

MARKET VALUE DEFINITION

Regulations published by federal regulatory agencies pursuant to title XI of the Financial Institutions Reform, Recovery and Enforcement Act (FIRREA)

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their best interests;
3. A reasonable time is allowed for exposure on the open market;
4. Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Other:

Market value means the most probably price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably, and assuming neither is under duress. Implicit in this definition is the consummation of a sale as a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and seller are typically motivated;
- (2) Both parties are well informed or well advised, and acting in what they consider their best interests;
- (3) A reasonable time is allowed for exposure in the open market;
- (4) Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
- (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sale concessions granted by anyone associated with the sale.

Source: 12 CFR Part 614 Subpart F

EXPOSURE AND MARKETING TIME ESTIMATES

Market value (see above definition) conclusion and the costs and other estimates used in arriving at conclusion of value is as of the date of the appraisal. Because markets upon which these estimates and conclusions are based upon are dynamic in nature, they are subject to change over time. Further, the report and value conclusion is subject to change if future physical, financial, or other conditions differ from conditions as of the date of appraisal.

In applying the market value definition to this appraisal, a reasonable exposure time of 12-18 months has been estimated. Exposure time is the estimated length of time the property interest being appraised would have been offered in the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; exposure time is always presumed to **precede** the effective date of the appraisal.

Marketing time, however, is an estimate of the amount of time it takes to sell a property interest at the market value conclusion during the period **after** the effective date of the appraisal. An estimate of marketing time is not intended to be a prediction of a date of sale. It is inappropriate to assume that the value as of the effective date of appraisal remains stable during a marketing period. Additionally, the appraiser(s) have considered market factors external to this appraisal report and have concluded that a reasonable marketing time for the property is 12-18 months.

Comments: The estimated marketing times have their basis from conversations with local real estate agents and supported by past sales activities.

Assumptions and Limiting Conditions

The certification of the Appraiser(s) appearing in the appraisal report is subject to the following conditions and to such other specific and limiting conditions as are set forth in the report.

1. The Appraiser(s) assume no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor does the Appraiser(s) render any opinion as to title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Sketches in the report may show approximate dimensions and are included only to assist the reader in visualizing the property. The Appraiser(s) have made no survey of the property. Drawings and/or plats are not represented as an engineer's work product, nor are they provided for legal reference.
3. The Appraiser(s) are not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made.
4. Any distribution of the valuation in the report applies only under the existing program of utilization. The separate valuations of components must not be used outside of this appraisal and are invalid if so used.
5. The Appraiser(s) have, in the process of exercising due diligence, requested, reviewed, and considered information provided by the ownership of the property and client, and the Appraiser(s) have relied on such information and assumes there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The Appraiser(s) assume no responsibility for such conditions, for engineering which might be required to discover such factors, or the cost of discovery or correction.
6. While the Appraiser(s) ☒ have ☐ have not inspected the subject property and ☒ have ☐ have not considered the information developed in the course of such inspection, together with the information provided by the ownership and client, the Appraiser(s) are not qualified to verify or detect the presence of hazardous substances by visual inspection or otherwise, nor qualified to determine the effect, if any, of known or unknown substances present. Unless otherwise stated, the final value conclusion is based on the subject property being free of hazardous waste contaminations, and it is specifically assumed that present and subsequent ownerships will exercise due diligence to ensure that the property does not become otherwise contaminated.
7. Information, estimates, and opinions furnished to the Appraiser(s), and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the Appraiser(s) can be assumed by the Appraiser(s).
8. Unless specifically cited, no value has been allocated to mineral rights or deposits.
9. Water requirements and information provided has been relied on and, unless otherwise stated, it is assumed that:
 - a. All water rights to the property have been secured or perfected, that there are no adverse easements or encumbrances, and the property complies with Bureau of Reclamation or other state and federal agencies;
 - b. Irrigation and domestic water and drainage system components, including distribution equipment and piping, are real estate fixtures;
 - c. Any mobile surface piping or equipment essential for water distribution, recovery, or drainage is secured with the title to real estate; and
 - d. Title to all such property conveys with the land.
10. Disclosure of the contents of this report is governed by applicable law and/or by the Bylaws and Regulations of the professional appraisal organization(s) with which the Appraiser(s) are affiliated.
11. Neither all nor any part of the report, or copy thereof, shall be used for any purposes by anyone but the client specified in the report without the written consent of the Appraiser.
12. Where the appraisal conclusions are subject to satisfactory completion, repairs, or alterations, the appraisal report and value conclusion are contingent upon completion of the improvements in a workmanlike manner consistent with the plans, specifications and/or scope of work relied upon in the appraisal.
13. Acreage of land types and measurements of improvements are based on physical inspection of the subject property unless otherwise noted in this appraisal report.
14. EXCLUSIONS. The Appraiser(s) considered and used the three independent approaches to value (cost, income, and sales comparison) where applicable in valuing the resources of the subject property for determining a final value conclusion. Explanation for the exclusion of any of the three independent approaches to value in determining a final value conclusion has been disclosed in this report.
15. SCOPE OF WORK RULE. The scope of work was developed based on information from the client. This appraisal and report was prepared for the client, at their sole discretion, within the framework of the intended use. The use of the appraisal and report for any other purpose, or use by any party not identified as an intended user, is beyond the scope of work contemplated in the appraisal, and does not create an obligation for the Appraiser.
16. Acceptance of the report by the client constitutes acceptance of all assumptions and limiting conditions contained in the report.
17. Other Contingent and Limiting Conditions:
18. This appraisal has been prepared for the sole and specific needs of Bank of Eastern Oregon. To the extent any third party relies upon or uses this appraisal, Agri-Access, and the person making this appraisal, hereby disclaim any liability for the contents and for any changes that may have occurred since the date of the appraisal.

SEE NEXT PAGE FOR ADDITIONAL COMMENTS

Assumptions and Limiting Conditions

19. Irrigation water rights are provided by the State of Oregon and were researched on the State of Oregon Water Resources Department website. Irrigation water rights are provided by Certificates 5205, 5270, 33180, 37004, 45668, and Permit G-17524. These certificates and permit provides a total of 1,417.12 acres of primary water rights and 39.8 acres of supplemental water rights. These rights are sufficient for what is currently being considered as irrigated cropland and irrigated pasture on the subject property. The permit applied for an extension for completion date until 10/1/2025. This permit is approved for an additional irrigation well that has not yet been drilled. An application (G-19032 which is from T-12042) was filed on 9/28/20 for irrigation water rights from a well for 45.5 acres of primary water rights and 430 acres of supplemental irrigation water rights. An Irrigation Water Rights Summary is included in the report addenda, in addition to the Water Right Certificates and Permit.

20. There is approximately 57 acres under a CRP contract, this acreage is situated near the northern property boundary along both sides of Thomas Creek. A copy of this contract was not provided to the appraiser. This acreage cannot be grazed or farmed and is left to it's natural state. The contract was renewed in 2015 and expires in 2030, the 2020 payment was \$5,477, or \$96.09 per acre.

21. The southern property boundary borders Goose Lake. The property owners around Goose Lake possess rights to graze the lake bed when the water levels are low. There is electric fencing for the riparian grazing below the 4,702 elevation mark along the subjects southern property boundary on the north end of Goose Lake for seasonal grazing purposes. The subject is grazed in conjunction with approximately 500+/- acres of lake bed. There is no cost to the property owner to graze these lands. This is not considered a deeded grazing right, it is considered a riparian benefit to the property owners that own lands that surround Goose Lake.

22. No items atypical of a farm operation were observed, no other concerns were reported to the appraiser. The appraiser's observation is limited to reasonably apparent and accessible conditions and does not include hidden, latent conditions or those in inaccessible areas. The appraiser is not trained as an environmental expert and does not know, in fact, that environmental or hazardous concerns do not exist on the subject property. There was nothing viewed or reported considered to be a hazard or a detriment to the property. A preliminary title report was not provided to the appraiser. It is assumed that the subject contains typical easements for the area. It is assumed that the subject does not include any atypical easements. These type of easements include irrigation ditches, pipelines, utilities, and roads. It is unknown if the mineral rights have been severed from the subject property. Mineral rights are of secondary concern to the typical buyer in this market and have minimal impact on value. They were not researched as part of this appraisal analysis. The appraiser was not provided with an owner completed environmental disclosure. A FEMA was not provided to the appraiser.

Appraiser Certification

I certify that, to the best of my knowledge and belief:

1. the statements of fact contained in this report are true and correct.
2. the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial and unbiased professional analysis, opinions, and conclusions.
3. I have ☒ no ☐ the specified present or prospective interest in the property that is the subject of this report and I have ☒ no ☐ the specified personal interest with respect to the parties involved.
4. I have performed ☒ no ☐ the specified services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. my engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
9. I ☒ have ☐ have not made a personal inspection of the property that is the subject of this report.
10. ☒ no one ☐ the specified persons provided significant real property appraisal assistance to the person signing this certification.

Effective Date of Appraisal: 03/02/21

Opinion of Value: \$ 3,560,000

Appraiser:

Signature: Lesley L. Miller, ARA

Property Inspection: ☒ Yes ☐ No

Inspection Date: 03/02/21

Name: Lesley L. Miller, ARA
 License #: C001252 Exp: 12/31/21
 Certification #: _____

Appraiser has ☒ inspected ☒ verified ☒ analyzed the sales contained herein.

Date Signed: 03/22/21

QUALIFICATIONS**LESLEY L. MILLER, ARA**

Appraiser – Agri-Access
1087 W. River Road Suite 100
Boise, ID 83702

PROFESSIONAL LICENSES**Certified General Real Estate Appraiser**

California License #AG3002960 – March 2015 to Present

Idaho License #CGA-4180 – June 2016 to Present

Oregon License #C001252 – August 2016 to Present

State of California, Realtor License #01871570 – 2009 to Present

PROFESSIONAL APPRAISAL EXPERIENCE**AGRI-ACCESS**

Certified Appraiser – July 2016 to Present

FARM CREDIT WEST

Certified Appraiser – March 2015 to June 2016

Appraiser Trainee – June 2012 to February 2015

PROFESSIONAL AFFILIATIONS

AMERICAN SOCIETY OF FARM MANAGERS AND RURAL APPRAISERS (ASFMRA)

Associate Member since February 2016, Accredited in 2018

APPRAISAL EDUCATIONAL BACKGROUND**APPRAISAL INSTITUTE**

Course 101GR	Basic Appraisal Procedures (10/15/12)
Course I1410N	15- Hour National USPAP Course (5/30/13)
Course 401 G	General Appraiser Sales Comparison Approach (7/03/13)
Course 402G	General Appraiser Site Valuation & Cost Approach (8/13/13)
Course N300GR	Real Estate Finance, Statistics, and Valuation Modeling (9/20/15)
Course N400G	General Appraiser Market Analysis and Highest & Best Use (4/29/14)
Course N403G	General Appraiser Income Approach Part 1 (9/8/14)
Course N404G	General Appraiser Income Approach Part 2 (9/16/14)
Course	General Appraiser Report Writing and Case Studies (10/27/14)
Seminar	Federal and California Statutory and Regulatory Laws (12/11/15)
Course	2016-2017 7-Hour National USPAP Update Course (2/18/16)

AMERICAN SOCIETY OF FARM MANAGERS AND RURAL APPRAISERS

Course A101	Basic Appraisal Principles (2/20/13)
Seminar	Technology Applications in Appraisal – Google Earth (9/30/15)
Seminar	Financial Aspects of Agriculture (10/1/15)
Course A250	Eminent Domain (3/7/16)
Course A315	Valuation of Conservation Easements (3/10/16)

Seminar	Using Excel in Specific Appraisal Applications (1/26/17)
Seminar	Intro to Excel Statistical Analysis to Determine Adjustments (1/27/17)
Seminar	Water Rights Survival Course for Real Estate Appraisers (1/27/17)
Webinar	Best in Business Ethics (2/10/17)
Course A304	Integrated Approaches to Value (3/27/17)
Seminar	Economics of Farmland/Water Investing (1/25/18)
Seminar	Agricultural Consulting for the Appraiser (1/25/18)
Seminar	Soil Survey Fundamentals & Land Capability Classifications (1/25/18)
Course	2018-2019 7-Hour National USPAP Update Course (1/26/18)
Course A400	Advanced Rural Case Studies (4/30/2018)
Course A500	Advanced Appraisal Exam Preparation Course (10/27/2018)
Course A600	Foundations of Appraisal Review (10/5/2020)

McKISOCK

Course	2020-2021 7-Hour National USPAP Update Course (11/29/2020)
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EDUCATIONAL BACKGROUND

CALIFORNIA STATE UNIVERSITY, CHICO– Chico, CA (2011)
Bachelor of Science in Agricultural Business

FEATHER RIVER COMMUNITY COLLEGE – Quincy, CA (2009)
Associate Degree of Science in Agricultural Business

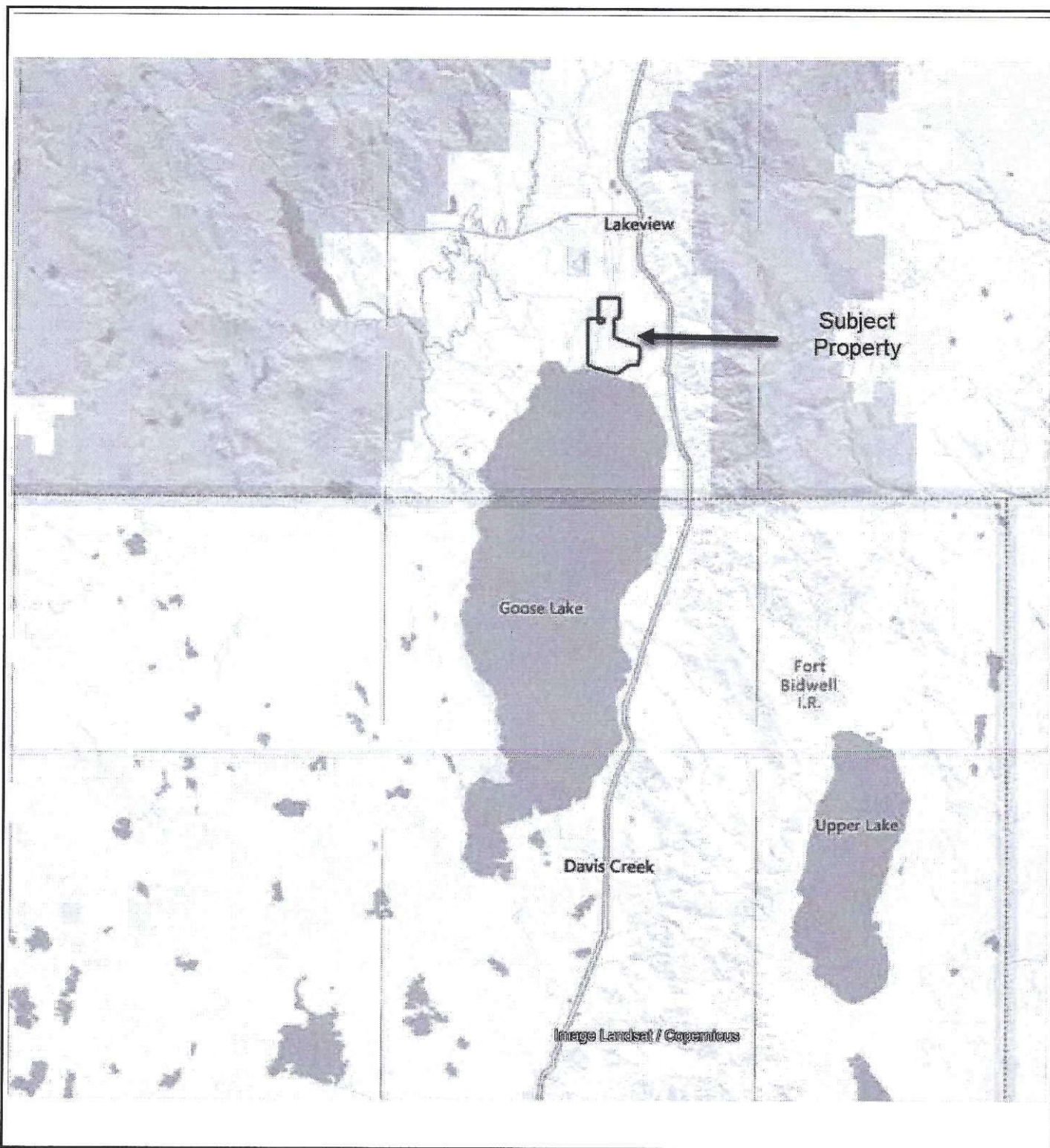
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Addenda Table of Contents

