

Application for a Permit to Use Groundwater



Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, Oregon 97301-1266
(503) 986-0900
www.wrd.state.or.us

Water-Use Permit Application Processing

1. Completeness Determination

The Department evaluates whether the application and accompanying map contain all of the information required under OAR 690-310-0040 and OAR 690-310-0050 (www.oregon.gov/owrd/law). The Department also determines whether the proposed use is prohibited by statute. If the Department determines that the application is incomplete, all fees have not been paid, or the use is prohibited by statute, the application and all fees submitted are returned to the applicant.

2. Initial Review

The Department reviews the application to determine whether water is available during the period requested, whether the proposed use is restricted or limited by rule or statute, and whether other issues may preclude approval of or restrict the proposed use. An Initial Review (IR) containing preliminary determinations is mailed to the applicant. The applicant has 14 days from the mailing date to withdraw the application from further processing and receive a refund of all fees paid minus \$260. The applicant may put the application on hold for up to 180 days and may request additional time if necessary.

3. Public Notice

Within 7 days of the mailing of the initial review, the Department gives public notice of the application in the weekly notice published by the Department at www.oregon.gov/owrd. The public comment period is 30 days from publication in the weekly notice.

4. Proposed Final Order Issued

The Department reviews any comments received, including comments from other state agencies related to the protection of sensitive, threatened or endangered fish species. Within 60 days of completion of the IR, the Department issues a Proposed Final Order (PFO) explaining the proposed decision to deny or approve the application. A PFO proposing approval of an application will include a draft permit, and may request additional information or outstanding fees required prior to permit issuance.

5. Public Notice

Within 7 days of issuing the PFO, the Department gives public notice in the weekly notice. Notice includes information about the application and the PFO. Protest must be received by the Department within 45 days after publication of the PFO in the weekly notice. Anyone may file a protest. The protest filing fee is \$410 for the applicant and \$810 for non-applicants. Protests are filed on approximately 10% of Proposed Final Orders. If a protest is filed, the Department will attempt to settle the protest but will schedule a contested case hearing if necessary.

6. Final Order Issued

If no protests are filed, the Department issues a Final Order consistent with the PFO. If the application is approved, a permit is issued that specifies the details of the authorized use and any terms, limitations or conditions that the Department deems appropriate.

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Minimum Requirements Checklist

Minimum Requirements (OAR 690-310-0040, OAR 690-310-0050 & ORS 537.615)

Include this checklist with the application

Check that each of the following items is included. The application will be returned if all required items are not included. If you have questions, please call the Water Rights Customer Service Group at (503) 986-0900.

- X SECTION 1: applicant information and signature
- X SECTION 2: property ownership
- X SECTION 3: well development
- X SECTION 4: water use
- X SECTION 5: water management
- X SECTION 6: storage of groundwater in a reservoir
- X SECTION 7: use of stored groundwater from the reservoir
- X SECTION 8: project schedule
- X SECTION 9: within a district
- X SECTION 10: remarks

Attachments:

- X Land Use Information Form with approval and signature of local Planning Department (*must be an original*) or signed receipt
- X Provide the legal description of: (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. Example: **A copy of the deed, land sales contract or title insurance policy.**
- X Fees - Amount enclosed: \$ 2,210
See the Department's Fee Schedule at www.oregon.gov/owrd or call (503) 986-0900.

Provide a map and check that each of the following items is included:

- X Permanent quality and drawn in ink
- X Even map scale not less than 4" = 1 mile (example: 1" = 400 ft, 1" = 1320 ft, etc.)
- X North Directional Symbol
- X Township, Range, Section, Quarter/Quarter, Tax Lots
- X Reference corner on map
- X Location of each well, and/or dam if applicable, by reference to a recognized public land survey corner (distances north/south and east/west). Each well must be identified by a unique name and/or number.
- X Indicate the area of use by Quarter/Quarter and tax lot clearly identified
- X Number of acres per Quarter/Quarter and hatching to indicate area of use if for primary irrigation, supplemental irrigation, or nursery
- X Location of main canals, ditches, pipelines or flumes (if well is outside of the area of use)

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725 Summer Street NE, Suite A
Salem, Oregon 97301-1266
(503) 986-0900
www.wrd.state.or.us

SECTION 1: APPLICANT INFORMATION AND SIGNATURE

Applicant Information

NAME Chris Ramsey, Director of Facilities and Development		PHONE (HM) 503-864-4600	
PHONE (WK) 503-864-4600	CELL		FAX
ADDRESS 6555 NE Hilltop Lane			
CITY Dayton	STATE OR	ZIP 97114	E-MAIL*

Organization Information

NAME Domaine Serene Vineyards & Winery Inc. / Foxglove Properties L.L.P.		PHONE 503-864-4600	FAX
ADDRESS 6555 NE Hilltop Lane		CELL	
CITY Dayton	STATE OR	ZIP 97114	E-MAIL*

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

AGENT / BUSINESS NAME Bill Flatz / Stuntzner Engineering		PHONE 503-357-5717	FAX 503-357-5698
ADDRESS 2318-B Pacific Avenue		CELL	
CITY Forest Grove	STATE OR	ZIP 97116	E-MAIL* billflatz@stuntzner.com

Note: Attach multiple copies as needed

* By providing an e-mail address, consent is given to receive all correspondence from the Department electronically. (Paper copies of the final order documents will also be mailed.)

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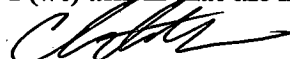
By my signature below I confirm that I understand:

- 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 use water legally until the Water Resources Department issues a permit.
- Oregon law requires that a permit be issued before beginning construction of any proposed well, unless the use is exempt. Acceptance of this application does not guarantee a permit will be issued.
- If I get 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 get water to which they are entitled.

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


Applicant Signature

Chris Ramsey, DoF&D
Print Name and title if applicable

1/22/18
Date

Applicant Signature

Print Name and title if applicable

Date

For Department Use		
App No. <u>6-1064</u>	Permit No.	Date

SECTION 2: 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.

X Yes

X There are no encumbrances.

This land is encumbered by easements, rights of way, roads or other encumbrances.

No

I have a recorded easement or written authorization permitting access.

I do not currently have written authorization or easement permitting access.

Written authorization or an easement is not necessary, because the only affected lands I do not own are state-owned submersible lands, and this application is for irrigation and/or domestic use only (ORS 274.040).

Water is to be diverted, conveyed, and/or used only on federal lands.

List the names and mailing addresses of all affected landowners (*attach additional sheets if necessary*).

You must provide the legal description of: 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.

SECTION 3: WELL DEVELOPMENT

WELL NO.	NAME OF NEAREST SURFACE WATER	IF LESS THAN 1 MILE:	
		DISTANCE TO NEAREST SURFACE WATER	ELEVATION CHANGE BETWEEN NEAREST SURFACE WATER AND WELL HEAD
Well #3	No Name Creek	0.3 mile	105 feet
Well #3	Archer Creek	0.7 mile	145 feet
Well #3	Henery Creek	0.8 mile	85 feet

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Please provide any information for your existing or proposed well(s) that you believe may be helpful in evaluating your application. For existing wells, describe any previous alteration(s) or repair(s) not documented in the attached well log or other materials (*attach additional sheets if necessary*).

Note: See attached well logs for Domaine Serene well #s 1, 2, 3, 4, 5 and 7 from winery hill approximately 1 mile North of this property. Also wells # 1 and 2 from the adjoining existing vineyard to the north of tax lot 2100.

6-10-17

SECTION 3: WELL DEVELOPMENT, CONTINUED

Total maximum rate requested: _____ (each well will be evaluated at the maximum rate unless you indicate well-specific rates and annual volumes in the table below).

The table below must be completed for each source to be evaluated or the application will be returned. If this is an existing well, the information may be found on the applicable well log. *(If a well log is available, please submit it in addition to completing the table.)* If this is a proposed well, or well-modification, consider consulting with a licensed well driller, geologist, or certified water right examiner to obtain the necessary information.

OWNER'S WELL NAME OR NO	PROPOSED	EXISTING	WELL ID (WELL TAG) NO.* OR WELL LOG ID**	FLOWING ARTESIAN	CASING DIAMETER	CASING INTERVALS (IN FEET)	PERFORATED OR SCREENED INTERVALS (IN FEET)	SEAL INTERVALS (IN FEET)	MOST RECENT STATIC WATER LEVEL & DATE (IN FEET)	PROPOSED USE			
										SOURCE AQUIFER***	TOTAL WELL DEPTH	WELL-SPECIFIC RATE (GPM)	ANNUAL VOLUME (ACRE-FEET)
Well #3	X	<input type="checkbox"/>	N/A	<input type="checkbox"/>	6"	50'	40'	50'		Unknown	375'	75 gpm	75 acft
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									

* Licensed drillers are required to attach a Department-supplied Well Tag, with a unique Well ID or Well Tag Number to all new or newly altered wells. Landowners can request a Well ID for existing wells that do not have one. The Well ID is intended to serve as a unique identification number for each well.
 ** A well log ID (e.g. MARI 1234) is assigned by the Department to each log in the agency's well log database. A separate well log is required for each subsequent alteration of the well.
 *** Source aquifer examples: Troutdale Formation, gravel and sand; alluvium, basalt, bedrock, etc.

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SECTION 4: WATER USE

USE	PERIOD OF USE	ANNUAL VOLUME (ACRE-FEET)
Irrigation	March 1 st through Oct. 31 st	75 ac-ft

For irrigation use only:

Please indicate the number of primary and supplemental acres to be irrigated (*must match map*).

Primary: 129.1 Acres Supplemental: 0 Acres

If you listed supplemental acres, list the Permit or Certificate number of the underlying primary water right(s): (*Note: This application is for an additional primary right due to deficiency in rate, Cert.s 80890 and 90771 exist.*)

Indicate the maximum total number of acre-feet you expect to use in an irrigation season: 75 ac-ft

- If the use is **municipal or quasi-municipal**, attach **Form M**
- If the use is **domestic**, indicate the number of households: _____
Exempt Uses: Please note that 15,000 gallons per day for single or group **domestic** purposes and 5,000 gallons per day for a single **industrial or commercial** purpose are exempt from permitting requirements.
- If the use is **mining**, describe what is being mined and the method(s) of extraction (*attach additional sheets if necessary*): _____

SECTION 5: WATER MANAGEMENT**A. Diversion and Conveyance**

What equipment will you use to pump water from your well(s)?

Pump (give horsepower and type): 10 hp submersible (estimated)

Other means (describe): _____

Provide a description of the proposed means of diversion, construction, and operation of the diversion works and conveyance of water. *The well will be drilled and a pump installed. If the yield is close to the proposed rate the well will be directly piped into the irrigation system. If the yield is low a tank and pump system may be required.*

B. Application Method

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

The vineyard will be irrigated with a drip system.

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C. Conservation

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

Drip irrigation will be used and irrigation will only be done when specified by the wine maker.

OWRD

G-18614

Revised 12/4/2017

Ground Water/6

WR

SECTION 6: STORAGE OF GROUNDWATER IN A RESERVOIR

If you would like to store groundwater in a reservoir, complete this section (*if more than one reservoir, reproduce this section for each reservoir*).

Reservoir name: N/A Acreage inundated by reservoir: _____

Use(s): _____

Volume of Reservoir (acre-feet): _____ Dam height (feet, if excavated, write "zero"): _____

Note: If the dam height is greater than or equal to 10.0' above land surface AND the reservoir will store 9.2 acre feet or more, engineered plans and specifications must be approved prior to storage of water.

SECTION 7: USE OF STORED GROUNDWATER FROM THE RESERVOIR

If you would like to use stored groundwater from the reservoir, complete this section (*if more than one reservoir, reproduce this section for each reservoir*).

Annual volume (acre-feet): _____

USE OF STORED GROUNDWATER	PERIOD OF USE
N/A	

SECTION 8: PROJECT SCHEDULE

Date construction will begin: The owners plan to drill this well in the summer of 2018.

Date construction will be completed: The full project will take 4 to 8 years.

Date beneficial water use will begin: Beneficial use of water should start in 2019.

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SECTION 9: WITHIN A DISTRICT

Check here if the point of appropriation (POD) or place of use (POU) are located within or served by an irrigation or other water district.

Irrigation District Name	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 owners purchased this property adjacent to their vineyard. They plan to clear the land and plant grapes to expand their vineyard. They simply plan to drill the well to provide drip irrigation to the new vineyard and provide an irrigation source for the existing vineyard. Some of the existing vineyard has water rights but as shown in the attachments the rate proposed is less than the deficiency in the rate of the existing rights.

