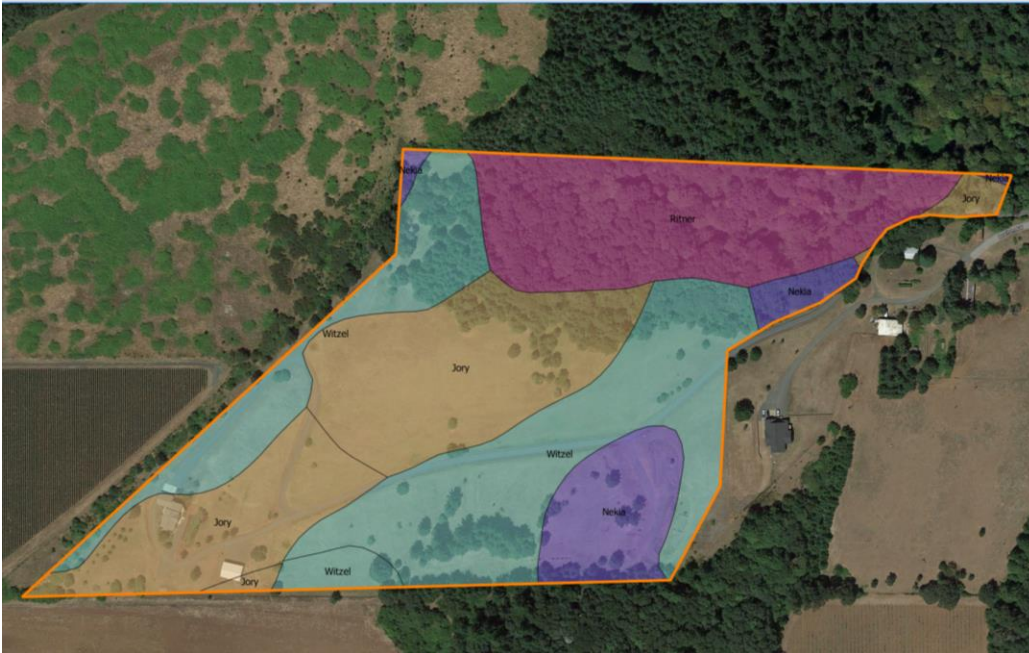


Vineyard Suitability Report



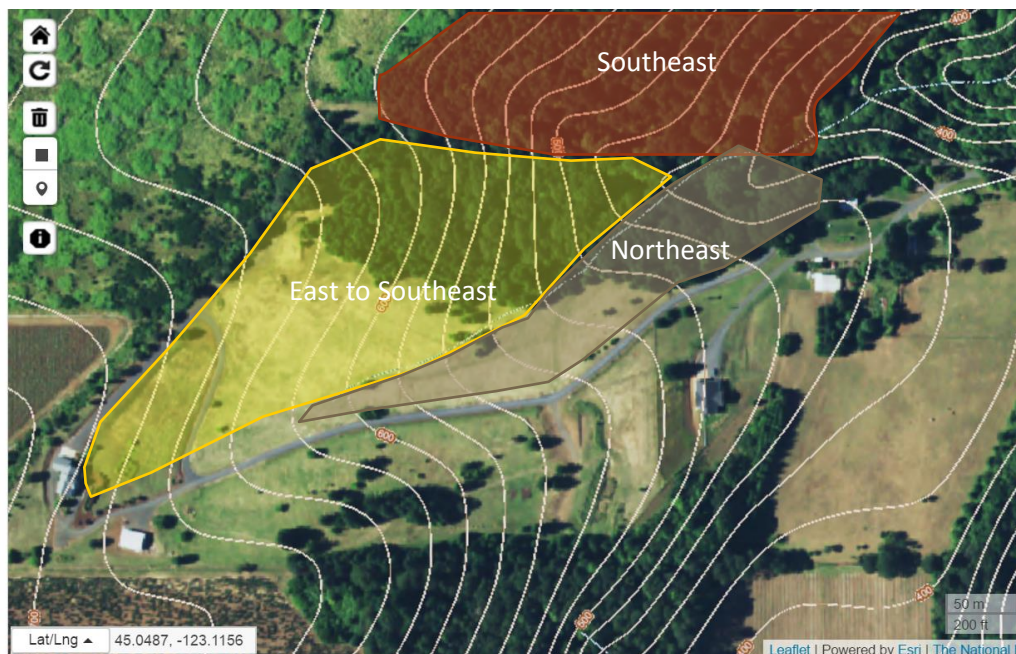
4110 Beach Lane NW, Salem, OR

Soils



Soils are comprised of volcanic basalt. Jory soil is highly sought after and is responsible for very high end grapes. Jory is moderately well drained and stores adequate water for dry land farming. Witzel and Ritner are very shallow, rocky soils that can produce very high end wines when paired with irrigation. Unfortunately, Witzel can be very expensive to develop into a vineyard because of the amount of rock that will come to the surface when it is ripped. Ritner will be expensive for the same reasons but hold more water than the Witzel. Nekia should develop similar to Jory.

Vineyard Aspect



The aspects presented by the property are very suitable for grape sun exposure. Northwest to southeast running rows can be used on much of the property which gives great transition at noon to putting ripening pressure on the grapes on the southern exposure. The slight northwest aspect near the entry road would be perfect for some aromatic whites like Chardonnay or Pinot blanc.

Vineyard Block Concept



This property can be blocked out a number of ways. The example concept shows some rough blocking to capture different aspects and soil type. Most of the blocks are between 1-5 acres, which is ideal for Pinot noir and Chardonnay where many different clones are desired in a single planting.

Summary:

The property at 4100 Beach NW is an ideal vineyard property that will most likely produce excellent grapes that are desired by the local area winemakers. Pinot noir in this region can easily go for \$3,200-\$4000 per ton depending on the buyer. Chardonnay is also a popular variety for the Eola-Amity Hills, and should be included in the planting design.

The soils present here are all volcanic basalt soils. Jory is a well-known and highly sought after vineyard soil which can easily be planted to Chardonnay or Pinot noir without irrigation. Nekia is also a very nice vineyard soil that can produce low vigor small berried Pinots. Witzel and Ritner soils hold very little water (2-4") and will have to be irrigated to support wine grape production.

A vineyard design that takes into account elevation, aspect, and soil could produce some very nice high quality grapes on this site. The concept blocks shown in the example provide a rough idea of block possibilities. The blocks are of very good farming size and are very suitable for clone/rootstock separation.

My opinion is that this property would make an excellent small vineyard site. Next steps would be to get an excavator on the site to dig soil test pits which will validate the USGS claims. NewGen will be happy to assist you with this process.

Thank you,

Chad Vargas, President

NewGen Vineyard Services, LLC