Page Title	Page #
Subject Information	
Subject Locator	1
Aerial Map	2
Subject Plat	3
Soils Map	4
Topography Map	5
County Assessor Map 40S20	6
Legal Description	7
Irrigation Water Rights Summary	8
Certificate #5205	9
Certificate #5270	10
Certificate #33180	11
Certificate #37004	12
Certificate #45668	14
Permit G 17524	16
Well Log #2851	21
Signed Engagement Letter	22
Sales Information	
Sale # 18001	24
Sale # 18002	27
Sale # 19003	30
Sale # 20003	33
Sale # 20001	36

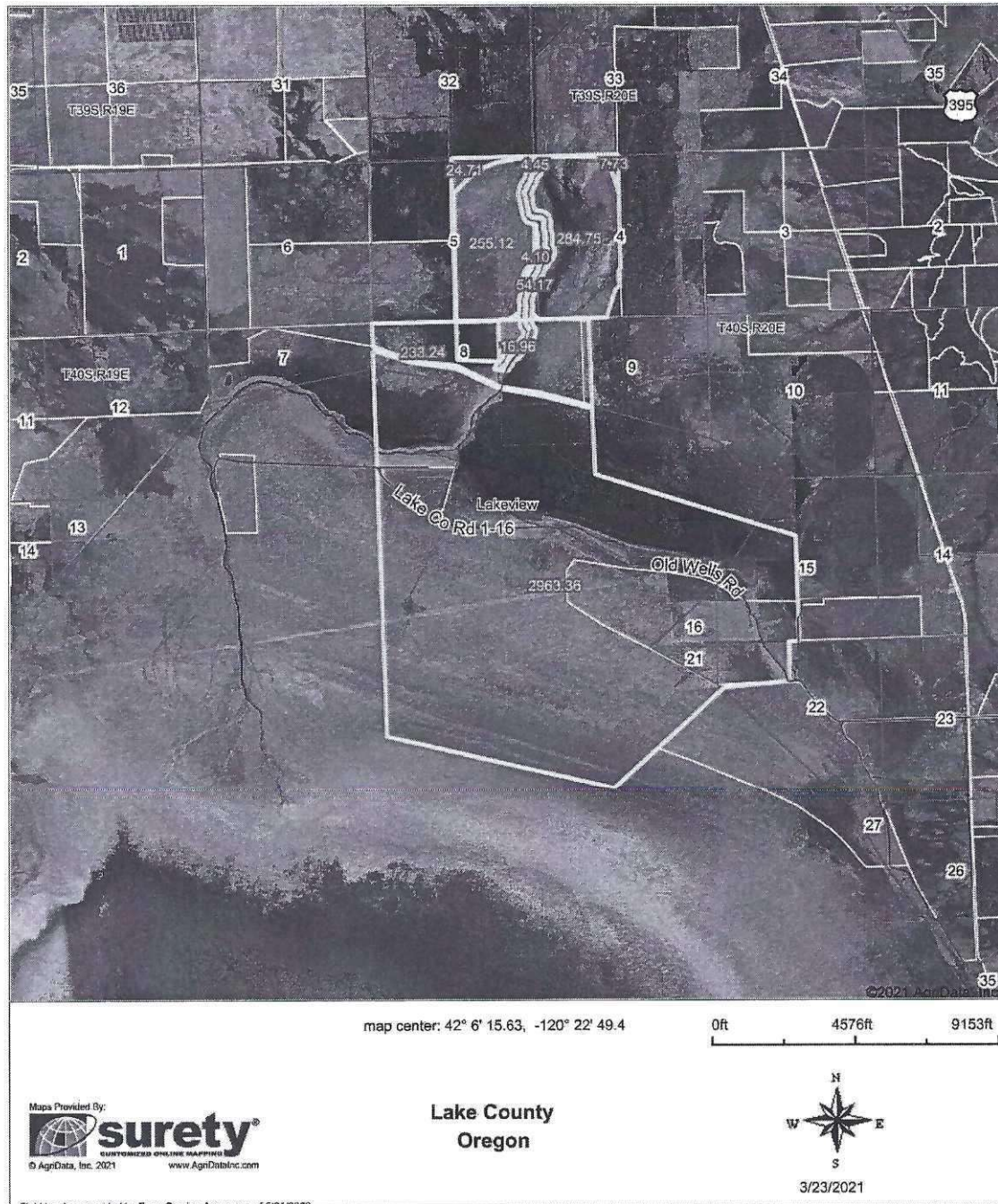
Subject
Information

Subject Locator

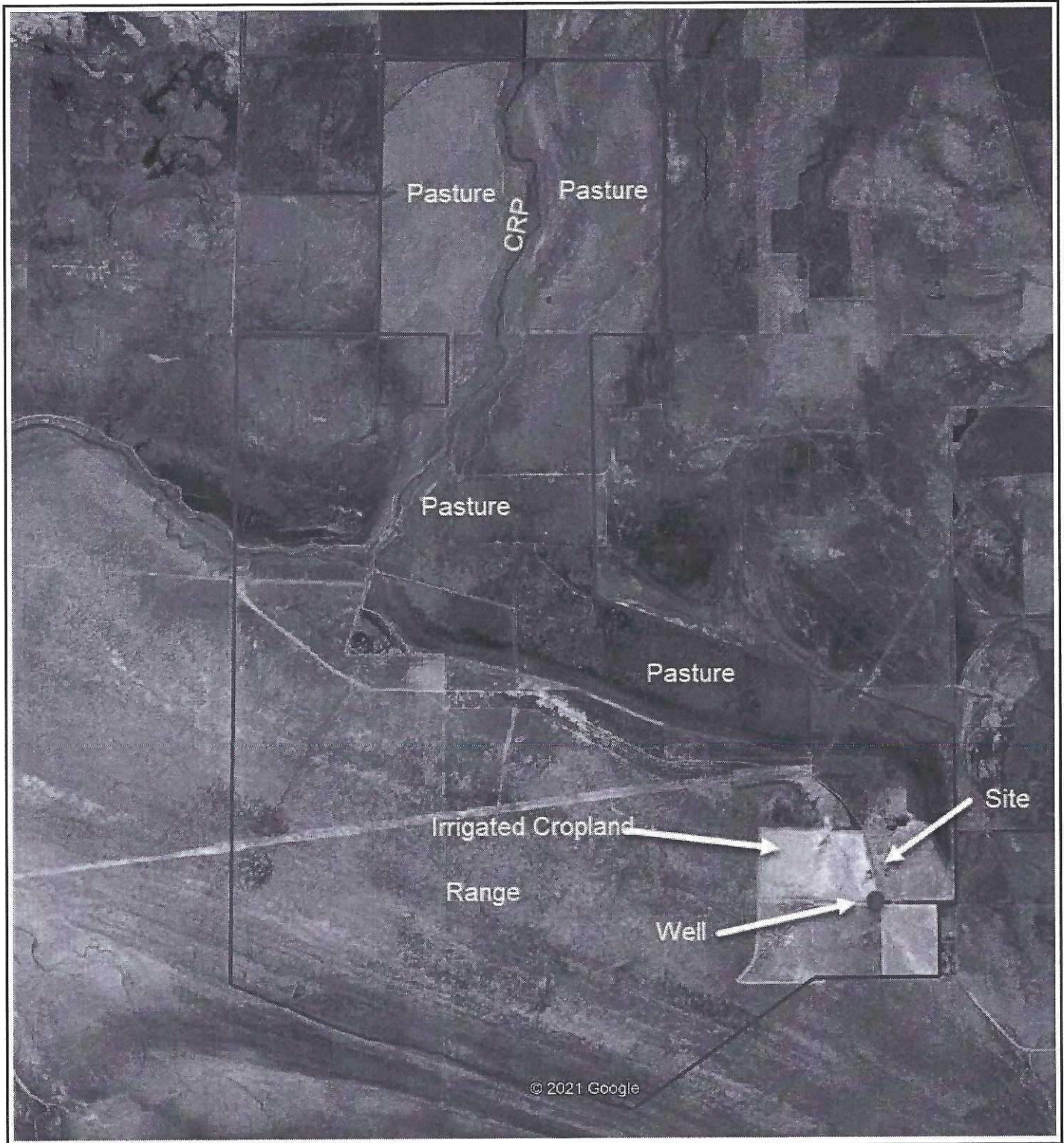


Aerial Map

Aerial Map

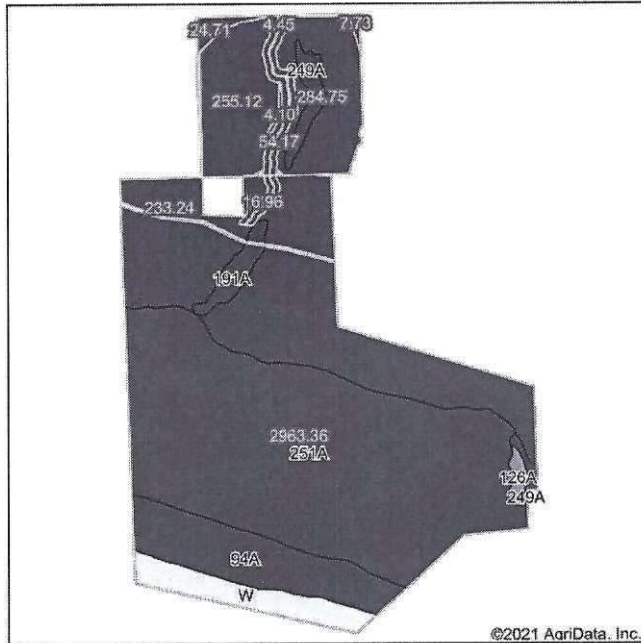


Subject Plat

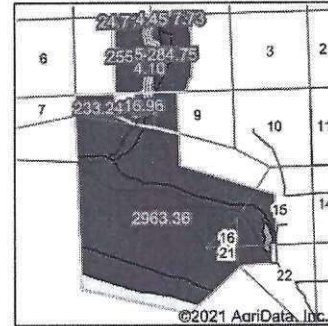


Soils Map

Soils Map



Soils data provided by USDA and NRCS.



State: **Oregon**
 County: **Lake**
 Location: **42° 6' 15.63, -120° 22' 49.4**
 Township: **Lakeview**
 Acres: **3849.62**
 Date: **3/23/2021**

Maps Provided By:



surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgrDataInc.com



Area Symbol: OR636, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	Pasture Irrigated	Pasture	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
251A	Tandy loamy fine sand, 0 to 1 percent slopes	1659.89	43.1%		Vlw		1094			2	1	1	2
252A	Thunderegg fine sandy loam, 0 to 1 percent slopes	1585.14	41.2%		Vlw		2300			1	0	0	1
94A	Fluvaquents, 0 to 2 percent slopes	318.57	8.3%		Vlw		940			0	0	0	0
W	Water	154.00	4.0%				0						
249A	Stoodrive fine sandy loam, 0 to 1 percent slopes	61.07	1.6%		Vls		1605			1	0	0	1
191A	Ozamis loam, 0 to 1 percent slopes	51.43	1.3%		Vw		89	11	4	3	0	3	1
126A	Lakeview silty clay loam, sodic, 0 to 2 percent slopes	19.52	0.5%		Illw	Illw	1386	6		19	9	5	19
Weighted Average								1530.2	0.2	0.1	*n 1.4	*n 0.5	*n 0.5

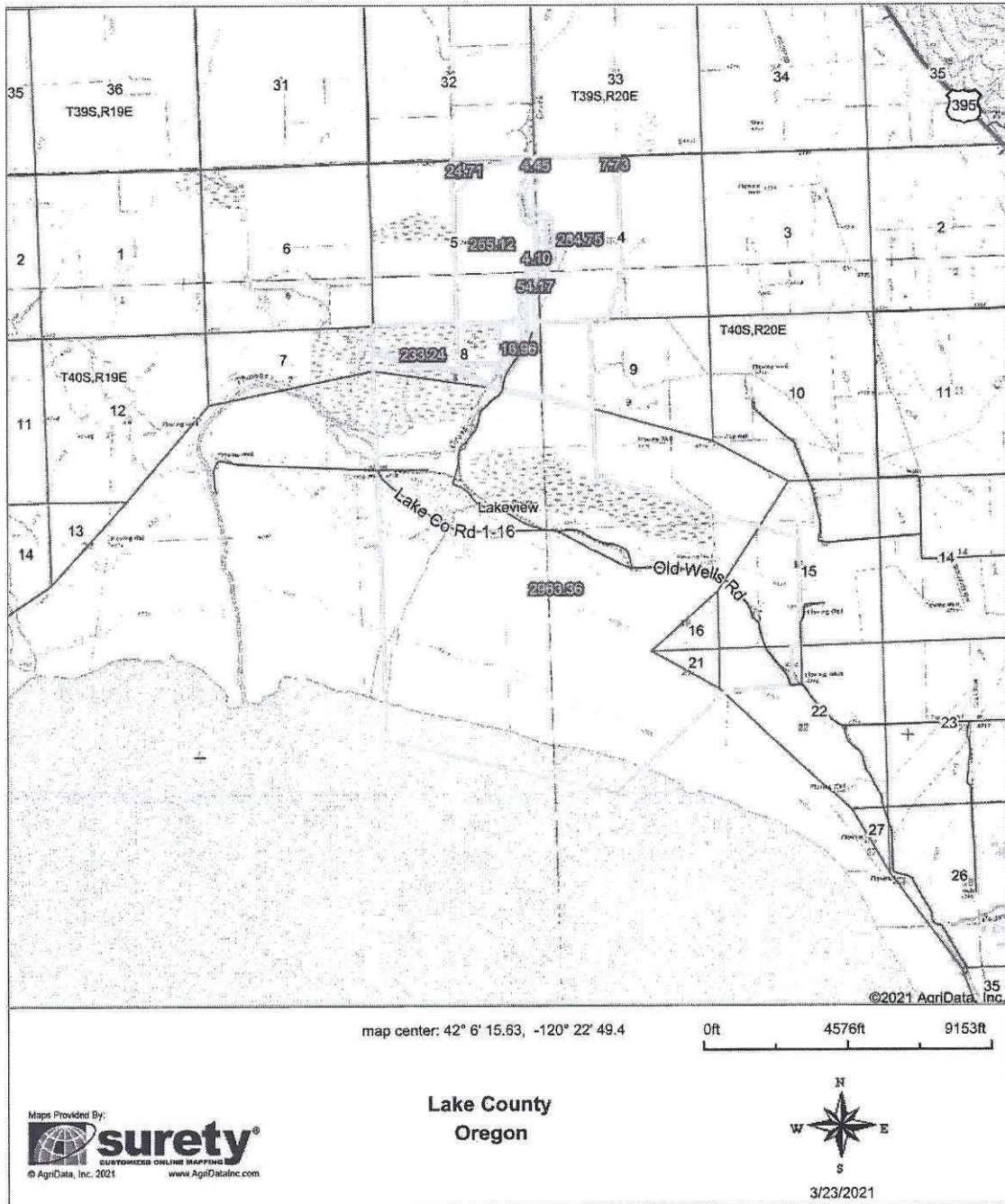
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Map