G-18614

Date _____

(For staff use only)



Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, Oregon 97301-1266
(503) 986-0900
www.wrd.state.or.us

WE ARE RETURNING YOUR APPLICATION FOR THE FOLLOWING REASON(S):

- SECTION 1: _____
- SECTION 2: _____
- SECTION 3: _____
- SECTION 4: _____
- SECTION 5: _____
- SECTION 6: _____
- SECTION 7: _____
- SECTION 8: _____
- SECTION 9: _____
- Land Use Information Form _____
- Provide the legal description of: (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.
- Fees _____

MAP

- Permanent quality and drawn in ink
- Even map scale not less than 4" = 1 mile (example: 1" = 400 ft, 1" = 1320 ft, etc.)
- North Directional Symbol
- Township, Range, Section, Quarter/Quarter, Tax Lots
- Reference corner on map
- Location of each well, and/or dam if applicable, by reference to a recognized public land survey corner (distances north/south and east/west). Each well must be identified by a unique name and/or number.
- Indicate the area of use by Quarter/Quarter and tax lot clearly identified
- Number of acres per Quarter/Quarter and hatching to indicate area of use if for primary irrigation, supplemental irrigation, or nursery
- Location of main canals, ditches, pipelines or flumes (if well is outside of the area of use)
- Other _____

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Attachment Index

Item	#of pages	page #
Land Use Form	2	1
Deeds	18	3
Tax Map	1	21
GLO map	1	22
Property Line Adjustment map	1	23
Distance to surface water calc.s	1	24
Distance to surface water map	1	25
Well Logs	9	34
Certificate 90771 and map	5	39
Certificate 80890 and map	4	43
Deficiency in rate calc.s	1	44
Area of irrigation and yield calc.s	2	46
Theoretical pump capacity calculation sheet	1	47
OWRD Fee calculation sheet	1	48
Paper Map for reference	1	49

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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.wrd.state.or.us

Applicant: Kenneth

First

Evenstad

Last

Mailing Address: 6555 NE Hilltop Lane

Dayton

City

OR

State

97114 Daytime Phone: 503-864-4600

Zip

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:
						Diverted	Conveyed	Used	
4S	3W	4	nw/nw	2100	EF-80	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	vine yard
4S	3W	4	sw/nw	2000	EF-40	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	vine yard
4S	3W	4	se/nw	2001	EF-40	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	vine yard
4S	3W	4	nw/sw	2002	EF-40	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	vine yard

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

Yamhill County

B. Description of Proposed Use

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

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

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

Estimated quantity of water needed: 60
 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 _____

Briefly describe:

Well to be drilled on tax lot 2100 to provide irrigation for grapes on tax lots 2100, 2000, 2001 and 2002.

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For Local Government Use Only

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

Please check the appropriate box below and provide the requested information

- Land uses to be served by the proposed water uses (including proposed construction) are allowed outright or are not regulated by your comprehensive plan. Cite applicable ordinance section(s): 402
- Land uses to be served by the proposed water uses (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:	
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued

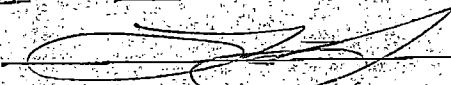
Local governments are invited to express special land-use concerns or make recommendations to the Water Resources Department regarding this proposed use of water below, or on a separate sheet.

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Name: LANCE WOODS Title: ASSOCIATE PLANNER

Signature:  Phone: 503.434.7516 Date: 02/07/2017

Government Entity: YAMHILL COUNTY PLANNING DEPT.

Note to local government representative: Please complete this form or sign the receipt below and return it to the applicant. If you sign the receipt, you will have 30 days from the Water Resources Department's notice date to return the completed Land Use Information Form or WRD may presume the land use associated with the proposed use of water is compatible with local comprehensive plans.

Receipt for Request for Land Use Information

Applicant name: _____

City or County: _____ Staff contact: _____

Signature: _____ Phone: _____ Date: _____

Yamhill County Parcel Information



First American Title

Parcel Information

Parcel #: R430402100
Account: 109260
Related:
Site Address:
 , OR 97114
Owner: Foxglove Properties LLP
Owner2:
Owner Address: 6555 NE Hilltop Ln
 Dayton, OR 97114
Phone:
Twn/Range/Section: T: 04S R: 03W S: 04 Q:
Parcel Size: 50.00 Acres (2,178,000 SF)
Plat/Subdivision:
Lot:
Block:
Map Page/Grid: 742-B7
Census Tract/Block: 030301/1062
Waterfront:

Assessment Information

Market Value Land: \$361,431
Market Value Impr: \$0
Market Value Total: \$361,431
Assessed Value: \$21,951

Tax Information

Levy Code Area: 08.3
Levy Rate: 13.1004
Tax Year: 2016
Annual Tax: \$287.57

Exemption Description:

Legal

POTENTIAL ADDITIONAL TAX LIABILITY 50.00 ACRES IN SEC 04 T4S R3W

Land

Cnty Land Use: 640 - Forest - Unzoned farm land - Vacant
Land Use Std: VAGR - VACANT AGRICULTURE/RURAL
Neighborhood: RLD3
Watershed: Yamhill River

Cnty Bldg Use: -
Zoning: EF-80 - Exclusive Farm Use
Recreation: -
School District: 8

Improvement

Year Built: 0	Attic Fin/Unfin: 0 / 0 SF	Foundation:
Bedrooms: 0	Bathrooms: 0.00	Roof Covering:
Bldg Fin: 0 SF	Bsmt Fin/Unfin: 0 / 0 SF	Garage: 0 SF
1st Floor: 0 SF	2nd Floor: 0 SF	Ext Walls:
A/C: No	FirePlace: 0	Heat Type:

Transfer Information

Rec. Date: 07/07/16	Sale Price:	Doc Num: 0000010279	Doc Type: Warranty Deed
Orig Loan Amt:			
Loan Type:	Finance Type:	Lender:	

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

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MAIL TAX STATEMENTS TO:
Foxglove Properties, LLP
6555 NE Hilltop Lane
Dayton, OR 97114

AFTER RECORDING RETURN TO:
Mark D. Shipman
Saalfeld Griggs PC
PO Box 470
Salem, OR 97308

Yamhill County Official Records **201610279**
DMR-DDMR
SIn=0 SUTTONS **07/07/2016 09:27:40 AM**
3Pgs \$15.00 \$11.00 \$5.00 \$20.00 **\$51.00**
I, Brian Van Bergen, County Clerk for Yamhill County, Oregon, certify
that the instrument identified herein was recorded in the Clerk
records.
Brian Van Bergen - County Clerk

FIRST AMERICAN TITLE 2676359

STATUTORY WARRANTY DEED

Peter Michael Gladhart and Emily Winter Gladhart, Trustees of The Peter M. Gladhart Trust, an Oregon Living Trust, (herein "*Grantor*"), conveys and warrants to Foxglove Properties, LLP, a Minnesota limited liability partnership, (herein "*Grantee*"), the real property described in *Exhibit "A"* which is attached hereto and incorporated herein, free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any.

The following is the notice as required by Oregon law: "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."

The true and actual consideration paid for this conveyance consists of or includes other property or value given or promised which is the whole of the consideration.

Dated this 6 day of July, 2016.

[SIGNATURE PAGE TO FOLLOW]

STATUTORY WARRANTY DEED (THE PETER M. GLADHART TRUST/ FOXGLOVE PROPERTIES, LLC)
26819 06/29/2016 (MDS:hsj)

4823-7373-4452, v. 1

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GRANTOR:

The Peter M. Gladhart Trust, an Oregon Living Trust

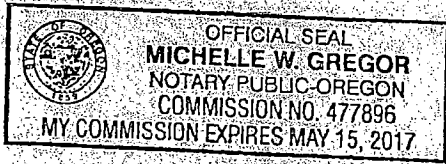
By: Peter M. Gladhart
Peter Michael Gladhart, Trustee of The
Peter M. Gladhart Trust, an Oregon
Living Trust

By: Emily Winter Gladhart
Emily Winter Gladhart, Trustee of The
Peter M. Gladhart Trust, an Oregon
Living Trust

State of Oregon)
) ss.
County of Yamhill)

On this 6th day of July, 2016, personally appeared Peter Michael Gladhart, Trustee of The Peter M. Gladhart Trust, an Oregon Living Trust, who being duly sworn, did acknowledge the foregoing instrument to be its voluntary act and deed.

Before me:

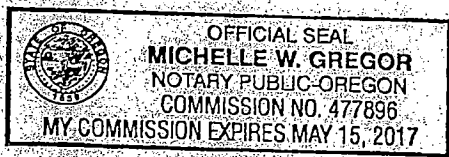


Michelle W. Gregor
Notary Public for Oregon
My Commission Expires: 5-15-17

State of Oregon)
) ss.
County of Yamhill)

On this 6th day of July, 2016, personally appeared Emily Winter Gladhart, Trustee of The Peter M. Gladhart Trust, an Oregon Living Trust, who being duly sworn, did acknowledge the foregoing instrument to be its voluntary act and deed.

Before me:



Michelle W. Gregor
Notary Public for Oregon
My Commission Expires: 5-15-17

2
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G-1064

EXHIBIT A

LEGAL DESCRIPTION

Real property in the County of Yamhill, State of Oregon, described as follows:

Part of the James Watt Donation Land Claim in Section 4 in Township 4 South, Range 3 West of the Willamette Meridian in Yamhill County, Oregon, described as follows:

Beginning at the Northwest corner of said Watt Claim and on the East line of John Bird Donation Land Claim; thence East 47.00 chains to the West line of the Donation Land Claim of Esquire A. Fuller; thence South 9.58 chains to the North line of the Hanna Morris Donation Land Claim No. 42; thence West along the North line of said Hanna Morris Claim 37.30 chains to the Northeast corner of the tract of land conveyed to Frank W. Fenton and Wife to Francis Boyce Fenton by Deed recorded December 13, 1930 in Book 104, Page 463, Deed Records; thence continuing West along the North line of said land conveyed to Francis Boyce Fenton to the East line of John Bird Claim; thence North 15° West to THE PLACE OF BEGINNING.

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OWRD

G-18614

Yamhill County Parcel Information



First American Title

Parcel Information

Parcel #: R430402000

Account: 109242

Related:

Site Address: , OR 97114

Owner: Gold Eagle Properties LLC

Owner2:

Owner Address: 6555 NE Hilltop Ln
Dayton, OR 97114

Phone:

Twn/Range/Section: T: 04S R: 03W S: 04 Q:

Parcel Size: 40.01 Acres (1,742,836 SF)

Plat/Subdivision: Breyman Orchards

Lot:

Block:

Map Page/Grid: 742-C6

Census Tract/Block: 030301/1062

Waterfront:

Land

Cnty Land Use: 640 - Forest - Unzoned farm land - Vacant

Land Use Std: VAGR - VACANT AGRICULTURE/RURAL

Neighborhood: RLD3

Watershed: Yamhill River

Cnty Bldg Use: -

Zoning: EF-40 - Exclusive Farm Use

Recreation: -

School District: 8

Improvement

Year Built: 0

Attic Fin/Unfin: 0 / 0 SF

Foundation:

Bedrooms: 0

Bathrooms: 0.00

Roof Covering:

Bldg Fin: 0 SF

Bsmt Fin/Unfin: 0 / 0 SF

Garage: 0 SF

1st Floor: 0 SF

2nd Floor: 0 SF

Ext Walls:

A/C: No

FirePlace: 0

Heat Type:

Transfer Information

Loan Date:	8/13/2014	Loan Amt:	\$19,000,000	Doc Num:	0000010151	Doc Type:	Trust Deed-Deed of Trust
Loan Type:		Finance Type:		Lender:	BANK OF THE WEST		
Rec. Date:	7/9/1998	Sale Price:		Doc Num:	1998/13008	Doc Type:	WD

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G-18614

Recorded in Yamhill County, Oregon
CHARLES STERN, COUNTY CLERK



50.00

199813008 2:31pm 07/09/98

001 071384 09 08 000201
1 0 008 4 20.00 10.00 20.00 0.00 0.00 0.00

Send Tax Statements to:
Gold Eagle Properties LLC
14905 27th Avenue NE
Minneapolis, MN 55417

After Recording Return To:
Robert A. Levy, Esq.
Parsinen Kaplan Levy Rosberg & Gottlieb, P.A.
100 South Fifth Street, Suite 1100
Minneapolis, MN 55402

(Kircher & Neis)

WARRANTY DEED

Foxglove Properties, a general partnership consisting of Kenneth L. Evenstad and Grace Bradford Evenstad, Grantor, conveys and warrants to Gold Eagle Properties LLC, a Minnesota limited liability company, Grantee, the real property situated in Yamhill County, Oregon, and described on Exhibit A attached hereto.

This property is subject to all restrictions, easements, encumbrances, liens and obligations of record as of the date hereof; provided, however, the liability and obligations of Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any indemnification available to Grantor under any title insurance policy. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature and amount of such liability or obligations.

The true consideration for this conveyance is none.

THIS INSTRUMENT WILL 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 APPROVED USES.

Dated effective as of January 1, 1998.

FOXGLOVE PROPERTIES
a general partnership

By: *[Signature]*
Kenneth L. Evenstad, Its Partner

By: *[Signature]*
Grace Bradford Evenstad, Its Partner

204308.2

7-9-98

21-MHC

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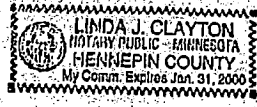
FEB 26 2018

OWRD

G-10664

STATE OF MINNESOTA)
)ss.
COUNTY OF Hennepin)

The foregoing instrument was acknowledged before me this 18 day of May, 1998, by Kenneth L. Evenstad and Grace Bradford Evenstad, the partners of Foxglove Properties, a Minnesota general partnership, who acknowledged the same as their free act and deed on behalf of the partnership.



