and lying within the ocean shore and the dry sand area as declared under the provisions of ORS 390.605 through 390.770 and as found in Thornton v. Hay, 254 Or 584, 462 P2d 671 (1969).

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Unofficial
Copy

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Granted to: Robert I. Younker, et ux
Recording Date: December 15, 1969
Recording No: 69-12-44548

Matters contained in that certain Road Maintenance Agreement which document, among other things, may provide for liens and charges.

Executed by: Bessie E. Enyeart et ux November
Recording Date: 12, 1976
Recording No: 76-11-16566

Reference is hereby made to said document for full particulars.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Deseret-Pacific Inc. July
Recording Date: 30, 1979
Recording No: 79-4-4161

Assignment of Easement for Roadway Purposes

Recording Date: August 23, 1979
Recording No.: 79-4-5769

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Coos-Curry Electric Cooperative Inc.
Recording Date: September 12, 1984
Recording No: 84-4-2647

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Adjacent property owners September
Recording Date: 26, 1988
Recording No: 88-9-1586

Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: October 13, 2004
Recording No: 2004-14862

Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat of Final Partition Plat 2003-#21.

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EXHIBIT "A"
Exceptions

Matters contained in that certain Road Maintenance Agreement which document, among other things, may provide for liens and charges.

Executed by: The Owners of Parcels 1, 2 and 3 of Final Partition Plat 2003 #021
Recording Date: October 13, 2004
Recording No: 2004-14863

Reference is hereby made to said document for full particulars.

Matters contained in that certain Road Maintenance Agreement which document, among other things, may provide for liens and charges.

Executed by: The Owners of Parcel 2 and 3 of Final Partition Plat 2003 #021
Recording Date: October 13, 2004
Recording No: 2004-14865

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Attachment 5
Documentation of Signatory Authority

CERTIFICATE OF AUTHORITY

RANGER BC, LLC

The undersigned, Daniel Platt, being the sole Manager of Ranger BC, LLC (the "Company"), does hereby certify that pursuant to Article 2 of the Limited Liability Company Agreement of the Company (as currently in effect, the "Operating Agreement"), he has the authority, on behalf of the Company, to execute any and all documents or similar instruments and to take all such actions as he may deem appropriate with respect to the Company, except to the extent expressly prohibited by the Operating Agreement.

Daniel Platt, in his capacity as the sole Manager of the Company, does hereby further certify that Michael Quirk has authority, on behalf of the Company, to execute any and all documents or similar instruments and to take all such actions as Mr. Quirk may deem appropriate with respect to the Company to the extent not expressly prohibited by the Operating Agreement. Persons dealing with the Company shall be entitled to rely on the authority of Michael Quirk to take, individually, any action on behalf of the Company, without further inquiry by such person. Notwithstanding the foregoing, Mr. Quirk is not authorized to make any amendment to the Operating Agreement. Michael Quirk's specimen signature is set forth below:

Michael Quirk's specimen signature:

A handwritten signature in blue ink, appearing to read "M Quirk", is written over a horizontal line.

This Certificate of Authority shall continue and remain in full force and effect until revoked in writing by the undersigned, or upon the Company's dissolution, insolvency or bankruptcy.

[remainder of page intentionally left blank]

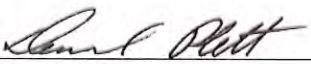
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IN WITNESS WHEREOF, the undersigned has signed this certificate in the capacity set forth above on this 1st day of July 2023.

RANGER BC, LLC

By: 
Daniel Platt
Manager

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Attachment 6
Authorization to Access Stored Water

BERRYLAND LLC

LIMITED LIABILITY COMPANY AGREEMENT

This Limited Liability Company Agreement, dated as of April 10, 2023 (this "Agreement"), is made by Michael Quirk (the "Member") and Berryland LLC (the "Company").