Topography Map



County Assessor Map 40S20

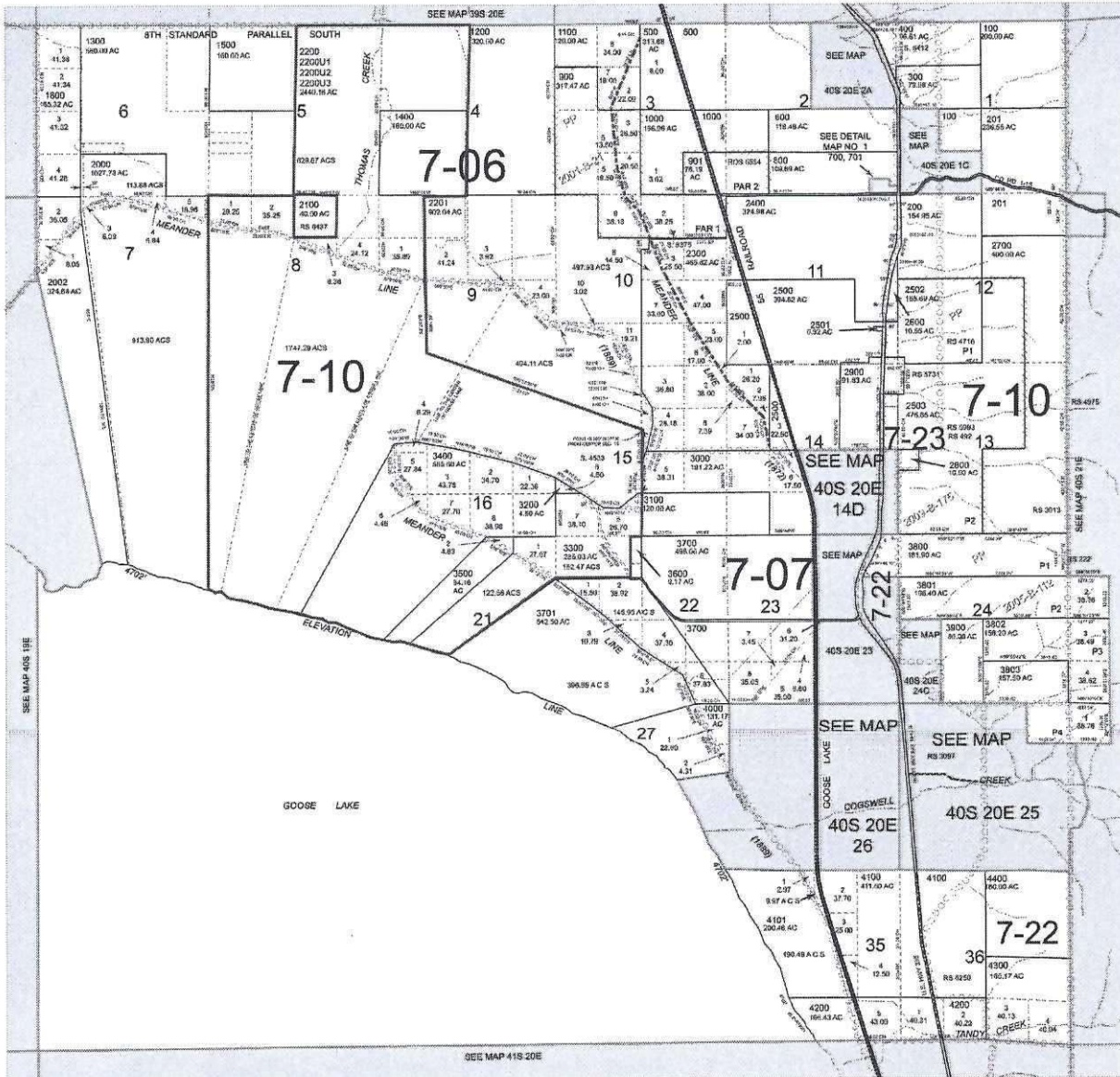
THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

T.40S. R.20E. W.M.
LAKE COUNTY
1" = 2000'

40S20E

4/17/2019

CANCELLED
1301
1301
3601
4500
1700
1900
1901
1900
2001



40S20E

Legal Description

Map	Tax Lot	Ref	Acres
40S20	1400	15813	160
40S20	2200	15829	692.87
40S20	2200	19248	1747.29
40S20	3200	15847	4.5
40S20	3300	15849	162.47
40S20	3300	19251	122.56
40S20	3400	15850	246.06
40S20	3400	19252	339.54
40S20	3500	15853	4.83
40S20	3500	19253	79.33
			3,559.45

Irrigation Water Rights Summary

Private Water Rights								
Basis	WR #	Volume/Rate (cfs)	Priority Date	Use	Primary Irr. Acres	Supplemental Irr. Acres	Source	Note
Certificate	5205	0.995	12/31/1880	Irrigation	39.8		Cottonwood Creek	
Certificate	5270	1/40 per Acre	12/31/1903	Irrigation	160		Thomas Creek	
Certificate	33180	9.77	3/31/1961	Irrigation	237.2		Thomas Creek	
Certificate	37004	3.35	10/31/1960	Irrigation	13.8		Thomas Creek	
Certificate	45668	2.9	6/3/1965	Irrigation	536.4	39.8	Thomas Creek	
Permit	G 17524	0.995	7/23/2012	Irrigation	430		Well Crane Creek Basin	Extended Completion Date 10/1/2025
Application	G 19032	5.94	9/28/2020	Irrigation	45.5	430	Well Goose Lake	From Transfer 12042
				Total	1,417.20	39.8		

Above information is reflective of the Oregon Water Resources Department website as of March 19, 2021

Certificate #5205

Form - 2011-208-7-21

STATE OF OREGON

COUNTY OF LAKE

CERTIFICATE OF WATER RIGHT

This is to Certify, That LEHMAN & BISHOP

of Lakeview, State of Oregon has a right to the use of
the waters of Cottonwood Creek;
for the purpose of the irrigation of 39.8 acres;

and that said right has been confirmed by decree of the Circuit Court of the State of Oregon for
Lake County, and the said decree entered of record at Salem, in the Order
Record of the STATE ENGINEER, in Volume 7, at page 233; that the priority
of the right thereby confirmed dates from 1880;

that the amount of water to which such right is entitled, for the purposes aforesaid, is limited to an
amount actually beneficially used for said purposes, and shall not exceed three-fourths acre foot per
acre during any 30-day period prior to June 1st, and one-half acre foot per acre during
any 30-day period after June 1st, of each year; and two and one-half acre feet per acre
during any irrigation season; to be diverted under a head of not to exceed one-
fortieth of a second foot per acre.

A description of the lands irrigated under such right, and to which the water is appurtenant
(or, if for other purposes, the places where such water is put to beneficial use), is as follows:

35.5 acres in SW $\frac{1}{4}$ SE $\frac{1}{4}$, 4.3 acres in SE $\frac{1}{4}$ SW $\frac{1}{4}$,
Section 5, Township 40 South Range 20
East of Willamette Meridian.

And said right shall be subject to all other conditions and
limitations contained in said decree.

The right to the use of the water for irrigation purposes is restricted to the lands or place
of use herein described.

WITNESS the signature of the State Engineer,

affixed this 14th day

of October, 1924.

EMMA LUPES,

State Engineer.

Recorded in State Record of Water Right Certificates, Volume 6, page 5205.

Certificate #5270

Form-21511-200-7-22

STATE OF OREGON

COUNTY OF LAKE

CERTIFICATE OF WATER RIGHT

This is to Certify, That W. LAIR THOMPSON, Northwestern Bank Bldg.,

of Portland, State of Oregon has a right to the use of

the waters of Thomas Creek, and tributaries;

for the purpose of Irrigation of 160 acres and stock use;

and that said right has been confirmed by decree of the Circuit Court of the State of Oregon for
 Lake County, and the said decree entered of record at Salem, in the Order
 Record of the STATE ENGINEER, in Volume 7, at page 233; that the priority
 of the right thereby confirmed dates from 1903;

that the amount of water to which such right is entitled, for the purposes aforesaid, is limited to an
 amount actually beneficially used for said purposes, and shall not exceed Three-fourths acre foot per
 acre during any 30-day period prior to June 1st, and one-half acre foot per acre during
 any 30-day period after June 1st, of each year; and two and one-half acre feet per acre
 during any irrigation season; to be diverted under a head of not to exceed one-tenth
 of a second foot per acre.

A description of the lands irrigated under such right, and to which the water is appurtenant
 (or, if for other purposes, the place where such water is put to beneficial use), is as follows:

40 acres in NE 1/4, 40 acres in NW 1/4,
 40 acres in SW 1/4, 40 acres in SE 1/4
 Section 4, Township 40 South Range 20
 East of Willamette Meridian.

And said right shall be subject to all other conditions and
 limitations contained in said decree.

The right to the use of the water for irrigation purposes is restricted to the lands or place
 of use herein described.

WITNESS the signature of the State Engineer,

affixed this 30th day

of October, 1924.

BREA LUPIN,

State Engineer.

Recorded in State Record of Water Right Certificates, Volume 6, page 5270.

Certificate #33180

Permit A-46-3-44

SP-12967-113

STATE OF OREGON
COUNTY OF LAKE

CERTIFICATE OF WATER RIGHT

ESTATE OF
This Is to Certify, That A. E. GARRETT

of Route 6, Box 100, Lakeview, State of Oregon, has made proof to the satisfaction of the STATE ENGINEER of Oregon, of a right to the use of the waters of Thomas Creek

a tributary of Goose Lake for the purpose of irrigation of 390.8 acres

under Permit No. 27392 of the State Engineer, and that said right to the use of said waters has been perfected in accordance with the laws of Oregon; that the priority of the right hereby confirmed dates from March 31, 1961

that the amount of water to which such right is entitled and hereby confirmed, for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed 9.77 cubic feet per second

or its equivalent in case of rotation, measured at the point of diversion from the stream. The point of diversion is located in the NW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 4, T. 40 S., R. 20 E., W. M. Diversion point located 30 feet South and 30 feet East from NW Corner, Section 4.

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to one-fortieth of one cubic foot per second per acre, or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed 2 $\frac{1}{2}$ acre feet per acre for each acre irrigated during the irrigation season of each year;

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

A description of the place of use under the right hereby confirmed, and to which such right is appurtenant, is as follows:

18.9 acres Lot 5 (NE $\frac{1}{4}$ NE $\frac{1}{4}$)
6.8 acres Lot 4 (NW $\frac{1}{4}$ NE $\frac{1}{4}$)
Section 7
2.3 acres Lot 3 (SW $\frac{1}{4}$ NE $\frac{1}{4}$)
34.4 acres Lot 2 (NE $\frac{1}{4}$ NW $\frac{1}{4}$)
29.2 acres Lot 1 (NW $\frac{1}{4}$ NW $\frac{1}{4}$)
0.8 acre Lot 2 (SE $\frac{1}{4}$ NW $\frac{1}{4}$)
Section 8
T. 40 S., R. 20 E., W. M.

The following by projection within unsurveyed area

21.1 acres NE $\frac{1}{4}$ NE $\frac{1}{4}$
27.5 acres NW $\frac{1}{4}$ NE $\frac{1}{4}$
Section 7

25.9 acres SW $\frac{1}{4}$ NE $\frac{1}{4}$
40.0 acres SE $\frac{1}{4}$ NE $\frac{1}{4}$
12.1 acres NE $\frac{1}{4}$ SE $\frac{1}{4}$
1.3 acres NW $\frac{1}{4}$ SE $\frac{1}{4}$
Section 7
8.0 acres SW $\frac{1}{4}$ NE $\frac{1}{4}$
2.6 acres NE $\frac{1}{4}$ NW $\frac{1}{4}$
10.8 acres NW $\frac{1}{4}$ NW $\frac{1}{4}$
40.0 acres SW $\frac{1}{4}$ NW $\frac{1}{4}$
39.2 acres SE $\frac{1}{4}$ NW $\frac{1}{4}$
30.1 acres NE $\frac{1}{4}$ SW $\frac{1}{4}$
37.1 acres NW $\frac{1}{4}$ SW $\frac{1}{4}$
1.7 acres SE $\frac{1}{4}$ SW $\frac{1}{4}$
1.0 acre SE $\frac{1}{4}$ SW $\frac{1}{4}$
Section 8
T. 40 S., R. 20 E., W. M.

The right to the use of the water for the purposes aforesaid is restricted to the lands or place of use herein described.

WITNESS the signature of the State Engineer, affixed

this date. July 18, 1966

CHRIS L. WHEELER

State Engineer

Recorded in State Record of Water Right Certificates, Volume 25, page 33180

Certificate #37004

Permit A-3-106-2-23

STATE OF OREGON
COUNTY OF LAKE
CERTIFICATE OF WATER RIGHT

This Is To Certify, That JAMES SNIDER

of Route 2, Box 17, Lakeview, State of Oregon, has made proof to the satisfaction of the STATE ENGINEER of Oregon, of a right to the use of the waters of Thomas Creek and Thomas Creek-Goose Lake Reservoir, constructed under Application No. R-36505, Permit No. R-2571, a tributary of Goose Lake for the purpose of irrigation of 267.88 acres, supplemental irrigation of 432.1 acres and stock under Permit No. 27100 of the State Engineer, and that said right to the use of said waters has been perfected in accordance with the laws of Oregon; that the priority of the right hereby confirmed dates from October 31, 1960

that the amount of water to which such right is entitled and hereby confirmed, for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed 17.55 cubic feet per second; being 17.50 c.f.s. for irrigation and supplemental irrigation and 0.05 c.f.s. for stock

or its equivalent in case of rotation, measured at the point of diversion from the stream. The point of diversion is located in the Creek - NW¼ NW¼, Section 4; Reservoir - NW¼ NW¼, Section 15, T. 40 S., R. 20 E., W. M. Diversion points located: 60 feet South and 40 feet East from NW Corner, Section 4; 2590 feet South and 6060 feet East from NW Corner; SW¼ SW¼, Section 9.