Linda J. Clayton
NOTARY PUBLIC
My Commission Expires: 1-31-2000

7-9-98

204308.2

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G-18664

TRACT A:

A tract of land lying in the Southwest 1/4, Section 33, Township 3 South, Range 3 West, Willametta Meridian, in the Northwest 1/4, Section 4, Township 4 South, Range 3 West, Willametta Meridian, and in the Northeast 1/4, Section 5, Township 4 South, Range 3 West, Willametta Meridian, Yamhill County, Oregon; being a portion of BREYMAN ORCHARDS, a subdivision, as platted in Book 3, Page 3, Yamhill County Plat Records; being also a portion of the parcel conveyed to John H. Weeks per Volume 193, Page 1630, Deed Records of Yamhill County; said tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod lying on the East line of Lot 74, of said subdivision, North 1° 35' 28" East 694.00 feet from a 2" iron pipe at the Southeast Corner of Lot 83, BREYMAN ORCHARDS; thence leaving said East line North 66° 37' 04" West 1505.49 feet to a 5/8" iron rod; thence continuing North 66° 37' 04" West 1244.54 feet to a 5/8" iron rod on the West line of Lot 70, said subdivision; thence along the West line of Lots 70 and 69, by the following courses as defined by an April 12, 1989 survey for John Weeks and Peter Kircher, North 23° 08' 22" East 168.82 feet; thence North 28° 02' 51" East 430.38 feet; thence North 28° 39' 19" East 412.82 feet to an 18" diameter White Oak tree at the Northwest corner of Parcel 1 as described on said Weeks description; said tree lies North 28° 02' 51" East 2.00 feet from a 5/8" iron rod; thence along the North line of said Weeks parcel South 62° 48' 01" East 904.69 feet to a 5/8" iron rod; thence continuing on said North line South 62° 20' 53" East 710.14 feet to a 5/8" iron rod at the Southeast corner of Lot 67, said subdivision; thence along the North line of Lot 73, said subdivision South 89° 41' 33" East 659.24 feet to the Northeast corner thereof, and lying South 89° 41' 33" East 2.00 feet from a 5/8" iron rod; thence along the East line of said Lots 73 and 74 South 1° 38' 40" West 888.80 feet to the Northwest corner of the parcel conveyed on Film Volume 180, Page 1116, said County Deed Records, and lying North 4° 21' 39" East 1.08 feet from a 5/8" iron rod; thence along the North line of said parcel North 89° 41' 44" East 1031.22 feet to a 5/8" iron rod on the Westerly right-of-way line of Breyman Orchards Road; thence along said right-of-way line South 21° 17' 00" East 64.22 feet to the Southeast corner of Parcel 2 as conveyed in said Weeks deed; thence along the South line of said parcel South 89° 41' 44" West 1056.25 feet to a 1" iron pipe that lies South 1° 38' 40" West 948.80 feet from said Northeast corner of Lot 73; thence continuing along said lot line South 1° 35' 28" West 293.78 feet to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to Stonehedge Vineyard, by deed recorded May 29, 1992 in Film Volume 269, Page 1351, Deed and Mortgage Records.

TOGETHER WITH AND SUBJECT TO and access easement, 30 feet in width, lying 15 feet on each side of the following described centerline:

BEGINNING at a point on the East line of said Lot 74, BREYMAN ORCHARDS, lying North 1° 35' 28" East 987.78 feet and North 1° 38' 40" East 30.00 feet from a 2" iron pipe at the Southeast corner of said Lot 83, said subdivision; thence North 54° 23' 55" West 133.36 feet; thence South 83° 20' 54" West 163.01 feet; thence North 69° 48' 20" West 267.52 feet; thence North 54° 48' 50" West 152.26 feet; thence North 61° 47' 03" West 376.17 feet; thence North 76° 12' 53" West 301.37 feet; thence North 60° 49' 56" West 233.30 feet; thence South 50° 04' 11" West 60.94 feet; thence South 19° 47' 09" East 76.74 feet; thence South 39° 44' 51" East 68.44 feet; thence South 20° 00' 00" East 175.00 feet to a 5/8" iron rod at the terminus on the Southerly Boundary of the above described parcel; it is intended that the boundaries of this easement also end on the Southerly line of said parcel.

(Kircher)

7-9-98

3/4

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TRACT B:

A tract of land lying in the Southwest 1/4, Section 33, Township 3 South, Range 3 West, Willamette Meridian, in the Northwest 1/4, Section 4, Township 4 South, Range 3 West, Willamette Meridian, in the Northeast 1/4, Section 5, Township 4 South, Range 3 West, Willamette Meridian, Yamhill County, Oregon; being a portion of BREYMAN ORCHARDS, a subdivision, as platted in Book 3, Page 3, Yamhill County Plat Records, being also a portion of the parcel conveyed to John H. Weeks, per Volume 193, Page 1630, Deed Records of Yamhill County, said tract being more particularly described as follows:

BEGINNING at a 2" iron pipe at the Southeast corner of Lot 83, of said BREYMAN ORCHARDS; thence along the South line of said Subdivision North 88°52'29" West 1990.13 feet to a 5/8" iron rod; thence leaving said South line North 26°36'20" East 1400.41 feet to a 5/8" iron rod; thence South 66°37'04" East 1505.49 feet to a 5/8" iron rod on the East line of Lot 74, of said Subdivision; thence along the East line of said Lots 74 and 83, South 1°35'28" West 694.00 feet to the point of beginning.

(Nies)

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86-6-7

4/4

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6-1864

Yamhill County Parcel Information



First American Title

Parcel Information

Parcel #: R430402001
Account: 473669
Related:
Site Address:
 , OR 97114
Owner: Foxglove Properties
Owner2:
Owner Address: 6555 NE Hilltop Ln
 Dayton, OR 97114
Phone:
TwN/Range/Section: T: 04S R: 03W S: 04 Q:
Parcel Size: 57.49 Acres (2,504,264 SF)
Plat/Subdivision: Breyman Orchards
Lot: 67
Block:
Map Page/Grid: 742-C6
Census Tract/Block: 030301/1062
Waterfront:

Assessment Information

Market Value Land: \$280,793
Market Value Impr: \$5,976
Market Value Total: \$286,769
Assessed Value: \$16,623

Tax Information

Levy Code Area: 08.3
Levy Rate: 13.1004
Tax Year: 2016
Annual Tax: \$217.78

Exemption Description:

Legal

POTENTIAL ADDITIONAL TAX LIABILITY LOT 67 BREYMAN ORCHARDS = 57.49 ACRES

Land

Cnty Land Use: 581 - Farm - Multiple special assessments - Improved (typical of class)
Land Use Std: AFAR - FARMS AND CROPS
Neighborhood: RLD3
Watershed: Yamhill River

Cnty Bldg Use: 300 - Farm buildings
Zoning: EF-40 - Exclusive Farm Use
Recreation: -
School District: 8

Improvement

Year Built: 0	Attic Fin/Unfin: 0 / 0 SF	Foundation:
Bedrooms: 0	Bathrooms: 0.00	Roof Covering:
Bldg Fin: 0 SF	Bsmt Fin/Unfin: 0 / 0 SF	Garage: 0 SF
1st Floor: 0 SF	2nd Floor: 0 SF	Ext Walls:
A/C: No	FirePlace: 0	Heat Type:

Transfer Information

Rec. Date: 8/6/2014	Sale Price:	Doc Num: 2014/9783	Doc Type: BS
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Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

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G-1864

GRANTOR'S NAME:
Foxglove Properties, a Minnesota General Partnership

GRANTEE'S NAME:
Foxglove Properties, a Minnesota General Partnership

SEND TAX STATEMENTS TO:
Foxglove Properties, a Minnesota General Partnership
900 SW Fifth Ave., Ste 2600
Portland, OR 97204

AFTER RECORDING RETURN TO:
Foxglove Properties, a Minnesota General Partnership
900 SW Fifth Ave., Ste 2600
Portland, OR 97204

OFFICIAL YAMHILL COUNTY RECORDS
BRIAN VAN BERGEN, COUNTY CLERK

201409783



\$51.00

08/06/2014 10:16:10 AM

DMR-DDMR Cnt=1 Sin=3 SUTTONS
\$15.00 \$5.00 \$11.00 \$20.00

BARGAIN AND SALE DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Foxglove Properties, a Minnesota General Partnership, Grantor, conveys to Foxglove Properties, a Minnesota General Partnership, Grantee, the following described real property, situated in the County of Yamhill, State of Oregon,

See Attached Legal

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 2008, 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.

The true consideration for this conveyance is \$0.00. (See ORS 93.030)

Foxglove Properties, a Minnesota General Partnership

Dated: July 30, 2014

Kenneth L. Evenstad, Authorized Signer

Grace B. Evenstad, Authorized Signer

State of Oregon

COUNTY of Yamhill, OR

This instrument was acknowledged before me on July 30, 2014

by Kenneth L Evenstad and Grace B Evenstad as Authorized Signers on behalf of Foxglove Properties, a Minnesota General Partnership

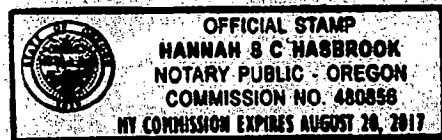
Hannah Schaefer, Notary Public

My commission expires: August 20, 2017

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TICOR TITLE COMPANY COURTESY

G-18614

EXPIRES 31 DECEMBER 2012

Leland MacDonald & Assoc.
3765 Riverside Drive
McMinnville, OR 97128
Phone: 472-7904
Fax : 472-0367

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JANUARY 16, 2002
Leland A. MacDonald
53226

23 July 2011

Description of Real property for: PATTY CRAWFORD - New Tax Lot 4304-2001 after adjustment with Tax Lots 3333 - 305 & 900.

A tract of land located in Section 33, Township 3 South, Range 3 West and in Sections 4 and 5, Township 4 South, Range 3 West of the Willamette Meridian, in Yamhill County, Oregon, being a portion of BREYMAN ORCHARDS, as subdivision, as platted in Book 3, Page 3, Yamhill County Plat Records; being also all of that land conveyed in deed to FOXGLOVE PROPERTIES recorded October 21, 1999 as Instrument No. 199921168, Deed Records of Yamhill County and a portion of that of land conveyed in deed to PATRICIA J. CRAWFORD, Trustee of the Patricia Joyce Crawford Revocable Living trust dated August 7, 1995, said tract is more particularly described as follows:

Beginning at a 5/8" iron rod lying on the East line of Lot 74, of said subdivision, North 1°35'28" East 694.00 feet from a 2" iron pipe at the Southeast Corner of Lot 83, BREYMAN ORCHARDS; thence leaving said East line North 66°37'04" West 1505.49 feet to a 5/8" iron rod; thence continuing North 66°37'04" West 1244.54 feet to a 5/8" iron rod on the West line of Lot 70, said subdivision; thence along the West line of Lots 70 and 69, by the following courses as defined by an April 12, 1989 survey of John Weeks and Peter Kircher, North 23°08'22" East 168.82 feet; thence North 28°02' 51" East 430.38 feet; thence North 28°39'19" East 412.82 feet to an 18" diameter White Oak tree at the Northwest corner of Parcel 1 as described in parcel conveyed to John H. Weeks per Volume 193, Page 1630, Deed Records of Yamhill County; said tree lies North 28°02'51" East 2.00 feet from a 5/8" iron rod; thence along the North line of said Weeks parcel South 62°48'01" East 904.69 feet to a 5/8" iron rod; thence continuing on said North line South 62°20'53" East 710.14 feet to a 5/8" iron rod at the Southeast corner of Lot 67, said subdivision; thence along the North line of Lot 73, said subdivision South 89°41'33" East 659.24 feet to the North east corner thereof, and lying South 89°41'33" East 2.00 feet from a 5/8" iron rod; thence along the East line of said Lots 73 and 74 South 1°38'40" West 888.80 feet to the Northwest corner of the parcel conveyed on Film Volume 180, Page 1116, said County Deed Records, and lying North 4°21'39" East 1.08 feet from a 5/8" iron rod; thence along the North line of said Parcel North 89°41'44" East 1031.22 feet to a 5/8" iron rod on the Westerly right-of-way line of Breyman Orchards Road; thence along said right-of-way line South 21°17'00" East 64.22 feet to the Southeast corner of Parcel 2 as conveyed in said Week deed; thence along the South line of said parcel South 89°41'44" West 1056.25 feet to a 1" iron pipe that lies South 1°38'40" West 948.80 feet from said Northeast corner of Lot 73; thence continuing along said lot line South 1°35'28" West 293.78 feet to the point of beginning.

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TOGETHER WITH the following described tract of land:

A tract of land located in Section 4, Township 4 South, Range 3 West of the Willamette Meridian, in Yamhill County, Oregon, being more particularly described as follows:

Beginning at the southeast corner of said Lot 66, from which an iron rod set in County Survey Private 9299 bears South 89°34'31" West 2.00 feet; thence North 89°04'45" West 329.95 feet to an iron rod in an existing fence line; thence North 89°11'23" West 269.07 feet to an iron rod in the east line of that tract of land described in deed to MORTIMER C. COOKE, III recorded December 21, 1988, in Instrument No. 198810881, Deed Records of Yamhill County, Oregon; thence South 00°52'44" West 13.55 feet to the southeast corner of said COOKE tract, being a point on the south line of said Lot 66; thence North 89°34'31" East 599.18 feet to the POINT OF BEGINNING, containing 0.09 acres of land, more or less.

EXCEPTING THEREFROM that portion conveyed to Stonehedge Vineyard, by deed recorded May 29, 1992 in Film Volume 269, Page 1351, Deed and Mortgage Records.

TOGETHER WITH AND SUBJECT TO an access easement 30 feet in width lying 15 feet on each side of the following described centerline:

BEGINNING at a point on the East line of said Lot 74, BREYMAN ORCHARDS, lying North 1°35'28" East 987.78 feet and North 1° 38'40" East 30.00 feet from a 2" iron pipe at the Southeast corner of said Lot 83, said subdivision; thence North 54°23'55" West 133.36 feet; thence South 83°20'54" West 163.01 feet; thence North 69°48'20" West 267.52 feet; thence North 54°48'50" West 152.26 feet; thence North 61°47'03" West 376.17 feet; thence North 76°12'53" West 301.37 feet; thence North 60°49'56" West 233.30 feet; thence South 50°04'11" West 60.94 feet; thence South 19°47'09" East 76.74 feet; thence South 39°44'51" East 68.44 feet; thence South 20°00'00" East 175.00 feet to a 5/8" iron rod at the terminus on the Southerly Boundary of the above described parcel; It is intended that the boundaries of this easement also end on the Southerly line of said parcel.

