

TO THE DIRECTOR OF THE OREGON WATER RESOURCES DEPARTMENT
***A separate extension application must be submitted for each permit as per
OAR 690-315-0020(2).***

I, Jackson Family Investments III, LLC

NAME OF PERMIT HOLDER [OAR 690-315-0020(1) and (3)(a)]

421 Aviation Blvd
ADDRESS

Santa Rosa
CITY

CA
STATE

95403
ZIP

7078362057
PHONE

Deborah.hunt@jfwmail.com
E-MAIL ADDRESS

the permit holder of: Application Number S-86175

Permit Number S-54753
[OAR 690-315-0020(3)(b)]

do hereby request that the date by which the water development will be completed and water put to full beneficial use, which time now expires on Month: 11 Day: 27 Year: 2017, be extended to Month: 10 Day: 1 Year: 2028, ****extension of time may be approved for no more than two years from the date the final order is issued**** [Section 27, Chapter 282, Oregon Laws 2025]

I am the permit holder, and may apply for an extension of time under this permit. I understand that false or misleading statements in this extension application are grounds for OWRD to suspend processing of the request and/or reason to deny the extension.

[Signature] JULY 30, 2026
Signature Date

LEEANNE EDWARDS EXECUTIVE V.P.
Printed Name Title

The agent below is authorized to represent the applicant in all matters relating to THIS application.

DEBORAH M. HUNT DEBORAH.HUNT@JFWMAIL.COM
Authorized Agent (Print Agent Name) Agent contact

[Signature]
Permit Holder Initials

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**Application for
Extension of Time
for a Water Right Permit
(NON-Municipal/ NON-Quasi-
Municipal/ NON-Domestic)**



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

Criteria for a Permit Extension of Time

The Department can accept requests for an extension of time on permits to (1) complete construction, and/or to (2) apply water to beneficial use. (The request cannot be approved for more than two years from the date of the extension.)

In order to approve a permit extension request the Department must be able to find:

1) Construction has begun:

A. For Groundwater Permits

Construction of the well(s), *authorized by the permit*, began within 5 years of the date the permit was issued.

B. For Surface Water or Reservoir Permits

Construction of the water system began within 5 years of the date the permit was issued.

The Department will also confirm that:

- 2) If required, a fish screen, fish passage or fish by-pass device was installed before or prior to diversion of any water. An exception to the need to confirm installation prior to diversion of any water would be a waiver submitted to the Department from ODFW stating that a fish screen, fish passage or fish by-pass device was not required, provided your permit allows for a waiver.**

If you have questions, please call the Department at (503)-986-0900 and ask to speak with a permit extension specialist.

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Before submitting your Application for Extension of Time, make sure the following items are included:

- This completed Application for Extension of Time.
- Statutory fee of \$1,170
- Signature page (Second page of this Application for Extension of Time).
- Letter granting an agent authority to act on behalf of the permit holder (*if applicable*)
- All supporting documentation and/or evidence referenced in the Application for Extension of Time. (ODFW Fish screen approval or waiver, contract for stored water, etc)

MAIL COMPLETED APPLICATION
along with the Supporting documents and/ or evidence and correct fee to:

**Water Resources Department
Attn: Water Right Permit Extensions
725 Summer Street NE, Suite A
Salem, Oregon 97301**

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GENERAL TIPS:

- Permit holders of **municipal, quasi-municipal, or domestic water use permits DO NOT use this form**. The correct form is APPLICATION FOR EXTENSION OF TIME FOR MUNICIPAL AND QUASI-MUNICIPAL WATER USE PERMITS.
- Request the amount of time necessary, not to exceed two years, to complete construction of the water project and/or to use the permitted quantity of water under the terms and conditions of your permit. Should this request be approved, it will be the final extension of time authorized. ORS 537.230 & 630 [Section 27, Chapter 282, Oregon Laws 2025]
- A separate APPLICATION FOR EXTENSION OF TIME must be submitted for each permit. OAR 690-315-0020(2).
- Permit extensions are evaluated under OAR Chapter 690, Division 315. These rules may be viewed at the State of Oregon, Secretary of State Website. To be granted an extension of time, the Department must make four specific findings; 1) the application is complete, 2) construction of the water system began within the time specified in the permit and applicable statute, 3) there is good cause, and 4) the project can be completed within the time being requested. If the Department cannot make all four findings, the extension of time cannot be approved.
- You may provide OWRD with any additional information or evidence that will aid us in making our decision. Please note that OWRD may require other information that is necessary to evaluate the application. OAR 690-315-0020(3)(n).
- After careful review of the Application for Extension of Time, you may contact OWRD at (503) 986-0900, to ask questions and request assistance from a Permit Extensions Specialist in the Water Rights Services Division.

- An Application for an Extension of Time will be reviewed for completeness. A response is required for each item contained in the application. OWRD will return any incomplete or deficient applications to the applicant. OAR 690-315-0040(1)(a).

Reference Materials Needed to Complete this Application:

- **The water right permit.** If needed, a copy of the water right permit can be downloaded from the Department's Website, or, a copy of the permit may be requested by water right application number from the Water Rights Division at 503-986-0900 (copy fees will apply).
- **Previous Applications and Orders.** Copies of previous applications and orders that may inform the completion of the Application for Extension of Time, if available, may be downloaded from the Department's Website. **NOTE: If the document requested is not available on the Department's website, you may submit a Public Record Request to obtain any additional information available in the file.**
- **Documentation which demonstrates compliance with permit conditions** (for example, well construction logs; static water level measurement reports; annual water use reports; ODFW fish screen certification; a plan to monitor the effect of water use on ground water aquifers utilized under the permit; etc.).

Questions to complete this application for an Extension of Time

Please see the instruction sheet to help you answer these items.

- 1. Beginning Construction within required deadlines.** OAR 690-315-0020(3)(d)

For Groundwater Permits

Has construction of the point of appropriation (well) authorized under this permit begun?

☐ Yes ☒ No

Date construction began Month: _____ Day: _____ Year: _____

Details of construction and attach documentation: N/A

For Surface/Reservoir Permit

Has construction of the water system begun? ☒ Yes ☐ No

Date construction began Month: 11 Day: 27 Year: 2012

Details of construction and attach documentation: The water system was installed prior to permit issuance. The permit holder purchased the property on 5/6/2013. Aerial photo on 7/2012 show PODs filled & water system construction.

