Application for a Permit to Use

SECTION 1: APPLICANT INFORMATION AND SIGNATURE

Surface Water



O R E G O N Oregon Water Resources Department
725 Summer Street NE, Suite A Salem, Oregon 97301-1266 503-986-0900 www.oregon.gov/OWRD

Applicant				
NAME SHAUN KAJIWARA				PHONE (HM)
PHONE (WK)	CELL			FAX
ADDRESS 421 AVIATION BLVD.				
SANTA ROSA	STATE CA	ZIP 95403	E-MAIL * SHAUN.KAJIWARA	A@JFWMAIL.COM
Organization	157			
NAME KAJIWARA FAMILY VINEYARD)S		PHONE	FAX
ADDRESS 421 AVIATION BLVD.				CELL
SANTA ROSA	STATE CA	21P 95403	E-MAIL * SHAUN.KAJIWARA	A@JFWMAIL.COM
Agent – The agent is authorized to	represent the applica	ant in all n	natters relating to this	application.
AGENT / BUSINESS NAME N/A			PHONE	FAX
ADDRESS				CELL
сту	STATE	ZIP	E-MAIL *	
proposed diversion. Accep If I begin construction prio If I receive a permit, I must If development of the water The water use must be cor	pecifically as described on will be based on in until the Water Resources all applicants to water of this application to the issuance of a thot waste water. For use is not according applicable with local cours a permit, I may his yeare entitled. SHAUN	d in this a nformation arces Depa ait for a prion does n permit, I is g to the te mprehens ave to sto this appli	n provided in the appl artment issues a permit ermit to be issued before not guarantee a permit assume all risks associ erms of the permit, the sive land use plans. p using water to allow	it. ore beginning construction of any t will be issued. it will be iss
			la if a antico bi-	Date:
Applicant Signature	Print Nan	ne and 11t	le if applicable	Date Surface Water — Page
For Department Use: App. Number	er			Rev. 07/2

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SECTION 2: PROPERTY OWNERSHIP

For Department Use: App. Number: _____

Please indicate if you own all the lands associated with conveyed, and used.	the project from which the water is to be diverted,
YES, there are no encumbrances. YES, the land is encumbered by easements, rights of	of way, roads or other encumbrances.
The bodies of the control of the con	or easement permitting access. ecessary, because the only affected lands I do not own are on is for irrigation and/or domestic use only (ORS 274.040)
	resses of all owners of any lands that are not owned by ch, canal or other work, even if the applicant has obtained (Attach additional sheets if necessary).
Legal Description: You must provide the legal descript diverted, 2. Any property crossed by the proposed dito water is to be used as depicted on the map.	tion of: 1. The property from which the water is to be th, canal or other work, and 3. Any property on which the
SECTION 3: SOURCE OF WATER	
A. Proposed Source of Water Provide the commonly used name of the water body fr stream or lake it flows into (if unnamed, say so), and the	
Source 1: BRAMBLE HILL RESERVOIR	Tributary to: UNNAMED STREAM TRIBUTARY TO CHEHALEM CREEK
TRSQQ of POD:T2S, R3W, SECT. 32, NE NW	
Source 2:	Tributary to:
TRSQQ of POD:	
	rized under a water right permit, certificate, or decree, mber (for decrees, list the volume, page and/or decree
PERMIT R-15521	
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B. Applications to Use Stored Water
Do you, or will you, own the reservoir(s) described in Section 3A above?
Yes. No. (Enclose a copy of your written notification to the operator of the reservoir of your intent to file this application, which should have been mailed or delivered to the operator.)
If <i>all</i> sources listed in Section 3A are stored water, the Department will review your application using the expedited process provided in ORS 537.147, unless you check the box below. Please see the instruction booklet for more information.
By checking this box, you are requesting that the Department process your application under the standard process outlined in ORS 537.150 and 537.153, rather than the expedited process provided by ORS 537.147. To file an application under the standard process, you must enclose the following:
A copy of a signed non-expired contract or other agreement with the owner of the reservoir (if not you) to impound the volume of water you propose to use in this application.
 A copy of your written agreement with the party (if any) delivering the water from the reservoir to you.
SECTION 4: SENSITIVE, THREATENED OR ENDANGERED FISH SPECIES PUBLIC INTEREST
INFORMATION
This information must be provided for your application to be accepted as complete. The Water Resources Department will determine whether the proposed use will impair or be detrimental to the public interest with regard to sensitive, threatened or endangered fish species.
To answer the following questions, use the map provided in Attachment 3 or the link below to determine whether the proposed point of diversion (POD) is located in an area where the Upper Columbia, the Lower Columbia, and/or the Statewide public interest rules apply.
For more detailed information, click on the following link and enter the T,R,S,QQ or the Lat/Long of a POD and click on "Submit" to retrieve a report that will show which section, if any, of the rules apply: https://apps.wrd.state.or.us/apps/misc/lkp trsqq features/
If you need help to determine in which area the proposed POD is located, please call the customer service desk at (503) 986-0900.
Upper Columbia - OAR 690-033-0115 thru -0130
Is the POD located in an area where the Upper Columbia Rules apply?
☐ Yes ■ No
If yes, you are notified that the Water Resources Department will consult with numerous federal, state, local and tribal governmental entities so it may determine whether the proposed use is consistent with the "Columbia River Basin Fish and Wildlife Program" adopted by the Northwest Power Planning Council in 1994 for the protection and recovery of listed fish species. The application may be denied, heavily conditioned, or if appropriate, mitigation for impacts may be needed to obtain approval for the proposed use. RECEIVED
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For Department Use: App. Number:

If yes,

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

requirements.		
Lower Columbia - OAR 690-033-		
Yes No	ere the Lower Columbia rules apply?	
If yes, you are notified that that the Columbia River Basin Fish and or endangered fish species, in co proposed use is detrimental to the		ed or endangered fish species and
If a permit is issued, it will likely of federal water quality standards;	contain conditions to ensure the water and water use measurement, recording lication may be denied, or if appropriat	use complies with existing state and
If yes, provide the following info considered complete).	ormation (the information must be pro	vided with the application to be
	se is for more than one cubic foot per s ivision 86 (Water Management and Cor	econd (448.8 gpm) and is not subject to nservation Plans).
If yes, provide a descript	tion of the measures to be taken to assi	ure reasonably efficient water
use:		RECEIVED
Statewide - OAR 690-033-0330 t	thru -034 <u>0</u>	JUL 27 2022
Is the POD located in an area who	ere the Statewide rules apply?	OWRD
If yes, the Water Resources Department	artment will determine whether the pro	oposed use will occur in an area where

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

For Department Use: App. Number: _____ Surface Water — Page 4

SECTION 5: WATER USE

Provide the amount of water you propose to use from each source, for each use, in cubic feet-per-second (cfs) or gallons-per-minute (gpm). If the proposed use is from storage, provide the amount in acre-feet (af):

(1 cfs equals 448.8 gpm. 1 acre-foot equals 325,851 gallons or 43,560 cubic feet)

SOURCE	USE	PERIOD OF USE	AMOUNT	
BRAMBLE HILL RESERVOIR	IRRIGATION	MAR. 1-OCT. 31	9.1	☐ cfs ☐ gpm ■ af
			cfs gpm	
				cfs gpm af
				cfs gpm af

Please indicate the number of primary, supplemental and/or nursery acres to be irrigated.						
Primary: 34.2 Acres	Supplemental: N/A Acres	Nursery Use: N/A Acres				
If supplemental acres are listed, provide the Permit or Certificate number of the underlying primary water						
right(s): N/A						
Indicate the maximum total nu	mber of acre-feet you expect to use	in an irrigation season: 9.1 AF				

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

SECTION 6: WATER MANAGEMENT

A.	Diversion and Conveyance	RECEIVED
	What equipment will you use to pump water from your source?	JUL 27 2022
	Pump (give horsepower and type):40 HP PUMP; TYPE=Submersible Other means (describe):	OWRD
	Provide a description of the proposed means of diversion, construction, and operat works and conveyance of water.	ion of the diversion
	DIVERT WITH PUMP; CONSTRUCT 6" DIA. PVP PIPES FOR DISTRIBUTION; DRIP IRRIC	GATION
В.	Application Method What equipment and method of application will be used? (e.g., drip, wheel line, high	h-pressure sprinkler)

C. Conservation

For Department Use: App. Number: _

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 public uses of affected surface waters.

DRIP IRRIGATION ON GRAPES; POTENTIALLY SOME SPINKLER ON FIELD

9.1 AF RESERVOIR; MEASURE USE WITH STAFF GAUGE; PASS LIVE FLOW PER CONDITIONS OF R-15521

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

possible permit requirements from other agencies protect water resources:	s. Please indicate any	of the practices you plan to undertake to
Diversion will be screened per ODFW specifications fish and other aquatic life. Describe planned actions: N/A	ations in ORS 498.301	through 498.346 to prevent uptake of
Excavation or clearing of banks will be kept to Note: If disturbed area is more than one acre, Quality to determine if a 1200C permit is requ Describe planned actions and additional perm DEQ 1200-C PERMI	applicant should con ired.	tact the Department of Environmental ct implementation:
Operating equipment in a water body will be r Describe planned actions and additional perm IN-WATER WORK WINDOW JULY 15-S	its required for proje	ct implementation:
Water quality will be protected by preventing Describe planned actions: DEQ 1200-C PERMIT PER FACILITY #1		
List other federal and state permits or contrac OBTAINED DSL AUTHORIZATION 63411RF PROGRESS; USACE NWP PERMIT IN-PROG	; DEQ 401 WATER QU	JALITY CERTIFICATE IN-
SECTION 8: PROJECT SCHEDULE		
a) Date construction will begin: JULY 2023		RECEIVED
b) Date construction will be completed:c) Date beneficial water use will begin: MAF	OCTOBER 2023 RCH 2024	JUL 27 2022
SECTION 9: WITHIN A DISTRICT		OWRD
Check here if the point of diversion or place of water district.	of use are located wit	
Irrigation District Name N/A	Address N/A	
City N/A	State N/A	Zip N/A

SECTION 10: REMARKS

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

EXPEDITED PROCESS FOR APPLICATION TO PERMIT USE OF SURFACE WATER.

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Minimum Requirements Checklist

Minimum Requirements (OAR 690-310-0040, OAR 690-310-0050 & ORS 537.140)

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.

Please submit the original application and signatures to the Water Resources Department. Applicants are encouraged to keep a copy of the completed application.