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to one-fortieth of one cubic foot per second per acre, or its equivalent for each acre irrigated from direct flow and shall be further limited to a diversion of not to exceed 2½ acre feet per acre for each acre irrigated during the irrigation season of each year from direct flow and storage from reservoir constructed under Permit No. R-2571; provided further that no water in addition to that diverted for irrigation is to be diverted for stock use during the irrigation season;

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

A description of the place of use under the right hereby confirmed, and to which such right is appurtenant, is as follows:

THOMAS CREEK

	Primary	Supplemental	
	4.08 acres	4.8 acres	SW¼ NW¼ Section 10 T. 40 S., R. 20 E., W. M.

THOMAS CREEK and
THOMAS CREEK-GOOSE LAKE RESERVOIR

	Primary	Supplemental	
Stock	17.8 acres		SW¼ NE¼
Stock	1.0 acre	21.2 acres	SE¼ NE¼
	26.8 acres		Lot 2 (SE¼ NW¼)
	0.7 acre		Lot 2 (NE¼ SW¼)
	30.0 acres		NE¼ SW¼
	13.8 acres		SW¼ SW¼
	31.4 acres		SE¼ SW¼
		22.6 acres	Lot 4 (NE¼ SE¼)
		17.4 acres	NE¼ SE¼
	36.1 acres		NW¼ SE¼
	3.9 acres		Lot 3 (NW¼ SE¼)
	39.2 acres		SW¼ SE¼
		0.4 acre	Lot 4 (SE¼ SE¼)
		39.6 acres	SE¼ SE¼
			Section 9 T. 40 S., R. 20 E., W. M.

Certificate #37004 Continued

THOMAS CREEK and
THOMAS CREEK-GOOSE LAKE RESERVOIR

Stock	Primary	Supplemental	
	10.5 acres	23.8 acres	SW $\frac{1}{4}$ NW $\frac{1}{4}$
	18.0 acres		SE $\frac{1}{4}$ NW $\frac{1}{4}$
		11.8 acres	NE $\frac{1}{4}$ SW $\frac{1}{4}$
		40.0 acres	NW $\frac{1}{4}$ SW $\frac{1}{4}$
		3.0 acres	Lot 10 (SW $\frac{1}{4}$ SW $\frac{1}{4}$)
		37.0 acres	SW $\frac{1}{4}$ SW $\frac{1}{4}$
		18.9 acres	Lot 11 (SE $\frac{1}{4}$ SW $\frac{1}{4}$)
		20.8 acres	SE $\frac{1}{4}$ SW $\frac{1}{4}$
	1.0 acre		Lot 7 (NW $\frac{1}{4}$ SE $\frac{1}{4}$)
	8.6 acres	16.4 acres	SW $\frac{1}{4}$ SE $\frac{1}{4}$
		1.2 acres	Lot 5 (SE $\frac{1}{4}$ SE $\frac{1}{4}$)
		13.8 acres	Lot 6 (SE $\frac{1}{4}$ SE $\frac{1}{4}$)
			Section 10
		0.9 acres	Lot 1 (NE $\frac{1}{4}$ NE $\frac{1}{4}$)
		19.6 acres	Lot 2 (NE $\frac{1}{4}$ NE $\frac{1}{4}$)
		36.0 acres	Lot 3 (NW $\frac{1}{4}$ NE $\frac{1}{4}$)
		4.0 acres	NW $\frac{1}{4}$ NE $\frac{1}{4}$
		2.6 acres	Lot 4 (SW $\frac{1}{4}$ NE $\frac{1}{4}$)
		0.3 acres	SW $\frac{1}{4}$ NE $\frac{1}{4}$
		0.8 acres	Lot 3 (NE $\frac{1}{4}$ NW $\frac{1}{4}$)
		39.2 acres	NE $\frac{1}{4}$ NW $\frac{1}{4}$
		36.0 acres	NW $\frac{1}{4}$ NW $\frac{1}{4}$
			Section 15
	21.4 acres		NE $\frac{1}{4}$ NE $\frac{1}{4}$
	3.6 acres		NW $\frac{1}{4}$ NE $\frac{1}{4}$
			Section 16
			T. 40 S., R. 20 E., W. M.

The right to the use of the water for the purposes aforesaid is restricted to the lands or place of use herein described.

WITNESS the signature of the State Engineer, affixed

this 21st day of October, 1970.

CHRIS L. WHEELER

State Engineer

Recorded in State Record of Water Right Certificates, Volume 29, page 37004

Certificate #45668

40959

Permit A-2-284-1-76

SP-12851-826

STATE OF OREGON

COUNTY OF

LAKE

CERTIFICATE OF WATER RIGHT

This Is to Certify, That LYLE W. GARRETT & FRANKIE GARRETT

of Route 6, Lakeview, State of Oregon, 97630, has made proof to the satisfaction of the Water Resources Director, of a right to the use of the waters of Thomas Creek

a tributary of Goose Lake for the purpose of irrigation of 897.9 acres and supplemental irrigation of 209.8 acres

under Permit No. 30713 and that said right to the use of said waters has been perfected in accordance with the laws of Oregon; that the priority of the right hereby confirmed dates from June 3, 1965

that the amount of water to which such right is entitled and hereby confirmed, for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed 29.0 cubic feet per second

or its equivalent in case of rotation, measured at the point of diversion from the stream. The point of diversion is located in the 1-NE $\frac{1}{4}$ NE $\frac{1}{4}$, 2-SE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 5, 3-NE $\frac{1}{4}$ NE $\frac{1}{4}$, 4-SW $\frac{1}{4}$ NE $\frac{1}{4}$, 5-NW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 8, T. 40 S., R. 20 E., W. M., 1-50 feet South and 30 feet West, 2-4700 feet South and 560 feet West, 3-6300 feet South and 900 feet West, 4-7600 feet South and 1680 feet West, 5-8890 feet South and 2700 feet West from the NE Corner, Section 5.

The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, shall be limited to one-fortieth of one cubic foot per second per acre, or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed 2 $\frac{1}{2}$ acre feet per acre for each acre irrigated during the irrigation season of each year,

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

A description of the place of use under the right hereby confirmed, and to which such right is appurtenant, is as follows:

SEE NEXT PAGE

Certificate #45668 Continued

40959

<u>Primary</u>	<u>Supplemental</u>
39.5 acres NE $\frac{1}{4}$ SW $\frac{1}{4}$	35.5 acres SW $\frac{1}{4}$ SE $\frac{1}{4}$
34.7 acres NW $\frac{1}{4}$ SW $\frac{1}{4}$	4.3 acres SE $\frac{1}{4}$ SE $\frac{1}{4}$
39.5 acres SW $\frac{1}{4}$ SW $\frac{1}{4}$	Section 5
39.6 acres SE $\frac{1}{4}$ SW $\frac{1}{4}$	
Section 4	
32.5 acres NE $\frac{1}{4}$ NE $\frac{1}{4}$	40.0 acres NW $\frac{1}{4}$ NE $\frac{1}{4}$
23.3 acres NW $\frac{1}{4}$ NE $\frac{1}{4}$	40.0 acres SW $\frac{1}{4}$ NE $\frac{1}{4}$
43.4 acres SW $\frac{1}{4}$ NE $\frac{1}{4}$	40.0 acres NE $\frac{1}{4}$ NW $\frac{1}{4}$
36.7 acres SE $\frac{1}{4}$ NE $\frac{1}{4}$	40.0 acres SE $\frac{1}{4}$ NW $\frac{1}{4}$
40.3 acres NW $\frac{1}{4}$ SW $\frac{1}{4}$	10.0 acres NE $\frac{1}{4}$ SE $\frac{1}{4}$
20.2 acres NW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$	Section 6
40.0 acres SW $\frac{1}{4}$ SW $\frac{1}{4}$	T. 40 S., R. 20 E., W. M.
40.1 acres SE $\frac{1}{4}$ SW $\frac{1}{4}$	
38.7 acres NE $\frac{1}{4}$ SE $\frac{1}{4}$	
41.1 acres NW $\frac{1}{4}$ SE $\frac{1}{4}$	
5.6 acres SW $\frac{1}{4}$ SE $\frac{1}{4}$	
31.5 acres SE $\frac{1}{4}$ SE $\frac{1}{4}$	
Section 5	
41.7 acres NE $\frac{1}{4}$ NE $\frac{1}{4}$	
40.0 acres SE $\frac{1}{4}$ NE $\frac{1}{4}$	
30.5 acres SE $\frac{1}{4}$ SW $\frac{1}{4}$	
29.2 acres SE $\frac{1}{4}$ SE $\frac{1}{4}$	
40.5 acres NW $\frac{1}{4}$ SE $\frac{1}{4}$	
33.2 acres SE $\frac{1}{4}$ SE $\frac{1}{4}$	
Section 6	
34.3 acres NE $\frac{1}{4}$ NE $\frac{1}{4}$	
25.3 acres Lot 4 (SE $\frac{1}{4}$ NE $\frac{1}{4}$)	
Section 8	
40.1 acres NW $\frac{1}{4}$ NW $\frac{1}{4}$	
33.1 acres Lot 1 (SW $\frac{1}{4}$ NW $\frac{1}{4}$)	
Section 9	
T. 40 S., R. 20 E., W. M.	

The right to the use of the water for the purposes aforesaid is restricted to the lands or place of use herein described, and is subject to the existing minimum flow policies established by the Water Policy Review Board.

WITNESS the signature of the Water Resources Director, affixed

this date. May 19, 1978


Water Resources Director

Recorded in State Record of Water Right Certificates, Volume 38 , page 45668

Permit G 17524

STATE OF OREGON

COUNTY OF LAKE

PERMIT TO APPROPRIATE THE PUBLIC WATERS

THIS PERMIT IS HEREBY ISSUED TO

DENNIS AND PAMELA AMSBAUGH
PO BOX 768
LAKEVIEW, OR 97630

This superseding permit is issued to describe an amendment for an additional point of appropriation proposed under Permit Amendment Application T-12042 approved by Special Order Vol. 98, Pages 450-451, entered December 9, 2015. This permit supersedes Permit G-17315.

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

APPLICATION FILE NUMBER: G-17572

SOURCE OF WATER: A WELL (LAKE 2851) AND WELL 2 IN CRANE CREEK BASIN

PURPOSE OR USE: IRRIGATION OF 430.0 ACRES

MAXIMUM RATE/VOLUME: 1.99 CUBIC FEET PER SECOND

PERIOD OF USE: MARCH 1 THROUGH OCTOBER 31

DATE OF PRIORITY: JULY 23, 2012

WELL LOCATIONS:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
40 S	20 E	WM	15	SE SW	WELL 1 (LAKE 2851): 130 FEET NORTH AND 67 FEET EAST FROM THE SW CORNER OF THE SE ¼ OF THE SW ¼ OF SECTION 15
40 S	20 E	WM	16	SE SW	WELL 2: 601 FEET NORTH AND 3938 FEET WEST FROM THE SE CORNER OF SECTION 16

The amount of water used for irrigation under this right, together with the amount secured under any other right existing for the same lands, is limited to a diversion of ONE-EIGHTIETH of one cubic foot per second and 3.0 acre-feet for each acre irrigated during the irrigation season of each year.

Application G-17572.T-12042.khc

Water Resources Department

PERMIT G-17524

Permit G 17524 Continued

Page 2

THE PLACE OF USE IS LOCATED AS FOLLOWS:

Irrigation					
Twp	Rng	Mer	Sec	Q-Q	Acres
40 S	20 E	WM	15	NW SW	40.00
40 S	20 E	WM	15	SW SW	40.00
40 S	20 E	WM	15	SE SW	40.00
40 S	20 E	WM	16	NE SW	40.00
40 S	20 E	WM	16	SE SW	40.00
40 S	20 E	WM	16	NE SE	40.00
40 S	20 E	WM	16	NW SE	40.00
40 S	20 E	WM	16	SW SE	40.00
40 S	20 E	WM	16	SE SE	40.00
40 S	20 E	WM	22	NE NW	30.00
40 S	20 E	WM	22	NW NW	40.00

Permit Amendment T-12042 Conditions:

1. The combined quantity of water diverted at the new point of appropriation, together with that diverted at the old point of appropriation, shall not exceed the quantity of water lawfully available at the original point of appropriation.
2. Water use measurement conditions:
 - a. Before water use may begin under this order, the water user shall install a totalizing and instantaneous flow meter, or, with prior approval of the Director, another suitable measuring device at each new point of appropriation.
 - b. The water user shall maintain the meter or measuring device in good working order.
 - c. The water user shall allow the Watermaster access to the meter or measuring device; provided however, where the meter or measuring device is located within a private structure, the Watermaster shall request access upon reasonable notice.
3. Water shall be acquired from the same aquifer as the original point of appropriation.

Original Permit Conditions:Measurement devices, and recording/reporting of annual water use conditions:

- A. Before water use may begin under this permit, the permittee shall install a totalizing and instantaneous flow meter at each point of appropriation. The permittee shall maintain the device in good working order.
- B. The permittee shall allow the watermaster access to the device; provided however, where any device is located within a private structure, the watermaster shall request access upon reasonable notice.

Permit G 17524 Continued

Page 3

- C. The permittee shall keep a complete record of the volume of water diverted each month, and shall submit a report which includes water-use measurements to the Department annually or more frequently as may be required by the Director. Further, the Director may require the permittee to report general water-use information, including the place and nature of use of water under the permit.
- D. The Director may provide an opportunity for the permittee to submit alternative measuring and reporting procedures for review and approval.

The Department requires the water user to obtain, from a qualified individual (see below), and report annual static water levels for each well on the permit. The static water level shall be measured in the month of March. Reports shall be submitted to the Department within 30 days of measurement.

The permittee shall report an initial March static water-level measurement once well construction is complete and annual measurements thereafter. Annual measurements are required whether or not the well is used. The first annual measurement will establish a reference level against which future measurements will be compared. However, the Director may establish the reference level based on an analysis of other water-level data. The Director may require the user to obtain and report additional water levels each year if more data are needed to evaluate the aquifer system.

All measurements shall be made by a certified water rights examiner, registered professional geologist, registered professional engineer, licensed well constructor or pump installer licensed by the Construction Contractors Board. Measurements shall be submitted on forms provided by, or specified by, the Department. Measurements shall be made with equipment that is accurate to at least the standards specified in OAR 690-217-0045. The Department requires the individual performing the measurement to:

- A. Associate each measurement with an owner's well name or number and a Department well log ID; and
- B. Report water levels to at least the nearest tenth of a foot as depth-to-water below ground surface; and
- C. Specify the method of measurement; and
- D. Certify the accuracy of all measurements and calculations reported to the Department.

