

Surface Water

IMPORTANT NOTICES: Before you prepare your application, please read the below notices. Please also refer to the Surface Water Guidebook (www.oregon.gov/owrd/WRDFormsPDF/surfacewaterbook.pdf).

Application Form Updates:

Chapters 282 and 575, Oregon Laws 2025, amended statutes governing water right permit application processing. In addition, the Water Resources Commission adopted amended rules on March 19, 2026. As a result, this application form has been updated and is required to be used for any application received on or after April 1, 2026. Please note, modification of this form is not permitted. If a section does not contain the necessary space or response options for your situation, please provide your information in "Section 10: Remarks" or on additional pages.

Applications Restricted under ORS 536.415 will be Returned:

For applications received on or after April 1, 2026, the Department will return the application, and all or a portion of the fees, if the source of water is withdrawn from appropriation under ORS 538 or by rule or order of the Water Resources Commission under ORS 536.410.

The Department will conduct this review at intake and based upon the information provided when the application is received. **IMPORTANT:** The Department has published a list of sources subject to the above restrictions. You are strongly encouraged to review this list carefully before submitting your application. The list can be found here: www.oregon.gov/owrd/programs/WaterRights/Permits/Pages/Obtain.aspx

Fee Submission Updates:

For applications received on or after April 1, 2026, partial payment (equaling 60 percent of the examination fee) is due at application submission, and the remaining portion (equaling 40 percent of the examination fee and the permit recording fee) is due following issuance of the Initial Review if the applicant notifies the Department to continue processing the application (see below). Please use the Department's online Fee Calculator (apps.wrd.state.or.us/apps/misc/wrd_fee_calculator/) to determine the fees for your application.

Processing Updates:

Response required following Initial Review—Following issuance of the Initial Review (IR), if an applicant would like the Department to continue processing the application to reach a final decision, the applicant must notify the Department in writing within 90 days of IR issuance AND pay any remaining fees due.

Proposed Final Order will become a Final Order under certain circumstances—If the Department does not receive a timely protest of a Proposed Final Order (PFO) and does not withdraw the PFO, the PFO will become a Final Order 33 days after the close of the period of time in which to file a protest.

Electronic Forms of Documents:

Beginning on April 1, 2026, and unless requested otherwise by the applicant, the Department will send documents and notifications associated with processing of applications in electronic form (i.e., by email). These emails may come from an automated system ([wrddautomated_email@water.oregon.gov](mailto:wrddautomatedemail@water.oregon.gov)). Consider adding this email address to your safe sender list. The Department will send Proposed Final Orders by certified mail and any permit that may be issued by standard mail.

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Minimum Requirements Checklist

Minimum Requirements (OAR 690-310-0040, OAR 690-305-0010 and ORS 537.140)

Include this checklist with the application

Check that each of the following items are included. The application will be returned as incomplete if all required items are not included. Please submit the original application and signatures to the Oregon Water Resources Department. Applicants are encouraged to keep a copy of the completed application. If you have questions, please call the Water Rights Customer Service Group at (503) 986-0900.

- ☒ SECTION 1: Applicant Information and Signature
- ☒ SECTION 2: Property Ownership and Signatory Authority
- ☒ SECTION 3: Source of Water
- ☒ SECTION 4: Sensitive, Threatened or Endangered Fish Species Public Interest Information
- ☒ SECTION 5: Water Use
- ☒ SECTION 6: Water Management
- ☒ SECTION 7: Resource Protection
- ☒ SECTION 8: Project Schedule
- ☒ SECTION 9: Within a District
- ☒ SECTION 10: Remarks

A COMPLETE APPLICATION INCLUDES THE FOLLOWING ITEMS:

Additional information may be required. See the Surface Water Guidebook for details.

www.oregon.gov/owrd/WRDFormsPDF/surfacewaterbook.pdf

- ☒ Completed ***Application for a Permit to use Surface Water*** (including Sections 1-10, as described above).
- ☒ Completed ***Land Use Information Form*** with original signature of local planning department. This form must be dated no more than one year prior to application submission.
See Attachment 3.
- ☒ **Legal Description** of: (1) the property(ies) from which the water is to be diverted, (2) any property(ies) crossed by the proposed ditch, canal or other work, and (3) any property(ies) on which the water is to be used as depicted on the map.
See Attachment 2.
- ☒ **Evidence of signatory authority** or a signed statement that such authority exists for applications submitted on behalf of an entity (e.g., organization).
See Attachment 5.
- ☒ **Application Map** that includes all required elements as described in OAR 690-305-0010.
See Attachment 1
- ☒ **Application Fees** – Please use the Fee Calculators at apps.wrd.state.or.us/apps/misc/wrd_fee_calculator/ or contact the Customer Service Group at wrddl_customerservice@water.oregon.gov or (503) 986-0900.