SECTION 1:	Applicant	Information an	d Signatura
SECTION 1.	Applicant	illioilliation ai	ia Signature

SECTION 2: **Property Ownership** SECTION 3: Source of Water

SECTION 4: Sensitive, Threatened or Endangered Fish Species Public Interest Information

SECTION 5: Water Use

SECTION 6: Water Management SECTION 7: Resource Protection SECTION 8: **Project Schedule**

SECTION 9: Within a District JUL 27 2022

■ SECTION 10: Remarks

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Include the following additional items:

- Land Use Information Form with approval and signature of local planning department (must be an original) or signed receipt.
- 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 Amount enclosed: \$ 1,630 See the Department's Fee Schedule at www.oregon.gov/owrd or call (503) 986-0900.
- Map that includes the following items:
 - 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 diversion, by reference to a recognized public land survey corner (distances north/south and east/west)
 - Indicate the area of use by Quarter/Quarter and tax lot identified clearly.
 - 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)

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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. 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 \$310. 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 <u>public notice</u> of the application in the weekly notice <u>published</u> by the Department at <u>www.oregon.gov/owrd</u>. 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 \$480.00 for the applicant and \$950.00 for non-applicants. Protests are filed on approximately 10 percent 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 can issue a Final Order within 60 days of the close of the period for receiving protest. If the application is approved, a permit is issued. The permit specifies the details of the authorized use and any terms, limitations or conditions that the Department deems appropriate **RECEIVED**

JUL 27 2022



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Land Use Information Form



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

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plicant										
NAME KAJIWAI	RA FAMII	LY VINEY	'ARDS					F	PHONE (HM)	
PHONE (W	()		- Colonia de Caración de Carac	CE	LL			F	AX	
ADDRESS 421 AVIA	TION BL	/D.								
CITY SANTA ROSA				STATE CA	zip 95403 E-MAIL* SHAUN.KAJIWARA@JFWMAIL.COM					
A. Land a	nd Locat	tion								
(transport	ed), and/	or used or	developed.	Applicants	ots where wat for municipa faries for the	l use, or	irrigation us	es within	irrigation	
Township	Range	Section	и и	Tax Lot #	Plan Designation			Water to	be:	Proposed Land Use:
28	3W	32	SE NW	1800	EF 4	10	Diverted	Conve	eyed 🗵 Used	AG
2S	3W	32	NE NW	1700	EF 4	10	■ Diverted	■ Conve	eyed × Used	, AG
28	3W	29/32	SE SW / NE NW	1500	EF 4	10	Diverted	Conve	eyed 🗵 Used	, AG
							Diverted	Conve	eyed 🔲 Used	ı
YAMHI	LL COL			roposed t	to be diverted	l, convey	ved, and/or u	sed or de	eveloped:	
Permit t	-	tore Water	☐ Water	Right Trans	rces Departm sfer served Water	Pern	nit Amendmer nange of Water		ndwater Re	gistration Modificati
Source of water: Reservoir/Pond Groundwater Surface Water (name)										
Estimated quantity of water needed: 9.1										
Intended use of water: Industrial Intended use of water: Industrial Industrial Intended use of water: Industrial Industrial Intended use of water: Industrial Industrial Industrial Intended use of water: Industrial I										
Briefly des	cribe:									
PERMIT T	O USE SU				CE IS BRAME				IT R-1552	1 <i>Po</i> n
										ocal government

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.

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Land Use Information Form Page 2 of 3

JUL 27 2022

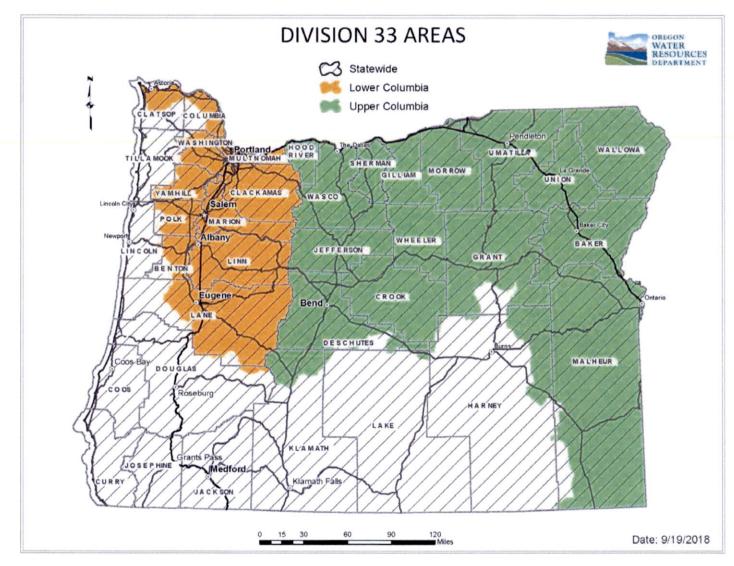


For Local Government Use Only

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.