ARTICLE I

Organization and Powers

- a) Organization. The Member has organized the Company as a Delaware limited liability company pursuant to the provisions of Delaware Limited Liability Company Act, 6 Del. C. § 18-101 et seq., as it may be amended from time to time, and any successor to such statute. (the "Act") by filing of a Certificate of Organization with the Secretary of State of the State of Delaware on April 10, 2023.
- b) Agreement. This Agreement sets forth the agreement by the Member as to the affairs of the Company. The Member executing this Agreement agrees to the terms and conditions of this Agreement, as it may be amended from time to time according to its terms. To the extent that any provision of this Agreement is prohibited or ineffective under the Act, this Agreement shall be considered amended to the extent necessary to make the Agreement effective under the Act.
- c) Name and Principal Place of Business. The name of the Company is Berryland LLC, and all activities of the Company shall be conducted under that name or an assumed name as determined by the Managing Member. The Company's principal place of business is 100 Federal Street, 20th Floor, Boston, MA 02110.
- d) Registered Office; Registered Agent. The registered office of the Company in the State of Delaware is located at The Corporation Trust Company, 1209 Orange Street, Wilmington, New Castle County, Delaware 19801. The name and address of the registered agent of the Company for service of process on the Company in the State of Delaware is The Corporation Trust Company.
- e) Effective Date. This Agreement shall be effective as of April 10, 2023.
- f) Term. The duration of the Company is perpetual.
- g) Purposes. The Company is organized for the purposes of (i) holding real and other properties and (ii) engaging in any other lawful business as is permitted under the Act.
- h) Powers. The Company shall have the authority to do all things necessary or convenient to accomplish its purposes.
- i) Fiscal Year. The fiscal year of the Company shall be the same fiscal year as the Member.

j) Sole Member. The Company shall initially be a single member limited liability company, and it shall not have more than one Member unless the Managing Member admits an additional member.

k) Disregarded Entity. So long as there is only one Member, the Company shall be treated as a disregarded entity for federal and state income tax purposes under Section 7701 of the Code, the Treasury Regulations thereunder, and applicable state law.

ARTICLE II

Managing Members and Management

2.1. Designation of Managing Members. Except as otherwise provided herein, the business and affairs of the Company shall be managed by Michael Quirk as the "Managing Member," who shall have the exclusive power and authority, on behalf of the Company, to take any action of any kind not inconsistent with the provisions of this Agreement and to do anything and everything it deems necessary or appropriate to carry on the business and purposes of the Company. When any decision, determination or action, including any amendment of this Agreement, is to be made or taken under this Agreement, or where the consent of the Managing Member is required, and no other vote is specified herein, such decision or consent shall be made by the Managing Member. In the event that there is more than one managing member, such decision or consent shall be made by all of the managing members unanimously. The Managing Member is, to the extent of its rights and powers set forth in this Agreement, an agent of the Company for the purpose of the Company's business, and the actions of the Managing Member taken in accordance with such rights and powers shall bind the Company.

2.2. Business Affairs. The management and control of the affairs of the Company shall be vested exclusively in the Managing Member. The Managing Member shall have the right and power to manage, operate, and control the Company and to do all things which it deems necessary or desirable for the Company or its business.

2.3. Consent. Any requirement contained in the Act for unanimous or other consent or approval will be satisfied by the action of the Managing Member in writing.

2.4. Power to Bind the Company. Any action taken by a Managing Member as a managing member of the Company shall bind the Company and any other Managing Member and shall be deemed to be the action of the Company and of any other Managing Member. The signature of the Managing Member on any agreement, contract, instrument or other document shall be sufficient to bind the Company in respect thereof and conclusively evidence the authority of the Managing Member and the Company with respect thereto, and no third party need look to any other evidence or require joinder or consent of any other party.

2.5. Withdrawal or Termination of Managing Members. Without the prior written consent of the Member, the Managing Member may voluntarily resign, withdraw or retire as the Managing Member from the Company. Without limiting the foregoing, the Managing Member may resign from, retire from, abandon or otherwise terminate its status as the Managing Member except after sixty (60) days written notice to the Member. The Managing Member's status as the Managing Member may be terminated at any time by action of the Member.

2.6. Additional or Substituted Managing Member. Additional or substituted managing members may be selected at any time upon the written approval of the Member, and with such rights, obligations, responsibilities and economic interest, as may be approved by the Member.

2.7. Delegation of Rights and Powers to Manage. The Managing Members shall have the right, but not the obligation, to elect officers of the Company ("Officers") and to delegate to them the Managing Member's rights and powers hereunder.

ARTICLE III

Duties of Member and Managing Members; Liability of Managing Members

3.1. Managing Members' Duty of Care. In discharging its duties, the Managing Member and Officers shall be fully protected in relying in good faith upon the records required to be maintained under the Act and upon such information, opinions, reports or statements by any of the Company's agents, or by any other person, as to matters the Managing Member and Officers reasonably believe are within such other person's professional or expert competence and who has been selected with reasonable care by or on behalf of the Company, including information, opinions, reports or statements as to the value and amount of the assets, liabilities, profits, or losses of the Company or any other facts pertinent to the existence and amount of assets from which distributions to the Member might properly be paid.

