

Abutting Properties

Six of the subject parcels are located within an area with forest and modest farm uses and rural residences scattered throughout. Parcel 7 is in a rural residential area just outside of West Salem with larger farmlands nearby.

Easements/Encumbrances

No title report has been provided to the appraiser. My inspection of the subject and county records did not reveal any encroachments, encumbrances or easements atypical to the area. There are no encumbrances that significantly negatively impact the properties or limit their current uses.

Adverse Conditions

I did not observe conditions that are, or might be, adverse to the farm, forest or rural residential operations of the properties.

Irrigation Water

The State of Oregon Water Resources Department shows 64.3 acres of water rights on Subject Parcel 1.

The farm tenant leasing Parcel 1 has installed buried mainlines and drainage tiling. The property is irrigated from the South Yamhill River via buried mainlines to sprinklers.

The quantity and quality of the irrigation water appear to be adequate and typical for the area.

The following map shows the location of the subject irrigation rights. A copy of the water rights certificate is included in the Addenda of this report.

FINAL PROOF SURVEY

UNDER

JOHN A. HEBERT, SR. & NORMA C. HEBERT

48

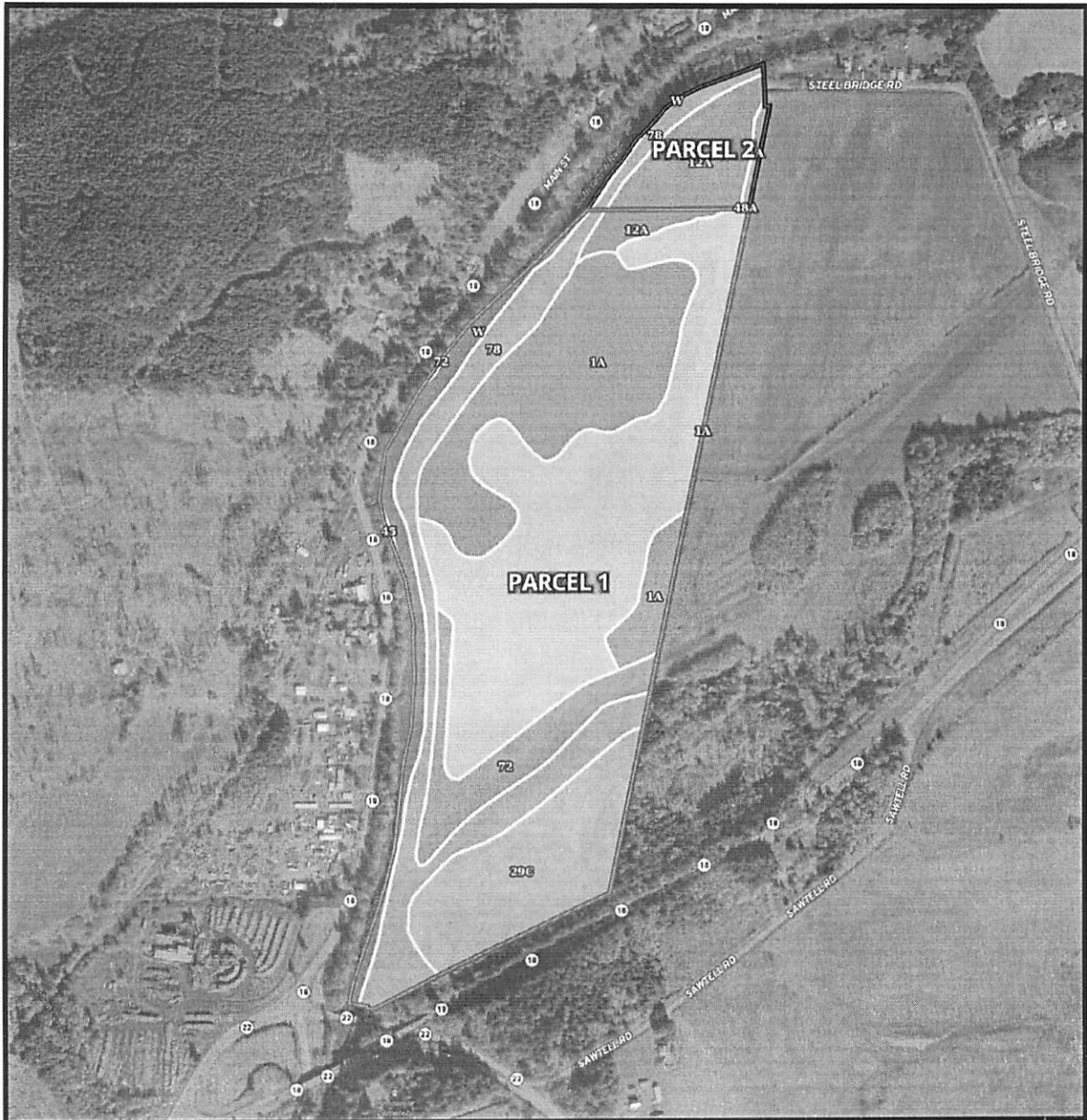
Soil, Subsoil and Drainage

The United States Department of Agriculture, Soil Conservation Service, shows the soils on each of the subject properties. These soils are well-suited to the current uses and indefinite continuation of those uses on the subject properties. The Soils Maps and charts below summarize the subject soils on each parcel.

