



SEVEIN

WALLA WALLA VALLEY VINEYARDS OF DISTINCTION

SeVein is a development of spectacular vineyard parcels available for purchase by qualified buyers. Each parcel has fully established access road and water infrastructure to service the varying terroirs.

SEVEINVINEYARDS.COM

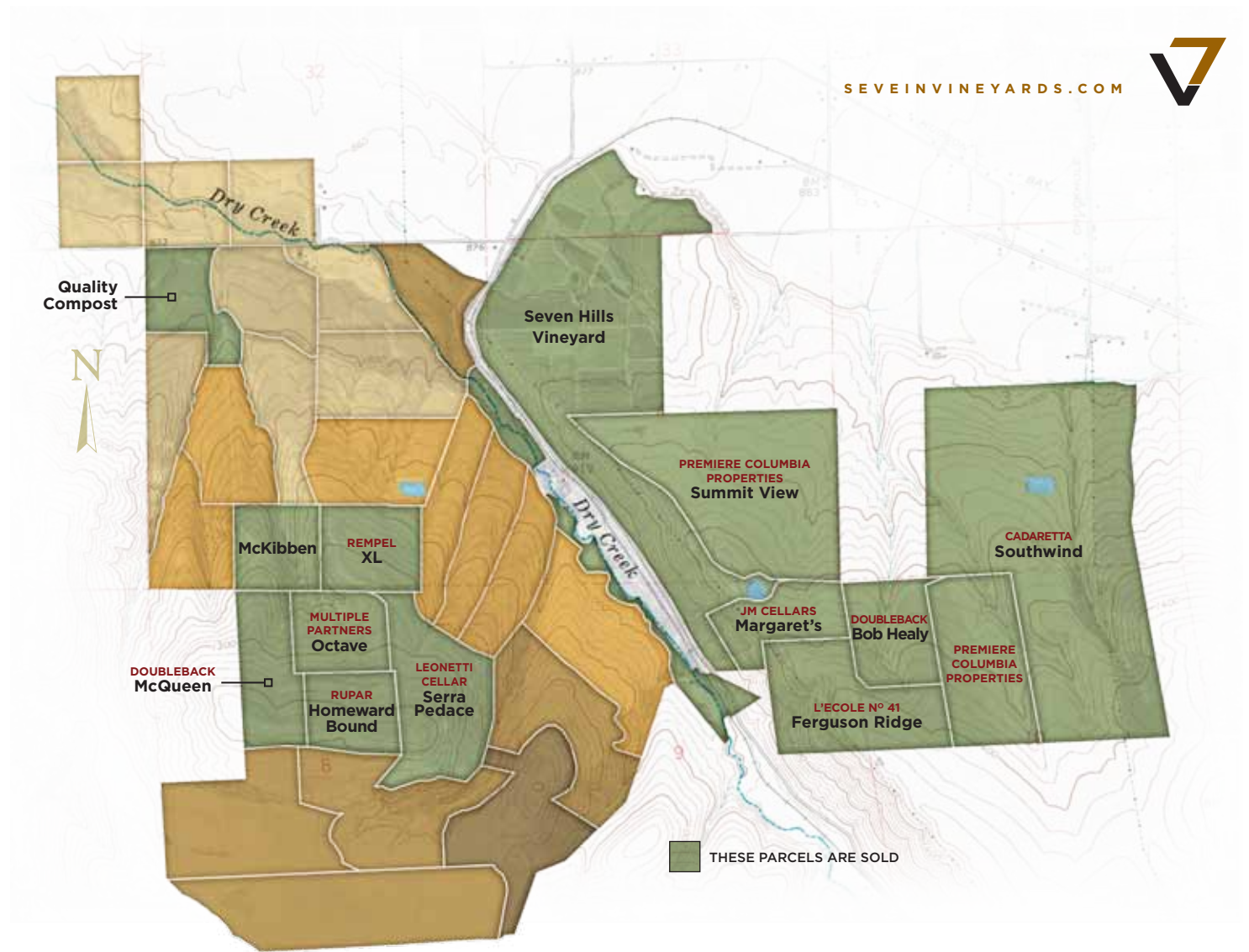
SEVEIN



Left to right: Bob Rupar, Chris Figgins, Gary Figgins, Marty Clubb, Norm McKibben