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OAR 690-315-0020(3)(A)(e)(A)

2a. Permits typically contain standard or special conditions that must be fully satisfied to lawfully develop and use permitted water. Review the permit subject to this extension to identify which of the conditions listed in the 2nd column are contained within it. Using the extra row labeled "other" to specify any other additional conditions included in the permit, or specified in a final order approving a permit amendment or prior extension of time. In the 1st column check the box for each condition (row) identified as relevant. In the 3rd column check "Yes" if you have completed or met the permit condition. Check "No" if the condition is not yet satisfied. In the 4th column, give the date when the condition was satisfied or will be satisfied. Attach any pertinent documentation. Note: a pump test condition does not need to be addressed here however; you must submit the results of the test to the Department for approval prior to certification.

CHART-A

Permit Conditions in this Permit		Have Completed or Met?	Date satisfied/ or will be satisfied
Checkbox	Ground water Check those included on this permit		
☐	Installation of a meter/totalizing flow meter	☐ Yes ☐ No	
☐	Submittal of annual water usage report	☐ Yes ☐ No	
☐	Submittal of static water level measurements in the month required	☐ Yes ☐ No	
☐		☐ Yes ☐ No	
☐	Special well construction standards	☐ Yes ☐ No	
☐	Submittal of a monitoring plan	☐ Yes ☐ No	
☐	Well ID tag assigned and installed:	☐ Yes ☐ No	
☐	Other (Specify):	☐ Yes ☐ No	
☐	Other (Specify):	☐ Yes ☐ No	
Surface Water or Reservoir			
☒	Installation of a meter/ totalizing flow meter	☒ Yes ☐ No	8/10/2025
☐	Submittal of annual water use report	☐ Yes ☐ No	
☐	Installation of a fish screen	☐ Yes ☐ No	
☐	Installation of a fish by-pass device	☐ Yes ☐ No	
☐	Installation of a fish passage	☐ Yes ☐ No	
☐	Installation of an outlet gate/pipe/ conduit	☐ Yes ☐ No	
☐	Submittal of a letter from ODFW that fish screen, fish by-pass device, and or fish passage is not required	☐ Yes ☐ No	
☐	Submit as-built plans and specification	☐ Yes ☐ No	
☐	Submittal of a letter from an engineer prior to storage	☐ Yes ☐ No	
☒	Other (Specify): Complete construction & application of water	☐ Yes ☒ No	10/1/2028
☐	Other (Specify):	☐ Yes ☐ No	
☐	Other (Specify):	☐ Yes ☐ No	

2b. If you have identified that you have NOT complied with Permit conditions, explain the reasons why and indicate a date certain, when you will be in compliance.

The permit holder was not aware of the permit condition to install totalizing flow meters at

each pod. zena heights reservoir 2 meter installed prior to permit issuance and a replacement meter in 2017. totalizing flow meters for zena heights reservoir 1,4,5, and 6 installed and permit condition perfected on 8/10/2025. the permit holder hired a surveyor to determine the storage capacity of zena heights reservoir 1a and 1b. the permit holder hired a cwre for a extension of time for permit r-14952 to allow more time increase in storage capacity to 6.4af. a contractor has provided an estimate to increase storage capacity summer/fall of 2026. the permit holder was not aware that the construction of the water main between zena heights reservoir #6 and #5 is part of the permitted water system. a contractor has prepared an estimate to construct this water main by 10/1/2028. the permit holder requests time to obtain funds, hire contractor, and complete development.

[OAR 690-315-0020(3)(e)]

3. Provide evidence of physical work made toward completion of the water system, and of progress made toward making beneficial use of water within the permitted time period (CHART-B); and if applicable, within the time period of the most recent extension granted (CHART-C). CHART-B (below) must be completed for all Application for Extension of Time requests. Use chronological order. Itemize each work item, and do not combine multiple work actions in one area. (Planning, formulating a business plan, securing financing, letting contracts, purchasing but not installing equipment, surveying, clearing land, or planting crops is not considered work in the development of the water system. Work accomplished under other water rights may not be considered work under this permit.)

CHART-B

DATE	WORK ACCOMPLISHED BEFORE PERMIT WAS ISSUED <i>List any work done before the permit was issued – eg. well drilled.</i>	COST*
8/1/2006	Install totalizing flow meter at Zena Heights Reservoir 2. By prior owners.	\$2,000.00
8/1/2006	Development of 55 acres of vineyard for supplemental irrigation. By prior owners.	\$1,000,000.00
DATE	WORK ACCOMPLISHED AFTER PERMIT WAS ISSUED and PRIOR TO DATE SPECIFIED IN PERMIT FOR COMPLETE APPLICATION OF WATER <i>List work/actions done during the permitted time period.</i>	COST*
11/27/2012	Date the permit was signed - find date above signature on last page of permit.	
5/6/2013	Permit holder purchased the property from prior owner.	\$1,293,000.00
1/1/2017	Replacement totalizing water meter installed at Zena Heights Reservoir 2. Original prior to permit issuance	\$3,000.00
11/27/2017	Date the permit specified complete application of water to the use shall be made- all permits contain this date.	

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5. Cost of project to date: \$2,310,000

(The total combined cost from CHART-B and CHART-C) [OAR 690-315-0020(f)]

[OAR 690-315-0020(3)(e)(B)]

Provide evidence of the maximum rate (or duty, if applicable) of water diverted for beneficial use under this permit made to date.

TIP: Report the rate used to date. Unless full beneficial use has been made, this rate will be less than the rate authorized on the permit.

6. For Surface Water Permit Extensions (e.g. S-XXXX or R-XXXX):

TIP: Report the rate in the same units of measurement as specified in the permit.

Maximum rate used to date = _____ cfs (cubic feet per second) or,

Maximum rate used to date = _____ gpm (gallons per minute) or,

Maximum volume of stored water used to date = 28 AF or,

Maximum volume stored annually to date = _____ AF

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7. For Ground Water Permit Extensions (e.g. G-XXXX):

TIP: Include information from ALL wells that pertain to this permit, including drilled wells not currently used.