Soils ~ Parcel 1					
Soil Code	Soil Description	Percent Slopes	Capability Class	% of Subject	Subject Acreage
48A	McAlpin silty clay loam ↗	0 to 3	2e	35.6%	40.41
1A	Abiqua silty clay loam ↗	0 to 3	1	21.9%	24.91
78	Xerochrepts and Haploxerolls	steep	6e	14.6%	16.63
29C	Hazelair silt loam	3 to 12	4e	13.5%	15.33
72	Waldo silty clay loam	1	3w	7.1%	8.02
W	Water	0	8	5.6%	6.31
12A	Briedwell silt loam	0 to 3	2s	1.7%	1.90
45	Malabon silty clay loam	0 to 3	1	0.1%	0.08
	TOTALS			100%	113.61

Soils ~ Parcel 2					
Soil Code	Soil Description	Percent Slopes	Capability Class	% of Subject	Subject Acreage
12A	Briedwell silt loam	0 to 3	2s	72.1%	7.85
78	Xerochrepts and Haploxerolls	steep	6e	19.5%	2.12
1A	Abiqua silty clay loam	0 to 3	1	5.8%	0.63
W	Water	0	8	2.4%	0.26
48A	McAlpin silty clay loam	0 to 3	2e	0.1%	0.01
	TOTALS			100%	10.89

SOILS MAP - Parcels 1&2



STATE OF OREGON
COUNTY OF POLK
CERTIFICATE OF WATER RIGHT

THIS CERTIFICATE ISSUED TO

JOHN A. HEBERT, SR. AND NORMA C. HEBERT
770 N.E. HILL STREET
SHERIDAN, OREGON 97378

confirms the right to use the waters of SOUTH YAMHILL RIVER, a tributary of WILLAMETTE RIVER, for the purpose of IRRIGATING 64.3 ACRES.

The right has been perfected under Permit 49703. The date of priority is MAY 13, 1986. The right is limited to not more than 0.8 CUBIC FOOT PER SECOND or its equivalent in case of rotation, measured at the point of diversion from the source.

The point of diversion is located as follows:

LOT 6 (NE 1/4 SW 1/4), SECTION 12, T 6 S, R 7 W, W.M.; 2370 FEET SOUTH AND 200 FEET WEST FROM NW CORNER DLC 39.

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-EIGHTIETH 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 2.5 acre-feet per acre for each acre irrigated during the irrigation season of each year.

The right 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, and to which such right is appurtenant, is as follows:

SW 1/4 NE 1/4	12.1 ACRES
SE 1/4 NW 1/4	0.1 ACRE
NE 1/4 SW 1/4	8.1 ACRES
ALL AS PROJECTED WITHIN DLC 39	
LOT 6 (NE 1/4 SW 1/4)	2.4 ACRES
SE 1/4 SW 1/4	5.3 ACRES
NW 1/4 SE 1/4	28.8 ACRES
SW 1/4 SE 1/4	7.5 ACRES
ALL AS PROJECTED WITHIN DLC 39	
SECTION 12	
TOWNSHIP 6 SOUTH, RANGE 7 WEST, W.M.	

The right to the use of the water for the above purpose is restricted to beneficial use on the lands or place of use described. The right is subject to minimum flows established by the Water Resources Commission with an effective date prior to this right.

WITNESS the signature of the Water Resources Director, affixed this date SEPTEMBER 29, 1989.

/s/ WILLIAM H. YOUNG

Water Resources Director

Recorded in State Record of Water Right Certificates numbered 62419

68726.JCL

RECEIVED

POLK 51262

STATE OF OREGON DEC 15 2000
WATER SUPPLY WELL REPORT

(as required by ORS 537.761) WATER RESOURCES DEPT.
Instructions for completing this form are on the back of this form.

WELL I.D. # L 45227
START CARD # 134176

(1) LAND OWNER: Mr. Michael Sheets Well Number _____
Name _____
Address 8515 SE Three Trees Ln.
City Prineville State OR Zip 97704

(2) TYPE OF WORK
☒ New Well ☐ Deepening ☐ Alteration (repair/recondition) ☐ Abandonment

(3) DRILL METHOD:
☒ Rotary Air ☐ Rotary Mud ☐ Cable ☐ Auger
☐ Other _____

(4) PROPOSED USE:
☒ Domestic ☐ Community ☐ Industrial ☐ Irrigation
☐ Thermal ☐ Injection ☐ Livestock ☐ Other _____

(5) BORE HOLE CONSTRUCTION:
Special Construction approval ☐ Yes ☒ No Depth of Completed Well 249 ft.
Explosives used ☐ Yes ☒ No Type _____ Amount _____

HOLE				SEAL			
Diameter	From	To	Material	From	To	Sacks or pounds	
<u>6"</u>	<u>0</u>	<u>24</u>	<u>Benwick</u>	<u>0</u>	<u>24</u>	<u>11 Sacks</u>	

How was seal placed: Method ☒ A ☐ B ☐ C ☐ D ☐ E
☒ Other Benwick placed on annulus
Backfill placed from _____ ft. to _____ ft. Material _____
Gravel placed from _____ ft. to _____ ft. Size of gravel _____

		Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing:		<u>6"</u>	<u>0</u>	<u>24</u>	<u>250</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Liner:		<u>4"</u>	<u>9</u>	<u>249</u>	<u>160</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Drive Shoe used ☐ Inside ☐ Outside ☐ None

Final location of shoe(s) _____

<input checked="" type="checkbox"/> Perforations		Method		3 1/2" circular			
<input type="checkbox"/> Screens		Type		3 1/2" circular			
		Material					
		Slot size		dn. 1/2" hole			
		Number		140			
		Diameter		78" circular			
		size		dn. 1/2" hole			
From		To		Casing		Liner	
209		249		<input type="checkbox"/>		<input checked="" type="checkbox"/>	
				<input type="checkbox"/>		<input type="checkbox"/>	
				<input type="checkbox"/>		<input type="checkbox"/>	
				<input type="checkbox"/>		<input type="checkbox"/>	
				<input type="checkbox"/>		<input type="checkbox"/>	