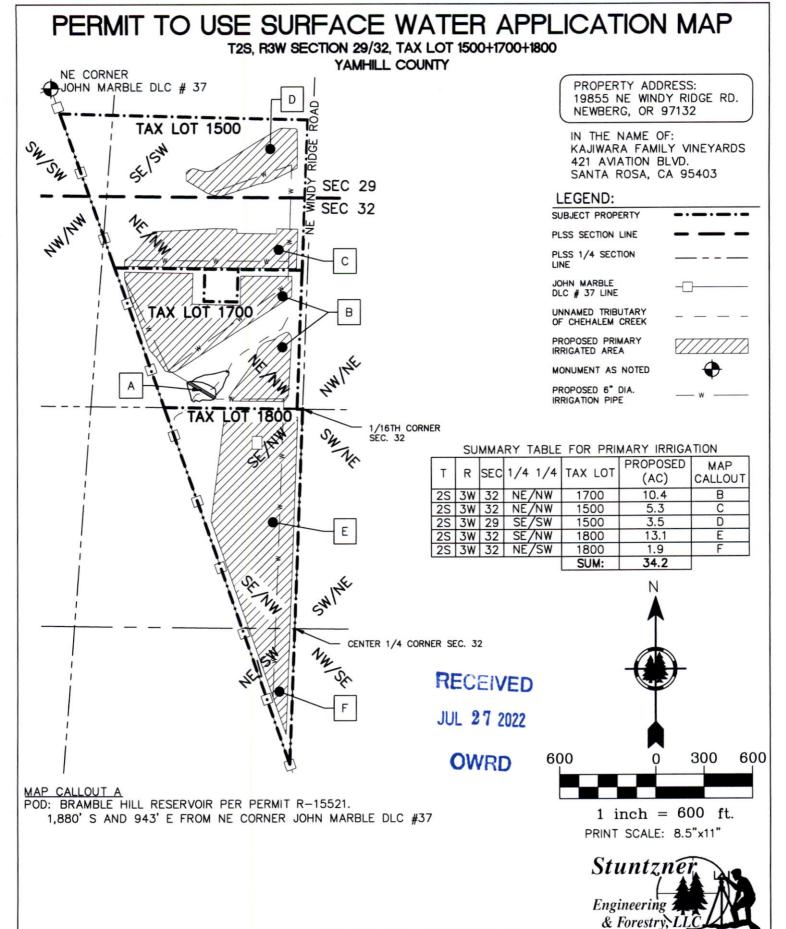
Please check the appropriate	box below and	d provide the requested informat	ion			
		r uses (including proposed construction pplicable ordinance section(s):		ed outright or are not		
approvals as listed in the tab already been obtained. Reco	le below. (Please rd of Action/land	uses (including proposed construction attach documentation of applicable is use decision and accompanying finding ave not ended, check "Being pursued	and use appr ngs are suffic	ovals which have		
Type of Land Use Approv (e.g., plan amendments conditional-use perm	, rezones,	Cite Most Significant, Applicable Plan Policies & Ordinance Section References	Lan	Land Use Approval:		
			☐ Obtained ☐ Denied	☐ Being Pursued ☐ Not Being Pursued		
		RECEIVED	☐ Obtained ☐ Denied	☐ Being Pursued ☐ Not Being Pursued		
		JUL 27 2022	Obtained Denied	☐ Being Pursued ☐ Not Being Pursued		
		OWDD	☐ Obtained ☐ Denied	☐ Being Pursued ☐ Not Being Pursued		
		OMUD	☐ Obtained ☐ Denled	☐ Being Pursued ☐ Not Being Pursued		
Department regarding this propo		and use concerns or make recomment below, or on a separate sheet.	idations to th	e water nesources		
NAME Kenneth	P. Fride	X	TITLE: '	P.D.		
SIGNATURE Jonniett 7 GOVERNMENT ENTITY January	1) To.	PHONE: 503 434-75/6	DATE:	1/10/2022		
f you sign the receipt, you will he Land Use Information Form or W ocal comprehensive plans.	ave 30 days from RD may presume	complete this form or sign the receip the Water Resources Department's n the land use associated with the pro	otice date to posed use of	return the completed water is compatible with		
		equest for Land Use Information		···		
Applicant name:						
City or County:		Staff contact:				
ignature:		Phone:	Date:			

Figure 1: Map of Division 33 Areas



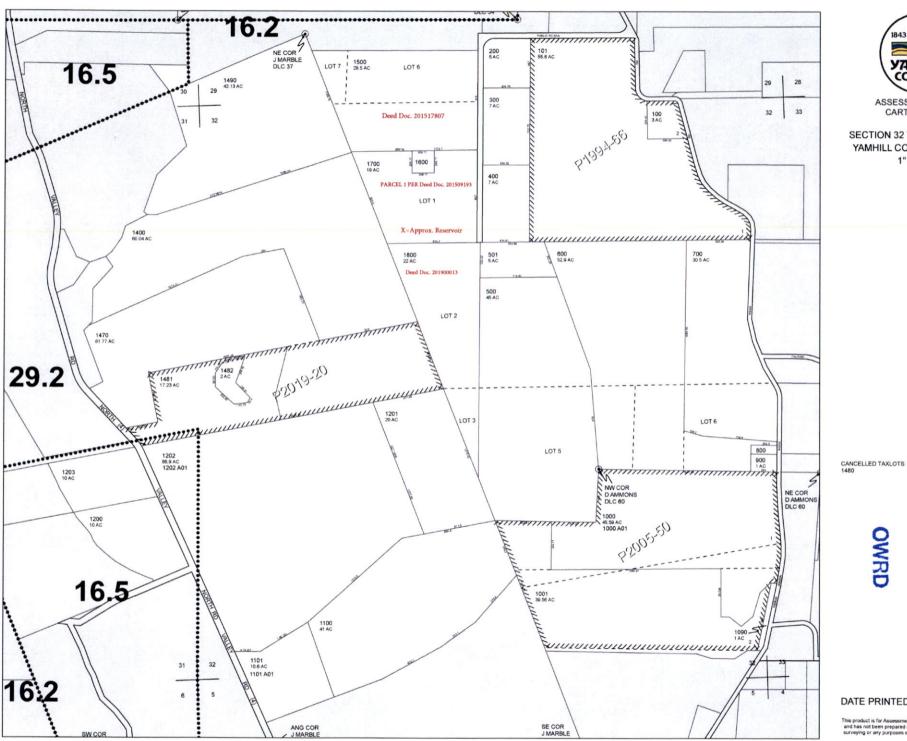
For more detailed information, click on the following link and enter the TRSQQ or the Lat/Long of a POD and click on "Submit" to retrieve a report that will show which section, if any, of the Division 33 rules apply: https://apps.wrd.state.or.us/apps/misc/lkp_trsqq_features/





