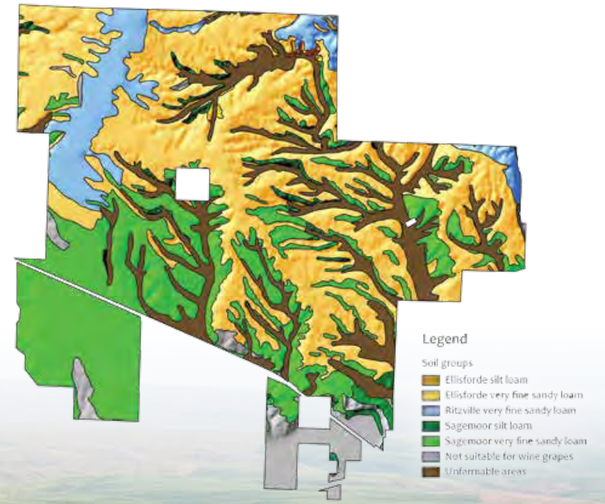
SOILS

The Weidert property will provide an exceptional opportunity to develop thousands of acres of premium wine-grape vineyards, orchards, blueberries, and hops, with abundant deeded water, in a coveted American Viticultural Area. This is an incredibly unique development opportunity that will be extremely difficult to replicate elsewhere in the Pacific Northwest due to its size, high quality soils, elevation range, water rights and infrastructure already in place, and the strict restrictions throughout the state regarding development of new water rights for irrigation.

The wind-blown glacial loess soils of the property are truly remarkable in several ways:

- The soils essentially have silt loam textures throughout the depth of rooting and across the property. This means that the rooting depth and pattern in vines and trees can be precisely controlled and be extremely uniform at depths determined by irrigation strategy.
- The soils are stunningly uniform in character acre-to-acre over more than 90% of the property. This characteristic makes the design of planting blocks very straightforward and allows a large degree of flexibility in planting scenarios and crop combinations.
- The soils are developed from freshly crushed granitic minerals and in a semi-arid grassland ecosystem. This means that inorganic nutrients are in abundant supply, the root environment is rich in available calcium, calcium, but yet the native content of humus and organic nitrogen is very low, which is vital for precise control of grapevine vigor. All of these features are outstanding for the production of premium wine grapes under drip irrigation because vine health is promoted, but excess vine vigor will never be an issue.

The exquisitely uniform soil profile throughout the property includes more than 3,000 acres m/l of Ellisforde silt and very fine sandy loams, as well as approximately 2,200 acres m/l of Sagemoor silt and very fine sandy loams. There are no hardpans or limiting layers and the water holding capacity is extremely high, further adding to the flexibility of crop combinations and planting scenarios.



FORMATION OF THE SOILS OF EASTERN WASHINGTON AND THE WALLA WALLA VALLEY

The incredibly fertile and mellow soils of the Walla Walla Valley are intertwined with the history of Ice-Age mega floods from glacial Lake Missoula in western Montana. The raging floodwaters brought in billions of tons of coarse gravel, sand, and silt that today cover the hard basaltic lava bedrock of the Columbia Valley to depths of up to a hundred feet and more. But the Walla Walla Valley is a side stream to the Columbia, where slower moving waters inundated the landscape and laid down tens of feet of sediment, forming a thick valley fill of layers of silt and finer sands.

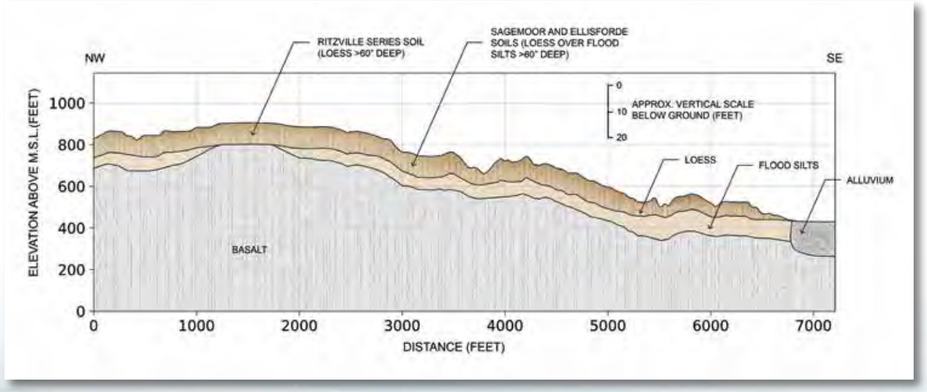
The tremendously productive soil resource in eastern Washington stems partly from the sediments delivered by the floods; however, an even larger area of soils was formed from strong winds reworking and transporting flood sands and silts into huge areas of sand dunes. These vast areas of dune-derived soils form the backbone of the flat-lying, productive farm ground for center pivot irrigated row, field, and horticultural crops. The strong winds picked up the smaller and lighter-weight silts from the flood deposits, forming massive dust storms. In the areas where the dust settled out, the soils resulting from the dust fall are silt-loam textured loess soils many tens of feet thick.

In a few special places throughout the region, such as the Weidert property, the soils are a hybrid of both the flood silts and of the loess. The upper three to six feet of the soil profile is formed of silt-loam textured loess from dust storms, whereas the nearly bottomless soils beneath are formed of slightly layered silts and fine sands from the floods.

SOILS

TOPOGRAPHIC CROSS-SECTION OF WEIDERT FARM*

From Northwest to Southeast with Schematic Depiction of Soils



Representative soil profile of Ellisforde series silt loam that covers more than 3,000 acres of the farm. The soil in the upper three feet is formed of windblown loess with silt loam and very fine sandy loam textures and of mega flood sediments with similar textures below that to a depth of many feet. These soils have no hardpans or other restrictive layers anywhere in profile.

Weidert Farm Elevation Range: 424' - 946'
Soils: Windblown glacial deep loess over glacial outburst flood sediments
Soil Texture: Silt loam
Cold Air Drainage: Excellent to W, SW, S, SE, and E
Dominant Slope Directions: South 33%; East 30%; West 20%; Flat 2%; North 15%
Annual Precipitation: 7.5 inches; 80% falls between November and May
Grape Growing Degree Days (Heat Units): Est. average 2008 to 2016: 2950
Wind: Average 2007 to 2016 southwestly at 6 mph

*See location of cross section line on perspective 3D map