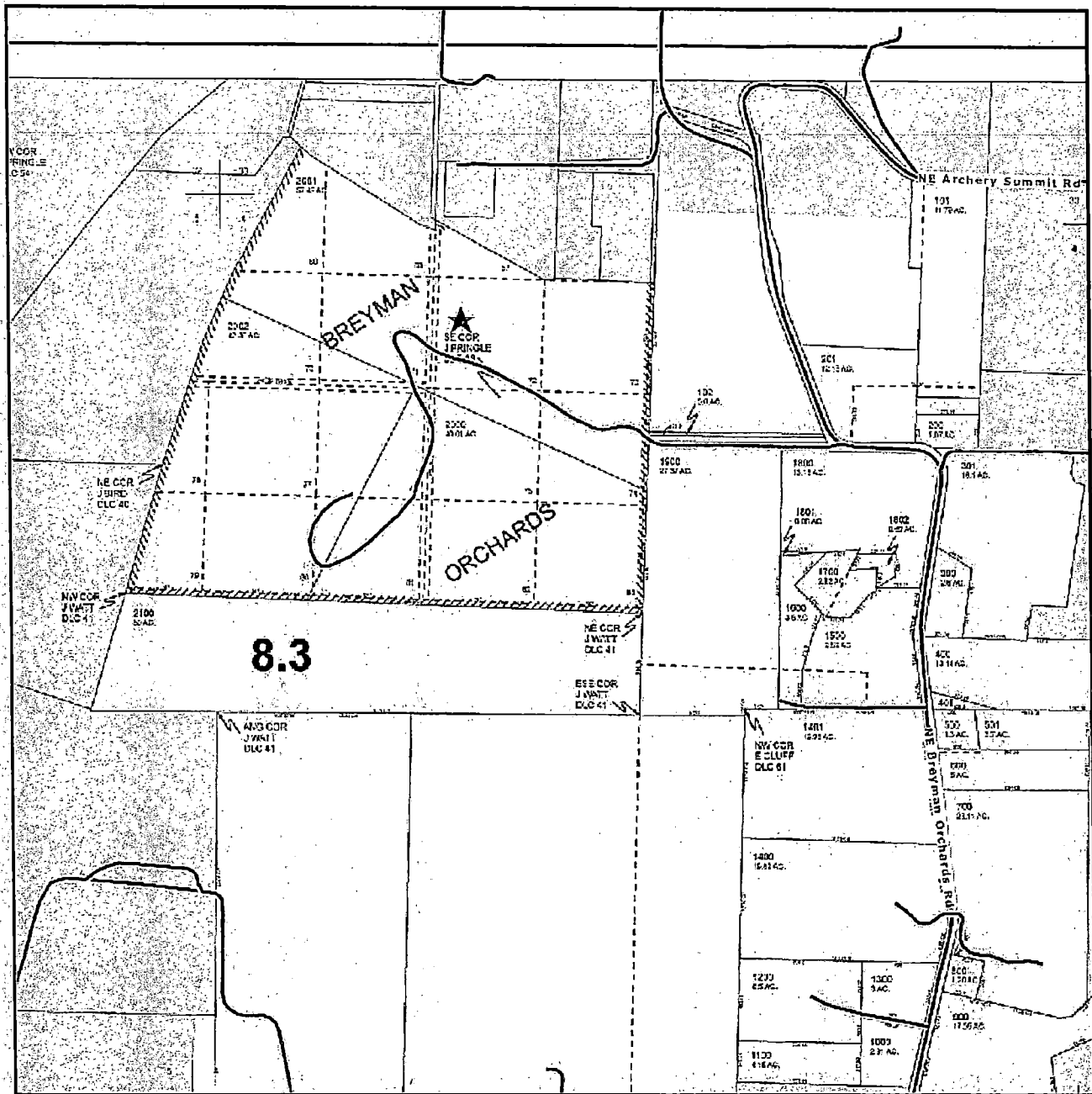
END DESCRIPTION

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G-10614



First American Title

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

geoAdvantage

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FEB 26 2018

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G-18614

Yamhill County Parcel Information



First American Title

Parcel Information

Parcel #: R430402002
Account: 483025
Related:
Site Address: 5555 NE Breyman Orchards Rd
, OR 97114
Owner: Gold Eagle Properties LLC
Owner2:
Owner Address: 6701 Evenstad Dr
Maple Grove, MN 55369
Phone:
TwN/Range/Section: T: 04S R: 03W S: 04 Q:
Parcel Size: 42.35 Acres (1,844,766 SF)
Plat/Subdivision: Breyman Orchards
Lot:
Block:
Map Page/Grid: 742-B6
Census Tract/Block: 030301/1062
Waterfront:

Assessment Information

Market Value Land: \$362,195
Market Value Impr: \$3,295,527
Market Value Total: \$3,657,722
Assessed Value: \$2,179,406

Tax Information

Levy Code Area: 08:3
Levy Rate: 13.1004
Tax Year: 2016
Annual Tax: \$28,551.10

Exemption Description:

Legal

POTENTIAL ADDITIONAL TAX LIABILITY BREYMAN ORCHARDS = 42.35 ACRES

Land

Cnty Land Use: 551 - Farm - Exclusive Farm Use (EFU) - Improved (typical of Use: class) **Cnty Bldg Use:** 183 - Two Story
Land Use Std: AFAR - FARMS AND CROPS **Zoning:** EF-40 - Exclusive Farm Use
Neighborhood: RLD3 **Recreation:** -
Watershed: Yamhill River **School District:** 8

Improvement

Year Built: 1995 **Attic Fin/Unfin:** 0 / 0 SF **Foundation:** FOUND - CONCRETE
Bedrooms: 7 **Bathrooms:** 8.00 **Roof Covering:** ROOF COV - BAR TILE
Bldg Fin: 9,235 SF **Bsmt Fin/Unfin:** 1,486 / 0 SF **Garage:** GAR - ATTACHED/FINISHED 1,162 SF
1st Floor: 4,704 SF **2nd Floor:** 4,531 SF **Ext Walls:**
A/C: No **FirePlace:** 2 **Heat Type:** H & C - FORCED AIR/COOL

Transfer Information

Rec. Date: 7/9/1998	Sale Price:	Doc Num: 1998/13009	Doc Type: WD
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Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

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FEB 26 2018

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G-12614

Send Tax Statements to:
Gold Eagle Properties LLC % Upsher-Smith Laboratories
14905 23rd Avenue North
Minneapolis, MN 55417

After Recording Return To:
Robert A. Levy, Esq.
Parsinen Kaplan Levy Rosberg & Gotlich, P.A.
100 South Fifth Street, Suite 1100
Minneapolis, MN 55402

(Land under House
and original vineyard)

WARRANTY DEED

Kenneth L. Evenstad and Grace Bradford Evenstad, husband and wife, Grantors, convey and warrant to Gold Eagle Properties LLC, a Minnesota limited liability company, Grantee, the real property situated in Yamhill County, Oregon, and described on Exhibit A attached hereto.

This property is subject to all restrictions, easements, encumbrances, liens and obligations of record as of the date hereof, provided, however, the liability and obligations of Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any indemnification available to Grantor under any title insurance policy. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature and amount of such liability or obligations.

The true consideration for this conveyance is none.

THIS INSTRUMENT WILL 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 APPROVED USES.

Dated effective as of January 1, 1998.

Kenneth L. Evenstad
Kenneth L. Evenstad
Grace Bradford Evenstad
Grace Bradford Evenstad

Recorded in Yamhill County, Oregon
CHARLES STERN, COUNTY CLERK



45.00

199813009 2:32pm 07/09/98

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1 0 000 3 15:00 10:00 20:00 0.00 0.00 0.00

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FEB 26 2018

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G-18614

STATE OF MINNESOTA)
)ss.
COUNTY OF Hennepin)

The foregoing instrument was acknowledged before me this 18 day of May, 1998, by Kenneth L. Evenstad and Grace Bradford Evenstad, husband and wife, who acknowledged the same as their own free act and deed.

Linda J. Clayton
NOTARY PUBLIC
My Commission Expires 1/31/2000



204308

dh

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86-6-7

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FEB 26 2018

OWRD

62-10614

EXHIBIT A

A tract of land lying in the Southwest 1/4, Section 33, Township 3 South, Range 3 West, Willamette Meridian, in the Northwest 1/4, Section 4, Township 2 South, Range 3 West, Willamette Meridian, and in the Northeast 1/4, Section 5, Township 4 South, Range 3 West, Willamette Meridian, Yamhill County, Oregon; being a portion of BREYMAN ORCHARDS, a subdivision, as platted in Book 3, Page 3, Yamhill County Platt Records; being also a portion of the parcel conveyed to John H. Weeks per Volume 193, Page 1630, Deed Records of Yamhill County; said tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod on the South line of said BREYMAN ORCHARDS, lying North 88° 52' 29" West 1990.13 feet from a 2" iron pipe at the Southeast corner of Lot 83, said subdivision; thence continuing along the South line of said subdivision North 88° 52' 29" West 1091.46 feet to a brass cap monument at the Southwest corner of Lot 79, said subdivision, being also the Northwest corner of the J. Watt Donation Land Claim No. 41; thence along the West line of Lots 79, 78, and 70, by the following courses as defined by an April 12, 1989 survey for John Weeks and Peter Kircher; North 17° 32' 29" East 765.92 feet to a stone at the Northeast corner of the J. Bird Donation Land Claim No. 40; thence North 13° 38' 08" East 360.23 feet; thence North 25° 37' 33" East 178.30 feet; thence North 18° 58' 50" East 123.42 feet; thence North 23° 08' 22" East 245.88 feet to a 5/8" iron rod; thence leaving the West line of said Lot 70, South 66° 37' 04" East 1244.54 feet to a 5/8" iron rod; thence South 26° 36' 20" West 1400.41 feet to the point of beginning.

TOGETHER WITH an access easement lying in the Northwest 1/4, Section 4, Township 4 South, Range 3 West of the Willamette Meridian, Yamhill County, Oregon, being 60 feet width, with the North line being described as follows:

Beginning at a point on the East line of Lot 74, BREYMAN ORCHARDS, A Subdivision platted in Book 3, Page 3, Yamhill County Plat Records, lying North 1° 35' 28" East 987.78 feet and North 1° 38' 40" East 60.00 feet from a 2" iron pipe at the Southeast corner of Lot 83, said Subdivision; said point of beginning also being the Northwest corner of the parcel conveyed on Film Volume 180, Page 1116, said County Deed Records and lying North 4° 21' 39" East 1.08 feet from a 5/8" iron rod; thence along the North line of said parcel North 89° 41' 44" East 1031.22 feet to a 5/8" iron rod at the Northeast corner thereof, on the Westerly right of way line of Breyman Orchards Road, and the terminus of this easement; it is intended for the South line of this easement to begin on the East line of said Lot 74 and end on said Westerly right of way line of Breyman Orchards road.

TOGETHER WITH AND SUBJECT TO and access easement, 30 feet in width, lying 15 feet on each side of the following described centerline:

BEGINNING at a point on the East Line of said Lot 74, BREYMAN ORCHARDS, lying North 1° 35' 28" East 987.78 feet and North 1° 38' 40" East 30.00 feet from a 2" iron pipe at the Southeast corner of said Lot 83, said subdivision; thence North 54° 23' 55" West 133.36 feet; thence South 83° 20' 54" West 163.01 feet; thence North 69° 48' 20" West 267.52 feet; thence North 54° 48' 50" West 152.26 feet; thence North 61° 47' 03" West 376.17 feet; thence North 76° 12' 53" West 301.37 feet; thence North 60° 49' 56" West 233.30 feet; thence South 50° 04' 11" West 60.94 feet; thence South 19° 47' 09" East 76.74 feet; thence South 39° 44' 51" East 68.44 feet; thence South 20° 00' 00" East 175.00 feet to a 5/8" iron rod at the terminus on the Southerly Boundary of the above described parcel; it is intended that the boundaries of this easement also end on the Southerly line of said parcel.

(Land under house and original vineyards)

7-9-98

3/2

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OWRD

Per 6/6/10

Domaine Serene, Gladheart tract.