Application for a Permit to Use

Surface Water

Received

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Oregon Water Resources Department

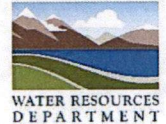
725 Summer Street NE, Suite A

Salem, Oregon 97301-1266

503-986-0900

www.oregon.gov/OWRD

OREGON

**SECTION 1: APPLICANT INFORMATION AND SIGNATURE****Applicant** (may be an individual(s) or organization)

Name(s) (as it should appear on any permit that may be issued) Ranger BC, LLC	Primary Contact (required if applicant is an organization) Mike Quirk		
Mailing Address 100 Federal Street Floor 20	City Boston	State MA	Zip 02110
Email Address * mquirk@pathlightcapital.com		Phone (508) 942-0305	

Applicant (may be an individual(s) or organization)

Name(s) (as it should appear on any permit that may be issued)	Primary Contact (required if applicant is an organization)		
Mailing Address	City	State	Zip
Email Address *	Phone		

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

Agent/Business Name Ted Ressler, RG, CWRE / Summit Water Resources LLC			
Mailing Address 4784 SE 17th Ave, Suite 111	City Portland	State OR	Zip 97202
Email Address * tressler@summitwr.com		Phone 503-967-7050 x204	

* **Unless requested otherwise**, the Department will send documents and notifications associated with the processing of this application in electronic form (i.e., by email). Please note, the Department will send the applicant the Proposed Final Order by certified mail and any permit that may be issued by standard mail.

By my signature below, I confirm that I understand:

- I am asking to use water specifically as described in this application.
- Evaluation of this application will be based on information provided in the application.
- I cannot legally use water until the Water Resources Department issues a permit.
- The Department encourages all applicants to wait for a permit to be issued before beginning construction. Acceptance of this application does not guarantee a permit will be issued.
- If I begin construction prior to the issuance of a permit, I assume all risks associated with my actions.
- If I receive a permit, I must not waste water.
- If development of the water use is not according to the terms of the permit, the permit can be cancelled.
- The water use must be compatible with local comprehensive land use plans.
- Even if the Department issues a permit, I may have to stop using water to allow senior water right holders to receive water to which they are entitled.

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

 Applicant Signature	Mike Quirk Print Name and Title (if Organization)	CFO Date
Applicant Signature	Print Name and Title (if Organization)	Date

SECTION 2: PROPERTY OWNERSHIP AND SIGNATORY AUTHORITY

A. Property Ownership

Please indicate if you own all the lands associated with the project from which the water is to be diverted, conveyed and used.

- ☒ YES, there are no encumbrances.
- ☐ YES, the land is encumbered by easements, rights of way, roads or other encumbrances.
- ☐ NO, I have a recorded easement or written authorization permitting access.
- ☐ NO, I do not currently have written authorization or easement permitting access.
- ☐ NO, written authorization or an easement is not necessary, because the only affected lands I do not own are state-owned submerged and/or submersible lands, and this application is for irrigation and/or domestic use only (ORS 274.040).
- ☐ NO, because water is to be diverted, conveyed and used only on federal lands.
- ☐ NO, written authorization or an easement is not necessary, because the application is made by or on behalf of a public corporation. ORS 537.211(7). Public corporation is defined in ORS 536.007(7).

B. Affected Landowners **N/A**

List the names, mailing addresses, and, if available, email addresses of all owners of any lands that are not owned by the applicant and that are crossed by the proposed ditch, canal or other work, or any lands not owned by the applicant within the proposed place of use, even if the applicant has obtained written authorization or an easement from the owner. *(Attach additional sheets if necessary.)*

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C. Legal Description

You must provide legal descriptions for all of the following: *(Attach copies)*

1. The property from which the water is to be diverted,
2. Any property crossed by the proposed ditch, canal or other work, and
3. Any property on which the water is to be used as depicted on the map.

See Attachment 2.

D. Evidence of Signatory Authority

If the applicant is a public agency, corporation or business, trust, or other organization, you must provide the title or authority of the person signing the application on behalf of the entity in **Section 1**, and you must attach evidence of signatory authority or a signed statement that such authority exists. *(Attach copies)*

See Attachment 5.

SECTION 3: SOURCE OF WATER

A. Proposed Source of Water

Provide the name of the water body from which water will be diverted ("unnamed", if appropriate) and the name of the stream or lake it flows into.

	SOURCE NAME	TRIBUTARY TO
Source 1:	Threemile Creek	Pacific Ocean
Source 2:		
Source 3:		

B. Applications to Use Stored Water

Are any of the sources listed above stored water that is authorized under a water right permit, certificate, or decree?

- ☐ Yes – Please attach a copy of the permit, certificate, or decree or list the document number (for decrees, list the volume, page and/or decree name):
- ☒ No – Continue with Section 4 below.

For applications to use stored water, do you own the reservoir(s) described in Section 3A above?

- ☐ Yes
- ☐ No – Please enclose a copy of your written notification to the operator of the reservoir of your intent to file this application, which should have been mailed or delivered to the operator.

