

Application for a Permit to Use Ground Water



Oregon Water Resources Department
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		PHONE (HM)	
PHONE (WK)	CELL	FAX	
ADDRESS			
CITY	STATE	ZIP	E-MAIL*

Organization Information (TFN Properties owns land, WICC does operations)

NAME WICC Investments, LLC / TFN Properties		PHONE 608-669-1032	FAX
ADDRESS 81958 E Wapinitia Rd.		CELL	
CITY Maupin	STATE OR	ZIP 97037	E-MAIL* rachel@coregardens.com

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

AGENT / BUSINESS NAME		PHONE	FAX
ADDRESS		CELL	
CITY	STATE	ZIP	E-MAIL*

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.)

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.

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

Rachel Rykkel
Applicant Signature

Rachel Rykkel
Print Name and title if applicable

3/23/18
Date

Applicant Signature

Print Name and title if applicable

Date

For Department Use		
App. No. <u>618636</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.

Yes

- 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	Wapinita Creek	5500'	

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*).

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SECTION 3: WELL DEVELOPMENT, CONTINUED

Total maximum rate requested: 0.025 cfs (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	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	8	25	1			Sandstone	400	11.2	6
	<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"/>									

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* 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.

SECTION 3: WELL DEVELOPMENT, CONTINUED

Total maximum rate requested: 0.025 cfs (each well will be evaluated at the maximum rate unless you indicate well-specific rate 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 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 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)	SOURCE AQUIFER***
Well	<input checked="" 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"/>						
	<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, 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 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)
Agricultural Nursery	Year Round	6

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.

For irrigation use only:

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

Primary: 2 Acres Supplemental: _____ Acres

List the Permit or Certificate number of the underlying primary water right(s): _____

Indicate the maximum total number of acre-feet you expect to use in an irrigation season: 6

- If the use is **municipal or quasi-municipal**, attach **Form M**
 - If the use is **domestic**, indicate the number of households: _____
- If the use is **mining**, describe what is being mined and the method(s) of extraction: _____

SECTION 5: WATER MANAGEMENT

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A. Diversion and Conveyance

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

Pump (give horsepower and type): _____

Other means (describe): _____

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

B. Application Method

What equipment and method of application will be used? (e.g., drip, wheel line, high-pressure sprinkler) drip irrigation and hydroponic irrigation

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.

water catchment system to recycle water and inside growing system

SECTION 6: STORAGE OF GROUND WATER IN A RESERVOIR

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

Reservoir name: _____ Acreage inundated by reservoir: _____

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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 GROUND WATER FROM THE RESERVOIR

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

Annual volume (acre-feet): _____

USE OF STORED GROUND WATER	PERIOD OF USE

SECTION 8: PROJECT SCHEDULE

Date construction will begin: Summer 2016

Date construction will be completed: January 2017

Date beneficial water use will begin: December 2017

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SECTION 9: WITHIN A DISTRICT

Check here if the point of diversion or place of use are located within or served by an irrigation or other water district.

Irrigation District Name Juniper Flats District Improvement Company	Address 82529 Highway 216	
City Maupin	State OR	Zip 97037

SECTION 10: REMARKS

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

The original intent of this filing for water rights is to use water in a year round marijuana growing operation. But since we are spending the money for the infrastructure we would try to find other crops to grow in these structures if marijuana does not continue to be profitable or if it found that another crop is compatible with the original intent.

We are filing on 2 gross acres. Somewhere within this block of land will be the growing operation. The map shows the original intended structures. These may change location or may increase, but this will be located within the 2 acres mapped.

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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

NOTE TO APPLICANTS

In order for your application to be processed by the Water Resources Department (WRD), this Land Use Information Form must be completed by a local government planning official in the jurisdiction(s) where your water right will be used and developed. The planning official may choose to complete the form while you wait, or return the receipt stub to you. Applications received by WRD without the Land Use Form or the receipt stub will be returned to you. Please be aware that your application will not be approved without land use approval.