MAP BASIS: YAMHILL CO. TAX MAP 2 3 32 SEF JOB # 320006 DATE 7/19/2022 DRAWING # WATERRIGHTS_MAP_D.dwg NOTE: THIS MAP IS PRODUCED TO INDICATE THE LOCATION OF A WATER RIGHT. IT IS NOT INTENDED TO PROVIDE INFORMATION RELATIVE TO THE THE LOCATION OF PROPERTY LINES.

2318-B PACIFIC AVENUE FOREST GROVE, OR 97116 TELEPHONE (503) 357-5717 FAX (503) 357-5698



COUNTY ASSESSMENT & TAX **CARTOGRAPHY**

SECTION 32 T.2S. R.3W. W.M. YAMHILL COUNTY OREGON 1" = 400"

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DATE PRINTED:

4/8/2021

This product is for Assessment and Taxation (A&T) purposes only and has not been prepared or is suitable for legal, engineering, surveying or any purposes other than assessment and taxation.



After recording return to: Kajiwara Family Vineyard LLC 1000 Alexander Mountian Road Geyserville, CA 95441

Until a change is requested all tax statements shall be sent to the following address: Kajiwara Family Vineyard LLC 1000 Alexander Mountian Road Geyserville, CA 95441

File No.: 1032-2518595 (JMM) Date: September 02, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

Yamhill County Official Records

201517807

DMR-DDMR

11/10/2015 09:36:32 AM

Stn=12 CONFERM

2Pgs \$10.00 \$11.00 \$5.00 \$20.00

I, Brian Van Bergen, County Clerk for Yamhill County, Oregon, certify that the instrument identified herein was recorded in the Clerk

Brian Van Bergen - County Clerk

STATUTORY WARRANTY DEED

Shelia R. January and Adam J. Zabinski, as tenants by the entirety, Grantor, conveys and warrants to Kajiwara Family Vineyard LLC, an Oregon limited liability company, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

A tract of land in Sections 29 and 32 in Township 2 South, Range 3 West of the Willamette Meridian in Yamhill County, Oregon, more particularly described as follows:

Beginning at the most Northerly corner of the John Marble Donation Land Claim; thence South 21° 09' East 171.0 feet to an iron rod and the TRUE POINT OF BEGINNING; thence North 89° 57' East 1549.4 feet to an iron rod; thence South 00° 25' 30" West 933.0 feet to an iron rod; thence South 89° 11' 30" West 1175.7 feet to an iron rod on the East line of said Marble Donation Land Claim; thence North 21° 09' West along said East line 1016.7 feet to the true point of beginning.

The true consideration for this conveyance is \$865,000.00. (Here comply with requirements of ORS 93.030)

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JUL 27 2022

Subject to: Real property taxes for the fiscal year in which this deed is recorded, a lien not yet payable; the assessment roll and the tax roll disclose that the premises herein described were specially assessed as Forest Land pursuant to O.R.S. 321.358 to 321.372. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last five (5) or lesser number of years in which the land was subject to the special land assessment; the assessment roll and the tax roll disclose that the within described premises were specially zoned or classified for Farm use. If the land becomes disqualified for such use under the statute, an additional tax or penalty may be imposed, and the rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92,010 OR 215,010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 9th day of November	, 20/5
Shelia R. January	Adam J. Zabinski

STATE OF Oregon

)55. Yamhill County of

91h day of November, 20 15 This instrument was acknowledged before me on this

by Shelia R. January and Adam J. Zabinski

OFFICIAL STAMP

MY COMMISSION EXPIRES SEPTEMBER 02, 2018

Notary Public for Oregon

JULIE M. McCONNELL **COMMISSION NO. 931692**

My commission expires: 9 - 2 - 300

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OWRD

RECORDED AT THE REQUEST OF AND AFTER RECORDING RETURN TO:

Kajiwara Family Vineyards 421 Aviation Blvd. Santa Rosa CA 95403 Yamhill County Official Records

201509193

DMR-DDMR

06/30/2015 10:28:00 AM

Stn=10 CONFERM 3Pas \$15.00 \$11.00 \$5.00 \$20.00

\$51.00

I. Brian Van Bergen. County Clerk for Yamhili County. C

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

STATUTORY SPECIAL WARRANTY DEED

BRAMBLE HILL VINEYARD LLC, an Oregon limited liability company grantor ("Grantor"), conveys and specially warrants to KAJIWARA FAMILY VINEYARDS, LLC, a Delaware limited liability company, grantee ("Grantee"), the real property described on the attached Exhibit A, incorporated herein by this reference, free of encumbrances created or suffered by Grantor except as described on the attached Exhibit A.

The true and actual consideration is ONE MILLION TWO HUNDRED TWENTY-SEVEN THOUSAND DOLLARS (\$1,227,000).

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.