CHART-D

Well # as identified on Permit	Water User's Well #	Has this well been drilled?	IF DRILLED					
			Well Log Number e.g. MORR 50473	Well Tag Number e.g. # 27566 or N/A	Is the actual drilled location authorized on this permit or on a permit amendment?	Maximum instantaneous rate used to date from this well - - under <u>this permit</u> only (CFS or GPM)	Is this well authorized or utilized under any OTHER water rights?	If yes, provide the Permit, Certificate, or Transfer No.
		Yes ☐ No ☐			Yes ☐ No ☐		Yes ☐ No ☐	- -
					Yes ☐		Yes ☐	-
		Yes ☐ No ☐			No ☐		No ☐	-
		Yes ☐ No ☐			Yes ☐ No ☐		Yes ☐ No ☐	- -
		Yes ☐ No ☐			Yes ☐ No ☐		Yes ☐ No ☐	- -
		Yes ☐ No ☐			Yes ☐ No ☐		Yes ☐ No ☐	- -
		Yes ☐ No ☐			Yes ☐ No ☐		Yes ☐ No ☐	- -
Total instantaneous rate from all wells utilized under this permit								

8. Has a Permit Amendment Application been filed? Yes ☐ No ☒
If yes, identify Transfer No. T-_____

[OAR 690-315-0020(3)(e)(C)]

9. **For Irrigation and Nursery Use Permits Extensions**

Provide the total number of acres irrigated to date under this permit.

a) Total acres irrigated to date: 55

b) List by year, the number of acres irrigated each year since permit issuance.

Year	Acres	Year	Acres	Year	Acres
2006	0	2015	55.0	2019-2026	55.0
2012	55.0	2016	55.0		
2013	55.0	2017	55.0		
2014	55.0	2018	55.0		

c) Provide a copy of the application map identifying the acres irrigated.

d) Please specify the number of acres irrigated by each Point of Diversion/Point of Appropriation (POD/POA).

(POD/POA) #1 Acres 55.0

(POD/POA) #4 Acres 55.0

(POD/POA) #2 Acres 55.0

(POD/POA) #5 Acres 55.0

[OAR 690-315-0020(3)(i)(j)]

10. In the chart below provide a summary of your future plans and schedule to complete the construction of the water system, and/or apply water to full beneficial use under the terms and conditions of the permit.

CHART-E

APPROXIMATE DATE RANGE (projected)	WORK OR ACTION TO BE ACCOMPLISHED (projected)	ESTIMATED COST (projected)
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10/1/2027	Increase storage capacity to 6.4AF of Zena Heights Reservoir 1A & 1B per Extension of Time FO Permit R-14952 and Certificate 39303.	\$75,000.00
10/1/2028	Install 2" dia. PVC main between Zena Heights Reservoir 6 to Zena Heights Reservoir 5	\$100,000.00
Year: 10/1/2028	Date intend to apply water to full beneficial use under the terms and conditions of this permit.	
Total Cost		\$175,000.00

[OAR 690-315-0020(3)(g)]

11. Estimated remaining cost to complete the project: \$175,000

(The total cost from CHART-E)

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[OAR 690-315-0020(3)(j)]

12. Provide a summary of your plan to complete construction, meeting all permit conditions and apply the water to beneficial use: *(List all tasks or steps needed to complete the project, the date when each task will be completed, and the cost associated with each task; attach additional pages if necessary.)* A contractor has provided an estimate to the permit holder for increasing the storage capacity of Zena Heights Reservoir 1A & 1B the summer/fall of 2026 for approximately \$75,000. Storage capacity of Zena Heights Reservoir 1A & 1B will be increased to 6.4AF. A contractor has provided an estimate to the permit holder for the construction a 2" dia. PVC main from Zena Heights Reservoir 6 to Zena Heights Reservoir 5 by 10/1/2028 for approximately \$100,000. All totalizing flow meters have been installed at each POD with the latest installation date being 8/10/2025, which was beyond completion date of 11/24/2017. Development of the Place of Use was completed prior to completion date.

[OAR 690-315-0020(3)(k)]

13. Justify the time requested to complete the project and/or apply the water to full beneficial use. *(Include any other information or evidence to establish that the requested amount of time is sufficient and that you will be able to complete the project within the amount of time requested.)*

The permit holder requests additional time to secure funds to complete development and to schedule the work. Development of totalizing flow meters has been completed on 8/10/2025, but an extension is needed because some of the meters were installed beyond 11/27/2017. A contractor has provided an estimate to the permit holder for completing development of Zena Heights Reservoir 1A & 1B by summer/fall of 2026 per Permit R-14952 Extension of Time Final Order. Time is need to perform the work and then store winter runoff + precipitation to maximum allowed capacity. A contractor has provided an estimate to the permit holder for the construction of a 2" dia. PVC water main between Zena Heights Reservoir #6 and #5. The permit holder requests more time to obtain necessary funds to complete this development by

10/1/2028. The permit holder would accept any additional time that the Department will allow in order to obtain funds and complete development. The permit holder is requesting the maximum allowed time from the Department.

[OAR 690-315--0020(3)(l)]

14a. Will a denial of the extension result in undue hardship? *(Describe the hardship and the effects.)* Yes, the denial of the extension will result in undue economic hardship. The permit holder needs water for irrigation of vineyard. Water is needed to establish grapes and help prevent vine mortality. This water source is an essential part of the permit holder's business model. There are no other viable alternate water sources in this area.

14b. Are there any other reasonable alternatives that exist for meeting your water use needs? *(Explain in detail, consider other potential sources of water, and describe their feasibility)* No, there are no other reasonable alternatives. Perfecting current water rights is the only viable source of water for the permit holder. A new groundwater right is not a reasonable alternative because the subject property is located within the Eola Hills groundwater limited area. There is no irrigation district serving the subject property. Transporting and distributing water from any municipal source or offsite source is too costly to support the permit holder's business model.

[OAR 690-315-0020(3)(h)]

15. Was the delay in the timely completion of this water development project and/or timely application of water to full beneficial use caused by any additional government requirements, other than the conditions contained within the permit, which significantly delayed the completion and perfection of this right? *(Explain in detail, including how much time did this delay the project; list dates.)* No. Additional government requirements did not significantly delay the completion of this water right. The permit holder was not aware of some of the permit conditions and the need to complete them within a specified time range. There have been delays due to staff turnover within the permit holder's organization. There have been delays due to securing the necessary funds to complete development.

[OAR 690-315-0020(3)(h)]

16. Describe any unforeseen events which contributed to the delay of completion of this project that you had no control over. *(Explain in detail what the unforeseen events were (i.e. health issues, natural disaster) and how much time was spent addressing the unforeseen events. Delays caused by business decisions are not considered unforeseen events)* Staff turnover within the permit holder's organization caused some delays. The permit holder was not aware of all of the permit conditions and the completion date. The wine industry has been experiencing slowing economic conditions over the past several years and this has delayed the permit holder from securing the necessary funds to complete development. The permit holder purchased the property in 2013 after permit issuance. This caused some delays because water right permits were not conveyed from seller to buyer during the transfer of ownership of the property.