This form is NOT required if:

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

NOTE TO LOCAL GOVERNMENTS

The person presenting the attached Land Use Information Form is applying for or modifying a water right. The Water Resources Department (WRD) requires its applicants to obtain land-use information to be sure the water rights do not result in land uses that are incompatible with your comprehensive plan. Please complete the form or detach the receipt stub and return it to the applicant for inclusion in their water right application. You will receive notice once the applicant formally submits his or her request to the WRD. The notice will give more information about WRD's water rights process and provide additional comment opportunities. You will have 30 days from the date of the notice to complete the land-use form and return it to the WRD. If no land-use information is received from you within that 30-day period, the WRD may presume the land use associated with the proposed water right is compatible with your comprehensive plan. Your attention to this request for information is greatly appreciated by the Water Resources Department. If you have any questions concerning this form, please contact the WRD's Customer Service Group at 503-986-0801.

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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: WLEC Investments / TEN Properties
First

(Rachel Rykal)
Last

Mailing Address: 81958 E Wapinitia Rd

Maupin
City

OR
State

97037 Daytime Phone: 608-669-1032
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:
5S	13E	20	N1/2 of SE	4900		<input type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	Agricultural Nursery

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

Wasco County

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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: 0.025 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 Agricultural Nursery

Briefly describe:

Agricultural Nursery to grow crop in a controlled environment. The initial intended use is to grow marijuana But the facility could be used for other crops if there is something that in more profitable.

Note to applicant: If the Land Use Information Form cannot be completed while you wait, please have a local government representative sign the receipt at the bottom of the next page and include it with the application filed with the Water Resources Department. See bottom of Page 3. →

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For Local Government Use Only

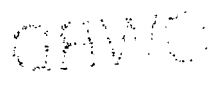
The following section must be completed by a planning official from each county and city listed unless the project will be located entirely within the city limits. In that case, only the city planning agency must complete this form. This deals only with the local land-use plan. Do not include approval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

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: _____ Title: _____

Signature: _____ Phone: _____ Date: _____

Government Entity: _____

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: _____ **RECEIVED** Phone: _____ Date: _____

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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: Taylor Farms and Nurseries LLC
First _____ Last _____

Mailing Address: 81958 E Wapinitia Rd

The Dalles

City

OR

State

97058

Zip

Daytime Phone: _____

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

Wasco County

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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

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Briefly describe:

Agricultural Nursery to grow crop in a controlled environment. The initial intended use is to grow marijuana But the facility could be used for other crops if there is something that in more profitable.

Note to applicant: If the Land Use Information Form cannot be completed while you wait, please have a local government representative sign the receipt at the bottom of the next page and include it with the application filed with the Water Resources Department. See bottom of Page 3. →

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Ground Water/9

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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): _____.
- 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
Type I Land Use Application	Wasco County Ludo Section 3.210, 3.212, 3.213, and Chapter 11	<input checked="" 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.

Applicant shall comply with all the regulations related to the Wasco County LUDO, specifically Section 3.210 (Exclusive Farm-Use Zone), and Chapter 11 (Marijuana Production, Processing, Wholesaling and Retailing). Applicant shall coordinate separate approvals with agencies having jurisdiction.

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Name: Brent Bybee Title: Associate Planner

Signature:  Phone: 5415062560 Date: March 29, 2018

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Government Entity: Wasco County Planning Department

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 RECEIVED

Applicant name: _____

City or County: _____ Staff contact: _____

Signature: _____ Phone: _____ Date: _____

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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 _____

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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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Wasco Title, Inc.
210 East 4th Street
The Dalles, OR 97058
Phone: (541) 296-2495 ♦ Fax: (541) 298-2870

Date: June 09, 2016

Order Number: 14-50476

PRELIMINARY TITLE REPORT

PROPOSED INSURED:

OWNER'S TFN Properties, LLC, an Oregon limited liability company

MORTGAGEE'S Theresa A. Graham, Trustee

Property Address: 81958 E Wapinitia Rd., Maupin, OR 97037

Wasco Realty
Attn: Tammy Creel
PO Box 279
Maupin, OR 97037

	<u>Liability</u>	<u>Premium</u>
ALTA 2006 Owner's Policy Standard	\$345,500.00	\$1,042.00
ALTA 2006 Loan Policy Standard	\$100,000.00	\$100.00

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Wasco Title, Inc. is prepared to issue on request and on recording of the appropriate documents, a policy or policies of Stewart Title Guaranty Company, as applied for, with coverages as indicated, based on this preliminary report. As of **June 03, 2016** at 8:00 AM Fee Simple title to the property described herein is vested in:

Theresa Graham, Trustee, or successor Trustee(s) of the Thomas Morelli Revocable Living Trust dated April 27, 2000, an undivided one half (1/2) interest as a tenant in common
and

Theresa Graham, Trustee or successor Trustee(s) of the Geraldine L. Morelli Revocable Living Trust dated April 27, 2000, an undivided one half (1/2) interest, as a tenant in common;

Subject only to the exceptions shown herein and to the terms, conditions and stipulations contained in the policy form. No liability is assumed until a full premium has been paid and a policy issued.