VISIONARIES The Managing Partners of SeVein are some of the Walla Walla Valley's leading viticulture and enology pioneers. They have established two companies—North Slope Management and SeVein Water Association—to support each property owner's development. They bring a unique mix of wine industry expertise to this project and a combined 90 years of experience in producing some of the world's finest grapes. Each owns individual properties in SeVein as well as combined ownership of Seven Hills Vineyard. Their partnership forms the core of SeVein's vision to create a cluster of world class vineyards.





Located on the southern border of the Walla Walla Valley AVA in Oregon State, SeVein's cornerstone property, Seven Hills Vineyard, is one of the oldest and most prestigious vineyards in the region. For more than 25 years it has been a key vineyard of each founding partner's own winery—Pepper Bridge, Leonetti Cellar and

L'Ecole N° 41. SeVein's tremendous vineyard potential is exemplified by the success of the adjoining Seven Hills Vineyard, which has earned a reputation for unsurpassed wine quality from our many winery clients.



WALLA WALLA VALLEY AVA

Geographically, the Walla Walla Valley is an appellation nestled in the southeast corner of the Columbia Valley AVA, straddling the Washington/Oregon state line. About the same size as the Napa Valley, Walla Walla is buttressed by the beautiful Blue Mountains on the east, Vansycle Ridge on the south and rolling Palouse Hills to the north.