Ground at Proposed Well Elevation = 565 S.W. to Well

Surf. Wat.	Name	Dist ft	Dist mi	EL ft	Delta El ft
1	Miller Crk.	1460	0.3	460	105
2	Archery Crk.	3640	0.7	420	145
3	Henery Crk.	4410	0.8	480	85

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G-18614

YAMH EVANSTAD ESTATE WELL # 2

State of Oregon
 WATER WELL REPORT (as required by ORS 537.765) **50117** Page 1 of 1

Start Card # 85831

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APR 29 1996

WATER RESOURCES DEPT
 SALEM, OREGON

(1) OWNER: Well No. 1584
 Name KEN EVANSTAD
 Address 16235 HOLDRIDGE RD
 City WAYZUTA St MN Zip 55391

(9) LOCATION OF WELL by legal description:
 County YAMHILL Lat. 45° 15' 19" Long. 123° 0'
 Township 4 S Range 3 W NW
 Section 4 SE 1/4 NW 1/4
 Tax Lot 4304 Lot 2001 Block Subdivision
 Street Address of Well (or nearest Address)
 5555 NW BREYMAN ORCHARD RD DAYTON, OR

(2) TYPE OF WORK: NEW WELL

(3) DRILL METHOD: ROTARY AIR

(4) PROPOSED USE: DOMESTIC

(10) STATIC WATER LEVEL:
 354 ft. below land surface. Date 04/25/96
 Artesian pressure lb per square in. Date

(5) BORE HOLE CONSTRUCTION:
 Special Construction Approval: NO Depth of Compl. Well 500 ft
 Explosives used NO Type Amount

HOLE		SEAL		Amount	
Diam.	From To	Material	From To	Amount	
10	0 105	BENTONITE	0 50	20	SAX
7.75	105 178	CEMENT W/GEL	50 178	36	SAX
6	178 500				

 Seal placement method A
 Backfill: from ft to ft Material
 Gravel: from ft to ft Size

(11) WATER BEARING ZONES:
 Depth at which water was first found 437

From	To	Est Flow Rate	SWL
437	480	15	354

(6) CASING/LINER:

Diam.	From To	Gauge	Material	Connection
Casing 6	+2 178	.25	STEEL	WELDED
Liner 4	0 500	SDR26	PLASTIC	WELDED

 Final Location of shoe(s) NO SHOE, UNDERRAMER

(12) WELL LOG:

Material	Ground elevation		SWL
	From	To	
TOP SOIL	0	5	
BROWN CLAY	5	8	
BOULDERS IN CLAY	8	31	
LOOSE, SERIOUSLY DECAYED BASALT	31	105	
BROWN W/COBBLES	105	140	
LOOSE, SERIOUSLY DECAYED BASALT	140	155	
HARD GRAY BASALT	155	240	
MEDIUM HARD GRAY BASALT	240	250	
HARD GRAY BASALT	250	272	
MEDIUM HARD GRAY BASALT	272	280	
HARD GRAY BASALT	280	437	
SOFT BLACK BASALT	437	480	354
BLUE CLAYSTONE SHALE	480	500	

(7) PERFORATIONS/SCREENS:
 Perforations Method ELECTRIC SAW
 Screens Type Material

From	To	Slot Size	Number	Dian.	Material	Tele/pipe size	Casing/liner
440	480	6"	72				LINER

DAVE PAYSINGER, BLUE WATER DRILLING CO
 DAYTON, OR 97114
 Date started 04/19/96 Completed 04/25/96

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

Yield GPM	Draw-down	Drill stem at	Time
15		500	1 hr.
15		480	2

 Temperature of water 53 Depth Artesian Flow Found
 Was water analysis done? NO By whom _____
 Reason for water not suitable for use _____
 Depth of strata 0

(unbonded) Water Well Constructor Certification: I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to my best knowledge and belief.
 Signed _____ WNC Number _____
 Date _____

(bonded) Water Well Constructor Certification: I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.
 Signed *David P. Paysinger* WNC Number 1438
 Date 04/25/96

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G-18614

16

EVANSTAD ESTATE
WELL #1

JUN 16 1993

Y9MH
2801

4s/3w/4bc
46222

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

WATER RESOURCES DEPT.
SALEM, OREGON

(START CARD) # 46222

(1) OWNER: Ken Evenstad
Name: Ken Evenstad
Address: 16235 Holdridge Road
City: Wayzuta State: MN Zip: 55891

(2) TYPE OF WORK:
 New Well Deepen Recondition Abandon

(3) DRILL METHOD
 Rotary Air Rotary Mud Cable
 Other

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

(5) BORE HOLE CONSTRUCTION:
Special Construction approval Yes No Depth of Completed Well 527 ft.
Explosives used Type Amount

HOLE SEAL Amount
Diameter From To Material From To sacks or pounds
not changed

How was seal placed: Method A B C D E
 Other
Backfill placed from ft. to ft. Material
Gravel placed from ft. to ft. Size of gravel

(6) CASING/LINER:
Casing: Diameter 6 From existing To Gauge Steel Plastic Welded Threaded
Liner: Diameter 4 From 0 To 527 SDR26 Steel Plastic Welded Threaded

Final location of sheets:

(7) PERFORATIONS/SCREENS:
 Perforations Method skillsaw
 Screens Type Material

From To Slot size Number Diameter Tele/pipe size Casing Liner
292 311 .1x6 27
428 507 .1x6 117

(8) WELL TESTS: Minimum testing time is 1 hour
XX Pump Bailor Air Flowing Artesian
Yield gal/min Drawdown Drill stem at Time
9 < 71 1 hr.
9 < 71 4 hr.
(pump suction is 71' below SWL)

Temperature of water approx. 55° F Depth Artesian Flow Found
Was a water analysis done? Yes By whom
Did any strata contain water not suitable for intended use? Too little
 Salty Muddy Odor Colored Other
Depth of strata: SET 9307

(9) LOCATION OF WELL by legal description:
County Yamhill Latitude Longitude
Township 4S N or S Range 3W E or W. WM.
Section 4 SW NW
Tax Lot 2002 Lot Block Subdivision
Street Address of Well (or nearest address) Breyman Orchards Rd.

(10) STATIC WATER LEVEL:
447 ft. below land surface. Date 5/11/93
Artesian pressure lb. per square inch. Date

(11) WATER BEARING ZONES:
Depth at which water was first found see (10)

From To Estimated Flow Rate SWL
see original log

(12) WELL LOG: Ground elevation approx. 825

Material From To SWL
No new drilling.
We ran bit back down to 571' redrilling slough/bridge intervals then set liner. Liner stopped on a new slough/bridge at 527'. We then set pump and ran 4 hour test including potability and nitrate.
Well was reportedly previously drilled under S.C. 32168 by WWC 417.
RECEIVED
FEB 26 1998
OWRD

Date started 3/11/93 Completed 5/14/93

(unbonded) Water Well Constructor Certification:
I certify that the work I performed on the construction, alteration, abandonment of this well is in compliance with Oregon well construction standards. Materials used and information reported above are true to my best knowledge and belief.
Signed Donald A. Davis WWC Number 1085 Date 6/11/93

(bonded) Water Well Constructor Certification:
I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. Work performed during this time is in compliance with Oregon well construction standards. This report is true to the best of my knowledge and belief.
Signed Stephen Schneider WWC Number 649 Date 6/11/93

6-18-93

16

WAMH
826

> 4S/3W/4 ac
32168

3
STATE OF OREGON
WATER WELL REPORT
(as required by ORS 537.765)

PAGE 1

(START CARD) #

(1) OWNER: Well Number: 1241
Name: KEN EVENSTAD
Address: 16235 HOLDRIDGE RD
City: WAYZUTA State: MN Zip: 55891

(2) TYPE OF WORK:
 New Well Deepen Recondition Abandon

(3) DRILL METHOD
 Rotary Air Rotary Mud Cable
 Other

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

(5) BORE HOLE CONSTRUCTION:
Special Construction approval Yes No Depth of Completed Well 629 ft.
Explosives used Type Amount

HOLE		SEAL		Amount
Diameter	From To	Material	From To	sacks or pounds
8.75	0 158	CEMENT	0 158	32 SAX
6	158 629			

How was seal placed: Method A B C D E
Backfill placed from ft. to ft. Material
Gravel placed from ft. to ft. Size of gravel

(6) CASING/LINER:

Casing	Diameter	From	To	Gauge	Steel				Welded		Threaded	
					Plastic	Plastic	Plastic	Plastic	Plastic	Plastic	Plastic	Plastic
	6	+2	158	.25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Liner:					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Final location of sheets)

(7) PERFORATIONS/SCREENS:

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

(8) WELL TESTS: Minimum testing time is 1 hour
 Pump Bailer Air Flowing Artesian
Yield gal/min: 3.00 Drawdown: 629 Drill stem at: 1 hr.

Temperature of water: 51 Depth Artesian Flow Found
Water analysis done? Yes. By whom
Did any strata contain water not suitable for intended use? Too little
 Salty Muddy Odor Colored Other
Depth of strata:

(9) LOCATION OF WELL by legal description:
County: YAMHILL Latitude Longitude
Township: 4 S N. or S. Range: 3 W E or W. W.M.
Section: 4 SW NE
Tax Lot Lot Block Subdivision
Street Address of Well (or nearest address): 5704 BREYMAN ORCHARD RD DAYTON,

(10) STATIC WATER LEVEL:
297 ft. below land surface. Date: 08/27/91
Artesian pressure lb. per square inch. Date

(11) WATER BEARING ZONES:

Depth at which water was first found: 275

From	To	Estimated Flow Rate	SWL
275	355	1	297
500	535	2	297

(12) WELL LOG: Ground elevation

Material	From	To	SWL
TOP SOIL	0	4	
SOFT BROWN ROCK	4	99	
GREENISH GRAY ROCK	99	126	
HARD BASALT	126	201	
BROWN DECAYED BASALT	201	355	297
HARD GREEN BASALT	355	495	
GREEN BASALT W/ SHALE	495	500	
BROWN DECAYED BASALT	500	535	297
BLUE BASALT	535	540	
GREEN SHALE	540	585	
BLUE/GREEN SANDSTONE	585	600	
GREEN SHALE	600	614	
GRAY OIL SHALE	614	629	

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FEB 26 2018
BLUE WATER DRILLING CO.
DAYTON, OR. 97114
OWRD

Date started: 08/17/91 Completed: 08/27/91

(unbonded) Water Well Constructor Certification:
I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon well construction standards. Materials used and information reported above are true to my best knowledge and belief.

Signed: *Larry P. Trent* WWC Number Date

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

Signed: *Robert Shelburne* WWC Number 417 Date 09/04/91

G-1004

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WINERY HILL WELL #1

3s/3w/336d
34953

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

AUG 17 1992

YAMHILL 18201H
PAGE 1 1820

(START CARD) #

WATER RESOURCES DEPT

(1) OWNER: SALEM, OREGON 1321
Name: LAURENT-PERRIER CHAMPAGNE
Address: PO BOX 280
City: DUNDEE State: OR Zip: 97115

(9) LOCATION OF WELL by legal description:
County: YAMHILL Latitude Longitude
Township: 3 S N or S Range 3 W E or W. WM.
Section: 33 SE 1/4 NW 1/4
Tax Lot Lot Block Subdivision
Street Address of Well (or nearest address): APPROX 6700 HILLTOP LN DAYTON, OR

(2) TYPE OF WORK:
 New Well Deepen Recondition Abandon

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

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

(5) BORE HOLE CONSTRUCTION:
Special Construction approval Yes No Depth of Completed Well 235
Explosives used Yes No Type Amount

HOLE SEAL Amount
Diameter From To Material From To sacks or pounds
10 0 38 CEMENT 0 38 12 SAX
6 38 245

How was seal placed: Method A B C D E
 Other
Backfill placed from ft. to ft. Material
Gravel placed from ft. to ft. Size of gravel

(6) CASING/LINER:
Diameter From To Gauge Steel Plastic Welded Threaded
Casing: 6 +2 38 .25
Liner: 4 0 235 160

Final location of shoe(s)

(7) PERFORATIONS/SCREENS: SAW
 Perforations Method Type Material
 Screens
From To Slot Number Diameter Tele/pipe Casing Liner
195 235 6 80
1 hr.

(8) WELL TESTS: Minimum testing time is 1 hour
 Pump Bailer Air Flowing Artesian
Yield gal/min Drawdown Drill stem at Time
25.00 235 1 hr.

Temperature of Water 53 Depth Artesian Flow Found
Was a water analysis done? Yes By whom
Did any strata contain water not suitable for intended use? Too little
 Salty Muddy Odor Colored Other
Depth of strata:

(10) STATIC WATER LEVEL:
108 ft. below land surface. Date: 08/13/92
Artesian pressure lb. per square inch. Date:

(11) WATER BEARING ZONES:
Depth at which water was first found 158

From	To	Estimated Flow Rate	SWL
158	181	5	108
210	220	20	108

(12) WELL LOG:
Ground elevation

Material	From	To	SWL
TOP SOIL	0	4	
RED CLAY	4	12	
DECAYED BASALT	12	31	
MEDIUM HARD GRAY BASALT	31	158	
LOOSE DECAYED BASALT	158	181	108
MEDIUM GRAY BASALT	181	206	
HARD GRAY BASALT	206	210	
LOOSE/CAVING BASALT	210	220	108
MEDIUM GRAY BASALT	220	235	
TAN AND BLACK ASH	235	236	
SOFT BASALT	236	245	

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BLUE WATER DRILLING CO.
DAYTON, OR. 97114 FEB 26 2018
DWRD
08/11/92 08/13/92

Date started Completed
(unbonded) Water Well Constructor Certification:
I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon well construction standards. Material used and information reported above are true to my best knowledge and belief.
Signed [Signature] WWC Number 1438 Date 08/13/92
(bonded) Water Well Constructor Certification:
I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon well construction standards. This report is true to the best of my knowledge and belief.
Signed [Signature] WWC Number 417 Date 8-13-92

1864

YAMH
51799

WIMERY Hill Well #2

RECEIVED
OCT 11 1999
WATER RESOURCES DEPT.
SALEM, OREGON

(1) OWNER: Well No. 1907
Name FOX GLOVE PROPERTIES
Address 14905 23RD AV N.
City MINNEAPOLIS St MN Zip 55447

(9) LOCATION OF WELL by legal description:
County YAMHILL Lat. ' ' ' Long. ' ' '
Township 3 S Range 3 W W. N.
Section 33 SE 1/4 NW 1/4
Tax Lot 316 Lot Block Subdiv
Street Address of Well (or nearest Address)
NVA, HILLTOP LANE DAYTON, OR

(2) TYPE OF WORK: NEW WELL

(3) DRILL METHOD: ROTARY AIR

(4) PROPOSED USE: DOMESTIC

(10) STATIC WATER LEVEL:
83 ft. below land surface. Date 09/30/99
Artesian pressure _____ lb per square in. Date _____

(5) BORE HOLE CONSTRUCTION:

Special Construction Approval NO	Depth of Well	Compl. Well	237 ft			
Explosives used NO	Type	Amount				
	HOLE	SEAL				
Diam	From	To	Material	From	To	Amount
10	0	39	BENTONITE CHIP	0	39	33 SAX
8	39	49	CEMENT W/GEL	39	49	12 SAX
6	49	375				

(11) WATER BEARING ZONES:

