

(Note: This vineyard development assessment was prepared in 2007 when the current owners bought the property)

1/3/07

To: Lonnie Krawl
From: Matt Novak, Results Partners LLC
RE: Vineyard Suitability Report for 48.79 Acre Eola Hills Property (formerly known as the Gagne Vineyard)

This memo summarizes my professional opinion as to vineyard suitability on the 48.79 acre Eola Hills property (the property) formerly known as the Gagne Vineyard and recently purchased by Lonnie and Judy Krawl (see plat map accompanying this memo).

Soils

In September of 2006 I dug a series of twelve backhoe pits to a depth of 5+ feet in order to accurately classify soil types and to expose any standing water tables and/or drainage issues. We employed Andy Gallagher of Red Hills Soils to examine and report on these soils. For reference please see Andy's full report, dated 10/12/06. In brief summary, Andy's report agrees in principal with USDA Soil Survey data (see USDA Soil Survey accompanying this memo). I believe that all of the soils contained within the property boundaries, including those depicted as 30C on the USDA survey and depicted as Area E on Andy's map, are suitable to high quality vineyard production.

All soils contained within Andy's areas A, B, C, and D are exceptionally well suited to vineyard production with limited to perhaps no need for subsurface drainage. The soils depicted in Andy's area E will likely require some subsurface drainage to avoid persistent soil saturation in the late winter and early spring months (Feb. – April).

Irrigation will not be a requirement for successful vineyard production on this property, both in qualitative and quantitative terms. In fact, for reasons too lengthy to elaborate on here, I recommend against installing permanent supplemental irrigation on the property. Areas of shallow soils, most notably those areas surrounding pits #7 and #10 on Andy's map, should be deep ripped to 30+ inches and amended to aid in vine establishment.

Soil variability on the property can and should be addressed with proper rootstock selection to devigorate areas of deeper, wetter soils and to invigorate areas of shallower, drier soils.

Slope and Elevation

Property elevations range from a high of approx. 395' in the NE corner to a low of approx. 230' in the SW corner. This elevation range places the property within and in the lower end of the commonly accepted local optimal vineyard elevation range of approx. 200' – 800'. Being at the lower end of this elevation range might in fact be considered advantageous as it suggests greater heat unit accumulation and related enhanced grape ripening.

Property slopes range from a high of approximately 25% in portions of Areas A, B, and C to a low of approximately 2% in portions of Area E. The only slope concern is along the

south and south western property boundaries in Area E where cold air drainage and related spring and perhaps fall frost damage might be an issue. A useful strategy to minimize this frost risk will be to refrain from planting within approximately 150' of the south property boundary (see attached image map).

General Observations and Opinions

Based on the aforementioned soil, slope, and elevation analysis and taking into account property setbacks for frost risk mitigation, I estimate there are approximately 38 acres on the 48.79 property that are ideally suited to vineyard production.

The potential of the property to produce excellent quality wine grapes is demonstrated in large part by the adjacent Schindler Vineyard. Peter Rosback of Sineann purchases all of the Schindler Vineyard fruit and makes vineyard designate wines that place amongst the best wines in Peter's portfolio. As further testament to this observation the attached soils map depicts the property as sharing the same soil types as those of the Schindler Vineyard.

Krawl Vineyard