[OAR 690-315-0020(3)(h)]

17. Describe an additional reasons why the construction was not completed, and/or water was not beneficially used within permit time limits. (Provide supporting information for the reason(s) that best fits your circumstances.)

The permit holder was not aware of the current storage capacity of Zena Heights Reservoir 1A & 1B and completion date. The permit holder recently hired a professional surveyor to determine the current capacity of the reservoirs and also obtained an Extension of Time for Permit R-14952 to increase the storage capacity. The permit holder was not aware that the permit shows development of a 2" dia. PVC main between Zena Heights Reservoir 6 to 5 so that they are hydraulically connected.

[OAR 690-315-0020(3)(m)(n)]

18. Provide any other information you wish OWRD to consider while evaluating your Application for Extension of Time.

The applicant requests as much time as possible to complete development. The remaining development requires adequate weather conditions to complete the physical work. The permit holder requests as much time as possible to secure funds.

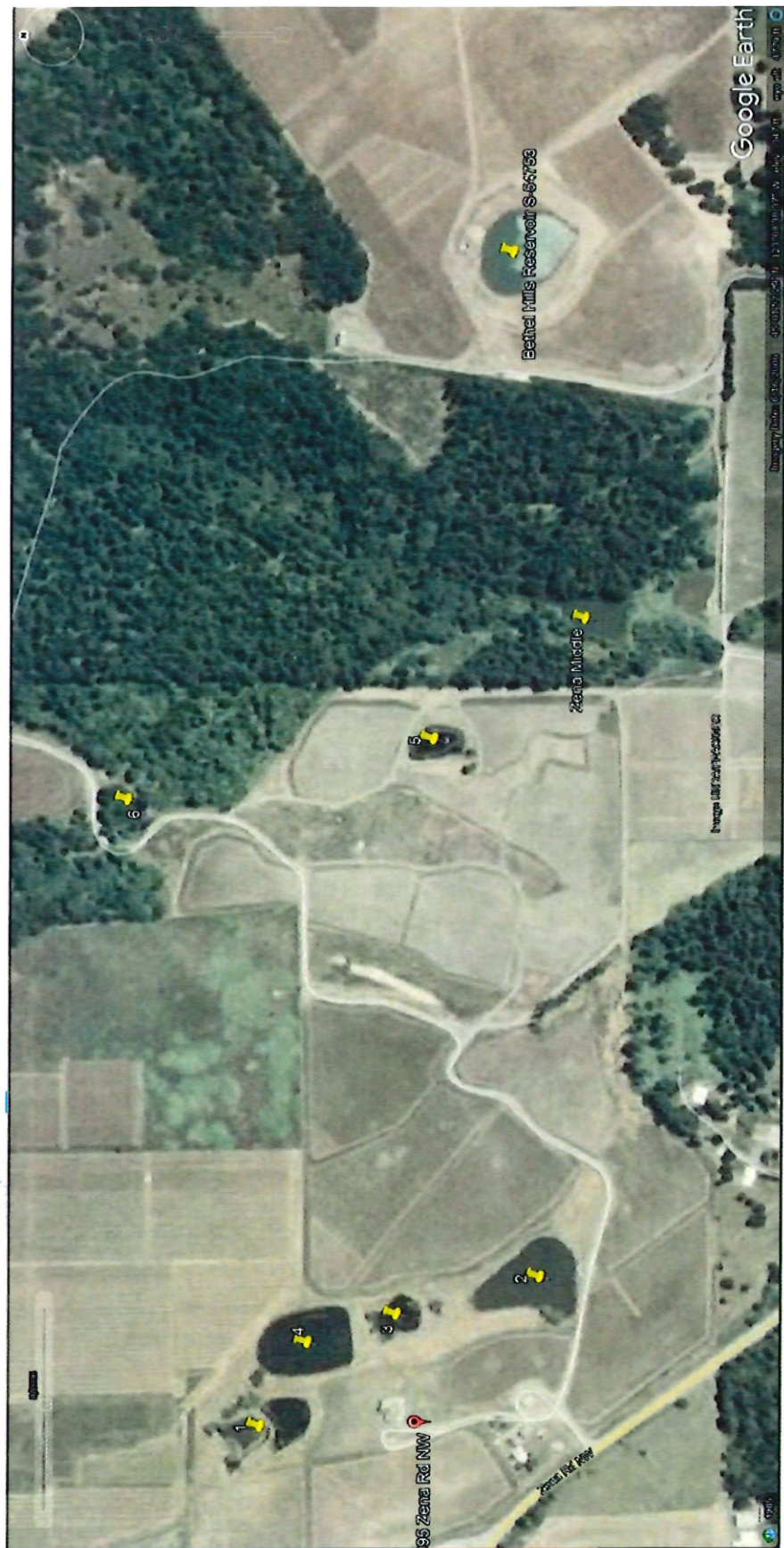
[OAR 690-315-0040(2)(f)]

19. Will the income or use of the water project provide a fair and reasonable return on your investment? (Explain in detail) Yes, the income generated from the use of water will provide a fair and reasonable return on investment. The ROI is used to support the permit holder's staff as well as local vendors who provide goods and services to the permit holder. The water project is a critical part of the permit holder's business model and an important part of the local economy.

[OAR 690-315-0040(4)(d)]

20. Describe in detail if there are other economic interest, beyond those of the permit holder, which are dependent upon the completion of this project. (Who will be effected and how?) Yes, there are other economic interests beyond those of the permit holder. The permit holder uses the income generated from their water project to purchase goods and services from local vendors. The permit holder also uses the income from the water right project to support their own staff with wages sufficient to support a family. The permit holder's staff typically live in the local area and purchase goods and services, which in turn helps to support the local economy. The income generated by this water project is a vital part of the local economy and it helps provide long-term wages that are sufficient to support families.

