

This property is located within the Yamhill-Carlton AVA. According to Yamhillcarlton.org. There are 52 wineries and 110 vineyards with 2,500 planted acres. Pinot Noir, Pinot Gris and Chardonnay are the AVA's predominate varieties.

The property has 828,5' of frontage along Highway 240.

According to the Oregon Water Resources Department the property has approximately 1.8 AC of water rights for industrial and manufacturing uses under Certificate 17003 and Certificate 17004 both with a priority date of August 21, 1940 and a non-cancelled status.

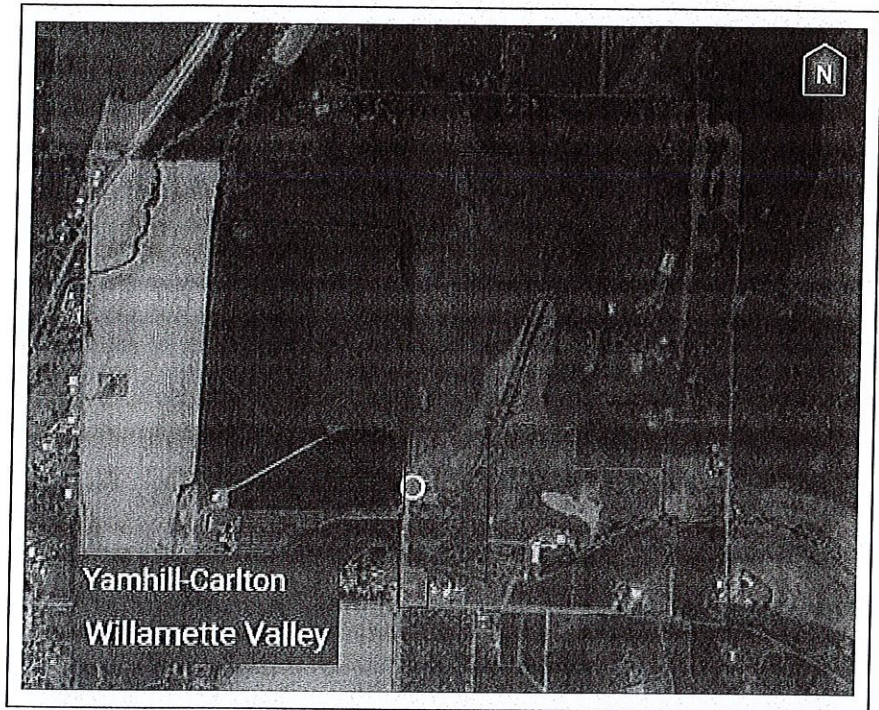
Certificate 17003 has four POD's. POD 1 is an unnamed stream fed by Yamhill Creek. The remaining 3 POD's are reservoirs fed by Stag Hollow Creek.

Certificate 17004 has one POD, an unnamed stream fed by the Yamhill Creek. One of the POD's is located on the property.

There is a shop building with 1872 SF and has an attached 819 SF covered storage area.

There is an additional storage building with 458 SF which is quite dated.

**AVA Location**



The subject site is located within the Willamette Valley AVA. Approximately 55.00 AC of tillable land area is also located in the Yamhill-Carlton AVA.

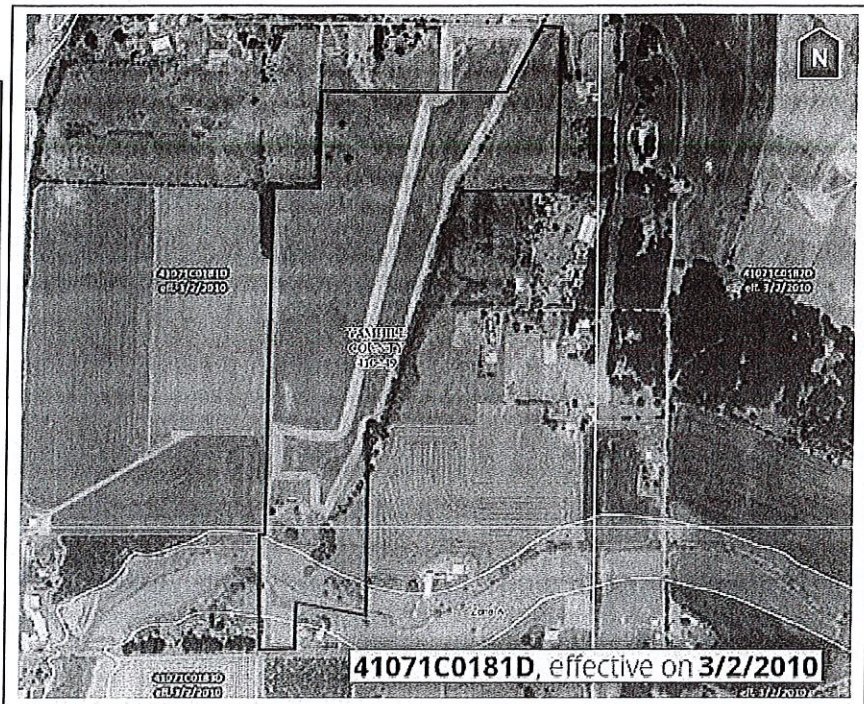
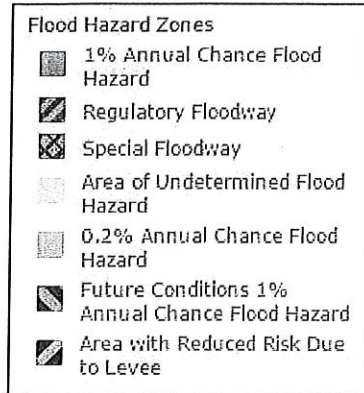
**Site Allocations**

The chart below details the concluded allocation of land uses based on the previous information from Yamhill County, Oregon Water Resources Department, USDA Soil Survey, Oregon Department of State Lands Statewide Wetlands Inventory, and aerial mapping techniques:

Property Component	Size (AC)	% of Farmland
Tillable Land	78.04	94%
Non-tillable Land	4.60	6%
<b>Farmland Total</b>	<b>82.64</b>	<b>100%</b>
Homesite	0.80	
<b>Total</b>	<b>83.44</b>	

Account	Map & Tax Lot	Size (AC)
86524	R3403 00500	57.50
16173	R2434 01900	25.60
414019	R3403 01301	0.34
<b>Total</b>		<b>83.44</b>

## Floodplain



According to the Federal Emergency Management Agency (FEMA), National Flood Insurance Program (NFIP), Flood Insurance Rate Map (FIRM), Community-Panel No. 41071C0181D, dated March 2, 2010, most of the site is located in Zone X, an area of minimal flood hazard. A minimal portion of the site is located in Zone A, an area of 1% annual chance flood hazard.

## Seismic Hazard