The water user shall discontinue use of, or reduce the rate or volume of withdrawal from, the well(s) if any of the following events occur:

- A. Annual water-level measurements reveal an average water-level decline of three or more feet per year for five consecutive years; or
- B. Annual water-level measurements reveal a water-level decline of 15 or more feet in fewer than five consecutive years; or
- C. Annual water-level measurements reveal a water-level decline of 25 or more feet; or
- D. Hydraulic interference leads to a decline of 25 or more feet in any neighboring well with senior priority.

The period of restricted use shall continue until the water level rises above the decline level which triggered the action or the Department determines, based on the permittee's and/or the Department's data and analysis, that no action is necessary because the aquifer in question can sustain the observed declines without

Application G-17572.T-12042.khc

Water Resources Department

PERMIT G-17524

Permit G 17524 Continued

adversely impacting the resource or causing substantial interference with senior water rights. The water user shall not allow excessive decline, as defined in Commission rules, to occur within the aquifer as a result of use under this permit. If more than one well is involved, the water user may submit an alternative measurement and reporting plan for review and approval by the Department.

Dedicated Measuring Tube: Wells with pumps shall be equipped with a minimum 3/4-inch diameter, unobstructed, dedicated measuring tube pursuant to figure 200-5 in OAR 690-200. If a pump has been installed prior to the issuance of this permit, and if static water levels and pumping levels can be measured using an electrical tape, then the installation of the measuring tube can be delayed until such time that water levels cannot be measured or the pump is repaired or replaced.

Prior to using water from any well listed on this permit, the permittee shall ensure that the well has been assigned an OWRD Well Identification Number (Well ID tag), which shall be permanently attached to the well. The Well ID shall be used as a reference in any correspondence regarding the well, including any reports of water use, water level, or pump test data.

STANDARD CONDITIONS

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.

If the number, location, source, or construction of any well deviates from that proposed in the permit application or required by permit conditions, this permit may be subject to cancellation, unless the Department authorizes the change in writing.

If substantial interference with surface water or a senior water right occurs due to withdrawal of water from any well listed on this permit, 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 interferences.

The well(s) shall be constructed and maintained in accordance with the General Standards for the Construction and Maintenance of Water Supply Wells in Oregon. The works shall be equipped with a usable access port adequate to determine water-level elevation in the well at all times.

If the riparian area is disturbed in the process of developing a point of appropriation, 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.

The use may be restricted if the quality of downstream waters decreases to the point that those waters no longer meet state or federal water quality standards due to reduced flows.

Where two or more water users agree among themselves as to the manner of rotation in the use of water and such agreement is placed in writing and filed by such water users with the watermaster, and such rotation

Permit G 17524 Continued

system does not infringe upon such prior rights of any water user not a party to such rotation plan, the watermaster shall distribute the water according to such agreement.

Prior to receiving a certificate of water right, the permit holder shall submit to the Water Resources Department the results of a pump test meeting the Department's standards for each point of appropriation (well), unless an exemption has been obtained in writing under OAR 690-217. The Director may require water-level or pump-test data every ten years thereafter.

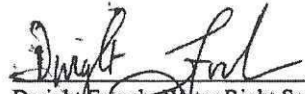
This permit is for the beneficial use of water without waste. The water user is advised that new regulations may require the use of best practical technologies or conservation practices to achieve this end.

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

Completion of construction and application of the water shall be made by November 21, 2019. If beneficial use of permitted water has not been made before this date, the permittee may submit an application for extension of time, which may be approved based upon the merit of the application.

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

Issued December 9, 2015



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

Application G-17572.T-12042.khc
Basin 13

Water Resources Department
Volume 1 GOOSE L & MISC

PERMIT G-17524
12

Well Log #2851

WATER WELL REPORT
STATE OF OREGONLAKE 2851
6

RECEIVED

SEP 11 1981

State Well No.

405/20E-15cc

WATER RESOURCES DEPT
SALEM, OREGON

State Permit No.

(1) OWNER:

Name Lyle Garrett

Address

City Lakeview

State Oregon

(2) TYPE OF WORK (check):

New Well ☒ Deepening ☐ Reconditioning ☐ Abandon ☐

If abandonment, describe material and procedure in Item 12.

(3) TYPE OF WELL:

Rotary Air ☐ Driven ☐
Rotary Mud ☒ Dug ☐
Cable ☐ Bored ☐

(4) PROPOSED USE (check):

Domestic ☐ Industrial ☐ Municipal ☐
Irrigation ☒ Test Well ☐ Other ☐
Thermal ☐ Withdrawal ☐ ReInjection ☐

(5) CASING INSTALLED:

Steel ☒ Plastic ☐
Threaded ☐ Welded ☐
24" Diam. from +1 ft. to 19 ft. Gauge 250
14" Diam. from 19 ft. to 500 ft. Gauge 250

(6) PERFORATIONS:

Type of perforator used Factory

Size of perforations 3/16 in. by 3 in.

17920 perforations from 145 ft. to 425 ft.

2730 perforations from 400 ft. to 500 ft.

perforations from ft. to ft.

(7) SCREENS:

Well screen installed? ☐ Yes ☒ No

Manufacturer's Name

Type Model No.

Diam. Slot Size Set from ft. to ft.

Diam. Slot Size Set from ft. to ft.

(8) WELL TESTS:

Drawdown is amount water level is lowered below static level

Was a pump test made? ☒ Yes ☐ No If yes, by whom? Ag Center

Rate 1000 gal/min. with ft. drawdown after hrs.

Air test gal/min. with drill stem at ft. hrs.

Bailer test gal/min. with ft. drawdown after hrs.

Artesian flow g.p.m.

Temperature of water Depth artesian flow encountered ft.

(9) CONSTRUCTION:

Special standards: Yes ☐ No ☒

Well seal—Material used Neat cement

Well sealed from land surface to 19 ft.

Diameter of well bore to bottom of seal 28 in.

Diameter of well bore below seal 23 in.

Number of sacks of cement used in well seal 30 sacks

How was cement grout placed? Pumped

Was pump installed? NO Type HP Depth ft.

Was a drive shoe used? ☐ Yes ☒ No Plugs Size: location ft.Did any strata contain unusable water? ☐ Yes ☒ No

Type of Water? depth of strata

Method of sealing strata off

Was well gravel packed? ☒ Yes ☐ No Size of gravel: 1/4 in.

Gravel placed from 0 ft. to 2 ft.

(10) LOCATION OF WELL:

County Lake Driller's well number

SW 1/4 SW 1/4 Section 15 T.405 R. 20E W.M.

Tax Lot # Lot Blk Subdivision

Address at well location:

(11) WATER LEVEL: Completed well.

Depth at which water was first found 73 ft.

Static level 15 ft. below land surface. Date

Artesian pressure lbs. per square inch. Date

(12) WELL LOG:

Diameter of well below casing 23

Depth drilled 500 ft. Depth of completed well 500 ft.

Formation: Describe color, texture, grain size and structure of materials; and show thickness and nature of each stratum and aquifer penetrated, with at least one entry for each change of formation. Report each change in position of Static Water Level and indicate principal water-bearing strata.

MATERIAL	From	To	SWL
Sand & gravel	0	12	
Brown clay	12	28	
Brwn clay & sand fine	28	60	
Gray clay soft	60	73	
Fine gravel & coarse sand	73	77	
Tan clay soft	77	90	
Gray clay soft & fine			
gravel	90	160	
Gray & brown clay	160	166	
Gravel fine to med	166	172	
Gray clay & gravel fine	172	187	
Gray silt	187	194	
Tan clay	194	225	
Gray sandy silt & fine			
gravel	225	235	
Gray clay soft	235	239	
Gray silt & gravel layers	239	374	
Gray clay	374	396	
Gray silt & gravel fine	396	431	
Gray silt	431	436	
Gray clay	436	500	

Work started 19 Completed 19

Date well drilling machine moved off of well 7-20 & 9-9 19 81

Drilling Machine Operator's Certification:

This well was constructed under my direct supervision. Materials used and information reported above are true to my best knowledge and belief.

[Signed] Sandy Wilson Date 9-10, 1981

(Drilling Machine Operator)

Drilling Machine Operator's License No. 1366

Water Well Contractor's Certification:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

Name W. Aqua Irrigation Drilling, Inc.

(Person, firm or corporation) (Type or print)

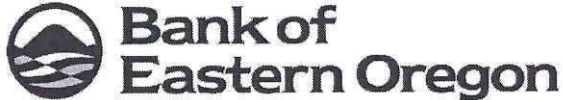
Address P.O. Box 1310, Lakeview, Or.[Signed] W. D. Williams

(Water Well Contractor)

Contractor's License No. 665 Date 9-10, 19 81

NOTICE TO WATER WELL CONTRACTOR
The original and first copy of this report are to be filed with theWATER RESOURCES DEPARTMENT,
SALEM, OREGON 97310
within 30 days from the date of well completion.

SP-12658-690

Signed Engagement Letter

February 23, 2021

Lesley Miller, ARA
Agri-Access
1087 W River St. Suite 100
Boise, ID 83702

RE: 96195 Old Wells Lane Lakeview, Oregon 97630

Dear Lesley,

This engagement letter will serve as your authorization to perform an appraisal made in conformity with, and subject to, the requirements of regulated institutions under the Financial Institutions Reform Recovery and Enforcement Act ("FIRREA") and the Uniform Standards of Professional Appraisal Practice ("USPAP"), along with all amendments and revisions thereto. The appraisal shall comply with the Appraisal Standards for Federally Related Transactions adopted by the Federal Deposit Insurance Corporation. The appraisal shall be used by the Bank of Eastern Oregon in supporting the value of the subject property, typically involving lending activities.

The purpose of your appraisal is to estimate the As-Is Market Value of the fee simple interest in the above property. The effective date of the appraisal is to be defined and shall be the date of the physical inspection, except in cases where you are instructed to estimate future values based on stabilization or completion.

The property to be appraised is commonly known as; 96195 Old Wells Lane, and more specifically identified as Please see attached...

We ask that you provide the completed report by email, and that you mail one original copy of your appraisal report in Summary format. Please deliver the reports and invoice to Laura Georges, lgeorges@beobank.com, and if by mail to; Bank of Eastern Oregon, Ed Rollins PO Box 39 Heppner, OR 97836.

The fee for the appraisal is \$ 8,500, and the reports are due in our office by March 22, 2021. The fee for these services will be paid when the report receives satisfactory review for compliance with the standards identified above.

Your execution and return of the enclosed form confirms your agreement with the terms and conditions of this engagement letter. Please return the executed form by email to

Heppner Branch
279 N Main St. • P.O. Box 39 • Heppner, Oregon 97836
Phone (541) 676-9125 • Fax (541) 676-5501

Member FDIC

www.beobank.com



Signed Engagement Letter

**Bank of
Eastern Oregon**

(erollins@beobank.com or jqualls@beobank.com) or fax to 541-676-0226. Thank you,
and if you have any questions please contact me at 541-676-0201 or via the email address
listed above.

Sincerely,

Laura Georges
Loan Officer

Enclosures(if any-legal/sales contract/lease contracts/etc.)

I have read and agree to the terms and conditions outlined above by Bank of Eastern
Oregon regarding the appraisal of the property located at (address).

Desiree L. Miller, ARA

3/1/21

Appraiser Name and Company

Agri-Access

Date

Heppner Branch
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Sales **Information**

Index #	OR03718.001	Database #	630	Sale #	18001	Improved Sale
Grantor		Sales Price	1,450,000	Property Type	Grazing	
Grantee		Other Contrib.		Primary Land Use	Grazing	
Deeded Acres	1,284.23	Net Sale Price	1,450,000	Sale Method	Private	
Sale Date/DOM	03/12/18 /	\$/Deeded Acre	1,129.08	Condition	Avg	
Prior Sale Date		Financing	Conventional	Zoning	A-2	
Prior CEV Price		% Fin. Adj.		Shape	Non-Contiguous	
Analysis Code	Miller, Lesley T19	CEV Price	1,450,000	Topography	Sloping	
Source	Appraiser	SCA Unit Type	Acres	Listing Time		
Motivation	Expansion	Eff. Unit Size	1,284.23	Soils		
Highest & Best Use	Agriculture	SCA \$/Unit	1,129.08	Irr Type	Pivot	
Address	26277 Plush-Adel Rd	Multiplier Unit		Irr Source	Private	
City	Plush	Multiplier No.		Influences		
County	Lake	Legal Access	YES			
State/Zip	OR / 97630	Physical Access	Paved	Year Verified	2018	
Region/Area/Zone	/ /	View	Average	Tax ID/Recording		
Location	2 mi S of Plush	Utilities	Rural	Sec/Twp/Rge	various / 37S / 24E	
Legal Description: Map: 37S24E00 Tax Lots: 1300, 1400, 1500, 1501, 1600, 1900, 2600, 2700; Map 37S14E15 Tax Lots 300, 500, 600, 700, 800						

Land-Mix Analysis

Land Use	Ratios	Acres	\$/Acre	Unit Size	Unit Type	\$/Unit	Total Unit Value
Site	%	5.50	Ac. 2,800.00		X \$	= \$	15,400
Irrigated Cropland	%	190.00	Ac. 2,800.00		X \$	= \$	532,000
Meadow	%		Ac. 2,100.00		X \$	= \$	
Dry Cropland	%		Ac. 840.00		X \$	= \$	
Pasture	%	200.00	Ac. 1,400.00		X \$	= \$	280,000
Rangeland	%	888.73	Ac. 330.00		X \$	= \$	293,281
Other	%		Ac.		X \$	= \$	
Lease BLM	%		Ac. 1,538.00	AUM	X \$ 100.00	= \$	153,800
	%		Ac.		X \$	= \$	
	%		Ac.		X \$	= \$	
Totals		1,284.23	Ac. 872.65	1,538.00	X \$ 100.00	= \$	1,274,481
CEV Price \$	1,450,000	- Land Contribution \$	1,274,481	= Improvement Contribution \$			175,519

Income Analysis

Income Analysis

Income Estimate Basis:		<input checked="" type="checkbox"/>	Cash	<input type="checkbox"/>	Share	<input type="checkbox"/>	Owner/Operator	
Income Source			Unit	Stabilized	Total Production		Cash/Share/Owner Income	
<input type="checkbox"/> Actual	<input checked="" type="checkbox"/> Estimated	Units	Measure	Yield	Stabilized \$/Unit	Gross Income	Share %	Income \$
Cropland Irrig		190.00	Acre		150.00	28,500	100	28,500
Grazing		420.00	AUM		18.00	7,560	100	7,560
State Lease - Pasture		1,538.00	AUM		18.00	27,684	100	27,684
Improvements	<input type="checkbox"/>	Improvements Included in Land Rent			850.00 /mo	10,200 /yr		10,200
Stabilized Gross Income = \$								73,944
Expense Items:		Expenses (cont.):		Expenses (cont.):				
Real Estate Tax	\$ 2,619	BLM Lease	\$ 9,859		\$			
Insurance	\$ 1,432	Pump Cost	\$ 3,500		\$			
Maintenance	\$ 716		\$		\$			
Management	\$ 3,697		\$		\$			
Total Expenses	21,823	/ Stabilized G.I.	73,944	= Expense Ratio	29.51 %	Total Expenses = \$	21,823	
Net Income	52,121	/ CEV Price	1,450,000	= Cap Rate	3.59 %	Net Income = \$	52,121	

Index # OR02518.002

Database # 632

Sale # 18002

Improvement Analysis

Replacement Cost

Item:	Impt. #1	Impt. #2	Impt. #3	Impt. #4	Impt. #5	Impt. #6	Impt. #7	Impt. #8	Impt. #9	Impt. #10
Type										
Size										
Unit										
Utility										
Condition										
Age										
Remaining Life										
RCN/Unit										
RCN										
% Physical Depreciation										
RCN Remainder After Phys. Depr.										
% Functional Obsolescence										
RCN Rem. After Phys./Funct. Depr.										
% External Obsolescence										
Total Impt. Contribution										
Contribution \$/Unit										

Physical Depreciation _____% Functional Obsolescence _____% External Obsolescence _____% Total Depreciation _____%
 Total RCN \$ _____ Total Improvement Contribution: \$ _____ Improvement As % of Price _____%

This property was sold by a retiring operator looking to secure some retirement money. The seller inquired with a local area realtor about listing the property. The realtor had a pocket buyer, who was his brother, and never exposed the property to the open market. The buyer is a local area rancher that is expanding. The properties original asking prices was \$2.1 mil. Multiple realtors indicated that there were multiple buyers interested at this sales prices. The property has meadow lands that can be utilized for hay, with the remaining of the acreage being considered as pasture. There is a total of 1,552 acres of water rights that with the majority having priority dates of 1887. The priority dates range from 1887 to 1903. Irrigation water is diverted from the Silvies River and is flooded onto the property. The meadow acreage receives flood waters on an annual basis. The pasture acreage benefits from flood irrigation water on flood years as well as has some sub irrigation. There are some areas with sagebrush present, though the majority of the property is open and undulating in terrain. The property is perimeter fenced and there is some cross fencing.