Attach permit, and documentation to the application



Google Earth Aerial 8-2006

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Google Earth Aerial 7-2012

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STATE OF OREGON

COUNTY OF POLK

PERMIT TO APPROPRIATE THE PUBLIC WATERS

THIS PERMIT IS HEREBY ISSUED TO

CFRI-HWKD ZENA EAST LLC
15 OLD DANBURY ROAD
WILTON, CT 06897

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

APPLICATION FILE NUMBER: S-86175

SOURCE OF WATER: ZENA HEIGHTS RESERVOIR #1, CONSTRUCTED UNDER PERMIT R-5384, TO BE ENLARGED UNDER APPLICATION R-86140, ZENA HEIGHTS RESERVOIR #2, CONSTRUCTED UNDER PERMIT R-14144, ZENA HEIGHTS RESERVOIR #4, CONSTRUCTED UNDER PERMIT R-14145, ZENA HEIGHTS RESERVOIR #5, CONSTRUCTED UNDER PERMIT R-14146, AND ZENA HEIGHTS RESERVOIR #6, CONSTRUCTED UNDER PERMIT R-14147, TRIBUTARIES OF SPRING VALLEY CREEK

PURPOSE OR USE: SUPPLEMENTAL IRRIGATION OF 55.0 ACRES

MAXIMUM VOLUME: 39.0 ACRE FEET EACH YEAR (AF); BEING 17.0 AF FROM ZENA HEIGHTS RESERVOIR #1; 9.0 AF FROM ZENA HEIGHTS RESERVOIR #2; 10.0 AF FROM ZENA HEIGHTS RESERVOIR #4; 2.0 AF FROM ZENA HEIGHTS RESERVOIR #5; AND 1.0 AF FROM ZENA HEIGHTS RESERVOIR #6

PERIOD OF USE: MARCH 1 THROUGH OCTOBER 31

DATE OF PRIORITY: FEBRUARY 14, 2005

POINTS OF DIVERSION LOCATIONS:

ZENA HEIGHTS RESERVOIR #1: NW $\frac{1}{4}$ SW $\frac{1}{4}$, SECTION 23, T6S, R4W, W.M.;
1390 FEET NORTH & 350 FEET EAST FROM SW CORNER, SECTION 23

ZENA HEIGHTS RESERVOIR #2: SW $\frac{1}{4}$ SW $\frac{1}{4}$, SECTION 23, T6S, R4W, W.M.;
510 FEET NORTH & 790 FEET EAST FROM SW CORNER, SECTION 23

ZENA HEIGHTS RESERVOIR #4: SW $\frac{1}{4}$ SW $\frac{1}{4}$, SECTION 23, T6S, R4W, W.M.;
1260 FEET NORTH & 560 FEET EAST FROM SW CORNER, SECTION 23

ZENA HEIGHTS RESERVOIR #5: SE $\frac{1}{4}$ SW $\frac{1}{4}$, SECTION 23, T6S, R4W, W.M.;
920 FEET NORTH & 2530 FEET EAST FROM SW CORNER, SECTION 23

ZENA HEIGHTS RESERVOIR #6: NE $\frac{1}{4}$ SW $\frac{1}{4}$, SECTION 23, T6S, R4W, W.M.;
1920 FEET NORTH & 2260 FEET EAST FROM SW CORNER, SECTION 23

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The amount of water used for irrigation under this right, together with the amount secured under any other right existing for the same lands, is limited to a diversion of ONE-EIGHTIETH of one cubic foot per second and 2.5 acre-feet for each acre irrigated during the irrigation season of each year.

THE PLACE OF USE IS LOCATED AS FOLLOWS:

SW ¼ SE ¼ 6.0 ACRES
SE ¼ SE ¼ 34.0 ACRES
NE ¼ SE ¼ 15.0 ACRES
SECTION 23
TOWNSHIP 6 SOUTH, RANGE 4 WEST, W.M.

Measurement, recording and reporting conditions:

- A. Before water use may begin under this permit, the permittee shall install a totalizing flow meter or other suitable measuring device as approved by the Director at each point of diversion. The permittee shall maintain the meter or measuring device in good working order.
- B. The permittee shall allow the watermaster access to the meter or measuring device; provided however, where the meter or measuring device is located within a private structure, the watermaster shall request access upon reasonable notice.
- C. The Director may require the permittee to keep and maintain a record of the amount (volume) of water diverted, and may require the permittee to report water use on a periodic schedule as established by the Director. In addition, the Director may require the permittee to report general water-use information, the periods of water use and the place and nature of use of water under the permit.
- D. The Director may provide an opportunity for the permittee to submit alternative measuring and reporting procedures for review and approval.

STANDARD CONDITIONS

Where two or more water users agree among themselves as to the manner of rotation in the use of water and such agreement is placed in writing and filed by such water users with the watermaster, and such rotation system does not infringe upon such prior rights of any water user not a party to such rotation plan, the watermaster shall distribute the water according to such agreement.

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

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

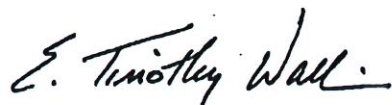
By law, the land use associated with this water use must be in compliance with statewide land-use goals and any local acknowledged land-use plan.

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

Completion of construction and application of the water shall be made within five years of the date of permit issuance. If beneficial use of permitted water has not been made before this date, the permittee may submit an application for extension of time, which may be approved based upon the merit of the application.

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

Issued November 27, 2012



E. Timothy Wallin, Water Rights Program Manager
for Phillip C. Ward, Director
Water Resources Department

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PLACE OF USE BY 1/4, 1/4 SECTION			
SEC	1/4, 1/4	PRIMARY RIGHT	SUPPLEMENTARY RIGHT
23	NW/SW	0.14 AC	0.73 AC
	NE/SW	4.27 AC	0.39 AC
	SW/SW	11.00 AC	12.29 AC
	SE/SW	12.54 AC	1.70 AC
22	NE/SE	0.23 AC	--
	SE/SE	1.62 AC	--
	TOTAL	29.80 AC	15.11 AC

SOURCE (6)
UNNAMED
SPRING
1650'N
160'E

1390'N
350'E

TL 701

SOURCE (8)
UNNAMED
STREAM

1920'N
2260'E

TL 703

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TL 700
92.54 AC

1260'N
560'E

1050'N
650'E

SOURCE (7)
UNNAMED
SPRING
910'N
2400'E

920'N
2530'E

22 23
27 26 TL 702

TL 800
MAIN DISTRIBUTION
POINT FOR DRIP
IRRIGATION SYSTEM

SURFACE WATER APPLICATION MAP

SCALE : 1" = 400'
0 100 200 400

IN THE NAME OF:
ZENA HEIGHTS VINEYARD, LLC
NOVEMBER 2004

T.6S, R.4W, W.M. SECTION 22 AND 23

LEGEND

POINT OF DIVERSION

RESERVOIR TRANSFER PIPE (2")

PROPERTY LINE

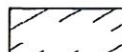
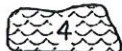
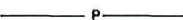
SECTION LINE

PROPOSED RESERVOIR (NO.)