Depth at which water was first found	141	From	To	Est Flow Rate	SWL
141	241	60	83		

Seal placement method A AND POURED
Backfill: from 237 ft to 375 ft Material CLEAN CUTTINGS
Gravel: from _____ ft to _____ ft Size _____

(12) WELL LOG:

Material	From	To	SWL
TOP SOIL W/COBBLES	0	3	
LOOSE DECAYED BASALT MIXED W/RED CLAY	3	33	
BASALT, MEDIUM GRAY	33	141	
BASALT, DECAYED/VESICULAR	141	241	83
BASALT, MEDIUM TO HARD GRAY	241	303	
BASALT, MEDIUM W/DECAY	303	341	
BASALT, STEWED AND MIXED WITH SHALE	341	358	
BASALT, HARD GRAY	358	361	
CLAYSTONE, GRAY	361	375	

(6) CASING/LINER:

Casing	Diam.	From	To	Gauge	Material	Connection
6	4.5	49	.25	STEEL	WELDED	
Liner	4	0	237	SDR26	PLASTIC	WELDED

Final Location of shoe(s) 49

DAVE PAYSINGER, BLUE WATER DRILLING CO.
(503) 868-7878
Date started 09/27/99 Completed 09/30/99

(7) PERFORATIONS/SCREENS:

Perf. Method	ELECTRIC SAW					
Screens Type	Material					
Slot	Tele/pipe					
From	To	Size	Number	Diam.	Size	Casing/liner
197	237	.1X7"	72			LINER

(unbonded) Water Well Constructor Certification: I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to my best knowledge and belief.
Signed _____ WWC Number _____
Date _____

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

Test type	AIR	Draw-down	Drill stem	Time
Yield GPM			at	
60			300	1 hr.
60			230	4
60			360	1/2

(bonded) Water Well Constructor Certification: I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.
Signed _____ WWC Number 1438
Date 09/30/99

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G-18614

YAMH 54028

State of Oregon
WATER WELL REPORT (as required by ORS 537.765)

Page 1 of 1

State Well ID L72048
Start Card # 170098

WINERY
HILL
WELL #3

(1) OWNER: Well No. 2345
Name DOMAINE SERENE VINEYARD & WINERY
Address 6701 EVENSTAD DR.
City MAPLE GROVE St MN Zip 55369

(2) TYPE OF WORK: NEW WELL

(3) DRILL METHOD: ROTARY AIR

(4) PROPOSED USE: DOMESTIC

(5) BORE HOLE CONSTRUCTION:

Special Construction Approval NO Depth of Compl. Well 302 ft

Explosives used NO	Type	Amount
	HOLE SEAL	
Dian.	From To	Material From To Amount
10	0 98	BENTONITE CHIP 0 50 25 S&X
8	98 143	ANNULAR B&CFIL
6	143 302	W/BENTONITE CHI 50 96 20 S&X
		CEMENT W/GEL 96 143 23 S&X

Seal placement method A AND POURED

Backfill: from ___ ft to ___ ft Material

Gravel: from ___ ft to ___ ft Size

(6) CASING/LINER:

Casing	Dian.	From	To	Gauge	Material	Connection
6	6	+2	143	.25	STEEL	WELDED

Liner	Dian.	From	To	Material	Connection
4	4	2	302	SDR26 PLASTIC	WELDED

Final Location of shoe(s) 143

(7) PERFORATIONS/SCREENS:

Perf. Method CIRCULAR SAW

Screens Type Material

From	To	Slot Size	Number	Dian.	Tele/pipe Size	Casing/liner
242	262	.1X7"	40			LINER
272	282	.1X7"	20			LINER

(9) LOCATION OF WELL by legal description:
County YAMHILL Lat. ' " Long. ' " " "
Township 3 S Range 3 W WM.
Section 33 NE 1/4 NW 1/4
Tax Lot 316 Lot Block Subdivision
Street Address of Well (or nearest Address)
6555 NE HILLTOP LANE DAYTON, OR

(10) STATIC WATER LEVEL:
88 ft. below land surface. Date 01/28/05
Artesian pressure ___ lb per square in. Date

(11) WATER BEARING ZONES:

Depth at which water was first found 210

From	To	Est Flow Rate	SWL
210	279	6+	88

(12) WELL LOG:

Material	Ground elevation 950		SWL
	From	To	
TOP SOIL	0	4	
CLAY, BROWN/RED W/SMALL BOULDERS	4	12	
BASALT, BRN DECAY W/CLAY AND BOULDERS	12	16	
BASALT, BRN DECAY, OCC LOOSE	16	38	
BASALT, BROWN LOOSE DECAY	38	41	
BASALT, MEDIUM GRAY W/OCC BROWN	41	98	
BASALT, BROWN LOOSE DECAY	98	109	
BASALT, MEDIUM GRAY	109	172	
BASALT, MEDIUM GRAY W/SOME BROWN DECAY	172	174	
BASALT, MEDIUM GRAY	174	210	
BASALT, SOFT GRAY	210	223	88
BASALT, SOFT GRAY W/SOME BROWN	223	227	88
BASALT, SOFT TO MEDIUM GRAY	227	249	88
BASALT, SOFT GRAY W/OCC CLAY, GRAY	249	279	88
CLAY, STIPP GRAY	279	302	

BLUE WATER DRILLING CO. DAYTON, OR.
Date started 01/25/05 Completed 01/28/05

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

Signed _____ Date _____
MWC Number _____

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

Signed *David P. Poyner* MWC Number 1438
Date 02/02/05

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

Yield GPM	Draw-down	Drill stem at	Time
6		300	1 hr.
6		280	2.5

Temperature of water 53F Depth Artesian Flow Found _____
Was water analysis done? YES By whom BLUE
Reason for water not suitable for use _____
Depth of strata _____

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WATER RESOURCES DEPT
SALEM OREGON

G-18614

WINERY
HILL
WELL #4

(1) OWNER: Well No. 2346
Name: DOMAINE SERENE VINEYARD & WINERY
Address: 6701 EVENSTAD DR.
City: MAPLE GROVE St MN Zip 55396

(2) TYPE OF WORK: NEW WELL

(3) DRILL METHOD: ROTARY AIR

(4) PROPOSED USE: DOMESTIC

(5) BORE HOLE CONSTRUCTION:

Special Construction Approval NO. Depth of Compl. Well 229 ft
Explosives used NO Type Amount

Dian.	HOLE		Material	SEAL		Amount
	From	To		From	To	
10	0	44	BENTONITE CHIP	0	41	30 SAX
8	44	158	CEMENT W/GEL	41	158	38 SAX
6	158	260				

Seal placement method A AND POURED

Backfill: from 231 ft to 260 ft Material CAVING SLOUGH
Gravel: from ___ ft to ___ ft Size

(6) CASING/LINER:

Casing	Dian.	From	To	Gauge	Material	Connection
6	6	+2	158	.25	STEEL	WELDED

Liner	Dian.	From	To	Material	Connection
4	4	1	231	SDR26 PLASTIC	WELDED

Final Location of shoe(s) 158

(7) PERFORATIONS/SCREENS:

[X] Perf. Method CIRCULAR SAW

[] Screens Type

From	To	Slot Size	Number	Dian.	Material	Tele/pipe Size	Casing/liner
191	211	.1X7"	40				LINER
221	231	.1X7"	20				LINER

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

Test type AIR

Yield GPM	Draw-down	Drill stem at	Time
21		260	1 hr.
21		225	2

Temperature of water 53F Depth Artesian Flow Found

Was water analysis done? YES By whom BLAE

Reason for water not suitable for use

Depth of strata

(9) LOCATION OF WELL by legal description:
County YAMHILL Lat. ' ' ' Long. ' ' '
Township 3 S Range 3 W RM.
Section 33 NE 1/4 NW 1/4
Tax Lot 316 Lot Block Subdivision
Street Address of Well (or nearest Address)
6555 NE HILLTOP LANE DAYTON, OR

(10) STATIC WATER LEVEL:

89 ft. below land surface. Date 02/03/05
Artesian pressure ___ lb per square in. Date

(11) WATER BEARING ZONES:

Depth at which water was first found 195

From	To	Est Flow Rate	SWL
195	231	21	89

(12) WELL LOG:

Material	From	To	SWL
TOP SOIL W/COBBLES	0	5	
BASALT, LOOSE BROWN W/CLAY/COBBLES	5	20	
BASALT, LOOSE BROWN W/LOOSE GRAY	20	44	
BASALT, MEDIUM GRAY	44	52	
BASALT, HARD GRAY W/SOME BROWN	52	95	
BASALT, MEDIUM GRAY	95	105	
BASALT, HARD GRAY	105	122	
BASALT, LOOSE BROWN DECAV	122	139	
BASALT, MEDIUM GRAY	139	195	
BASALT, LOOSE DECAV BROWN, ROUGH	195	231	89
BASALT, BROKEN BROWN AND GRAY, ROUGH	231	251	
BASALT, GRAY/BROWN W/SOME CLAY STRATS	251	260	

DAVE PAYSINGER, BLUE WATER DRILLING CO.
(503) 868-7878

Date started 02/02/05 Completed 02/03/05

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

Signed _____ WWC Number _____
Date _____

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

Signed *David P. Paysinger* WWC Number 1438
Date 02/05/05

WATER RESOURCES DEPT
SALEM OREGON

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YAMH 56417

State of Oregon
WATER WELL REPORT (as required by ORS 537.765)

Page 1 of 1

State Well ID L109555
Start Card # 1017943

W. WERY
HILL
WELL #5

(1) OWNER: Well No. 2768
Name FOXGLOVE PROPERTIES LLP
Address 6555 NE HILLTOP LANE
City DAYTON St. OR Zip 97114

(9) LOCATION OF WELL by legal description:
County YAMHILL Lat. ' ' ' ' Long. ' ' ' '
Township 3 S Range 3 W W.M.
Section 34 SW 1/4 NW 1/4
Tax Lot 320 Lot Block Subdivision
Street Address of Well (or nearest Address)
17350 NE TIMMONS LN DAYTON, OR

(2) TYPE OF WORK: NEW WELL

(3) DRILL METHOD: ROTARY AIR

(4) PROPOSED USE: IRRIGATION

(10) STATIC WATER LEVEL:
212 ft. below land surface. Date 10/15/12
Artesian pressure _____ lb per square in. Date _____

(5) BORE HOLE CONSTRUCTION:
Special Construction Approval NO Depth of Compl. Well 501 ft
Explosives used NO Type Amount
ROPE SEAL
Diam. From To Material From To Amount
10 0 301 BENTONITE CHIP 0 47 29 SAX
6 301 501 CEMENT 47 301 98 SAX

(11) WATER BEARING ZONES:
Depth at which water was first found 318
From To Est. Flow Rate SWL
318 461 50 212

Seal placement method C AND POURED
Backfill: from _____ ft to _____ ft Material _____
Gravel: from _____ ft to _____ ft Size _____

(12) WELL LOG:
Material Ground elevation From To SWL
TOP SOIL 0 5
CLAY, RED/BROWN 5 68
CLAY, BROWN W/DECAYED BASALT 68 92
BASALT, GRAY 92 178
BASALT, GRAY W/SOME DECAV 178 193
BASALT, GRAY VERY HARD 193 227
BASALT, GRAY W/SOME DECAV 227 264
BASALT, GRAY VERY HARD 264 318
BASALT, MEDIUM GRAY W/FRACTURES 318 361 212
BASALT, GRAY VERY HARD W/FRACTURES 361 379 212
BASALT, BLACK TO GRAY SOFTER 379 383 212
BASALT, VERY HARD GRAY W/FRACTURES 383 461 212
BASALT, W/SOME GRN/BLU CLAYSTONE 461 489
BASALT, W/MORE GRN/BLUE CLAYSTONE 489 501

(6) CASING/LINER:
Diam. From To Gauge Material Connection
Casing 6 +1.5 301 .25 STEEL WELDED

Liner 4 161 501 SCH40 PLASTIC THREADED

Final Location of shoe(s) 301 // SPLINE-LOC LINER

(7) PERFORATIONS/SCREENS:
 Perf. Method CIRCULAR SAW
 Screens Type Material
Slot Tele/pipe
From To Size Number Diam. Size Casing/liner
462 480 .1X6" 38 _____ LINER
490 500 .1X6" 20 _____ LINER

DAVE PAYSINGER, bluewaterdrilling.com
(503) 868 7878
Date started 10/04/12 Completed 10/15/12

(8) WELL TESTS: Minimum testing time is 1 hour
Test type AIR
Yield GPM Draw-down Drill stem Time
50 _____ 500 1 hr.
50 _____ 485 5

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

Signed _____ WWC Number _____
Date _____

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

Signed *David A. Paysinger* WWC Number 1438
Date 10/15/12

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STATE OF OREGON
WATER SUPPLY WELL REPORT
 (as required by ORS 537.765 & OAR 690-205-0210)

YAMH 57243

WELL I.D. LABEL# L 119342
 START CARD # 1028305
 ORIGINAL LOG #

WINERY HILL WELL # 7

(1) LAND OWNER Owner Well I.D. 2950, WELL 7

First Name _____ Last Name _____
 Company FOXLGLOVE PROPERTIES LLP
 Address 6555 NE HILLTOP LANE
 City DAYTON State OR Zip 97114

(2) TYPE OF WORK New Well Deepening Conversion
 Alteration (complete 2a & 10) Abandonment (complete 5a)

(2a) PRE-ALTERATION

Casing	Dia	From	To	Gauge	Stl	Plstc	Wld	Thrd
					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Material: _____ From _____ To _____ Amt. sacks/lbs _____
 Seal: _____

(3) DRILL METHOD
 Rotary Air Rotary Mud Cable Auger Cable Mud
 Reverse Rotary Other _____

(4) PROPOSED USE Domestic Irrigation Community
 Industrial/ Commercial Livestock Dewatering
 Thermal Injection Other _____

(5) BORE HOLE CONSTRUCTION Special Standard (Attach copy)
 Depth of Completed Well 309.00 ft.