Irr Water rights are 1887 for 1037 acres, 1888 for 60 acres, 1898 for 150 acres, 1900 for 260 acres, and 1903 for 45 acres.

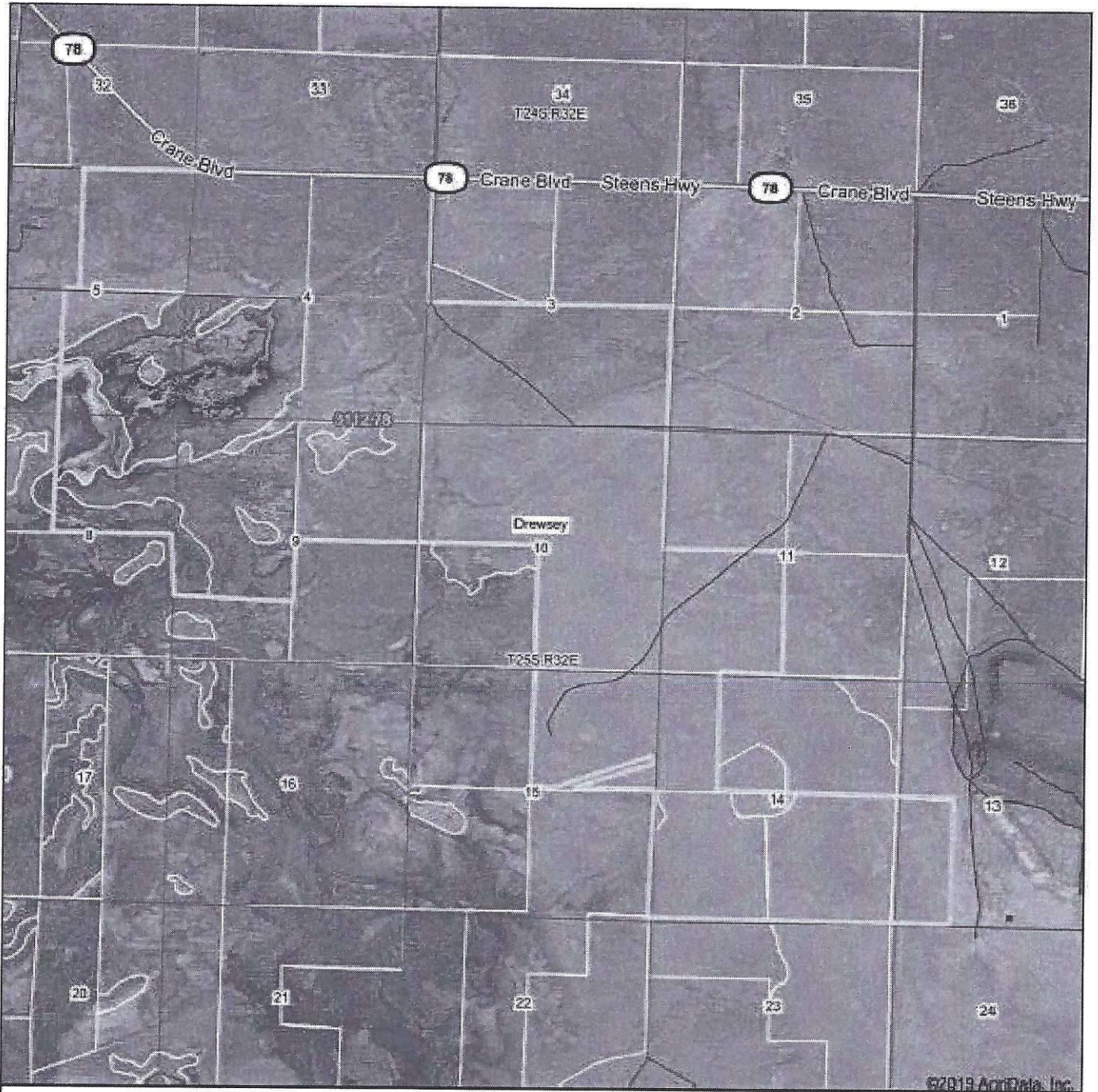
Comments

Index # OR02518.002

Database # 632

Sale # 18002

Aerial



Index #	OR02519.003	Database #	636	Sale #	19003	Improved Sale
Grantor		Sales Price	1,650,000	Property Type	Ranch	
Grantee		Other Contrib.		Primary Land Use	Pasture	
Deeded Acres	2,080.00	Net Sale Price	1,650,000	Sale Method	Private	
Sale Date/DOM	08/29/19 /	\$/Deeded Acre	793.27	Zoning	EFRU - 1	
Prior Sale Date		Financing	Conventional	Shape	Contiguous	
Prior CEV Price		% Fin. Adj.		Topography	Undulating	
Analysis Code	Ward, Ben S67	CEV Price	1,650,000	Listing Time	Not Listed	
Source	Seller	SCA Unit Type	Acres	Soils	IVe	
Motivation	Expansion	Eff. Unit Size	2,080.00	Irrigation Type	WL	
Highest & Best Use	Agriculture	SCA \$/Unit	793.27	Irr Source	Well	
Address	45259 Crane Venator	Multiplier Unit				
City	Burns	Multiplier No.		Source	Realtor CB/ Seller	
County	Harney	Legal Access	YES	Location	4 SE Crane	
State/Zip	OR /	Physical Access	Gravel	Year Verified	2019	
Region/Area/Zone	/ /	View	Y	Tax ID/Recording		
Location	Other	Utilities	Y	Sec/Twp/Rge	mult / 25S / 34E	
Legal Description: Portions of Map 25S34E TL 900 and 1300. Ref #10695 and 10696						

Land-Mix Analysis

Land Use	Ratios	Acres	\$/Acre	Unit Size	Unit Type	\$/Unit	Total Unit Value
Site	%	10.00	Ac. 3,200.00		X \$	= \$	32,000
Irrigated Cropland	%	77.00	Ac. 3,200.00		X \$	= \$	246,400
Meadow	%	60.00	Ac. 1,800.00		X \$	= \$	108,000
Dry Cropland	%		Ac. 900.00		X \$	= \$	
Pasture	%		Ac. 1,800.00		X \$	= \$	
Range	%	1,933.00	Ac. 454.00		X \$	= \$	877,582
Other	%		Ac.		X \$	= \$	
Public Leases	%		Ac.		X \$	= \$	
	%		Ac.	276.00	aums	X \$ 150.00	= \$ 41,400
	%		Ac.		X \$	= \$	
Totals		2,080.00	Ac. 607.68	276.00	X \$ 150.00	= \$	1,305,382
CEV Price \$	1,650,000	- Land Contribution \$	1,305,382	= Improvement Contribution \$			344,618

Income Analysis

Income Analysis

Income Estimate Basis:		<input checked="" type="checkbox"/>	Cash	<input type="checkbox"/>	Share	<input type="checkbox"/>	Owner/Operator	
Income Source			Unit	Stabilized	Total Production		Cash/Share/Owner Income	
<input type="checkbox"/> Actual	<input checked="" type="checkbox"/> Estimated	Units	Measure	Yield	Stabilized \$/Unit	Gross Income	Share %	Income \$
Cropland		770.00	AUM		30.00	23,100	100	23,100
Pasture		841.00	AUM		30.00	25,230	100	25,230
Leases - Other		276.00	AUM		30.00	8,280	100	8,280
Improvements	<input type="checkbox"/>	Improvements Included in Land Rent			1,000.00 /mo	12,000 /yr	100	12,000
Stabilized Gross Income = \$								68,610
Expense Items:		Expenses (cont.):		Expenses (cont.):				
Real Estate Tax	\$ 9,360	Irrigation	\$ 2,300		\$			
Insurance	\$ 2,616	BLM	\$ 1,846		\$			
Maintenance	\$ 1,308		\$		\$			
Management	\$ 3,430		\$		\$			
Total Expenses	20,860	/ Stabilized G.I.	68,610	= Expense Ratio	30.40 %	Total Expenses = \$	20,860	
Net Income	47,750	/ CEV Price	1,650,000	= Cap Rate	2.89 %	Net Income = \$	47,750	

Index # OR02519.003 Database # 636 Sale # 19003

Improvement Analysis

Replacement Cost

Item:	Impt. #1	Impt. #2	Impt. #3	Impt. #4	Impt. #5	Impt. #6	Impt. #7	Impt. #8	Impt. #9	Impt. #10
Type	House	Garage	GP Building	Mach Shed	Mach Shed	Hay Shed	Barn	Other		
Size	2,200	1,472	960	2,496	2,236	3,456	1,900	1		
Unit	Sq Ft	Sq Ft	Sq Ft	Sq Ft	Sq Ft	Sq Ft	Foot			
Utility	G	G	G	F	F	G	F			
Condition	G	G	G	F	F	G	F			
Age	21	21	18	24	24	18	32			
Remaining Life	39	39	32	16	16	22	8			
RCN/Unit	125.00	35.00	30.00	18.00	18.00	12.00	18.00	50,000.00		
RCN	275,000	51,520	28,800	44,928	40,248	41,472	34,200	50,000		
% Physical Depreciation	35	35	35	60	60	45	80			
RCN Remainder After Phys. Depr.	178,750	33,488	18,720	17,971	16,099	22,810	6,840	50,000		
% Functional Obsolescence										
RCN Rem. After Phys./Funct. Depr.	178,750	33,488	18,720	17,971	16,099	22,810	6,840	50,000		
% External Obsolescence										
Total Impt. Contribution	178,750	33,488	18,720	17,971	16,099	22,810	6,840	50,000		
Contribution \$/Unit	81.25	22.75	19.50	7.20	7.20	6.60	3.60	50,000.00		

Physical Depreciation 39 % Functional Obsolescence % External Obsolescence % Total Depreciation 39 %
 Total RCN \$ 566,168 Total Improvement Contribution: \$ 344,678 Improvement As % of Price 21 %

Comments

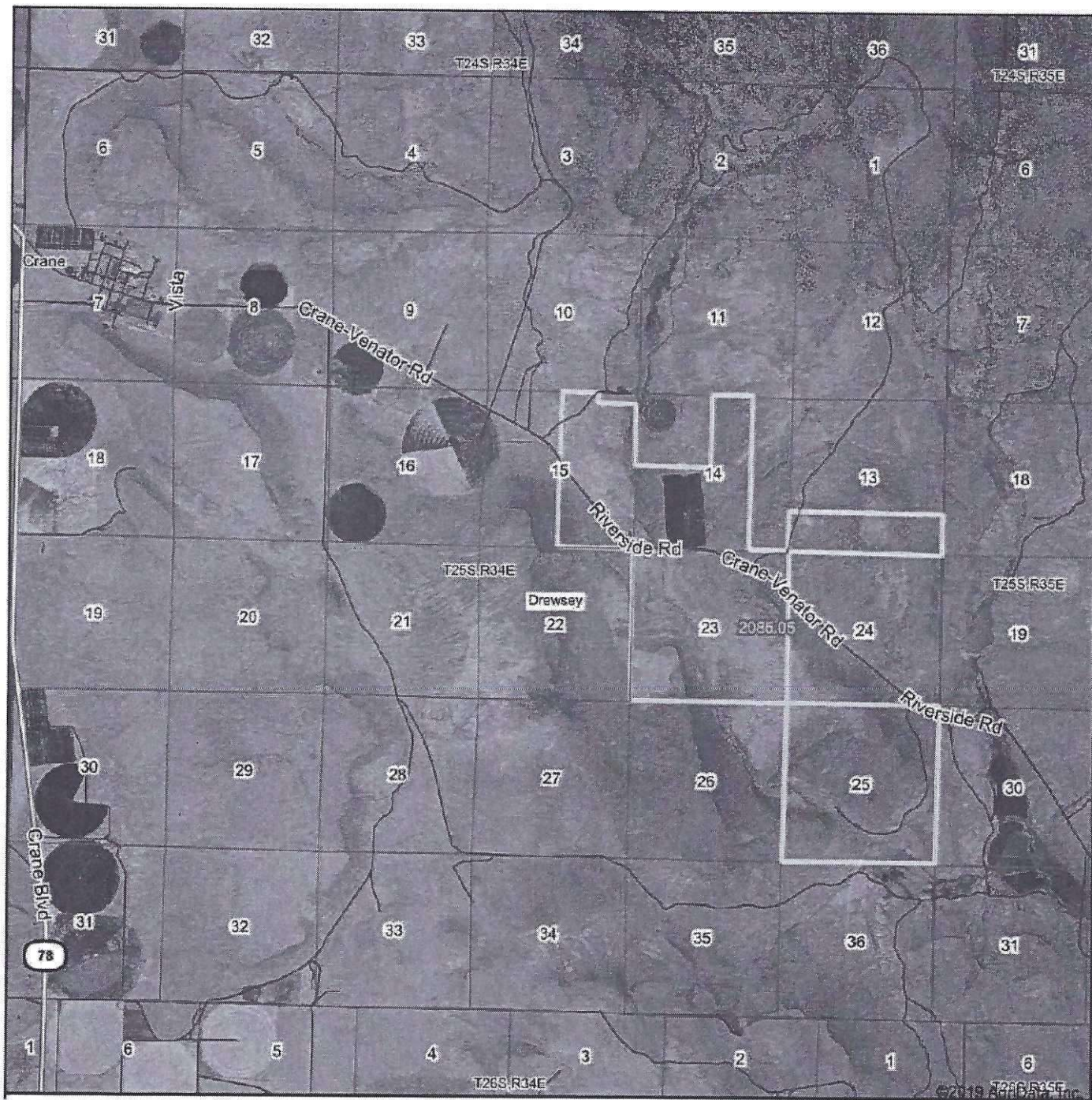
This property is located near Crane. The seller is completing a lot line adjustment and selling a portion of his land as he is purchasing a different neighboring farm. The property was not formally listed and was marketed by word of mouth in a small community. The seller was asking \$1,900,000 for the ranch. Many area operators were interested in the property but it was too high of an asking price. There was one offer made at the \$1.9 and during the course of financing the appraisal was very short of the purchase price and the seller would not accept the lower price. The buyer entered into negotiations with the seller and the same situation occurred where the appraisal for financing came back very short of the listing price. The buyer was very motivated to purchase the property and creatively the seller took a \$225,000 2nd mortgage behind the sales price of \$1,425,000. The property possesses quality ranch improvements with a updates, new furnishings, a quality GP building and hay shed. There is an 77 acre wheel line irrigated field that produces hay crops. The south end of the property contains some quality meadow lands for livestock grazing. The remainder of the subject is native range lands. There is juniper tree cover, sage brush, undulating and rolling terrain with livestock and wildlife habitat. The subject includes 276 aum's of public leased grazing. There are two allotments included with the subject. The leases are provided by the BLM and is: #OR05596 Emmerson Allotment for 260 total aum's allowing 86 head with grazing from 5/1 to 7/31; and #OR05218 Bennett FFR Allotment for 18 aum's allowing 3 head with grazing from 4/1 to 9/30. This is a private allotment that adjoins the subject's deeded lands.