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

Kajiwara Family Vineyards, 421 Aviation Blvd., Santa Rosa CA 95403 Assessor's Property Tax Account Number(s): Map No.: R2332 01700 Property ID: 5103, Map No.: R2332 01600 Property ID: 5087.

Dated this 29 day of June, 2015.

GRANTOR:

BRAMBLE, HILL VINEYARD LLC

Name (printed): Richard N. Berg, Member

1

Oregon Statutory Special Warranty Deed 79300618.1 0066281-00003

RECEIVED
JUL 27 2022

STATE OF OREGON)
County of Yamhill) ss.)



Notary Public for Oregon
My Commission Expires: 5-15-17

RECEIVED
JUL 27 2022
OWRD

Exhibit A

Description of Property; Exceptions

That certain real property located in the County of Yamhill, State of Oregon described as follows:

PARCEL 1:

A tract of land in Section 32, Township 2 South, Range 3 West of the Willamette Meridian in Yamhill County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron rod set for the Southwest corner of U.S. Government Lot 1 in said Section 32; thence North 89°11'30" East along the South line of said Lot #1, a distance of 835.7 feet to a 5/8 inch iron rod set on the West line of that tract conveyed to Yamhill County, Oregon, by deed recorded July 6, 1937 in Book 112, Page 618, Deed Records; thence North 00°25'30" East along said West line 867.0 feet to a 5/8 inch iron rod; thence South 89°11'30" West 1175.7 feet to a 5/8 inch iron rod set on the West line of U.S. Government Lot #1; thence South 21°09' East along said West line 924.5 feet to the place of beginning.

EXCEPTING THEREFROM that portion conveyed to Roy L. Hacker, et ux, by deed recorded February 20, 1975 in Film Volume 104, Page 881, Deed and Mortgage Records.

PARCEL 2:

A tract of land in Section 32, Township 2 South, Range 3 West of the Willamette Meridian in Yamhill County, Oregon, being part of that certain tract conveyed to Deonier by deed recorded in Film Volume 33, Page 350, Deed Records, and being more particularly described as follows:

Commencing at an iron rod at the Southwest corner of said Deonier tract, said corner being in the East line of the John Marble Donation Land Claim and South 21°09' East 2112.2 feet from the Northeast corner thereof; thence North 21°09' West along said East line, 924.5 feet to an iron rod; thence North 89°11'30" East 775.7 feet to the TRUE point of beginning of the tract herein described; thence South 00°25'30" West 208.71 feet; thence South 89°11'30" West 208.71 feet; thence North 89°11'30" East 208.71 feet to the TRUE point of beginning.

SUBJECT TO:

- 1. The assessment roll and the tax roll disclose that the within described premises were specially zoned or classified for Farm use. If the land has become or becomes disqualified for such use under the statute, an additional tax or penalty may be imposed.
- 2. Those existing contracts approved by and assigned to Grantee in connection with the conveyance of the above property to Grantee.

JUL 27 2022

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RECORDED AT THE REQUEST OF AND AFTER RECORDING RETURN TO:

Stoel Rives LLP 760 SW Ninth Ave., Ste 3000 Portland, OR 97205

Attn.: Gene Frassetto

Yamhill County Official Records

201900013

DMR-DDMR

01/02/2019 11:15:00 AM

Stn=3 SUTTONS

1/02/2019 11:15:00 AW

3Pgs \$15.00 \$11.00 \$5.00 \$60.00

\$91.00

I, Brian Van Bergen, County Clerk for Yamhill County, Oregon, certify that the instrument identified herein was recorded in the Clerk

Brian Van Bergen - County Clerk

Until a change is requested, all tax statements shall be sent to the following address: Kajiwara Family Vineyards, LLC 421 Aviation Blvd, Santa Rosa, CA 95403, attn.: Property Tax

Assessor's Property Tax Account Number(s): Map No.: R2332 01800

STATUTORY WARRANTY DEED

HARRY ASPDEN AND JANET C. ASPDEN, husband and wife ("Grantor"), conveys and warrants to KAJIWARA FAMILY VINEYARDS, LLC, a Delaware limited liability company, grantee ("Grantee"), the real property described on the attached Exhibit A, incorporated herein by this reference, free of encumbrances except as described on the attached Exhibit A.

The true and actual consideration is NINE HUNDRED THOUSAND DOLLARS (\$900,000), \$350,000 of which was paid to an accommodator in an IRC 1031 transaction.

THIS INSTRUMENT, THE SIGNING OR ACCEPTING 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 IN VIOLATION OF APPLICABLE LAND USE LAWS AND INSTRUMENT 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.

1

Oregon Statutory Warranty Deed 96565537.1 0200218-00001

JUL 27 2022 OWRD **PLANNING**

TELEPHONE (503) 357-5717 FAX (503) 357-5698 EMAIL: nickblundon@stuntzner.com

2318-B Pacific Avenue Forest Grove, Oregon 97116

COOS BAY . FOREST GROVE . DALLAS . JUNCTION CITY

Celebrating 50 Years of Service

July 19th, 2022

Oregon Water Resources Department 725 Summer Street NE, Ste. A Salem, OR 97301-1266

RECEIVED JUL 27 2022

Application for a Permit to Use Surface Water

OWRD

To Whom It May Concern:

An Application for a Permit to Use Surface Water has been completed. You will find the following enclosed:

- 1. A check in the amount of \$1,630.00 to pay the review fees. The applicant requests an expedited process for use of stored water only. Source of water is Bramble Hill Reservoir; Permit R-15521.
- 2. The completed and signed Application for a Permit to Use Surface Water.
- 3. Signed Land Use Information Form.
- 4. Water Right Application Map.
- 5. Tax Map 2 3 32. Deed documents are labeled on tax map.
- 6. Deeds for Tax Lot 1500, 1700, and 1800.
- 7. Permit to Store Public Waters R-15521; Bramble Hill Reservoir.