If *all* sources listed in Section 3A are stored water, the Department will review your application using the expedited process provided in ORS 537.147, unless you check the box below. Please see the *Surface Water Guidebook* (www.oregon.gov/owrd/WRDFormsPDF/surfacewaterbook.pdf) for more information.

- ☐ By checking this box, you are requesting that the Department process your application under the standard process outlined in ORS 537.150 and 537.153, rather than the expedited process provided by ORS 537.147. To file an application under the standard process, you must enclose the following:
- A copy of a signed non-expired contract or other agreement with the owner of the reservoir (if not you) to impound the volume of water you propose to use in this application.
 - A copy of your written agreement with the party (if any) delivering the water from the reservoir to you.

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SECTION 4: SENSITIVE, THREATENED OR ENDANGERED FISH SPECIES PUBLIC INTEREST INFORMATION

This information must be provided for your application to be accepted as complete. The Water Resources Department will determine whether the proposed use will impair or be detrimental to the public interest with regard to sensitive, threatened or endangered fish species.

To answer the following questions, use the map provided on the last page of this application or the link below to determine whether the proposed point of diversion (POD) is located in an area where the Upper Columbia, the Lower Columbia, and/or the Statewide public interest rules apply.

For more detailed information, click on the following link and enter the T,R,S,QQ or the Lat/Long of a POD and click on "Submit" to retrieve a report that will show which section, if any, of the rules apply:

https://apps.wrd.state.or.us/apps/misc/lkp_trsqg_features/

If you need additional help, please call the customer service desk at (503) 986-0900.

Upper Columbia - OAR 690-033-0115 through -0130

Is the POD located in an area where the Upper Columbia Rules apply?

☐ Yes ☒ No

If yes, you are notified that the Water Resources Department will consult with numerous federal, state, local and tribal governmental entities so it may determine whether the proposed use is consistent with the "Columbia River Basin Fish and Wildlife Program" adopted by the Northwest Power Planning Council in 1994 for the protection and recovery of listed fish species. The application may be denied, heavily conditioned, or if appropriate, mitigation for impacts may be needed to obtain approval for the proposed use.

If yes,

- I understand that the permit, if issued, will not allow use during the time period of April 15 to September 30, except as provided in OAR 690-033-0140.
- I understand that I will install, operate and maintain a fish screen and fish passage as listed in ORS 498.301 through 498.346, and 509.580 through 509.910, to the specifications and extent required by Oregon Department of Fish and Wildlife, prior to diversion of water under any permit issued pursuant to this application.
- I understand that the Oregon Department of Environmental Quality will review my application to determine if the proposed use complies with existing state and federal water quality standards.
- I understand that I will install and maintain water use measurement and recording devices as required by the Water Resources Department and comply with recording and reporting permit condition requirements.

Lower Columbia - OAR 690-033-0220 through -0230

Is the POD located in an area where the Lower Columbia rules apply?

☐ Yes ☒ No

If yes, you are notified that that the Water Resources Department will determine, by reviewing recovery plans, the Columbia River Basin Fish and Wildlife Program, and regional restoration programs applicable to threatened or endangered fish species, in coordination with state and federal agencies, as appropriate, whether the proposed use is detrimental to the protection or recovery of a threatened or endangered fish species and whether the use can be conditioned or mitigated to avoid the detriment.

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If a permit is issued, it will likely contain conditions to ensure the water use complies with existing state and federal water quality standards; and water use measurement, recording and reporting required by the Water Resources Department. The application may be denied, or if appropriate, mitigation for impacts may be needed to obtain approval of the proposed use.

If yes, you will be required to provide the following information, if applicable.

Is the proposed use for more than **one** cubic foot per second (448.8 gpm) and not subject to the requirements of OAR 690, Division 86 (Water Management and Conservation Plans)?

☐ Yes ☐ No

If yes, please provide a description of the measures to be taken to assure reasonably efficient water use:

Statewide - OAR 690-033-0330 through -0340

Is the POD located in an area where the Statewide rules apply?

☒ Yes ☐ No

If yes, the Water Resources Department will determine whether the proposed use will occur in an area where endangered, threatened or sensitive fish species are located. If so, the Water Resources Department, Department of Fish and Wildlife, Department of Environmental Quality, and the Department of Agriculture will recommend conditions required to achieve "no loss of essential habitat of threatened and endangered (T&E) fish species," or "no net loss of essential habitat of sensitive (S) fish species." If conditions cannot be identified that meet the standards of no loss of essential T & E fish habitat or no net loss of essential S fish habitat, the agencies will recommend denial of the application unless they conclude that the proposed use would not harm the species.