Index # OR02519.003

Database # 636

Sale # 19003

Aerial



Index #	OR02520.003	Database #	629	Sale #	20003	Improved Sale
Grantor		Sales Price	2,650,000	Property Type	Ranch	
Grantee		Other Contrib.		Primary Land Use	Irrigated Cropland	
Deeded Acres	1,626.72	Net Sale Price	2,650,000	Sale Method	Private	
Sale Date/DOM	07/01/20 /	\$/Deeded Acre	1,629.04	Condition	A	
Prior Sale Date		Financing	Cash	Zoning	EFU	
Prior CEV Price		% Fin. Adj.		Shape	Blocked	
Analysis Code	Ward, Ben S67	CEV Price	2,650,000	Topography	Undulating	
Source	Buyer	SCA Unit Type	Acres	Marketing Time	Not Listed	
Motivation	Expansion	Eff. Unit Size	1,636.72	Soils	VIe	
Highest & Best Use	Ranch	SCA \$/Unit	1,619.09	Irr Type	Pivot	
Address	53233 Best Lane	Multiplier Unit		Irr Source	Well/ Surface	
City	Riley	Multiplier No.		Location	15 W Riley	
County	Harney	Legal Access	Yes	Source	DD Buyer	
State/Zip	OR / 97758	Physical Access	Gravel	\$/AU	8833	
Region/Area/Zone	Ranches / /	View	Yes	Tax ID/Recording		
Location	Other	Utilities	Yes	Sec/Twp/Rge	10 / 23S / 25E	

Legal Description: Map 23S 25E tax lots 101, 102, 103, 400, 402, 404, 405, 1000 & 110

Account #'s: 16237, 16286, 16285, 16044, 16246, 16287, 16288, 16071, 16069.

Land-Mix Analysis

Land Use	Ratios	Acres	\$/Acre	Unit Size	Unit Type	\$/Unit	Total Unit Value
Site	100 %	7.00	Ac. 4,125.00		X \$	= \$	28,875
Irrigated Cropland	%	277.50	Ac. 4,125.00		X \$	= \$	1,144,688
Meadow	%	114.50	Ac. 1,494.00		X \$	= \$	171,063
Dry Cropland	%		Ac. 1,200.00		X \$	= \$	
Pasture	%	625.00	Ac. 800.00		X \$	= \$	500,000
Range	%	602.72	Ac. 400.00		X \$	= \$	241,088
Other	%		Ac.		X \$	= \$	
Public Leases	%		Ac.	1,709.00	aums X \$ 160.00	= \$	273,440
	%		Ac.		X \$	= \$	
	%		Ac.		X \$	= \$	
Totals		1,626.72	Ac. 1,282.16	1,709.00	X \$ 160.00	= \$	2,359,154
CEV Price \$	2,650,000	- Land Contribution \$	2,359,154	= Improvement Contribution \$			290,846

Income Analysis

Income Analysis

Income Estimate Basis:			<input checked="" type="checkbox"/> Cash	<input type="checkbox"/> Share	<input type="checkbox"/> Owner/Operator			
Income Source			Unit	Stabilized	Total Production		Cash/Share/Owner Income	
<input type="checkbox"/> Actual	<input checked="" type="checkbox"/> Estimated	Units	Measure	Yield	Stabilized \$/Unit	Gross Income	Share %	Income \$
Cropland		2,775.00	AUM		25.00	69,375	100	69,375
Cropland		430.00	AUM		25.00	10,750	100	10,750
Grazing		700.00	AUM		25.00	17,500	100	17,500
BLM		1,709.00	AUM		25.00	42,725	100	42,725
Improvements	<input type="checkbox"/>	Improvements Included in Land Rent			1,000.00 /mo	12,000 /yr	100	12,000
Stabilized Gross Income = \$								152,350
Expense Items:		Expenses (cont.):		Expenses (cont.):				
Real Estate Tax	\$ 3,155	BLM	\$ 2,307		\$			
Insurance	\$ 1,676	Pumping Cost	\$ 15,000		\$			
Maintenance	\$ 838		\$		\$			
Management	\$ 7,618		\$		\$			
Total Expenses	30,594	/ Stabilized G.I.	152,350	= Expense Ratio	20.08 %	Total Expenses = \$	30,594	
Net Income	121,756	/ CEV Price	2,650,000	= Cap Rate	4.59 %	Net Income = \$	121,756	

Index # OR02520.003 Database # 629 Sale # 20003

Improvement Analysis

Replacement Cost

Item:	Impt. #1	Impt. #2	Impt. #3	Impt. #4	Impt. #5	Impt. #6	Impt. #7	Impt. #8	Impt. #9	Impt. #10
Type	Manf House	Garage	Hay Shed	GP Building	Other					
Size	2,010	1,024	3,600	500	1					
Unit	Sq Ft	Sq Ft	Sq Ft	Sq Ft						
Utility	G	G	G	G						
Condition	G	G	G	G						
Age	9	9	6	4						
Remaining Life	51	51	34	36						
RCN/Unit	100.00	40.00	12.00	30.00	35,000.00					
RCN	201,000	40,960	43,200	15,000	35,000					
% Physical Depreciation	15	15	15	10						
RCN Remainder After Phys. Depr.	170,850	34,816	36,720	13,500	35,000					
% Functional Obsolescence										
RCN Rem. After Phys./Funct. Depr.	170,850	34,816	36,720	13,500	35,000					
% External Obsolescence										
Total Impt. Contribution	170,850	34,816	36,720	13,500	35,000					
Contribution \$/Unit	85.00	34.00	10.20	27.00	35,000.00					

Physical Depreciation 13 % Functional Obsolescence % External Obsolescence % Total Depreciation 13 %
 Total RCN \$ 335,160 Total Improvement Contribution: \$ 290,886 Improvement As % of Price 11 %

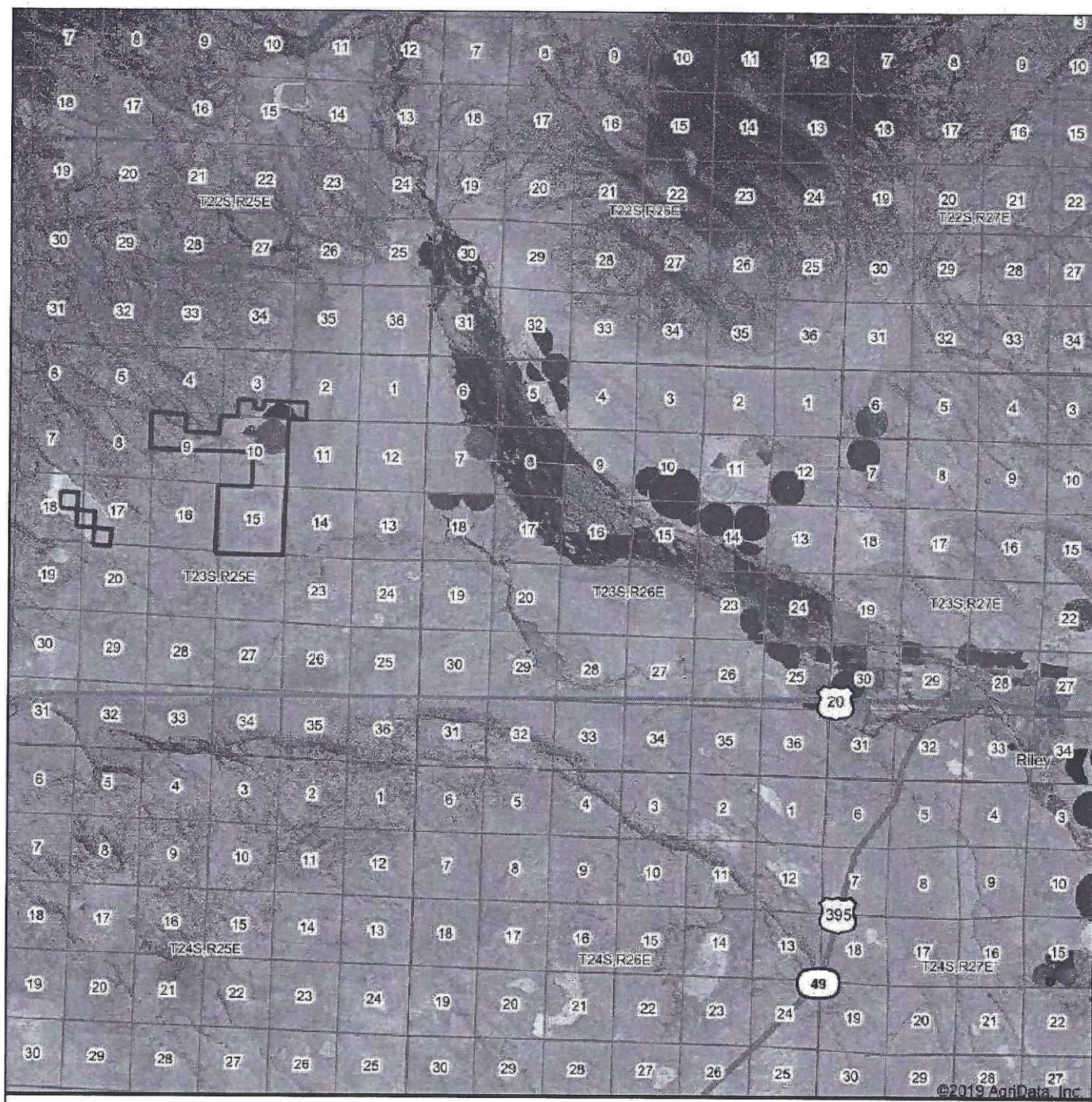
Sale of an area ranch property estimated to have a carrying capacity of 300 head, and ability to produce excess hay. This was a private sale between area operators. The seller was selling out and moving his operation to Nebraska. The buyers are part of a large scale family ranching operation with significant holdings in the area. They also own the adjoining lands to this sale. The price was negotiated over a long period of time. The ranch was originally listed to sell for \$2,850,000 and an agreement was made and the seller backed out as Covid 19 hit the nation. As time went on the parties renegotiated the sales where the price was lowered \$200,000 due to the unsettled market Covid influences. The property consist of three newer Zimmatic pivot systems with well and surface rights. The meadow lands benefit from seasonal run off on good moisture years. The pasture lands have crested wheat grass seedings and have been cleared of sagebrush. The range lands are native grasses. The public leased grazing rights are provided by the BLM. This is an out the gate private allotment. There is 350 acres of high fenced area to fence out populations of elk. The fence is a New Zealand style that is electric. The irrigation equipment is in good condition. The improvements are also newer and in good condition.

Index # OR02520.003

Database # 629

Sale # 20003

Aerial



Index #	OR03720.001	Database #	634	Sale #	20001	Improved Sale
Grantor		Sales Price	4,650,000	Property Type		Grazing
Grantee		Other Contrib.		Primary Land Use		Grazing
Deeded Acres	2,585.91	Net Sale Price	4,650,000	Sale Method		Private
Sale Date/DOM	09/16/20 /	\$/Deeded Acre	1,798.21	Condition		Avg
Prior Sale Date		Financing	Cash	Zoning		Farm Use
Prior CEV Price		% Fin. Adj.		Shape		Non-Contiguous
Analysis Code	Miller, Lesley T19	CEV Price	4,650,000	Topography		Level-Rolling
Source	Assessor	SCA Unit Type	Acres	Marketing Time		Not Listed
Motivation		Eff. Unit Size	2,585.91	Soils		Avg
Highest & Best Use	Ranch	SCA \$/Unit	1,798.21	Irr Type		Flood
Address	18896 Plush-Adel Rd	Multiplier Unit		Irr Source		Private
City	Adel	Multiplier No.		Location		Adel
County	Lake	Legal Access	YES	Source		Assessor
State/Zip	OR /	Physical Access	Paved	Year Verified		2020
Region/Area/Zone	/ /	View	Typical	Tax ID/Recording		
Location	Adel	Utilities	Yes	Sec/Twp/Rge		Mult / 38S / 24E
Legal Description: Map 38S24E Tax Lots: 1200, 1300, 1301						
Map 39S24E Tax Lots: 102, 134, 200, 500, 900						

Land-Mix Analysis

Land Use	Ratios	Acres	\$/Acre	Unit Size	Unit Type	\$/Unit	Total Unit Value
Site	%	16.50	Ac. 2,400.00		X \$	= \$	39,600
Irrigated Cropland	%	1,600.00	Ac. 2,400.00		X \$	= \$	3,840,000
Meadow	%		Ac.		X \$	= \$	
Dry Cropland	%		Ac. 720.00		X \$	= \$	
Pasture	%	353.18	Ac. 1,200.00		X \$	= \$	423,816
Range	%	616.23	Ac. 440.00		X \$	= \$	271,141
Other	%		Ac.		X \$	= \$	
	%		Ac.		X \$	= \$	
	%		Ac.		X \$	= \$	
	%		Ac.		X \$	= \$	
Totals		2,585.91	Ac. 1,769.03		X \$	= \$	4,574,557
CEV Price \$	4,650,000	- Land Contribution \$	4,574,557	= Improvement Contribution \$			75,443