EXISTING RESERVOIR (NO.)

PROPOSED PLACE OF USE
(PRIMARY RIGHT)

CERTIFICATE PLACE OF USE
(SUPPLEMENTAL RIGHT)



NOTES:

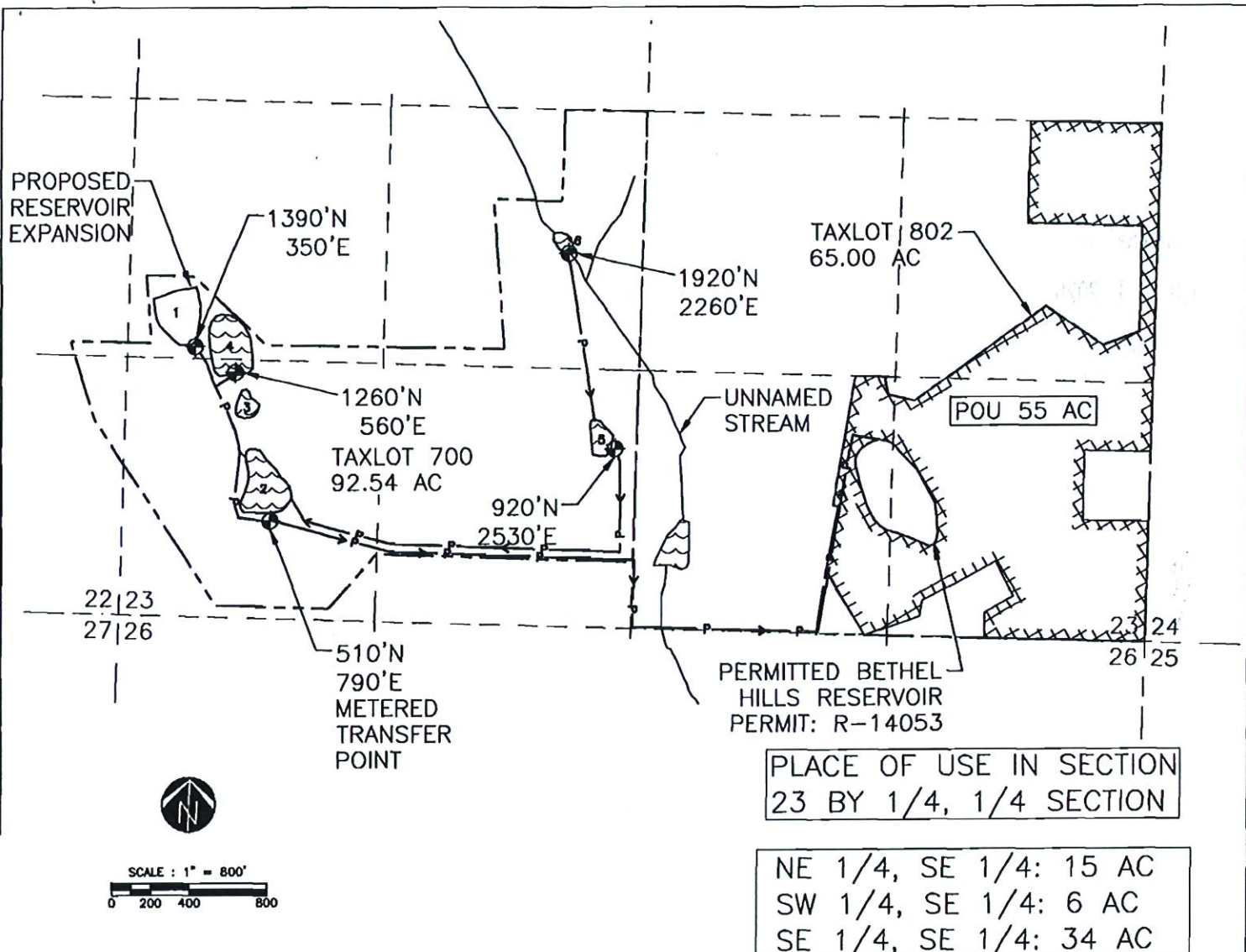
1. Point of Diversion coordinates are identified relative to SW corner of Section 23.
2. This map is for the purpose of identifying the location of the water right only and is not intended to provide legal dimensions or locations of property lines.
3. Reservoir locations represent water surface areas and do not include the reservoir embankments.

RECEIVED

FEB 14 2005

WATER RESOURCES DEPT
SALEM, OREGON

App # S-86175



SURFACE WATER APPLICATION MAP

IN THE NAME OF:

BETHEL HILLS VINEYARD, LLC

JANUARY 2005

T.6S, R.4W, W.M. SECTION 23

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RECEIVED

FEB 14 2005

**WATER RESOURCES DEPT
SALEM, OREGON**

LEGEND

POINT OF DIVERSION

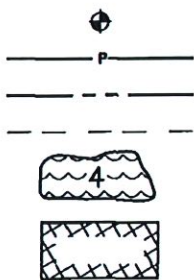
RESERVOIR TRANSFER PIPE (4")

PROPERTY LINE

SECTION LINE

EXISTING RESERVOIR (NO.)

PROPOSED PLACE OF USE
(SUPPLEMENTAL RIGHT)



NOTES:

1. Point of Diversion coordinates are identified relative to SW corner of Section 23.
2. This map is for the purpose of identifying the location of the water right only and is not intended to provide legal dimensions or locations of property lines.
3. Reservoir locations represent water surface areas and do not include the reservoir embankments.
4. See attached Zena Heights and Bethel Hills surface water application maps for additional details.

app # G-86175

TL 801
98.86 AC

PLACE OF USE IN SECTION
23 BY 1/4, 1/4 SECTION

TL 802
65.00 AC

NE 1/4, SE 1/4: 15 ACRES
SW 1/4, SE 1/4: 6 ACRES
SE 1/4, SE 1/4: 34 ACRES

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DRAINAGE BASIN
BOUNDARY

RESERVOIR
WATERSHED
AREA
≈ 30 ACRES

PROPOSED
RESERVOIR

SHEET
FLOW

EXISTING
RESERVOIR

POU(55 ACRES)

POD

1368'

200'
15'
(POD)
UNNAMED STREAM

680'

PROPOSED
PIPELINE

300'

(POD)
UNNAMED
SPRING,
790'

23 24
26 25

app# 586175

SURFACE WATER APPLICATION MAP

IN THE NAME OF:

BETHEL HILLS VINEYARD, LLC

FEBRUARY 2004

T.6S., R.4W., W.M. S

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MAY 21 2004

FEB 14 2005

WATER RESOURCES DEPT
SALEM, OREGON

WATER RESOURCES DEPT
SALEM, OREGON

NOTE:

This map is for the purpose of identifying the location of the water right only and is not intended to provide legal dimensions or locations of property lines.