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SECTION 5: WATER USE

Identify each proposed use of water under this application, including the source, the requested period of use (e.g., year-round, Mar 1 – Oct 31, etc.), and the amount in cubic feet per second (CFS) or gallons per minute (GPM). If the proposed use is from storage, provide the amount in acre-feet (AF).
(1 CFS equals 448.8 GPM. 1 acre-foot equals 325,851 gallons or 43,560 cubic feet)

SOURCE	USE	PERIOD OF USE	AMOUNT
Threemile Creek	Human Consumption*	Year-round	0.005** ☒ CFS ☐ GPM ☐ AF
			☐ CFS ☐ GPM ☐ AF
			☐ CFS ☐ GPM ☐ AF
			☐ CFS ☐ GPM ☐ AF

*See Attachment 4 for Application Supplement for Human Consumption

**Per OWRD guidance memoranda, 0.005 cfs (2.2 gpm) is an accepted rate of water use for human consumption for a single home. The duration of pumping will be controlled, and flow meter will be installed, to ensure that water use will be limited to 500 gallons per day in accordance with Attachment 4

- If the use is **irrigation or nursery use**, please indicate the number of acres for primary irrigation, supplemental irrigation and/or nursery use. *(Please check that this matches the application map.)*
 - Primary Irrigation: _____ acres
 - Supplemental Irrigation: _____ acres
 - Nursery Use: _____ acres
 - Total number of acre-feet you are requesting to use annually for the above uses: _____ acre-feet
 - If supplemental irrigation acres are listed, provide the permit or certificate number of the underlying primary water right(s): _____
- If the use is **municipal or quasi-municipal**, you are required to attach a completed **Form M**:
<https://www.oregon.gov/owrd/WRDFormsPDF/muniform.pdf>
- If the use is **domestic**, indicate the number of households: _____ households
- If the use is **mining**, describe what is being mined and the method(s) of extraction *(attach additional sheets if necessary)*:

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SECTION 6: WATER MANAGEMENT

A. Diversion and Conveyance

What equipment will you use to pump water from your source?

- ☒ Pump (provide horsepower and type):
Submersible pump; horsepower to be determined

- ☐ Other means (describe):

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Provide a description of the proposed means of diversion, construction, and operation of the diversion works and conveyance of water.

Water from Threemile Creek will be diverted using a submersible pump equipped with an ODFW approved fish screen and conveyed by buried pipe to small storage tank near the point of diversion that will serve as a surge tank for the diversion system. The flow of water into this surge tank will be metered to ensure that the rate and volume of water diverted do not exceed the respective quantities requested (Section 5). The surge tank will be equipped with a pump and float valve.

A. Application Method

What equipment and method of application will be used? (e.g., drip, wheel line, high-pressure sprinkler) (Attach additional sheets if necessary.)

Water under this application will be used for human consumption, accessed using standard household water fixtures. Water will be filtered and disinfected prior to use for human consumption.

B. Conservation

Please describe why the amount of water requested is needed and measures you propose to: (1) prevent waste, (2) measure the amount of water diverted, (3) prevent damage to aquatic life and riparian habitat, (4) prevent the discharge of contaminated water to a surface stream, and (5) prevent adverse impact to public uses of affected surface waters. (Attach additional sheets if necessary.)

Water diverted under this application is for human consumption. The daily quantity of water diverted from Threemile Creek will be limited to not exceed 500 gallons per day per (see Attachment 4).

SECTION 7: RESOURCE PROTECTION

In granting permission to use water from a stream or lake, the state encourages, and in some instances requires, careful control of activities that may affect the waterway or streamside area. See instruction guide for a list of possible permit requirements from other agencies. Please indicate any of the practices you plan to undertake to protect water resources:

- ☒ Diversion will be screened per ODFW specifications in ORS 498.301 through 498.346 to prevent uptake of fish and other aquatic life. Describe planned actions:
The intake will be equipped with an ODFW approved fish screen.

- ☒ Excavation or clearing of banks will be kept to a minimum to protect riparian or streamside areas.
Note: If disturbed area is more than one acre, applicant should contact the Department of Environmental Quality to determine if a 1200C permit is required.

Describe planned actions and additional permits required for project implementation:

No additional permits are required for project implementation. This project will have minimal impact on the streamside area where diversion occurs.

- ☒ Operating equipment in a water body will be managed and timed to prevent damage to aquatic life.
Describe planned actions and additional permits required for project implementation:

There will be no use of equipment in water bodies for implementation of this project.

- ☒ Water quality will be protected by preventing erosion and run-off of waste or chemical products.
Describe planned actions:

This project will have minimal impact on erosion of the streambank.

- ☒ Other state and federal permits or contracts required and to be obtained, if a water right permit is granted.
List:

Not applicable

SECTION 8: PROJECT SCHEDULE

- a) Date construction will begin: **Upon permit issuance**
b) Date construction will be completed: **Within 7 years of permit issuance**
c) Date beneficial water use will begin: **Within 7 years of permit issuance**

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Please note, the above items (a)-(c) must be provided for an application to be accepted. It is understood that these proposed dates may be approximate (i.e., month-year).