BORE HOLE			SEAL			sacks/lbs
Dia	From	To	Material	From	To	Amt
10	0	262	Bentonite Chips	0	121	77
6	262	309			Calculated	55
			Cement	121	262	48
					Calculated	37

How was seal placed: Method A B C D E
 Other POUR/PROBE/HYDRATE
 Backfill placed from _____ ft. to _____ ft. Material _____
 Filter pack from _____ ft. to _____ ft. Material _____ Size _____
 Explosives used: Yes Type _____ Amount _____

(5a) ABANDONMENT USING UNHYDRATED BENTONITE

Proposed Amount	Actual Amount

(6) CASING/LINER

Casing/Liner	Dia	From	To	Gauge	Stl	Plstc	Wld	Thrd
<input checked="" type="checkbox"/>	6	2	262	.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	4	9	309	SCH 40	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Shoe Inside Outside Other Location of shoe(s) 262
 Temp casing Yes Dia. 10 From 0 To 6

(7) PERFORATIONS/SCREENS Perforations Method circular saw

Perf/Screen	Casing/Screen	Dia	From	To	Scm/slot width	Slot length	# of slots	Tele/pipe size
Perf	Liner	4	278	308	.1	7	54	

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

Pump Bailor Air Flowing Artesian

Yield gal/min	Drawdown	Drill stem/Pump depth	Duration (hr)
65		308	1
65		275	1.5
65		259	1.5

Temperature 53 °F Lab analysis Yes By _____
 Water quality concerns? Yes (describe below) TDS amount 38 ppm
 From _____ To _____ Description _____ Amount _____ Units _____

(9) LOCATION OF WELL (legal description)

County YAMHILL Twp 3.00 S N/S Range 3.00 W E/W WM
 Sec 33 NE 1/4 of the NW 1/4 Tax Lot 316
 Tax Map Number _____ Lot _____
 Lat _____ " or 45.27068000 DMS or DD
 Long _____ " or -123.06678000 DMS or DD
 Street address of well Nearest address
6555 NE HILLTOP LANE, DAYTON

(10) STATIC WATER LEVEL

Existing Well / Pre-Alteration	Date	SWL (psi)	+ SWL (ft)
Completed Well	<u>10/1/2015</u>		<u>86</u>

Flowing Artesian? Dry Hole?

WATER BEARING ZONES Depth water was first found 101.00

SWL Date	From	To	Est Flow	SWL (psi)	+ SWL (ft)
<u>9/28/2015</u>	<u>101</u>	<u>104</u>	<u>0.5</u>		<u>82</u>
<u>9/28/2015</u>	<u>204</u>	<u>207</u>	<u>8.5</u>		<u>82</u>
<u>10/1/2015</u>	<u>274</u>	<u>299</u>	<u>65</u>		<u>86</u>

(11) WELL LOG Ground Elevation 905.00

Material	From	To
Top soil w/cobbles	0	6
Clay, red w/some decayed basalt	6	26
basalt, soft gray w/decayed color mix	26	90
basalt, medium gray	90	101
basalt, medium gray w/some decay	101	104
basalt, medium to hard gray	104	130
basalt, medium to hard gray	104	130
basalt, decayed brown	130	133
basalt, hard gray	133	189
basalt, very hard gray	189	204
basalt, soft darker gray, w/wood	204	207
basalt, med gray w/some vesicular	207	218
basalt, very hard gray	218	274
basalt, soft black/dark gray	274	281
basalt, medium gray vesicular	281	292
basalt, soft gray, a bit broken, w/vesic	292	299
basalt, very hard gray	299	309

Date Started 9/28/2015 Completed 10/1/2015

(unbonded) Water Well Constructor Certification
 RECEIVED BY OWRD
 I certify that the work performed during the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.
 License Number _____ Date _____

Signed SALEM, OR Date FEB 26 2018

(bonded) Water Well Constructor Certification
 OWRD
 I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.
 License Number 1438 Date 10/1/2015

Signed DAVID PAYSINGER (E filed) Date _____
 Contact Info (optional) bluwaterdrilling.com 503 868 7878

61-08609



Oregon Water Resources Department Water Rights Information Query

Cert:90771 OR *

- [Main](#)
- [Help](#)
- [Return](#)
- [Contact Us](#)

Contact Information (Click to Collapse...)

Current contact information

OWNER:
 KENNETH EVENSTAD
 6555 NE HILLTOP LANE
 DAYTON, OR 97114

Water Right Information (Click to Collapse...)

Status: Non-Cancelled
County: Yamhill
File Folder Location: Salem
Watermaster District: 16

Scanned Documents (Click to Collapse...)

Records per page:

Document Type	Document Title	Date	Remarks
Permit	Permit G13826 Map Image	7/28/2000	
Permit	Permit G13826 Image	7/28/2000	
Certificate	Certificate 90771 Map	9/15/2015	
Certificate	Certificate 90771 Image	9/15/2015	

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Point(s) of Diversion (Click to Collapse...)

▶ **POD 1 - A WELL > WILLAMETTE RIVER BASIN**

Place(s) of Use (Click to Collapse...)

[Add TRS grouping](#)

▶ **Use - SUPPLEMENTAL IRRIGATION**
 (Supplemental) - 20.2 acres; Priority Date: 12/4/1998

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Water Right Genealogy (Click to Collapse...)

- [-] [Permit: G 13826](#)
- [-] [Cert:90771 OR *](#)

G-18604

STATE OF OREGON
 COUNTY OF YAMHILL
 CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

KENNETH L. EVENSTAD
 6555 NE HILLTOP LANE
 DAYTON OR 97114

confirms the right to use the waters of A WELL in the WILLAMETTE RIVER BASIN for SUPPLEMENTAL IRRIGATION of 20.2 ACRES TO MAKE UP A DEFICIENCY IN RATE.

This right was perfected under Permit G-13826. The date of priority is DECEMBER 4, 1998. The amount of water to which this right is entitled is limited to an amount actually used beneficially, and shall not exceed 0.02 CUBIC FOOT PER SECOND, or its equivalent in case of rotation, measured at the well.

The well is located as follows:

Twp	Rng	Mer	Sec	Q-Q	GLot	Measured Distances
4 S	3 W	WM	4	SE NW	4	WELL 2 - 1100 FEET NORTH AND 1380 FEET EAST FROM W1/4 CORNER, SECTION 4

The amount of water used for irrigation, 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 (or its equivalent) and 2.5 acre-feet per acre for each acre irrigated during the irrigation season of each year.

A description of the place of use is as follows:

Twp	Rng	Mer	Sec	Q-Q	GLot	DLC	Acres
4 S	3 W	WM	4	NW NW	6		0.6
4 S	3 W	WM	4	NW NW		38	2.2
4 S	3 W	WM	4	SW NW	5		9.6
4 S	3 W	WM	5	NE NE	2		0.7
4 S	3 W	WM	5	NE NE		38	1.3
4 S	3 W	WM	5	SE NE	1		5.8

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Measurement, recording and reporting conditions:

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

NOTICE OF RIGHT TO PETITION FOR RECONSIDERATION OR JUDICIAL REVIEW

This is an order in other than a contested case. This order is subject to judicial review under ORS 183.484 and ORS 536.075. Any petition for judicial review must be filed within the 60-day time period specified by ORS 183.484(2). Pursuant to ORS 183.484, ORS 536.075 and OAR 137-004-0080, you may petition for judicial review and petition the Director for reconsideration of this order. A petition for reconsideration may be granted or denied by the Director, and if no action is taken within 60 days following the date the petition was filed, the petition shall be deemed denied. In addition, under ORS 537.260 any person with an application, permit or water right certificate subsequent in priority may jointly or severally contest the issuance of the certificate within three months after issuance of the certificate.

G-14873

- B. The water user shall allow the watermaster access to the meter or other suitable measuring device, provided however, where the the meter or other suitable measuring device is located within a private structure, the watermaster shall request access upon reasonable notice.

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

In the event of a request for a change in point of appropriation, an additional point of appropriation or alteration of the appropriation facility associated with this authorized diversion, the quantity of water allowed herein, together with any other right, shall not exceed the capacity of the facility at the time of perfection of this right.

- (1) Use of water from the well, as allowed herein, shall be controlled or shut off if the well displays:
 - (a) An average water level decline of three or more feet per year for five consecutive years; or
 - (b) A total water level decline of fifteen or more feet; or
 - (c) A hydraulic interference decline of fifteen or more feet in any neighboring well providing water for senior exempt uses or wells covered by prior rights.
- (2) The water user shall maintain the meter or measuring device in good working order, and shall submit an annual report of water used to the Department by December 1 of each year.
- (3) The water user shall be responsible for complying with each of the following requirements for measuring water levels in the well.
 - (a) A water level measurement shall be made each year during the period March 1 through March 31.
 - (b) All water level measurements shall be made by a qualified individual. Qualified individuals are certified water rights examiners, registered geologists, registered professional engineers, licensed land surveyors, licensed water well constructor, licensed pump installer, or the water user.
 - (c) Any qualified individual measuring a well shall use standard methods of procedure and equipment designed for the purpose of well measurement. The equipment used shall be well suited to the conditions of construction at the well. A list of standard methods of procedure and suitable equipment shall be available from the Department.
 - (d) The water user shall submit a record of the measurement to the Department on a form available from the Department. The record of measurement shall include both measurements and calculations, shall include a certification as to their accuracy signed by the individual making the measurements, and shall be submitted to the Department within 90 days from the date of measurement. The Department shall determine when any of the declines cited in section (1) are evidenced by the well measurement required in section.

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

The Director may require water level or pump test results every ten years.

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

This right 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.

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

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

This right is limited to any deficiency in the available supply of any prior right existing for the same land.

The right to the use of the water for the above purpose is restricted to beneficial use on the place of use described.

Issued SEP 15 2015



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

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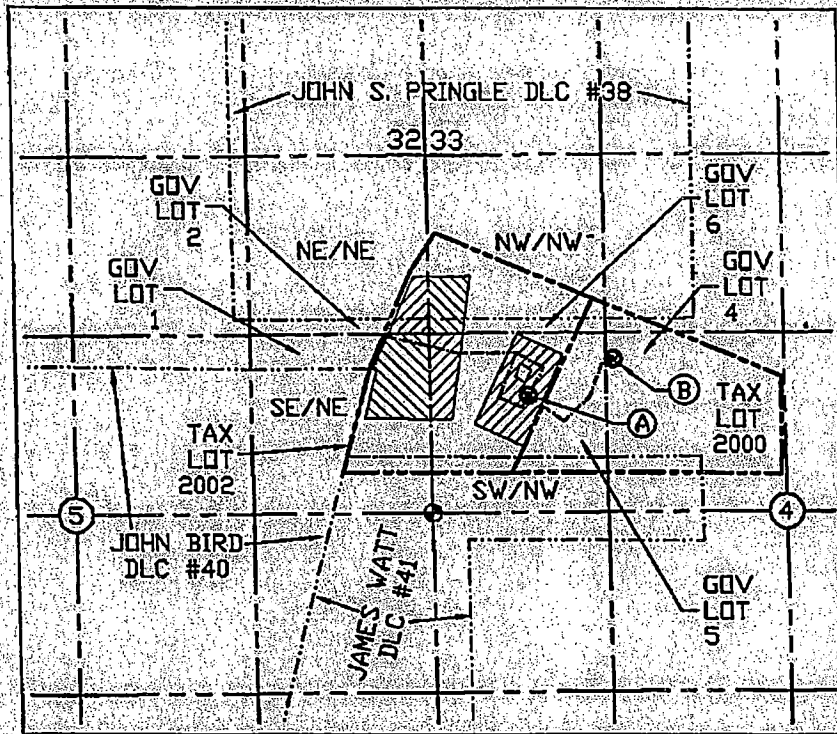
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AUG 17 2015

SALEM, OR

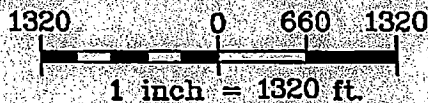
CLAIM OF BENEFICIAL USE MAP

T4S, R3W, SECTIONS 4+5, W.M.
 UNDER APPLICATION #G-14873 PERMIT #G-13826
 IN THE NAME OF: KENNETH L. EVENSTAD



POINT OF APPROPRIATION IS WELL #2 LOCATED SE/NW, SECTION 4, GOV. LOT 4, T4S, R3W, W.M., YAMHILL COUNTY, 1100' NORTH AND 1390' WEST OF THE W1/4 CORNER OF SECTION 4.

- A) WELL #1, PRIMARY, CERT 80890, IN SHRUB BED. BURIED TANK. METER FOR WELL #2 IS IN PUMP HOUSE 20' EAST OF WELL #1.
- B) WELL #2, SUPPLEMENTAL, PERMIT G-13826. IN SMALL WELL HOUSE BELOW DRIVEWAY AND AT TOP OF VINEYARD.



SEC.	Q-Q	GOV LOT	DLC	AREA AC
5	NE/NE	2		0.7
5	NE/NE		38	1.3
5	SE/NE	1		5.8
4	NW/NW	6		0.6
4	NW/NW		38	2.2
4	SW/NW	5		9.6
Total acres =				20.2

LEGEND

- QUARTER-QUARTER LINES
- - - - - DLC & GOV. LOT LINES.
- PROPERTY LINES.
- BURIED MAINLINE PIPE, APPROX 3,000 LFT 1.5" PVC.
- WELL
- ◆ GOVERNMENT MONUMENT
- ▨ AREA OF IRRIGATION.