CURRENT PROPERTY OWNERS DEVELOPING VINEYARDS

Amavi Cellars | amavicellars.com

Doubleback | doubleback.com

Figgins Family Wine Estates | figginsfamily.com
~ Leonetti Cellar

JM Cellars | jmcclars.com

L'Ecole N° 41 | lecole.com

Middleton Family Wines | cadaretta.com
~ Cadaretta

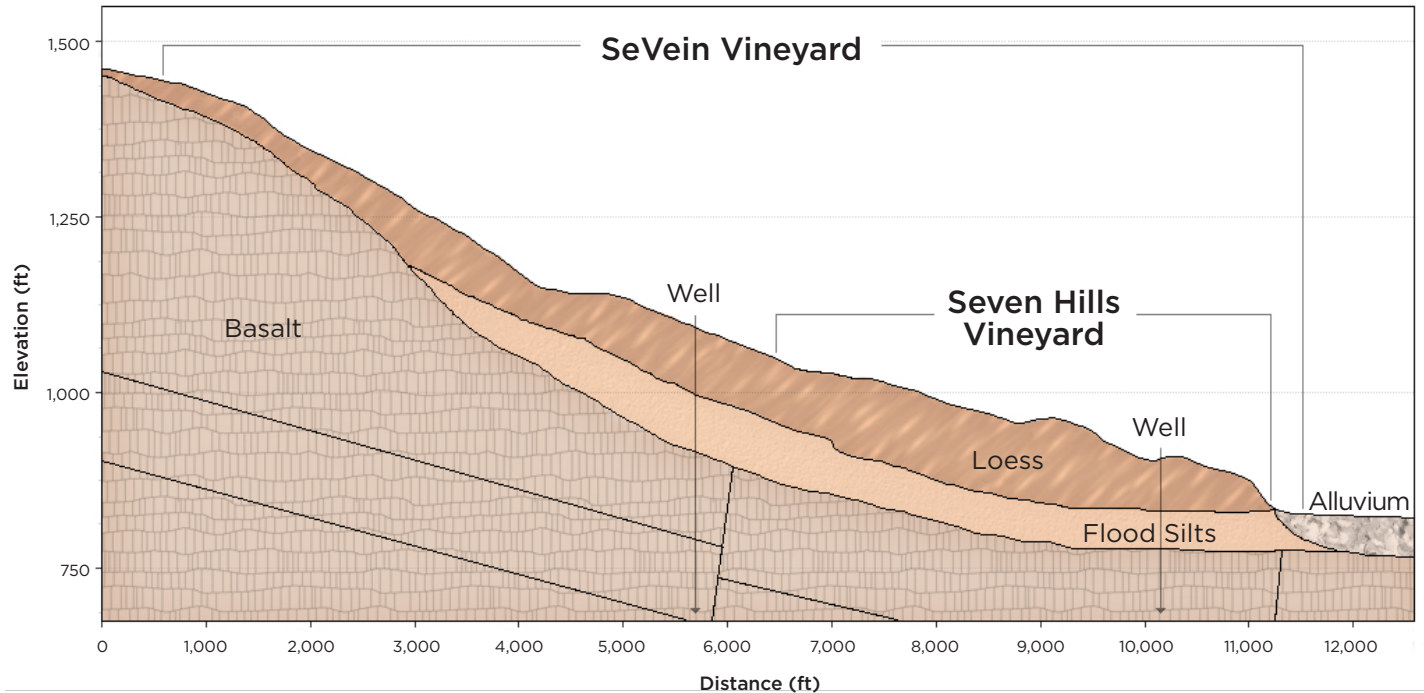
Octave Vineyard Partners

~ Va Piano Vineyards | vapianovineyards.com
~ Tendril Wine Cellars | tonyrynders.com/tendrilwines.com
~ Caprio Cellars | capriocellars.com
~ Gramercy Cellars | gramercycellars.com

Pepper Bridge Winery | pepperbridge.com

Premiere Columbia Properties | rrobertson@wgimglobal.com

XL Vineyard | john@rdgltd.net



ELEVATION:
850 – 1,490 feet

SOIL:
wind-blown glacial loess

RAINFALL:
average 8-9" mostly in winter

HEAT UNITS:
average 2,700 – 3,300
growing degree days

WIND:
consistent southwest airflow

SEVEIN'S 2,700 ACRES CONSIST of a unique mix of soil types, elevations, aspects, and microclimates. The property covers a 600 foot slope of 15 million year-old ancient basalt flows overlaid with combinations of windblown loess and glacial alluvial sediment. Numerous basalt outcroppings are exposed on the property and many glacial erratics—foreign granite stones carried there in floating blocks of ice—have been found. At the top of the ridges the loess deposit is as little as two feet over fractured basalt. At lower elevations loess deposits increase in depth to over 15 feet, marking the approximate maximum elevation of the Missoula floods and resulting slack water silts. Continuing down slope to the 850 foot elevation, there are very deep loess deposits and flood silts overlying the basalt base. This rich combination of soils and basalt creates a multitude of growing regions across the property to accommodate an owner's winegrowing vision.

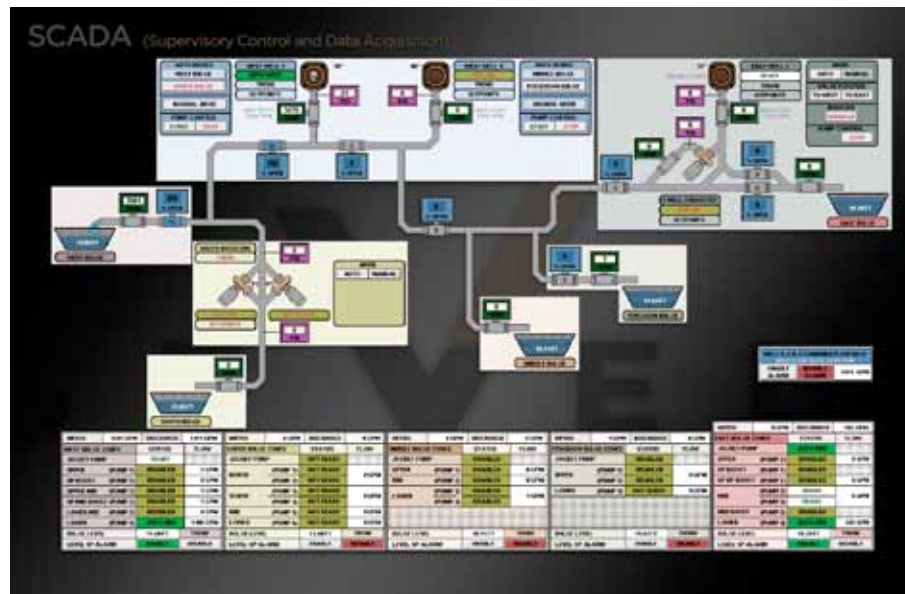
SEVEIN TAPS WATER MORE THAN 1,000 FEET below the surface filtered for decades through multiple layers of basalt and replenished from the Blue Mountain snowfall. No expense was spared in developing one of the finest agricultural water delivery systems in the Northwest. Three deep basalt wells are interconnected with five reservoirs and over ten miles of buried mainline to provide a total capacity of over 11,000 gallons per minute and give redundant capacity to the water right of 7,500 GPM. State-of-the-art telemetry controlled variable-frequency speed pumps, booster pumps, and motors are designed to deliver 5 GPM per irrigated acre to each vineyard property site. Property ownership includes specifically identified water rights to each property lot.