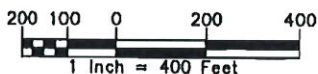
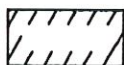
LEGEND

APPLICANTS PROPERTY LINE

SECTION LINE

PROPOSED PIPING

PLACE OF USE (POU)



Polk County
2026 Real Property Assessment Report
 Account 290494
 NOT OFFICIAL VALUE

Map 06423-00-00700
Code - Tax ID 4501 - 290494

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing JACKSON FAMILY INVESTMENTS III LLC
 ATTN: TAX DEPT
 425 AVIATION BLVD
 SANTA ROSA CA 95403

Deed Reference # 2013-4905
Sales Date/Price 05-02-2013 / See Record
Appraiser HEATER, RANDY

Property Class 551 MA SA NH
RMV Class 501 01 22 000

Site	Situs Address	City
2	5985 ZENA RD NW	SALEM
1	5995 ZENA RD NW	SALEM

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
4501	Land	1,293,190		Land	0
	Impr	1,050,680		Impr	0
Code Area Total		2,343,870	1,040,260	737,169	0
Grand Total		2,343,870	1,040,260	737,169	0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
4501	1	☒		FFO	Farm Site	100	1.00 AC	B1	006*	13,500
	2	☒		FFO	Farm Site	100	1.00 AC	B1	006*	13,500
	0	☒		FFO	Farm Use Zoned	100	74.26 AC	H4	006*	1,002,510
	0	☒		FFO	Farm Use Zoned	100	5.65 AC	H5	006*	76,280
	0	☒		FFO	Farm Use Zoned	100	0.62 AC	H6	006*	8,370
	0	☒		FFO	Farm Use Zoned	100	6.18 AC	H7	006*	83,430
					OSD - AVERAGE - SA	100				30,000
					OSD - FAIR - SA	100				25,000
	0	☒		FFO	Pond B - Resource	100	0.00 AC	PONDB	006*	13,500
	0	☒		FFO	Pond B - Resource	100	0.00 AC	PONDB	006*	13,500
	0	☒		FFO	Pond C - Resource	100	0.00 AC	PONDC	006*	3,400
	0	☒		FFO	Pond C - Resource	100	0.00 AC	PONDC	006*	3,400
	0	☒		FFO	Pond C - Resource	100	0.00 AC	PONDC	006*	3,400
	0	☒		FFO	Pond C - Resource	100	0.00 AC	PONDC	006*	3,400
Code Area Total							88.71 AC			1,293,190

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 JUL 31 2026
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Recorded at Request of and
When Recorded Mail to:

Manatt, Phelps & Phillips, LLP
One Embarcadero Center, 30th Floor
San Francisco, CA 94111
Attn: James F. Eastman

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JUL 31 2026
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Mail Tax Statements to:

Jackson Family Investments III, LLC
421 Aviation Blvd.
Santa Rosa, CA 95403
Attn: Jeff Wesselkamper

RECORDED IN POLK COUNTY
Valerie Unger, County Clerk

2013-004905

05/06/2013 02:00:51 PM

REC-WD Cnt=1 Stn=7 V. UNGER
\$30.00 \$11.00 \$10.00 \$5.00 \$15.00

\$71.00

SPECIAL WARRANTY DEED

Zena Heights Vineyard, LLC, a Delaware limited liability company ("Grantor"), hereby conveys and specially warrants to Jackson Family Investments III, LLC, a Delaware limited liability company ("Grantee"), the real property described in Exhibit A, attached hereto and incorporated herein by this reference, free of encumbrances created or suffered by Grantor except as specifically set forth in Exhibit B, attached hereto and incorporated herein by this reference.

The true consideration for this conveyance is other consideration.

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: May 6, 2013.

NCS 549215-20

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed as of the date first hereinabove written.

ZENA HEIGHTS VINEYARD, LLC, a Delaware limited liability company

By: Pacific Vineyard Partners, LLC, a California limited liability company

Its: Sole Member

By: GI Manager L.P., a Delaware limited partnership

Its: Asset Manager

By: GI Manager LLC, a Delaware limited liability company

Its: General Partner

By: 

Name: David Mace

Its: Vice President

STATE OF } ss:
COUNTY OF SAN FRANCISCO

On MAY 2, 2013 before me, WINNIFRED J. GIRARD, a Notary Public, personally
(here insert name and title of the officer)

appeared DAVID MACE

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



(This area for notary stamp)

Received

JUL 31 2026

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EXHIBIT A

Special Warranty Deed

All of Real property in the City of Salem, County of Polk, State of Oregon, described as follows:

PARCEL 1:

BEGINNING AT A POINT IN THE CENTER OF THE COUNTY ROAD LEADING FROM BETHEL TO SALEM, 7.00 CHAINS EAST OF THE CORNER OF SECTIONS 22, 23, 26 AND 27, IN TOWNSHIP 6 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, IN POLK COUNTY, OREGON;

AND RUNNING THENCE EAST 9.00 CHAINS;

THENCE NORTH 38° EAST 6.50 CHAINS;

THENCE EAST 20.0 CHAINS;

THENCE NORTH 35.00 CHAINS;

THENCE WEST 43.65 CHAINS TO THE CENTER OF THE BAILEY COUNTY ROAD;

THENCE ALONG THE CENTER LINE OF SAID ROAD AS FOLLOWS: SOUTH 06° 30' WEST 14.42 CHAINS;

THENCE SOUTH 05° EAST 3.82 CHAINS;

THENCE SOUTH 20° EAST 12.27 CHAINS TO THE CENTER LINE OF THE BETHEL AND SALEM COUNTY ROAD;

THENCE SOUTH 35° EAST 13.50 CHAINS ALONG THE CENTERLINE OF SAID ROAD TO THE PLACE OF BEGINNING.

SAVE AND EXCEPT THAT PORTION OF SAID PROPERTY CONVEYED TO UNITED VINEYARD MANAGEMENT CO., AN OREGON CORPORATION, BY DEED DATED OCTOBER 26, 1976, AND RECORDED NOVEMBER 30, 1976, BOOK 98, PAGE 864, DEED RECORDS FOR POLK COUNTY, OREGON.