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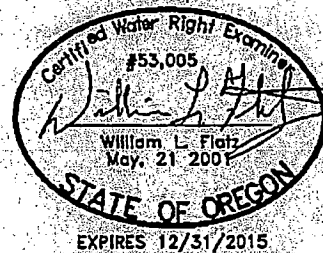
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MAP BASIS: CERTIFICATE #80475 MAP 1997,
 GLO TOWNSHIP MAPS,
 TAX MAP 4, T4S, R3W, W.M.
 YAMHILL COUNTY GIS AIR PHOTOS
 SEF JOB # 314-097, REV. DATE 8-13-15
 DRAWING # DDMAINE SERENE HOUSE HILL G-12540 COBU



NOTE: THIS MAP IS PRODUCED TO INDICATE THE LOCATION OF A WATER RIGHT. IT IS NOT INTENDED TO PROVIDE INFORMATION RELATIVE TO THE LOCATION OF PROPERTY LINES.



G-1064



Contact Information (Click to Collapse...)

Current contact information

OWNER:
KENNETH EVENSTAD
6701 EVENSTAD DR
MAPLE GROVE, MN 55369

Water Right Information (Click to Collapse...)

Status: Non-Cancelled
County: Yamhill
File Folder Location: Salem
Watermaster District: 16

Workflow (Click to Collapse...)

- Application: G 12540
- Permit: G 11416 document
- Certificate: 80890 document, paper map
 - Signature: 8/9/2004
 - Type: Remaining

Order(s)

Order	Origin	Volume-Page	Signature	Description
▶	Special	50-89	2/26/1996	EXTENDS TIME LIMITS ON CERTAIN PERMITS

Transfer(s)

Transfer	Transfer type	Status
▶ T7922 (Confirming)	Regular	Revoked

- View right with Web Mapping
- View Places of Use from Water Rights in the Same Area

Scanned Documents (Click to Collapse...)

Records per page: 4

Document Type	Document Title	Date	Remarks
Permit	Permit G11416 Image	2/3/1992	
Order	Order Image - Volume: 50 Page: 89	2/26/1996	EXTENDS TIME LIMITS ON CERTAIN PERMITS
Certificate	Certificate 80890 Map	8/9/2004	
Certificate	Certificate 80890 Image	8/9/2004	

Point(s) of Diversion (Click to Collapse...)

- ▶ **POD 1 - A WELL > MILLER CREEK**

Place(s) of Use (Click to Collapse...)

- ▶ **Use - IRRIGATION**
(Primary) - 20.2 acres; Priority Date: 5/16/1991

Water Right Genealogy (Click to Collapse...)

- [-] Permit: G 11416
- [-] Cert: 80475 OR CN
- [-] Inchoate: T 7922 CF (REG)
- [-] Cert: 80890 RR *

G-18614

Add TRS grouping

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STATE OF OREGON
COUNTY OF YAMHILL
CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

KENNETH L. EVENSTAD
6701 EVENSTAD DRIVE
MAPLE GROVE, MINNESOTA 55369

confirms the right to use the waters of a WELL in the YAMHILL RIVER BASIN for IRRIGATION of 20.2 acres.

This right was perfected under Permit G-11416. The date of priority is MAY 16, 1991. The amount of water to which this right is entitled is limited to an amount actually beneficially used, and shall not exceed 11.0 GALLONS PER MINUTE or its equivalent in case of rotation, measured at the well.

The well is located as follows:

SW $\frac{1}{4}$ NW $\frac{1}{4}$, SECTION 4, T 4 S, R 3 W, W.M.; 870 FEET NORTH AND 750 FEET EAST FROM THE W $\frac{1}{4}$ CORNER OF SECTION 4.

The amount of water used for irrigation, 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, or its equivalent for each acre irrigated, and shall be further limited to a diversion of not to exceed 2.5 acre-feet per acre for each acre irrigated during the irrigation season of each year.

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

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This is a final order in other than contested case. This order is subject to judicial review under ORS 183.484. Any petition for judicial review must be filed within the 60 day time period specified by ORS 183.484(2). Pursuant to ORS 536.075 and OAR 137-004-080 and OAR 690-01-005 you may either petition for judicial review or petition the Director for reconsideration of this order.

A description of the place of use to which this right is appurtenant is as follows:

NW¼ NW¼ 2.8 ACRES
SW¼ NW¼ 9.6 ACRES
SECTION 4

NE¼ NE¼ 2.0 ACRES
SE¼ NE¼ 5.8 ACRES
SECTION 5

TOWNSHIP 4 SOUTH, RANGE 3 WEST, W.M.

The well shall be maintained in accordance with the General Standards for the Construction and Maintenance of Water Wells in Oregon.

When required by the Department, the water user shall install and maintain a weir, meter, or other suitable measuring device, and shall keep a complete record of the amount of ground water withdrawn.

This certificate is issued in accordance with OAR 690-380-6010(6) to confirm the water right for a non-completed change in point of appropriation approved by an order of the Water Resources Director entered March 12, 2004, at Special Order Volume 59, Page 315, approving Transfer 7922, and supercedes Certificate 80475, State Record of Water Right Certificates.

The right to the use of the water for the above purpose is restricted to beneficial use on the lands or place of use described.

WITNESS the signature of the Water Resources Director,
affixed August 9, 2004.


Phillip C. Ward, Acting Director

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Recorded in State Record of Water Right Certificates numbered 80890.

T-7922.PKS

Page 2 of 2

G-18614

Domaine Serene, Gladheart tract.

Deficiency in Rate for 20.2 acres of irrigation on tax lot 2002

Certificate #80890 Max. Rate =	11.0	gpm	0.025	cfs
Certificate #90771 Max. Rate =	9.0	gpm	0.02	cfs
Total existing Max Rate from Cert.s =	20.0	gpm	0.045	cfs
OWRD Max Rate for 20.2 ac at 1/80 cfs/ac =	113.3	gpm	0.253	cfs
Deficiency in Rate at 1/80 cfs/ac =	93.3	gpm	0.208	cfs

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Domaine Serene Evanstad Hill Well #3 Irrigation Areas Proposed

Township	Range	Section	Q/O	Gov Lot	DLC	Tax Lot	Area ac
3S	3W	33	SW/SW		38	2001	1.97
4S	3W	4	NW/NW		38	2001	6.09
4S	3W	4	NE/NW		38	2001	8.96
4S	3W	4	NE/NW	7		2001	14.90
4S	3W	4	SE/NW	4		2001	2.38
					TAX LOT TOTAL =		34.31
4S	3W	5	NE/NE		38	2002	0.96
4S	3W	5	NE/NE	2		2002	0.43
4S	3W	4	NW/NW		38	2002	9.60
4S	3W	4	NW/NW	6		2002	2.57
4S	3W	5	SE/NE	1		2002	7.91
4S	3W	4	SW/NW	5		2002	19.93
4S	3W	5	SE/NE		41	2002	2.31
4S	3W	5	NE/SE		41	2002	0.15
					TAX LOT TOTAL =		43.86
4S	3W	4	NW/NW	6		2000	0.19
4S	3W	4	SW/NW	5		2000	11.01
4S	3W	4	SE/NW	4		2000	18.93
					TAX LOT TOTAL =		30.13
4S	3W	4	SW/NW		41	2100	2.37
4S	3W	4	NW/SW		41	2100	0.80
4S	3W	4	SE/NW		41	2100	4.25
4S	3W	4	NE/SW		41	2100	4.62
4S	3W	4	SE/NW	3		2100	4.26
4S	3W	4	NE/SW	3		2100	4.50
					TAX LOT TOTAL =		20.80
					IRRIGATION AREA TOTAL (AC) =		129.10

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Max Rate	
IRRIGATION AREA TOTAL (AC) =	129.10 ac
OWRD MAX RATE 1/80 cfs / ac =	1.61 cfs
OWRD MAX RATE 1/80 cfs / ac =	724 gpm
Max Duty	
Max Duty per OWRD 2.5 ft/acre =	322.76 acre-ft
Theoretical Yield	
Theoretical yield =	0.167 cfs
Theoretical yield =	75 gpm
Theoretical gal/day (24/7) =	108,000 gal/day
Theoretical gal/mo =	3,240,000 gal/mo
Theoretical (8 mo irr season) gal/yr =	25,920,000 gal/yr
Theoretical cf/yr =	3,465,241 cf/yr
Theoretical AF/yr =	79.55 AF/yr
Theoretical Irrigation Need	
Theoretical Vineyard irrigation acres =	124.10 acres
Theoretical landscape irrigation acres =	5.00 acres
Theoretical Vineyard irr. Depth =	0.50 ft
Theoretical landscape irr. Depth =	2.50 ft
Theoretical Vineyard Duty =	62.05 AF
Theoretical landscape Duty =	12.50 AF
Total Theo. Duty =	74.55 AF
approx. area per grape vine =	36 sf
cubic feet of water per vine =	18 cf
gallons of water per vine =	134.64 gal
Theoretical Yield required for Need	
Theoretical yield =	0.156 cfs
Theoretical yield =	70 gpm
Theoretical gal/day (24/7) =	100,800 gal/day
Theoretical gal/mo =	3,024,000 gal/mo
Theoretical (8 mo irr season) gal/yr =	24,192,000 gal/yr
Theoretical cf/yr =	3,234,225 cf/yr
Theoretical AF/yr =	74.25 AF/yr
Proposed vs. Max. Rate	
Proposed Rate =	75 gpm
OWRD Max. Rate =	724 gpm
% of OWRD Max. Rate =	10.36%
Proposed vs. Max. Duty	
Proposed Duty =	74.55 ac-ft
OWRD Max. Duty =	323 ac-ft
% of OWRD Max. Duty =	23.10%

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Pump Capacity Calculation Sheet

using Department designed formula:

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

Efficiency:

Centrifugal = 6.61

Turbine = 7.04

Data Entry (fill in underlined blanks)

HP = 10
Efficiency = 7.04
Lift = 280
PSI = 55

Domaine Serene
Gladheart tract
theoretical well #3
pump

Results Calculated

(hp)(efficiency) = 70.4
Head based on psi = 139.7
Total dynamic head = 419.7
(head + lift)

Pump Capacity = 0.17 cubic feet per second
75.3 gpm

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G-1364



Oregon Water Resources Department
Apply for a Permit to Appropriate Ground Water and/or Store Ground Water

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Today's Date: Thursday, January 4, 2018

Base Application Fee for use of Ground, Surface and optionally Stored Water.		\$1,340.00
Number of proposed cubic feet per second (cfs) to be appropriated. (1 cfs = 448.83 gallons per minute)	0.167	\$350.00
Number of proposed Uses for the appropriated water. (i.e. Irrigation, Supplemental Irrigation, Pond Maintenance, Industrial, Commercial, etc) *	1	
Number of proposed Ground Water points of appropriation. (i.e. number of wells) (include all injection wells, if applicable) **	1	
Number of Acre Feet to be stored in a reservoir/pond from Ground Water.	0	
Number of Acre Feet to be appropriated from reservoir/pond (Only Applies to reservoir/pond constructed under Ground Water Application)	0	
Number of reservoirs:	0	
Permit Recording Fee. ***		\$520.00
* the 1st Water Use is included in the base cost. ** the 1st Ground Water point of appropriation is included in the base cost. *** the Permit Recording Fee is not required when the application is submitted but, must be paid before a permit will be issued. It is fully refundable if a permit is not issued. If the recording fee is not paid prior to issuance of the Final Order, permit issuance will be delayed.	Recalculate	
Estimated cost of Permit Application		\$2,210.00

OWRD Fee Schedule

Fee Calculator Version B20170117

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G-1860F



TELEPHONE (503) 357-5717
CELL (503) 939-8381
FAX (503) 357-5698
billflatz@stuntzner.com

2137 19TH Avenue
FOREST GROVE, OREGON 97116

COOS BAY - FOREST GROVE - DALLAS

TO: Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, Oregon 97301

Feb. 22, 2018

SUBJECT: Application for groundwater water right,
Domaine Serene Vineyards & Winery, Inc. / Foxglove Properties, LLC

To whom it may concern:

Please find enclosed our map, application, supplemental forms, supporting information and the fee to drill a well and use the water for irrigation.

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Please call if you have any questions or need any further information. I am available on my cell phone at most any time, 503-939-8381.

Sincerely,
Stuntzner Engineering & Forestry, LLC


Bill Flatz, PE, CWRE

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Oregon Water Resources Department
Apply for a Permit to Appropriate Ground Water and/or Store Ground Water

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Today's Date: Tuesday, February 27, 2018

Base Application Fee for use of Ground, Surface and optionally Stored Water.		\$1,340.00
Number of proposed cubic feet per second (cfs) to be appropriated. (1 cfs = 448.83 gallons per minute)	1	\$350.00
Number of proposed Use's for the appropriated water. (i.e. Irrigation, Supplemental Irrigation, Pond Maintenance, Industrial, Commercial, etc) *	1	
Number of proposed Ground Water points of appropriation. (i.e. number of wells) (include all injection wells, if applicable) **	1	
Number of Acre Feet to be stored in a reservoir/pond from Ground Water.	0	
Number of Acre Feet to be appropriated from reservoir/pond (Only Applies to reservoir/pond constructed under Ground Water Application)	0	
Number of reservoirs.	0	
Permit Recording Fee. ***		\$520.00
* the 1st Water Use is included in the base cost. ** the 1st Ground Water point of appropriation is included in the base cost. *** the Permit Recording Fee is not required when the application is submitted but, must be paid before a permit will be issued. It is fully refundable if a permit is not issued. If the recording fee is not paid prior to issuance of the Final Order, permit issuance will be delayed.	Recalculate	
Estimated cost of Permit Application		\$2,210.00

OWRD Fee Schedule

Fee Calculator Version B20170117

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