3.2. Liability of Managing Members and Officers. None of the Managing Member or Officers shall have any liability to the Company or to any Member for any loss suffered by the Company that arises out of any action or inaction of the Managing Member or any Officer, if the Managing Member or such Officer in good faith determines that such course of conduct was in the best interest of the Company, and such course of conduct did not constitute gross negligence or willful misconduct of the Managing Member or such Officer.

3.3. Liability of Members. Except as otherwise expressly provided in the Act, the debts, obligations and liabilities of the Company, whether arising in contract, tort or otherwise, shall be solely the debts, obligations and liabilities of the Company, and no Member shall be obligated personally for any such debt, obligation or liability of the Company solely by reason of being a Member. Except as otherwise expressly provided in the Act, the liability of each Member shall be limited to the amount of capital contributions required to be made by such Member in accordance with the provisions of this Agreement, but only when and to the extent the same shall become due pursuant to the provisions of this Agreement.

ARTICLE IV

Capital Contributions and Liability of Member

4.1. Initial Capital Contribution. After the execution of this Agreement, the Member shall transfer to the Company as the sole and entire consideration for its membership interest in the Company (the "Membership Interest") the consideration set forth in Exhibit I annexed hereto (the "Initial Contribution").

4.2. Additional Capital Contributions. The Member is entitled, but not required, to make additional contributions to the capital of the Company.

4.3. Liability of the Member. The Member's liability for the obligations of the Company in its capacity as the Company's sole Member shall be limited to the value of the Initial Contribution.

ARTICLE V

Indemnification; Transfers Between the Member and the Company

5.1. Indemnification. The Company shall indemnify the Member, the Managing Member, each Officer, and each of their agents for all costs, losses, liabilities, and damages paid or accrued by each such Member, the Managing Member, Officer and agent in connection with the affairs of the Company, to the fullest extent provided or allowed by the laws of the State of Delaware.

5.2. Advances. The Company may advance costs of defense of any proceeding to the Member, the Managing Member, Officers or any other agent.

5.3. Compensation and Reimbursement. The Managing Member and the Officers shall be reimbursed for all reasonable expenses incurred in managing the Company.

ARTICLE VI

Distributions

6.1. Distributions. The Managing Member may cause the Company to distribute its assets to the Member in such amounts and at such times as the Member may decide in its sole discretion, subject only to the provisions of the Act. No distribution shall be declared and paid unless, after the distribution is made, the assets of the Company are in excess of all liabilities of the Company.

6.2. Allocations of Income. All items of income, gain, loss, deduction and credit of the Company (including, without limitation, items not subject to federal or state income tax) shall be treated for federal and state income tax purposes as items of income, gain, loss, deduction and credit of the Member.

ARTICLE VII

Transfers of Interests

7.1. Disposition of Membership Interest. Notwithstanding any other provision of this Agreement, the Member shall have exclusive authority to transfer all or a portion of its Membership Interest (including governance and financial interests) in any manner provided by law, and upon such transfer, the transferee shall become a member of the Company without further action on the part of the transferee, the Company, the Managing Member or the Member. Any transfer by the Member of a portion of its Membership Interest shall be subject to any terms and conditions which the Member, in its sole discretion, deems appropriate.

7.2. Pledge of Membership Interest. The Member shall have exclusive authority to pledge all or any portion of its Membership Interest to any person at any time. Any pledge by the Member of all or

any portion of its Membership Interest shall be subject to any terms and conditions which the Member, in its sole discretion, deems appropriate.

7.3. Admission of Additional Members. The Managing Member shall have exclusive authority to admit any person as an additional Member of the Company. The Membership Interest of any additional Member shall be subject to any terms and conditions which the Managing Member and the Member, in their discretion, deem appropriate. Additional Members shall be admitted to the Company only upon their signing this Agreement, as it may be amended from time to time by the Member.

ARTICLE VIII

Dissolution and Termination

8.1. Dissolution. The Company shall be dissolved and its affairs wound up with the written consent of the Managing Member and the Member.

8.2. Effect of Dissolution. Upon dissolution, the Company shall wind up the Company's affairs, but the Company is not terminated and shall continue until the winding up of the affairs of the Company is completed and a Certificate of Dissolution has been filed with the Secretary of State of the State of Delaware.