SEVEIN WATER ASSOCIATION

The water delivery system and infrastructure are owned in common by SeVein Water Association. Membership is based on the number of water right certificate acres attached to each property. The Association was formed to own, operate, and maintain the wells, pumps, motors, and portions of the water delivery system. The Association is responsible for delivery of water to each owner's property line and retains easements throughout the property in order to provide maintenance and capital improvements on the water delivery system and primary road network. A Board of Directors elected from SeVein's property owners, manage the Association including determination of monthly assessments to cover electricity contract charges, operation and maintenance of the water delivery system and primary roads.

A command-and-control nerve center called SCADA (Supervisory Control and Data Acquisition) provides real-time observation and control over millions of gallons of water coursing through 10 miles of arterial mainlines.





SEVEN HILLS VINEYARD The original vineyard and heart of SeVein, Seven Hills, is one of the first commercial vineyards in the Walla Walla Valley AVA. Seven Hills Vineyard was first planted in 1980 and then expanded in 1989. Norm McKibben purchased this 20-acre old block in 1994 and, in partnership with Gary Figgins, Marty Clubb, and Bob Rugar, expanded Seven Hills Vineyard in 1997 and 1998 to over 200 acres. The three partnering wineries collectively utilize 50 percent of the vineyard fruit, selling grapes to more than 25 other premium wineries.



**“ONE OF THE GREAT
VINEYARDS IN THE WORLD”**

Countless wines from Seven Hills Vineyard have been given 90 and higher scores in wine publications—*Wine Spectator*, *Wine & Spirits Magazine*, *Wine Enthusiast*—and by wine critics Steve Tanzer and Robert Parker. In June 2004, *Wine & Spirits Magazine* named Seven Hills Vineyard as “One of the Great Vineyards in the World.” The majority of the vineyard is now beyond fifteen years in age, and fruit consistency and quality continues to climb.

VINEYARD VARIETALS include Cabernet Sauvignon, Merlot, Syrah, Sangiovese, Cabernet Franc, Semillon, Sauvignon Blanc, and a small planting of other varietals—Petit Verdot, Malbec, Carmenère, Mourvèdre and Grenache. With an elevation of 850 to 1,050 feet, the site has excellent soil and air drainage and is one of the most technologically advanced in the industry. The vertically trained canopy, controlled cluster spacing and sunlight exposure generates uniform fruit ripeness. Soil moisture is monitored daily by computer with sophisticated drip irrigation scheduled to augment vine development yet limit excessive canopy growth. Yields are strictly controlled to assure ultra-premium quality.

Wine & Spirits



NORTH SLOPE MANAGEMENT LLC is owned fully by the developing partners, and is one farming option.

NSM provides vineyard property owners professional turnkey services to operate their vineyards with precision. Such services include pruning, irrigation management, soil amendments, and harvesting.

NSM brings its combined expertise together to provide timely professional viticultural attention to every production detail necessary to develop healthy, fruitful, and sustainable vineyards.