If you have any questions on this submitted material, please contact Nick Blundon at 503-357-5717 or nickblundon@stuntzner.com

Sincerely,

Nick Blundon – PE, CWRE, CESCL

Stuntzner Engineering & Forestry, LLC.

th.
Dated this 29 day of November, 2018.
GRANTOR: Name (printed): Harry Aspden GRANTOR: Aspden GRANTOR: Aspden
Name (printed): Harry Aspden
gnet C. Aspoler
Name (printéd): Janet C. Aspden
STATE OF OREGON-)
County of Manual) ss.
This instrument was acknowledged before me on this 29 day of November 2018 by HARRY ASPDEN.
20 by HARRY ASPDEN.
OFFICIAL STAMP QUALIF USUALLY
NOTARY PUBLIC-OREGON Notary Public for Oregon
COMMISSION NO. 961741 My COMMISSION EXPIRES APRIL 30, 2021 My Commission Expires: My Commissi
STATE OF OREGON)
County of Way) ss.
County or Villy)
This instrument was acknowledged before me on this 29 day of Moventure.
9V
OFFICIAL STAMP Notary/Public for Oregon
NOTARY PUBLIC-OREGON My Commission Expires: 4/30/2021
COMMISSION NO. 961741 MY COMMISSION EXPIRES APRIL 30, 2021
RECEIVED
2 JUL 27 2022
Oregon Statutory Warranty Deed 96565537.1 0200218-00001
OWRD

Exhibit A

Description of Property; Exceptions

That certain real property located in the County of Yamhill, State of Oregon described as follows:

Beginning at the Southwest corner of Government Lot #1 in Section 32, Township 2 South, Range 3 West of the Willamette Meridian in Yamhill County, Oregon; thence East approximately 980 feet, more or less, to the Southeast corner of that tract deeded to Yamhill County by deed recorded July 6, 1937 in Book 112, Page 618, Deed Records; thence South approximately 2430 feet, more or less, to the Easterly line of John Marble Donation Land Claim; thence North 22° West along the Easterly line of said John Marble Donation Land Claim, to the place of beginning.

TOGETHER WITH a 30 foot easement over a strip immediately adjacent to the East line of the above described tract and subject to a 30 foot easement over a strip immediately adjacent to the Westerly line of the above described tract, to adjoin the road referred to in above described tract in deed recorded in Book 112, Page 618, Deed Records.

ALSO an undivided 1/4 interest in and to the following: Beginning at the Southwest corner of the Colby Carter Homestead Claim in Section 32, Township 2 South, Range 3 West, Yamhill County, Oregon; thence North along the West line of said claim to the Northwest corner of the land formerly owned by G.D. Vinton; thence East on Vinton's North line to the County Road; thence South 8 feet; thence West parallel with Vinton's North line to a point 8 feet East of the West line of said Carter Claim; thence South parallel with the West line of said Claim to the South line thereof; thence West 8 feet to the place of beginning.

SUBJECT TO:

- 1. The assessment roll and the tax roll disclose that the within described premises were specially zoned or classified for Farm use. If the land becomes disqualified for such use under the statute, an additional tax or penalty may be imposed.
- 2. Real property taxes for the current tax year, a lien not yet due, if any.
- 3. The rights of the public in and to that portion of the premises herein described lying within the Limits of streets, roads and highways.
- 4. An easement reserved in a deed recorded April 25, 1972 in the Yamhill County records at Film Volume 89, Page 051, Deed and Mortgage Records.



STATE OF OREGON

COUNTY OF YAMHILL

PERMIT TO STORE PUBLIC WATERS

THIS PERMIT IS HEREBY ISSUED TO

RECEIVED

SHAUN KAJIWARA

JUL 27 2022

OWRD

KAJIWARA FAMILY VINEYARDS **421 AVIATION BLVD** SANTA ROSA CA 95403

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

APPLICATION FILE NUMBER: R-89154

SOURCE OF WATER: UNNAMED STREAM, TRIBUTARY TO CHEHALEM CREEK

STORAGE FACILITY: BRAMBLE HILL RESERVOIR

MAXIMUM DAM HEIGHT: 23.0 FEET

MAXIMUM VOLUME: 9.1 ACRE-FEET

PURPOSE OR USE: MULTIPLE PURPOSE

WATER MAY BE APPROPRIATED FOR STORAGE DURING THE PERIOD: NOVEMBER 1 THROUGH JUNE 30

DATE OF PRIORITY: AUGUST 2, 2021

DAM LOCATION/AUTHORIZED POINT OF DIVERSION:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances			
25	3 W	WM	32	NE NW	1880 FEET SOUTH AND 943 FEET EAST FROM NE CORNER, DLC 37, SECTION 29			

THE AREA TO BE SUBMERGED BY THE RESERVOIR:

Twp	Rng	Mer	Sec	Q-Q	
25	3 W	WM	32	NE NW	

PERMIT SPECIFIC CONDITIONS

- 1. Failure to comply with any of the provisions of this permit may result in action including, but not limited to, restrictions on the use, civil penalties, or cancellation of the permit.
- 2. Water Use Measurement, Recording, and Reporting:
 - A. The Director may require the permittee to install a staff gage that measures the entire range and stage between full reservoir level and dead-pool level in the reservoir. If no dead-pool, the gage must

Application R-89154 Basin #2

Water Resources Department Page 1 of 4

Permit R-15521 Water District # 22 measure the full depth of the reservoir. If the Director notifies the permittee to install a staff gage, the permittee shall install such device within the period stated in the notice. Once installed, the permittee shall maintain the device in good working order and shall allow the watermaster access to the device.