SECTION 9: WITHIN A DISTRICT

- ☐ Check here if the point of diversion or place of use are located within or are served by an irrigation or other water district. **N/A**

Irrigation District Name		Mailing Address	
City	State	Zip	

SECTION 10: REMARKS

Use this space to clarify any information you have provided in the application. (*attach additional sheets if necessary*)

The applicant is proposing to divert surface water from Threemile Creek for Human Consumption (see Attachment 4). The applicant will only be using this water for drinking, cooking, and sanitation for a single home.

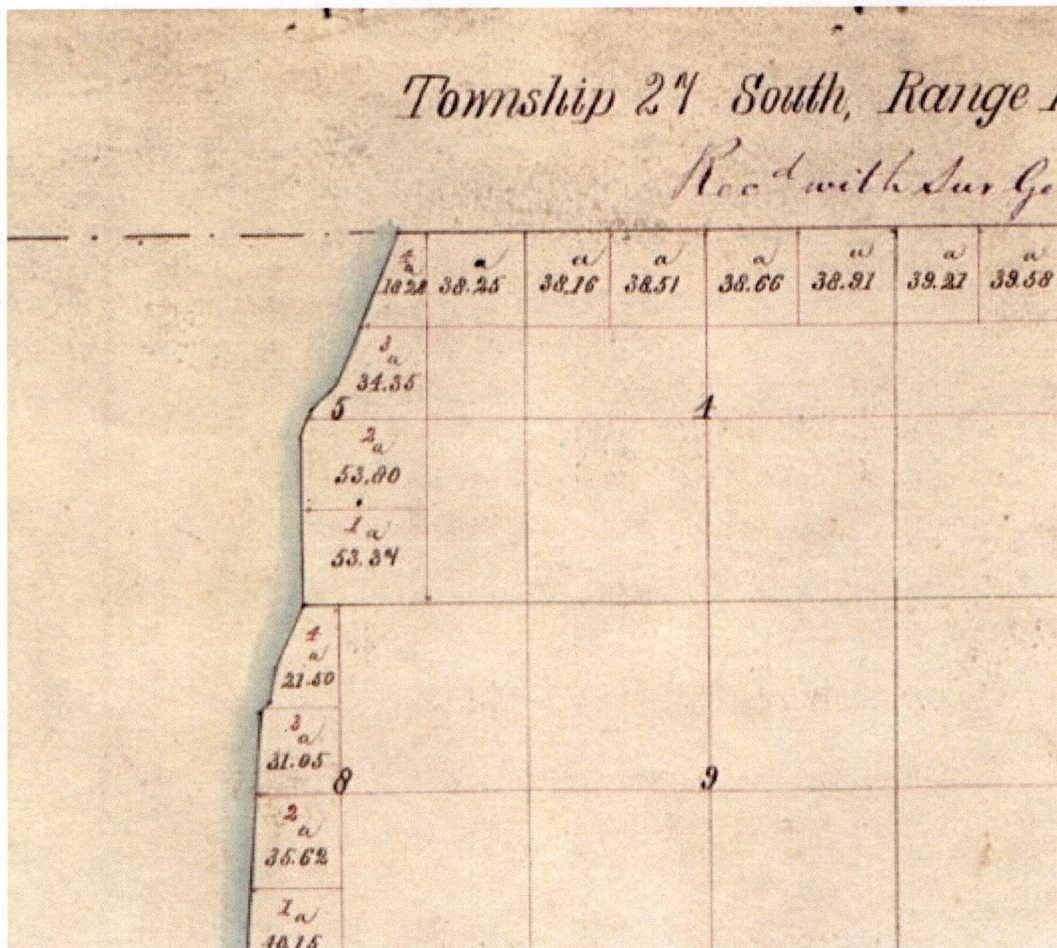
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Attachment 1
Application Map

BLM Cadastral Survey Map

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



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Attachment 2
Land Ownership and Legal Description



After recording return to:

Ranger BC LLC, a Delaware Limited Liability
Company

100 Federal St. Floor 20, Attn: Mike Quirk
Boston, MA 02110

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

Ranger BC LLC, a Delaware Limited Liability
Company

100 Federal St. Floor 20, Attn: Mike Quirk
Boston, MA 02110

File No. 646541AM

THIS SPACE RESERVED FOR RECORDER'S USE

Coos County, Oregon

2024-06269

\$91.00 Pgs=2 09/20/2024 10:18 AM

eRecorded by: AMERITITLE - SALEM DOWNTOWN

Julie A. Brecke, Coos County Clerk

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STATUTORY WARRANTY DEED

Kimberly Kaye Oium,

Grantor(s), hereby convey and warrant to

Ranger BC LLC, a Delaware Limited Liability Company,

Grantee(s), the following described real property in the County of Coos and State of Oregon free of
encumbrances except as specifically set forth herein:

Parcel 1:

Parcel 3 of Final Plat No. 2003 #21, filed and recorded November 26, 2003, CAB C-3936, as
Microfilm No. 2003-18712, in Coos County, Oregon.