LEGAL DESCRIPTION:

SEE EXHIBIT "A" ATTACHED HERETO

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SCHEDULE B

GENERAL EXCEPTIONS

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or other facts which a correct survey would disclose.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

SPECIAL EXCEPTIONS:

6. Existing rights of way for roads, highways, irrigation ditches, canals and pole lines.
7. As disclosed by the tax roll the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use, the property may be subject to additional taxes or penalties and interest.
8. The herein described premises are within the boundaries of and are subject to the statutory powers of, including the power of assessment, of the Juniper Flat District Improvement Company.
9. The requirement that a copy of the Operating Agreement and Articles of Organization of TFN Properties, LLC, an Oregon limited liability company, be submitted to us for examination. Any conveyance or encumbrance by said Company should be executed in accordance with the Operating Agreement of said Company.
10. Transmission Line Easement, including the terms and provisions thereof:
Granted to : UNITED STATES OF AMERICA and its assigns
Recorded : JANUARY 10, 1950
Book : 118
Page : 24 WASCO COUNTY RECORDS
11. Contract and Grant of Easement, including the terms and provisions thereof:
Granted to : UNITED STATES OF AMERICA, DEPARTMENT OF THE INTERIOR,
: BONNEVILLE POWER ADMINISTRATION (THE UNITED STATES)
Recorded : MARCH 8, 1976
Fee No. : 76-0568 WASCO COUNTY RECORDS
12. Electric Line Right of Way Easement, including the terms and provisions thereof:
Granted to : WASCO ELECTRIC COOPERATIVE, INC.
Recorded : MAY 22, 2002
Fee No. : 2002-2730 WASCO COUNTY RECORDS

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- 13. Unrecorded leaseholds, rights of parties in possession and security interest in trade fixtures, personal property or unattached improvement, if any.
- 14. No search has been made for financing Statements filed in the office of the Secretary of State. Exception may be taken to such matters as may be shown thereby.

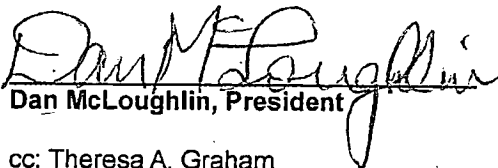
NOTE: Taxes paid in full for 2015-2016:
Levied Amount : \$1,547.30
Account No. : 13114
Levy Code : 1.4
Map No. : 5S 13E 4900

NOTE: If you have any questions regarding this report or your escrow, please contact either the Escrow Officer, Susan Bergren at 541-296-2495 Email: wascotitle@gorge.net or Escrow Assistant Sellah Hill at 541-296-2495 Email: wascotitle6@gorge.net.

NOTE: We find no judgments or Federal Tax Liens against TFN Properties, LLC, an Oregon limited liability company.

After the issuance of a preliminary title report, if a transaction is consummated in reliance thereon, but without requiring the issuance of the title policy applied for, the full scheduled charge applicable to the type of coverage normally issued on such transactions will apply.

Wasco Title, Inc.


Dan McLoughlin, President

cc: Theresa A. Graham
cc: TFN Properties, LLC
Attn: Rachel Rykal

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EXHIBIT "A"
LEGAL DESCRIPTION

North half of Southeast quarter and Southeast quarter of Southeast quarter of Section 20; Northeast quarter of Northeast quarter of Section 29, all in Township 5 South, Range 13 East of the Willamette Meridian, in Wasco County, State of Oregon.

Southeast quarter of Northeast quarter of Section 20; South half of Northwest quarter, Northeast quarter of Northwest quarter of Section 21, all in Township 5 South, Range 13 East of the Willamette Meridian in Wasco County, State of Oregon.

TOGETHER WITH all water rights appurtenant to said land, and SUBJECT TO any rights now existing for ditch purposes.