- B. The Director may require the permittee to keep and maintain a record of the volume of water stored, and may require the permittee to report water-storage on a periodic schedule as established by the Director. In addition, the Director may require the permittee to report general water-use information, the periods of water use and the place and nature of use of water under the permit.
- C. The Director may provide an opportunity for the permittee to submit alternative measuring and reporting procedures for review and approval.

3. Agricultural Water Quality Management Area Rules:

The permittee shall comply with basin-specific Agricultural Water Quality Management Area Rules described in Oregon Administrative Rule Chapter 603-095. The permittee shall protect riparian areas, allowing site capable vegetation to establish and grow along streams, while providing the following functions: shade (on perennial and some intermittent streams), bank stability, and infiltration or filtration of overland runoff.

In-Water Work:

Any in-water work related to construction, development, or maintenance of the proposed use shall be conducted during the preferred work period of July 15 through September 30, unless an alternate time period is approved by Oregon Department of Fish and Wildlife.

5. Riparian Area Restoration:

If the riparian area is disturbed in the process of developing a point of diversion, the permittee shall be responsible for restoration and enhancement of such riparian area in accordance with ODFW's Fish and Wildlife Habitat Mitigation Policy OAR 635-415. For purposes of mitigation, the ODFW Fish and Wildlife Habitat Mitigation Goals and Standards, OAR 635-415, shall be followed.

6. Water Quality:

All water use under this permit shall comply with state and federal water quality laws. The permittee shall not violate any state and federal water quality standards, shall not cause pollution of any waters of the state, and shall not place or cause to be placed any wastes in a location where such wastes are likely to escape or be carried into the waters of the state by any means. The use may be restricted if the quality of source stream or downstream waters decrease to the point that those waters no longer meet existing state or federal water quality standards.

7. The storage of water allowed herein is subject to the installation and maintenance of an outlet pipe (with a minimum diameter of 8" for any in-channel reservoir). This requirement may be waived if the Department determines other means have been provided to evacuate water when necessary.

Water Resources Department



- 8. The permittee shall pass all live flow outside the storage season described above, in a rate equal to the inflow, using methods to protect instream water quality.
- 9. The Director may require the user to measure inflow and outflow, above and below the reservoir respectively, to ensure that live flow is not impeded outside the storage season. Measurement devices and their implementation must be acceptable to the Director, and the Director may require that data be recorded on a specified periodic basis and reported to the Department annually or more frequently.
- 10. The permittee may be required in the future to install, maintain, and operate fish screening and bypass devices to prevent fish from entering the proposed diversion and to provide adequate upstream and downstream passage for fish.
- 11. This permit allows an annual appropriation (not to exceed the specified volume). This permit does not provide for the appropriation of water for out-of-reservoir uses, the maintenance of the water level or maintaining a suitable freshwater condition. If any water is to be used for out-of-reservoir purposes, a secondary water right is required. If any additional live flow is to be appropriated to maintain either the water level or a suitable freshwater condition, an additional water right is required.

STANDARD CONDITIONS

- This permit is for the beneficial use of water without waste. The water user is advised that new
 regulations may require the use of best practical technologies or conservation practices to achieve
 this end.
- 2. By law, the land use associated with this water use must be in compliance with statewide land-use goals and any local acknowledged land-use plan.
- The use of water allowed herein may be made only at times when sufficient water is available to satisfy all prior rights, including prior rights for maintaining instream flows.

DEVELOPMENT AND COMPLETION TIMELINE REQUIREMENTS

- Construction of the water system shall begin within five years of the date of permit issuance. The
 deadline to begin construction may not be extended. This permit is subject to cancellation
 proceedings if the begin construction deadline is missed.
- The permitted volume of water shall be stored within five years of the date of permit issuance. If additional time is needed, the permittee may submit an application for extension of time, which may be approved based upon the merit of the application.
- 3. Within one year after storage of water, the permittee shall submit a claim of beneficial use to the Oregon Water Resources Department.
- 4. The claim of beneficial use shall be prepared by a Certified Water Right Examiner in conformance with the requirements of OAR 690-014 if an associated secondary permit exists for the use of stored water under this permit, or if the reservoir capacity is equal to or greater than 9.2 acre-feet.

Application R-89154 Basin #2 Water Resources Department Page 3 of 4 RECEIVED Permit R-15521
Water District # 22





- 5. If no secondary permit exists and the reservoir capacity is less than 9.2 acre-feet of water, the claim of beneficial use need not be prepared by a Certified Water Right Examiner. The information submitted to the Oregon Water Resources Department shall include:
 - a. the dimensions of the reservoir;
 - b. the maximum capacity of the reservoir in acre-feet; and
 - c. a map identifying the location of the reservoir prepared in compliance with Water Resource Department standards.

Issued APR 0 1 2022

Dwight French

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JUL 27 2022

OWRD

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