Parcel 2:

Parcel 2 of Final Plat 2005 #12 filed and recorded June 22, 2005, CAB C/439 bearing Microfilm
Reel No. 2005-8887, Records of Coos County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

27-14W-05D-01804 756207

27-14W-05D-01802 756208

The true and actual consideration for this conveyance is \$1,250,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the
date of this deed and those shown below, if any:

Real property taxes due, if any, but not yet payable

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.

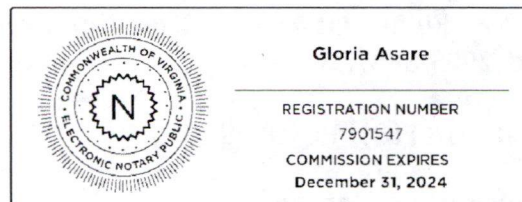
Dated: September 18, 2024

Kimberly Kaye Oium
Kimberly Kaye Oium

State of Virginia } ss
County of Loudoun }

On this 19th day of September, 2024, before me, Gloria Asare a Notary Public in and for said state, personally appeared Kimberly Kaye Oium, known or identified to me to be the person whose name is subscribed to the within Instrument and acknowledged to me that she executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Gloria Asare Electronic Notary Public
Notary Public for the State of Virginia
Residing at: Loudoun, VA
Commission Expires: 12/31/2024
Registration No: 7901547



Notarized remotely online using communication technology via Proof.

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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 informationAny errors in this cover sheet **DO NOT** affect the transactions(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

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Prepared By:

Daniel Thomas Platt
68 School St
Hingham, Massachusetts
02043

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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

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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AUG 14 2026
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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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AUG 14 2026
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AUG 14 2026
OWRD

NOTARY ACKNOWLEDGMENT

Commonwealth of Massachusetts)

County of Suffolk)

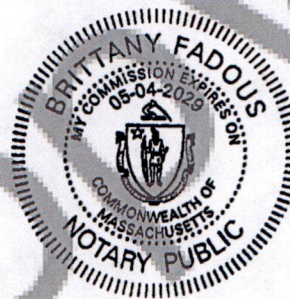
I, the undersigned, a Notary Public in said County, in said Commonwealth, hereby certify that Daniel Platt whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily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

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

Brittany R. Fados
Notary Public

(SEAL)

My Commission Expires: 5/4/2029



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AUG 14 2026

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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:

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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 there o, a 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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AUG 14 2026
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Coos County, Oregon

2023-01023

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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 transactions(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

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AUG 14 2026

OWRD

Prepared By:

Daniel Thomas Platt
68 School St
Hingham, Massachusetts
02043

After Recording Return To:

Ranger BC LLC
100 Federal Street
Boston, Massachusetts
02110

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AUG 14 2026
OWRD

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

Ranger BC LLC
100 Federal Street
Boston, Massachusetts
02110

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 3 of Final Partition Plat 2005 #12, filed and recorded June 22, 2005, in CAB C-439, Partition Records and in Microfilm No. 2005-8887, 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.

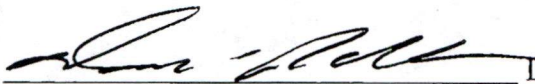
AND the Grantor(s), for said Grantor(s), their heirs, successors, executors, and administrators, covenants with Grantee(s), their heirs, successors, and assigns that Grantor(s) are lawfully seized in fee simple of the Property; and that Grantor(s), their heirs, executors, and administrators shall warrant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

Received
AUG 14 2026
OWRD

Received
AUG 14 2026
OWRD

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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AUG 14 2026
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Received
AUG 14 2026
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NOTARY ACKNOWLEDGMENT

Commonwealth of Massachusetts)

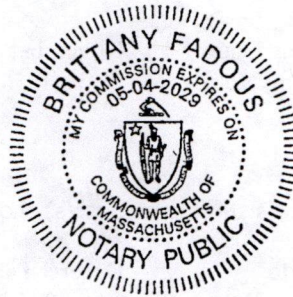
County of Suffolk)

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 R. Fadous (SEAL)
Notary Public

My Commission Expires: 5/4/2029



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AUG 14 2026
OWRD

EXHIBIT "A"

Exceptions

Subject to:

The Land has been classified as Forest Land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

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 Three Mile Creek.

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 Three mile Creek.

Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of Three mile Creek.

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

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

Terms, provisions and conditions, including, but not limited to, maintenance provisions, and a covenant to share the costs of maintenance, contained in Easement Agreement

Recording Date: November 12, 1976
Recording No.: 76-11-16566

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

Granted to: Deseret-Pacific Inc.
Recording Date: July 30, 1979
Recording No: 79-04-04161

Said easement was assigned to Ronald F. and Wanda J:Kaspar, by instrument recorded August 23, 1979, as Microfilm No. 79-4-5769, Records of Coos County, Oregon.