8.3. Distribution of Assets on Dissolution. Upon the winding up of the Company, the assets of the Company shall be distributed solely to the Member.

8.4. Winding Up and Certificate of Dissolution. The winding up of the Company shall be completed when all debts, liabilities, and obligations of the Company to the extent permitted by law have been paid and discharged or reasonably adequate provision therefor has been made, and all of the remaining assets of the Company have been distributed to the Member. Upon the completion of winding up of the Company, a Certificate of Dissolution shall be filed with the Secretary of State. The Certificate of Dissolution shall set forth the information required by the Act.

ARTICLE IX

Miscellaneous

9.1. Amendments. This Agreement may be amended or modified from time to time with the written consent of the Managing Member and the Member and the Company.

9.2. Entire Agreement. This Agreement represents the entire agreement by Michael Quirk, in his capacity as the Member, and the Company with respect to the subject matter hereof.

9.3. Applicability of the Act. Except as otherwise expressly provided in this Agreement, all provisions of the Act as now in effect and as amended from time to time shall apply to the Agreement as if fully incorporated herein.

9.4. Governing Law. This Agreement shall be governed exclusively by the laws of the Commonwealth of Massachusetts, and all disputes under or relating to this Agreement shall be resolved by the courts of the Commonwealth of Massachusetts.

9.5. Captions. Captions in this Agreement are for convenience only and shall be deemed irrelevant in construing its provisions.

9.6. Incorporation of Certificate of Organization. The Certificate of Organization and the Exhibit referred to in this Agreement are incorporated in the Agreement and made an integral part hereof.

9.7. No Third Party Rights. Except as specifically set forth herein, the provisions of this Agreement are not intended to be for the benefit of any creditor or other person (other than any Member in its capacity as such) to whom any debts, liabilities or obligations are owed by (or who otherwise have a claim against or dealings with) the Company or any Member, and no such creditor or other person shall obtain any rights under any of such provisions (whether as a third party beneficiary or otherwise) or shall by reason of any such provisions make any claim in respect to any debt, liability or obligation (or otherwise) against the Company or any Member.

[Signatures follow on next page]

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IN WITNESS WHEREOF, the Member has duly signed and dated this Agreement as of the date first above written.

MEMBER:



Name: Michael Quirk

COMPANY:

BERRYLAND LLC



By: _____

Name: Michael Quirk

Title: Managing Member

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Attachment 7

Consent to Forbearance

Application for Limited Water Use License

Consent by Deeded Landowner

State of Massachusetts)
)ss
County of Suffolk)

I Michael Quirk in my capacity as Managing Member of Berryland LLC, mailing address
100 Federal Street, 20th floor, Boston, MA 02110, telephone number 508-942-305,
duly sworn depose and say that Berryland LLC is the owner of the property appurtenant to
Water Right Certificate Number 95286 and 98670, and that Berryland LLC consents to the
proposed forbearance of water use under Water Right Certificate Number 98670 as described
in the Limited License Application filed by Ranger BC, LLC; Attn: Michael Quirk) on the property
in tax lot number(s) 1801, Section 5 Township 27 South Range 14 West, W.M.,
located at 86654 St. Andrews Lane in Bandon, Oregon

(site address)


Signature of Affiant

2/10/26

Date

Signature of Affiant

Date

Subscribed and Sworn to before me this 10th day of February, 2026.