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STATE OF OREGON
COUNTY OF WASCO
CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

JUNIPER FLAT DISTRICT IMPROVEMENT COMPANY
53333 RESERVATION ROAD
MAUPIN, OR 97037

confirms the right to use the waters of DIRECT FLOW FROM CLEAR CREEK AND FROG CREEK AND STORAGE OF 1400 ACRE FEET IN CLEAR LAKE RESERVOIR, a tributary of WHITE RIVER, for IRRIGATION OF 2101.64 ACRES, STOCK, AND MAINTENANCE OF STOCK PONDS (5.85 ACRE EQUIVALENTS).

This right was confirmed by decree of the Circuit Court of the State of Oregon for WASCO COUNTY. The decree is of record at Salem, in the Order Record of the WATER RESOURCES DIRECTOR, in Volume 14 & 18, at Page 398 & 252. The date of priority is JULY 1, 1903 FOR DIRECT FLOW FROM CLEAR CREEK AND FROG CREEK, AND AUGUST 19, 1904, FOR STORAGE IN CLEAR LAKE RESERVOIR.

The amount of water to which this right is entitled is limited to an amount actually beneficially used and shall not exceed ONE ACRE FOOT PER ACRE OR ACRE EQUIVALENT DURING ANY 30-DAY PERIOD UP TO JULY 1ST OF EACH YEAR AND NOT TO EXCEED 3 ACRE FEET PER ACRE OR ACRE EQUIVALENT DURING ANY IRRIGATION SEASON; PROVIDED, THAT THE RATE OF FLOW SHALL NOT EXCEED 1/40 OF A SECOND FOOT PER ACRE OR ACRE EQUIVALENT UP TO JULY 1ST OF EACH YEAR AND THEREAFTER NOT TO EXCEED 1/80 OF A SECOND FOOT PER ACRE OR ACRE EQUIVALENT, EXCEPT IN CASE OF ROTATION.

The point of diversion is located as follows:

NE $\frac{1}{4}$ NE $\frac{1}{4}$, SECTION 34, T. 4 S., R. 9 E., W. M. FROM FROG CREEK; NW $\frac{1}{4}$ SE $\frac{1}{4}$, SECTION 10, T. 5 S., R. 9 E., W.M. FROM CLEAR CREEK; CLEAR LAKE RESERVOIR DAM IS IN THE SE $\frac{1}{4}$ SE $\frac{1}{4}$, SECTION 32, T. 4 S., R. 9 E., W.M.

The use shall conform to any reasonable rotation system ordered by the proper state officer.

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

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<u>TAX</u>			
<u>QTR/QTR</u>	<u>LOT</u>	<u>ACRES</u>	<u>LANDOWNER</u>
SE/SE	4100	0.25	FOSBERG
SECTION 18			
NE/NE	3700	11.60	ENDERSBY
NW/NE	3700	7.80	ENDERSBY
SW/NE	3700	4.00	ENDERSBY
SE/NE	4500	6.60	TOM MORELLI
NW/SE	4500	0.70	TOM MORELLI
SECTION 20			
NW/NW	3700	0.10	ENDERSBY
SW/NW	4500	7.70	TOM MORELLI
SW/SW	4600	5.40	HAMMER
SE/SW	4600	6.00	HAMMER
SE/SE	4600	15.10	HAMMER
SECTION 21			
NW/NW	5200	1.00	LYLE GABEL & LORRAINE
SECTION 28			
SW/NW	5700	13.20	LYLE GABEL & LORRAINE
NE/SW	5700	3.40	LYLE GABEL & LORRAINE
NW/SW	5700	7.40	LYLE GABEL & LORRAINE
SECTION 30			

TOWNSHIP 5 SOUTH, RANGE 13 EAST, W.M.

MAINTENANCE OF STOCK PONDS (ACRE EQUIVALENTS)

<u>TAX</u>			
<u>QTR/QTR</u>	<u>LOT</u>	<u>ACRES</u>	<u>LANDOWNER</u>
NE/NW	7600	0.10	MAYHEW
SECTION 22			
SE/NE	9700	1.70	HARTH
SECTION 25			
SE/SW	10700	0.30	ENDERSBY
SECTION 30			

TOWNSHIP 4 SOUTH, RANGE 13 EAST, W.M.

NE/SW	4200	0.30	HARTH
SECTION 30			

TOWNSHIP 4 SOUTH, RANGE 14 EAST, W.M.

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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: Monday, March 26, 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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