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

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EXHIBIT "A"
Exceptions

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

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

Easements, conditions, restrictions and notes as delineated on the recorded plat of Final Partition Plat 2003 #21, CAB C-393.

Terms, provisions and conditions, including, but not limited to, maintenance provisions, and a covenant to share the costs of maintenance, contain in Final Partition Pia 2003 #21

Recording Date: November 26, 2003
Recording No: 2003-18712

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

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 1, 2 and 3 of Final Partition Plat 2003 #21
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 1, 2 and 3 of Final Partition Plat 2003 #21
Recording Date: October 13, 2004
Recording No: 2004-14865

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EXHIBIT "A"

Exceptions

Easements, conditions, restrictions and notes as delineated on the recorded plat of Final Partition Plat 2005 #12, CAB C-439

Terms, provisions and conditions, including, but not limited to, maintenance provisions, and a covenant to share the costs of maintenance, contained in Final Partition Plat 2005 #12, CAB C-439

Recording Date: June 27, 2005
Recording No: 2005-8887

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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: May 9, 2007
Recording No: 2007-5938

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: August 13, 2009
Recording No: 2009-8191

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AUG 14 2026
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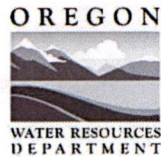
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Attachment 3
Land Use Information Form

Land Use Information Form



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

NOTE TO APPLICANTS

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

This form is NOT required if:

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

NOTE TO LOCAL GOVERNMENTS

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

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

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Land Use Information Form



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

NAME 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	1805	RR-5	☒ Diverted	☒ Conveyed	☐ Used	Conveyance of water
27S	14W	5	SWSE	1804	RR-5	☐ Diverted	☒ Conveyed	☐ Used	Conveyance of water
27S	14W	5	SWSE	1801	RR-5	☐ Diverted	☒ Conveyed	☒ Used	Residential
27S	14W	5	SESW	1801	RR-5	☐ Diverted	☒ Conveyed	☒ Used	Residential
						☐ Diverted	☐ Conveyed	☐ Used	
						☐ Diverted	☐ Conveyed	☐ Used	

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

Coos

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) Threemile Creek

Estimated quantity of water needed: 0.005 ☒ cubic feet per second ☐ gallons per minute ☐ acre-feet

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

Briefly describe:

The applicant is proposing to divert water from Threemile Creek to use for Human Consumption, allowing for up to 0.005 cfs to be used for drinking, cooking, and sanitation for one household.

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AUG 14 2026

See Page 4 →

OWRD

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): CCZLDO Chapter 5.6
- ☐ Land uses to be served by the proposed water use(s), including proposed construction, involve discretionary land-use approvals as listed in the table below. (Please attach documentation of applicable land-use approvals which have already been obtained. Record of Action/land-use decision and accompanying findings are sufficient.) **If approvals have been obtained but all appeal periods have not ended, check "Being Pursued."**

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

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

This is considered a non-conforming use and is permitted outright.

Name: Maria Hill Title: Permit Specialist

Signature: Maria Hill Digitally signed by Maria Hill
Date: 2026.08.06 09:28:43 -0700 Date: 8-6-28

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

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Attachment 4
Application Supplement for Human Consumption


 Received
AUG 14 2026

Application #: _____

OWRD

Application Supplement for Human Consumption & Livestock Uses

For water use permit applications within or above scenic waterways, or from streams for which water is not available due to required instream flows, the Department may issue limited permits for human consumption and livestock uses. Human consumption use is limited to 500 gallons per day for indoor use only for drinking, cooking, and sanitation, and does not include other uses such as lawn or garden watering or other related water uses.

In order to issue a permit to you for human consumption or livestock use, the Department must find that you cannot reasonably obtain water from any other source. For human consumption, an additional finding must be made that denial of the water right would result in loss of reasonable expectations for use of your property. For livestock use, additional findings must be made that issuance of a permit is necessary to prevent the livestock from watering in or along the stream bed and that you have excluded livestock from the stream and the adjacent riparian zone.

Please answer the following questions, and sign and return this form to Oregon Water Resources Department, 725 Summer St NE Ste A, Salem OR 97301-1266. You may also email the signed form to your caseworker.