Income Analysis

Income Estimate Basis:		<input checked="" type="checkbox"/> Cash	<input type="checkbox"/> Share	<input type="checkbox"/> Owner/Operator			
Income Source	Units	Unit Measure	Stabilized Yield	Total Production	Cash/Share/Owner Income		
<input type="checkbox"/> Actual <input checked="" type="checkbox"/> Estimated				Stabilized \$/Unit	Gross Income	Share %	Income \$
Cropland	10,000.00	AUM		25.00	250,000	100	250,000
Grazing	2,055.00	AUM		25.00	51,375	100	51,375
Improvements <input checked="" type="checkbox"/>	Improvements Included in Land Rent			/mo	/yr		
Stabilized Gross Income = \$							301,375
Expense Items:		Expenses (cont.):		Expenses (cont.):			
Real Estate Tax	\$ 8,555		\$		\$		
Insurance	\$ 704		\$		\$		
Maintenance	\$ 352		\$		\$		
Management	\$ 15,068		\$		\$		
Total Expenses	24,679	/ Stabilized G.I.	301,375	= Expense Ratio	8.19 %	Total Expenses = \$	24,679
Net Income	276,696	/ CEV Price	4,650,000	= Cap Rate	5.95 %	Net Income = \$	276,696

Index # OR03720.001

Database # 634

Sale # 20001

Improvement Analysis

Replacement Cost

Improvement Analysis	Item:	Impt. #1	Impt. #2	Impt. #3	Impt. #4	Impt. #5	Impt. #6	Impt. #7	Impt. #8	Impt. #9	Impt. #10
	Type	Hay Shed	Other								
	Size	8,400	1								
	Unit	Sq Ft									
	Utility	A									
	Condition	A									
	Age	26									
	Remaining Life	14									
	RCN/Unit	12.00	40,000.00								
	RCN	100,800	40,000								
	% Physical Depreciation	65									
	RCN Remainder After Phys. Depr.	35,280	40,000								
	% Functional Obsolescence										
	RCN Rem. After Phys./Funct. Depr.	35,280	40,000								
	% External Obsolescence										
	Total Impt. Contribution	35,280	40,000								
	Contribution \$/Unit	4.20	40,000.00								

Physical Depreciation 47 % Functional Obsolescence % External Obsolescence % Total Depreciation 47 %
 Total RCN \$ 140,800 Total Improvement Contribution: \$ 75,280 Improvement As % of Price 2 %

The sale property consists of 2,585.91 deeded acres dedicated to site, irrigated meadow lands, pasture and range lands. The property is minimally improved with a hay shed and several miscellaneous improvements in average condition. The sale property is situated in multiple non-contiguous tracts near Adel, Oregon in Lake County. Legal and physical access is provided by State Highway 140 and County Highway 3-10. The irrigated cropland is flood irrigated and farmed to meadow hay, reported production is 2.5 to 3 tons per acre. The pasture lands benefit from sub-irrigation, the range lands are non-contiguous and could be utilized for grazing. The seller is a trust and the buyer is from California.

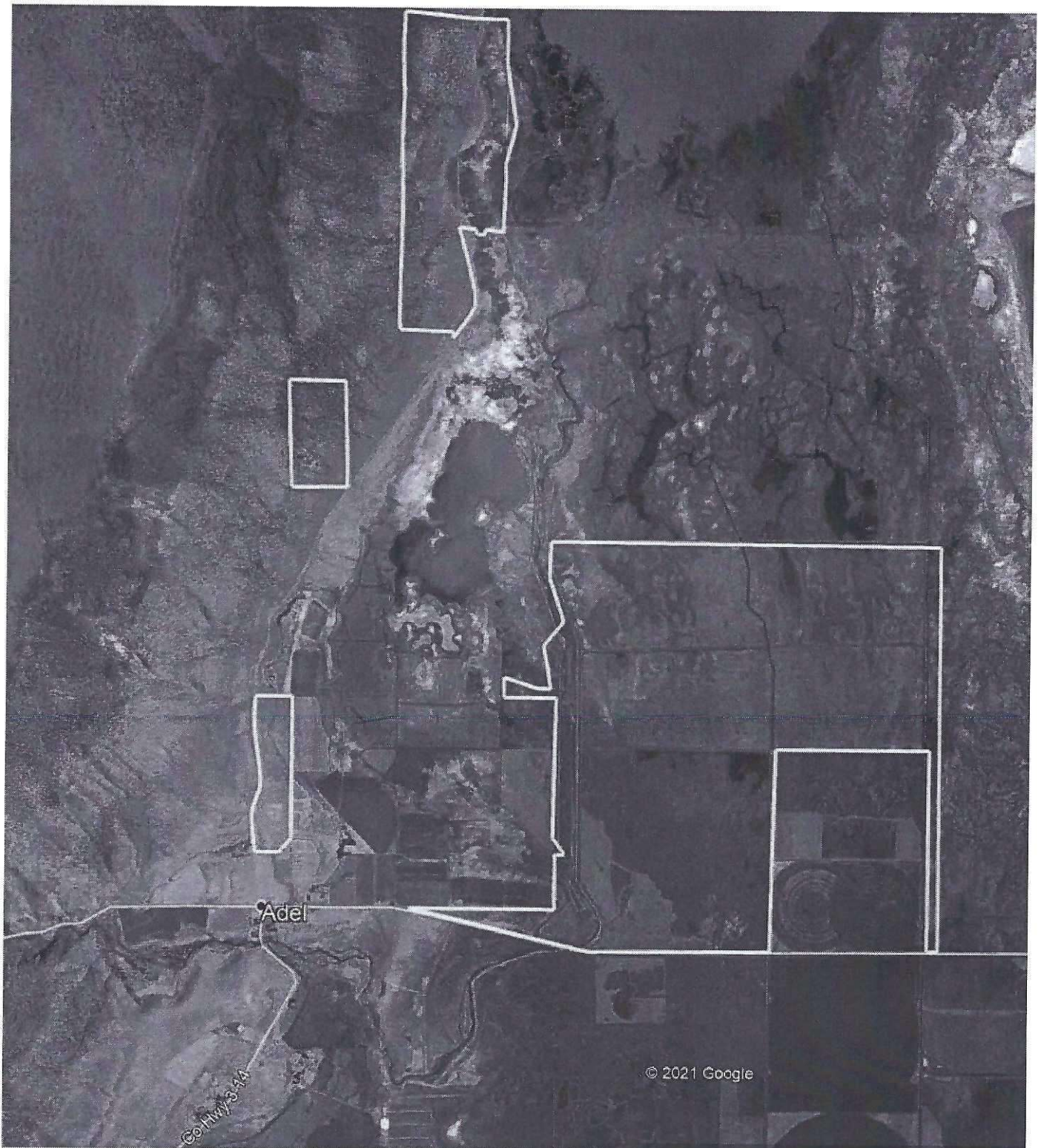
Comments

Index # OR03720.001

Database # 634

Sale # 20001

Aerial



DENNIS BREWER

From: DENNIS BREWER
Sent: Monday, March 22, 2021 2:47 PM
To: Mike Maggard
Subject: Big Sandy Ranch
Attachments: BSRR BAFO Big Sandy 210319.pdf

Mike – We have made a new offer for Big Sandy. Deadline is Friday, will let you know as soon as I know what is happening. Getting excellent reception from lenders thus far with four now interested.

Thanks.

Regards,
Dennis

Dennis Brewer

Chief Executive Officer

Direct: 201-669-4933

Office: 800-956-9883

<http://www.sheldonbeef.com>

<https://sheldonfoods.com/>



Schedule a call at your convenience here:

<https://calendly.com/ceosheldonbeef>

[REDACTED]

From: Dennis Brewer
Sent: Wednesday, March 24, 2021 5:53 PM
To: Schrieks, Marc
Subject: Re: Vaccine scheduling

I was always under the impression there were 50 states who could freely adopt from each other and try things that worked, you know, federalism.

Regards,
Dennis

Dennis Brewer

From: Schrieks, Marc <[REDACTED]>
Sent: Wednesday, March 24, 2021 5:50 PM
To: Dennis Brewer <[REDACTED]>
Subject: RE: Vaccine scheduling

the 4 other larger counties are using the same system we are.

From: Dennis Brewer <[REDACTED]>
Sent: Wednesday, March 24, 2021 5:42 PM
To: Schrieks, Marc <[REDACTED]>
Subject: Re: Vaccine scheduling

Other counties manage to set appointments by calendar, not lottery, based upon likely availability and revise as needed so residents do not each have to try 149 times. County residents will have to hit your website 105 million times, assuming we were each to be successful on our 150th try. And, there is certainly no guarantee of that, is there?

That is ridiculous.

Compare and contrast with one phone call or web enrollment - 700,000 tries, once for each resident seeking a vaccination. My 87 year old mother hitting a web site 150 times, really?

Regards,
Dennis

Dennis Brewer

From: Schrieks, Marc <[REDACTED]>
Sent: Wednesday, March 24, 2021 5:33 PM

To: Dennis Brewer <[REDACTED]>
Subject: RE: Vaccine scheduling

Again. The number of doses we are getting per week doesn't meet the demand that we are seeing, as I have said several times already. We saw several police officers today that have been waiting since Jan 7th when they became eligible. The residents need to be patient with the shipments of vaccines from the federal government to the states.

From: Dennis Brewer <[REDACTED]>
Sent: Wednesday, March 24, 2021 5:30 PM
To: Schrieke, Marc <[REDACTED]>
Subject: Re: Vaccine scheduling

Okay, I have only tried 149 times since Jan 28th. See attached. Also registered everywhere I am able - from NJ state to hospitals to pharmacies - nothing. The current system does not work for the limited number of us who are seniors - about 165,000. It certainly will not work for the other 800,000 five weeks from now.

Regards,
Dennis

Dennis Brewer

From: Schrieke, Marc <[REDACTED]>
Sent: Wednesday, March 24, 2021 5:19 PM
To: Dennis Brewer <[REDACTED]>
Subject: RE: Vaccine scheduling

Again. Not sure who they are and where they got the shots.
All people that are vaccinated at our site are scheduled and apply through our web site.

From: Dennis Brewer <[REDACTED]>
Sent: Wednesday, March 24, 2021 4:57 PM
To: Schrieke, Marc <[REDACTED]>
Subject: Re: Vaccine scheduling

Interesting - this afternoon I met 2 Bergen County residents in their 40s - both vaccinated. The only 2 people I have met in person in recent times outside of my immediate circle (one other person) and my doctors. One is a property manager, the other a real estate broker. Seems as though connections matter more than diligence and rules, even in Bergen County, protestations to the contrary notwithstanding.

Regards,
Dennis

Dennis Brewer

From: Schrieke, Marc <[REDACTED]>
Sent: Wednesday, March 24, 2021 9:09 AM
To: Dennis Brewer <[REDACTED]>
Subject: RE: Vaccine scheduling

Comparing Passaic to Bergen county is wrong. We are following the rules and regulations that the DOH has sent us.

I have no idea if your case manager had a pre-existing condition, was an emt or fireman or is working on the health field. My point about 700k residents is what is expected if we aim to get 70% of the county vaccinated. Never said that all 700k would be getting it or would be eligible.

65+ resident were only eligible from Jan 14th on and they were moved up the list by the governor.

Marc

From: Dennis Brewer <[REDACTED]>
Sent: Wednesday, March 24, 2021 9:03 AM
To: Schrieke, Marc <[REDACTED]>
Subject: Re: Vaccine scheduling

In Passaic County, my case manager in his late 20s, loosely associated with the health care system, got his shots in an abandoned grocery store after setting an appointment in advance. As did my mother, as previously mentioned, with a single phone call. 300 attempts to secure an appointment is not a reasonable approach. And, as we both know well, only a fraction of the 700,000 number you cite are even eligible for vaccines at this moment.

This process will turn into a PR disaster in a few short weeks. I am not at all anti-government. I worked with leaders in Washington State government - legislative and executive - for many years to find constructive solutions to problems in our higher education system. An advance scheduling system will work much better for everyone than the current lottery system, and 300 attempts.

Regards,
Dennis

Dennis Brewer

From: Schrieke, Marc <[REDACTED]>
Sent: Wednesday, March 24, 2021 8:54 AM
To: Dennis Brewer <[REDACTED]>
Subject: RE: Vaccine scheduling

Mr. Brewer

I am sorry that you feel that this system is poorly designed and being poorly administered, many counties like Essex and Hunterdon are using the same system we are and have the same process enacted to vaccinate their residents.

When residents are able to get an appointment when vaccines are received, we recently offered a ride share program for those , like yourself, who cannot get access to our facility, that was launched on 3/8/2021 after carefully arranging the process. (see below announcement), it's also on our county web site and probably on the header for all to read.

I never said that you had to park yourself on our web site or check back daily. When vaccines are available we open up our portal to schedule an appointment nightly, usually between 430-630pm. Again, with over 1 million residents looking for an appointment, those available slots go fast.

As much as you feel that these are excuses, they aren't, they are the facts that we are dealing with every day. I am at the vaccine site and have been since we opened the doors. We cannot vaccinate residents without vaccines, and we push the state and federal representatives weekly for more vaccines to find their way to our site.

Have a great day
Marc

For Immediate Release:
March 8, 2021

Contact:
Derek Sands, Director of Communications, Office of Bergen County Executive James J. Tedesco, III
[REDACTED]

Michael Sheinfeld, Director of Communications and Policy, Office of the Bergen County Board of Commissioners
[REDACTED]

BERGEN COUNTY AND EZ RIDE PARTNER TO GIVE SENIORS RIDES FOR COVID-19 VACCINATIONS

Hackensack, N.J. – Bergen County Executive Jim Tedesco and the Board of Commissioners have announced that the County has partnered with EZ RIDE to provide seniors age 60 and over with rides for COVID-19 vaccinations.

“We realize that some of our seniors need help getting to our vaccination site at Bergen New Bridge, so we’ve come up with a creative way to provide rides so they can better protect themselves and their loved ones from COVID-19,” said **Bergen County Executive Jim Tedesco**. “By partnering our community transportation network with EZ Ride, we will help ease the concerns of seniors from our 70 communities while providing access to the vaccine.”

“This is yet another creative initiative by the County of Bergen to ensure that those most vulnerable to this deadly virus get vaccinated. We will continue to explore additional options to increase vaccine accessibility for all of our seniors,” said **Commissioner Chairman Steve Tanelli**.

Rides will be provided through companies such as Lyft and Uber under a program known as Ryde4Life, which is part of the EZ Ride network. The program will be coordinated through the Bergen County Division of Community Transportation and the Division of Senior Services that will work together to approve applications submitted by residents for service.

To schedule a ride seniors can call the Bergen County Division of Community Transportation at 201-368-5955. Seniors interested in accessing the Ryde4Life program must have a working cell phone with them during the transportation service and must apply for the ride 24 hours in advance of their appointment. Some of the