Caroline Forbes

Notary Public for Massachusetts

My commission expires 2/19/2032

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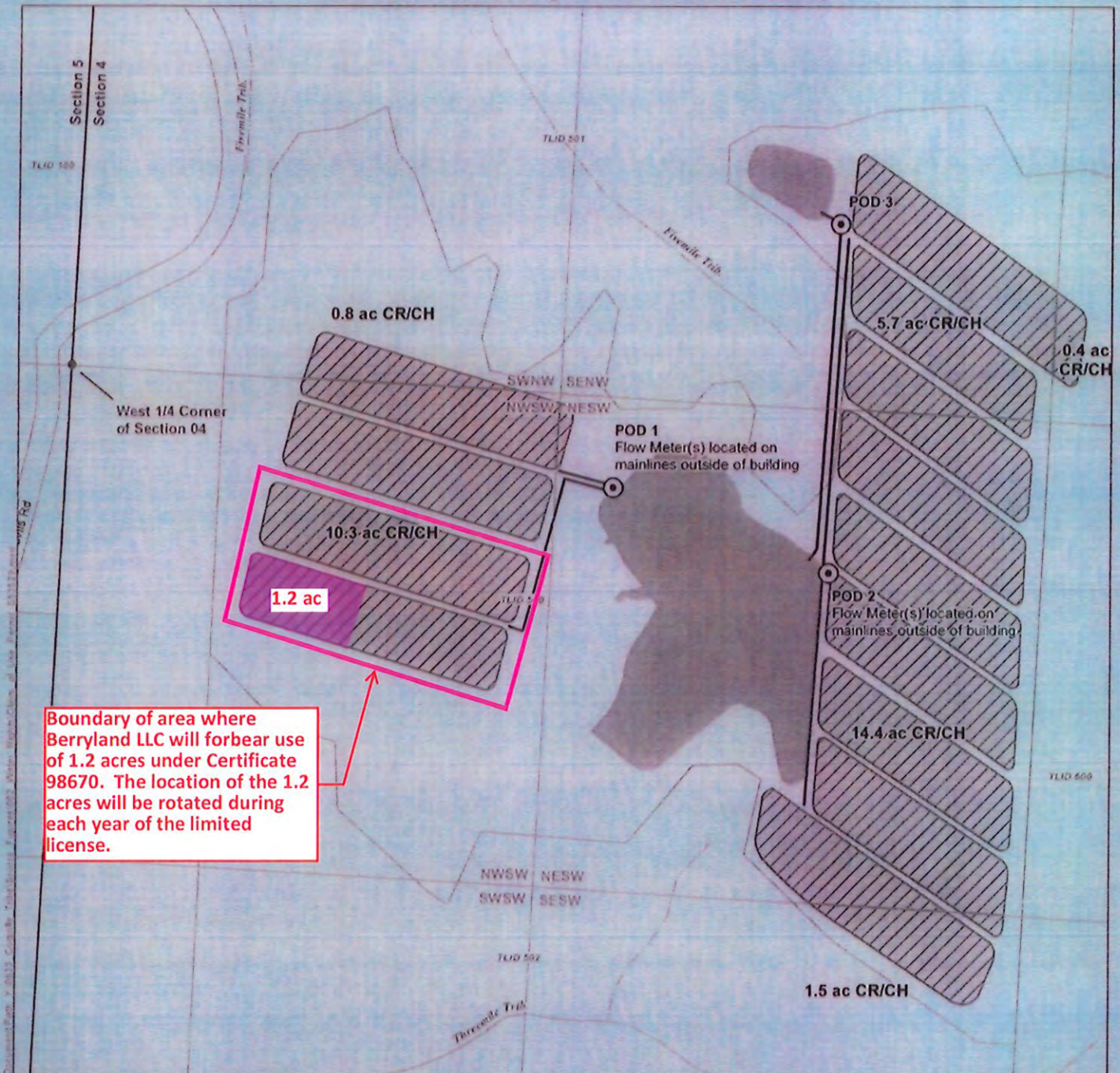
Claim of Beneficial Use Map Permit S-53529, Application S-83741

Water Right in the Name of Coquille Indian Tribe
Township 27 South, Range 14 West, Section 4 (W.M.)

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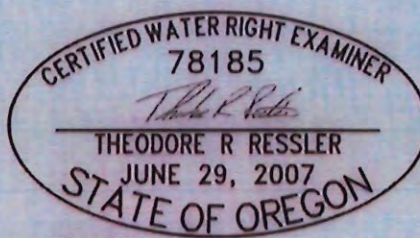
Boundary of area where Berryland LLC will forbear use of 1.2 acres under Certificate 98670. The location of the 1.2 acres will be rotated during each year of the limited license.

LEGEND

- Point of Diversion (POD)
- Place of Use (POU)
- Water Mainline (Location Approximate)
- Tax Lot
- Watercourse, Perennial
- Watercourse, Intermittent
- Waterbody

POD LOCATION DESCRIPTION

POD 1: Located 238 feet South and 1,452 feet East from the W1/4 corner of Section 4, Township 27 South, Range 14 West (W.M.)
POD 2: Located 425 feet South and 2,030 feet East from the W1/4 corner of Section 4, Township 27 South, Range 14 West (W.M.)
POD 3: Located 484 feet North and 2,010 feet East from the W1/4 corner of Section 4, Township 27 South, Range 14 West (W.M.)



RENEWS: 12-31-2026

DISCLAIMER

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

MAP NOTES

Date: July 12, 2018
Data Sources: BLM, USGS, Coos Co, ESRI

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MAY 19 2025

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