1. Can you reasonably obtain water from any other source? YES ☐ NO ☒

If not, please describe why each of the following options are not reasonable:

- a. Groundwater, such as a well on yours or a neighbor's property. (If expense is the reason groundwater is not reasonable, please provide two estimates of the cost.)
The applicant has made 15 attempts to drill a water well for supply at the home site (see attached) and each well has had very little or no capacity (dry hole). Based on the multiple drilling attempts, hydrogeological conditions prevent use of groundwater as a source of supply.
- b. Securing stored water from upstream reservoirs.
The only storage reservoir upstream is located on another stream, is privately owned, and the entire volume of stored water is already authorized for use under an existing secondary. The owner of the reservoir and the existing secondary right could provide a limited amount of water on a short-term basis, but cannot commit to long-term supply because of existing water needs. Temporary supply from this reservoir has been requested (LL-2026)
- c. Trucking water. (If expense is the reason this option is not reasonable, please provide a copy of an estimate of the cost of trucking water.)
Stored water from the upstream reservoir (Item b), which is potentially available on a short term basis, could be trucked from the reservoir to the home site. While potentially feasible, this would provide only a short-term supply option. In addition, the subject reservoir is associated with a cranberry farm and as such, the water quality is expected to require more treatment the surface water from Threemile Creek because of likely constituents in the water resulting from the agricultural operations at the cranberry farm.

- d. Community or municipal water suppliers.
This area is not served by a community or municipal water supplier. Both the City of Coos Bay and Bandon were contacted and confirmed that they do not offer bulk fill or water delivery services.
- e. Tying in to a neighboring property 's spring.
The applicant has attempted to identify and contact neighbors that are utilizing exempt springs, but none have been found.
- g. Transferring existing water rights to your proposed use(s).
The applicant conferred with OWRD regarding the transfer of Certificate 83410 to provide supply for the new homesite, but was met with concerns of enlargement from OWRD that would prevent approval of the transfer. No other existing nearby water rights are available for transfer.

Please identify any other alternate water sources you have considered, and why they are not feasible:

The applicant has contacted a neighbor regarding a shared use of their existing exempt well, but has been met with disapproval.

2. If you are seeking a permit for **human consumption use**, would denial of your application result in loss of reasonable expectations for use of your property?

YES ☒ NO ☐ NOT APPLICABLE ☐

If so, please describe how:

This property is being developed into a single family residence that requires a drinking water source. Not having a drinking water source would result in a loss of habitable conditions.

3. If you are seeking a permit for **livestock use**, is the proposed use necessary to prevent the livestock from watering in or along the stream bed?

YES ☐ NO ☐ NOT APPLICABLE ☒

4. If you are seeking a permit for **livestock use**, have you excluded livestock from the stream and the adjacent riparian zone?

YES ☐ NO ☐ NOT APPLICABLE ☒

Applicant Signature: Mike Quirk

Date: 8/12/2026

Applicant Signature: _____

Date: _____

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Ranger BC, LLC
Groundwater well attempts
Human Consumption Form

Well Log	Location (TRS, QQ)	Location (Tax lot)	Outcome
COOS 58133	27S, 14W, 5, SWSE	1801	Dry Hole
COOS 58159	27S, 14W, 5, SWSE	1805	Dry Hole
COOS 58166	27S, 14W, 5, SWSE	1805	Dry Hole
COOS 58206	27S, 14W, 5, SESE	2700	Dry Hole
COOS 58243	27S, 14W, 5, SESE	2700	Dry Hole
COOS 58325	27S, 14W, 5, SESE	2700	Dry Hole
COOS 58326	27S, 14W, 5, SESE	2700	Dry Hole
COOS 58380	27S, 14W, 5, SWSE	1804	Dry Hole
COOS 58415	27S, 14W, 5, SWSE	1804	Dry Hole
COOS 58416	27S, 14W, 5, SWSE	1805	Dry Hole
COOS 58417	27S, 14W, 5, SWSE	1807	Dry Hole
COOS 58418	27S, 14W, 5, SWSE	1805	Dry Hole
COOS 58419	27S, 14W, 5, SWSE	1807	Dry Hole
COOS 58431	27S, 14W, 5, SESE	2700	Dry Hole
COOS 58432	27S, 14W, 5, SESE	2700	Dry Hole

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Attachment 5
Documentation of Signatory Authority

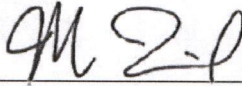
CERTIFICATE OF AUTHORITY

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 dark 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.

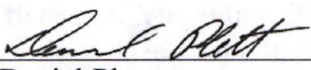
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IN WITNESS WHEREOF, the undersigned has signed this certificate in the capacity set forth above on this 1st day of July 2023.

RANGER BC, LLC

By: 
Daniel Platt
Manager

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AUG 14 2026
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August 12, 2026

Mr. Eliot Crafton, Water Rights Section Manager
Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, Oregon 97301-1271

Subject: Application for a Permit to Use Surface Water
Ranger BC, LLC

Mr. Crafton:

On behalf of the applicant, Ranger BC, LLC, please find enclosed an Application for a Permit to Use Surface Water accompanied by a check in the amount of \$1,350 for payment of the application filing fee.

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

Respectfully submitted,

Theodore Ressler, RG, CWRE
Summit Water Resources LLC

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

Enclosures:

Check #86609 in the amount of \$1,350
Application for a Permit to Use Surface Water

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