ALSO SAVE AND EXCEPT THAT PORTION OF SAID PROPERTY CONVEYED TO NORMAN L. RICE BY DEED RECORDED MAY 12, 1954, VOLUME 153, PAGE 596, DEED RECORDS FOR POLK COUNTY, OREGON.

ALSO SAVE AND EXCEPT THAT PORTION OF SAID PROPERTY CONVEYED TO POLK COUNTY, A POLITICAL SUBDIVISION, FOR ROAD WIDENING, DESCRIBED IN DEED DATED JULY 21, 1958, RECORDED IN BOOK 167, PAGE 414, DEED RECORDS FOR POLK COUNTY, OREGON.

ALSO SAVE AND EXCEPT THAT PORTION OF SAID PROPERTY CONVEYED TO HERMANN HATZFELDT BY DEED RECORDED DECEMBER 8, 2005 AS DOCUMENT NO. 2005-020804, BOOK OF RECORDS AND RE-RECORDED FEBRUARY 10, 2006 AS DOCUMENT NO. 2006-002255, BOOK OF RECORDS.

THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

PARCEL 2:

AN EASEMENT FOR THE INSTALLATION, MAINTENANCE, REPAIR AND OPERATIONS OF A DIVERSION POINT AND PIPELINE AND ALL NECESSARY STRUCTURES, AND A RIGHT TO TAKE WATER, ALL AS DESCRIBED AND CREATED BY THAT CERTAIN 'PIPELINE, ACCESS & DIVERSION POINT EASEMENT' RECORDED DECEMBER 08, 2005 AS FEE NO. 2005-020806.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR UNDERGROUND PIPELINES, ELECTRICAL, WATER, GAS, TELECOMMUNICATIONS AND OTHER UTILITIES AND INCIDENTAL PURPOSES CREATED BY THAT CERTAIN 'AMENDED AND RESTATED PIPELINE ACCESS EASEMENT' RECORDED MARCH 15, 2013 AS FEE NO. 2013-002825.

PARCEL 4:

A NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION, USE, REPAIR AND REPLACEMENT OF UNDERGROUND PIPELINES FOR THE TRANSMISSION OF IRRIGATION WATER AND FOR THE INSTALLATION, USE, REPAIR AND REPLACEMENT OF ELECTRICAL, WATER, GAS, TELECOMMUNICATIONS AND OTHER UNDERGROUND UTILITIES AND UTILITY IMPROVEMENTS, IN, ON, OVER AND UNDER THE FOLLOWING DESCRIBED REAL PROPERTY, AS GRANTED IN THAT CERTAIN AMENDED AND RESTATED PIPELINE ACCESS EASEMENT FROM ZENITH VINEYARD, LLC, AN OREGON LIMITED LIABILITY COMPANY TO ZENA HEIGHTS VINEYARD, LLC, A DELAWARE LIMITED LIABILITY COMPANY, CFRI-HWKD ZENA EAST, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND CFRI-HWKD MIDDLE ZENA, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, RECORDED MARCH 15, 2013 AS FEE NO. 2013-002825, IN THE RECORDER'S OFFICE OF POLK COUNTY, OREGON:

IN POLK COUNTY, OREGON, BEGINNING AT THE SOUTHEAST CORNER OF TAX LOT 700, SECTION 23 T6S, R4W, AN EASEMENT TWENTY FEET WIDE, WHICH FOLLOWS THE WEST SIDE OF THE NORTH-SOUTH CENTERLINE OF SECTION 23 T6S, R4W SOUTH 330.00 FEET TO THE ONE-QUARTER CORNER COMMON THE SECTIONS 23 AND 26 IN TOWNSHIP 6 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN. THENCE CONTINUING SOUTH ALONG THE SAME LINE AN ADDITIONAL 20 FEET INTO SECTION 26. THENCE EAST FROM THE ONE-QUARTER CORNER FOR 956.00 FEET, ALONG THE SOUTH SIDE OF THE SECTION LINE BETWEEN SECTIONS 23 AND 26.

APN: 642300-700

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JUL 31 2026
OWRD

704224233v2

EXHIBIT B

Special Warranty Deed

1. General and special taxes for the year 2013-2014, a lien not yet due and payable.

The assessment roll and the tax roll disclose that the within described premises were specially zoned or classified for Farm use. If the land has become or becomes disqualified for such use under the statute, an additional tax or penalty may be imposed.
2. Easement, including terms and provisions contained therein:

Recording Information: November 30, 1976 Book 98 and Page 864, Book of Records
3. The terms and provisions contained in the document entitled "State of Oregon Well Information Form" recorded August 28, 2003 as Fee No. 2003-016911, Book of Records.
4. The terms and provisions contained in the document entitled "Pipeline, Access and Diversion Point Easement Agreement" recorded December 8, 2005 as Fee No. 2005-020806, Book of Records.
5. Rights of the following tenant, as tenant only, on a month to month lease dated March 1, 2009: Celestino Ordenez
6. The terms and provisions contained in the document entitled "Memorandum of Water Sharing Agreement" recorded March 13, 2013 as Recording No. 2013-002706 of Official Records.
7. The terms and provisions contained in the document entitled "Amended and Restated Pipeline Access Agreement" recorded March 15, 2013 as Fee No. 2013-00285 of Official Records.
8. Any easements or lesser rights that may exist or arise by reason of the following matters disclosed by an ALTA/ACSM survey made by Northstar Surveying, Inc. on May 2, 2013, designated Job Number 050213:
 - A. The fact that overhead lines, power poles and anchors are located on the southwesterly portion of the subject property.
 - B. The fact that chain link fence meanders along the southwesterly portion of the subject property, as shown on said survey.

Polk County
2026 Real Property Assessment Report
 Account 290494
 NOT OFFICIAL VALUE

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
4501	1	1930	138	One story with attic	100	1,680			164,050
	2	1994	144	Two story with basement	100	5,930			884,250
	3		303	MACHINE SHED	100	768			2,380
Code Area Total						8,378			1,050,680

Exemptions / Special Assessments / Notations									
Notations ■ FARM POT'L ADD'L TAX LIABILITY ■ EOLA-AMITY HILLS AVA ADDED 2018 - EOLA-AMITY HILLS AVA -- Mass insert by Helion									

Comments Added to vineyard land study for 18. Removed all other land adjustments. JM 5/18

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 JUL 31 2026
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