North Slope Management, Seven Hills Vineyard, and most of the developing properties are participating members of VINEA, the first Walla Walla Valley sustainable farming association. This group is also a member of Salmon Safe, Oregon Live and the International Organization of Biological controls (IOBC). IOBC is a 50-year-old international organization that certifies and audits performance criteria and standards to promote sustainable farming practices.

ENVIRONMENTALLY SOUND AND SUSTAINABLE vineyard practices are at the core of our management philosophy. The SeVein partners and NSM team are active members in VINEA, the Walla Walla Valley Appellation certified sustainable viticulture organization. Focused attention on soil health is essential to growing healthy plants capable of withstanding disease and pest pressures. It also ensures these vineyards will produce great wine grapes for generations to come.





SEVEIN MANAGING PARTNERS

NORM MCKIBBEN Pepper Bridge Winery

Norm is a winegrower and winery owner involved in several projects in the Walla Walla Valley. He is managing partner in Seven Hills Vineyard, Les Collines Vineyard, Pepper Bridge Winery, and Amavi Cellars. He and his family are partners in Amavi Cellars and Artifex Custom Crush. He has chaired the Washington Wine Commission, was a member of the Oregon Wine Board, and was selected 1998's Washington Wine Grower of the Year. Norm is a founding leader in VINEA, a Walla Walla Valley sustainable viticulture organization. A graduate of Oregon State University in Civil Engineering, he worked many years for one of the nation's largest construction companies. He "retired" as a corporate executive in 1985 to begin his winegrowing career. Norm was named by Washington CEO magazine as one of the ten most influential people in Washington State agriculture.

GARY FIGGINS Figgins Family Wine Estates Leonetti Cellar

Gary is widely recognized as the founding father of the Walla Walla Valley wine industry, bonding the first winery, Leonetti Cellar, in 1977. Along with his wife Nancy, he has created world-class wines of true distinction and recognition for over 35 years. Gary's first entrance into the wine industry was planting an acre of Cabernet and a small amount of Riesling with the help of his Italian uncles on a hillside above the original 1906 Leonetti homestead. Gary is completely self-educated in the art of wine making and grape growing. He first started vinifying fruit from the SeVein area in 1982, and Seven Hills Vineyard fruit remains a critical component in Leonetti wines to this day. His passion for wine industry growth and education in Walla Walla continues, as he was instrumental in developing the Center for Enology and Viticulture at Walla Walla Community College.

CHRIS FIGGINS Figgins Family Wine Estates Leonetti Cellar

Chris Figgins is one of a small handful of second generation winegrowers in Washington State, succeeding his parents, Nancy and Gary, who founded Leonetti Cellar winery in 1977 in the Walla Walla Valley—its oldest winery. Growing up in the wine business, Chris joined Leonetti in 1996 after graduating from Washington State University. He is winemaker and co-owner of the winery and presides over all viticulture operations—where he has been instrumental in transforming Leonetti into an estate grown property with three distinct vineyard sites and two others under development, one is in the SeVein development. Their consistent high quality makes Leonetti wines some of the most sought after American wines in the world and Chris is known industry-wide for constantly pushing the viticulture envelope in pursuit of continued excellence. A frequent public speaker, Chris shares his intense passion for sustainable farming and soil health with other viticulturists and diversified farmers whenever possible.

MARTY CLUBB L'Ecole N° 41

Marty is Managing Winemaker and co-owner of L'Ecole N° 41 with his wife Megan Ferguson Clubb. He is also Managing Partner in Seven Hills Vineyard, along with Leonetti Cellar and Pepper Bridge Winery. Nationally respected for his wine industry leadership, Marty has served for over 30 years on the boards of various wine industry associations—including the WA Wine Commission—and is currently President of the Washington Wine Institute and one of two Washington State Board members for WineAmerica. Marty was instrumental in founding the Walla Walla Valley Wine Alliance and served as President for six years. He worked with Gary Figgins and other industry pioneers to develop the Walla Walla Community College Center for Enology and Viticulture. Marty earned a Chemical Engineering Degree from Texas A&M University. He and Megan graduated from the Sloan School of Management at MIT.

BOB RUPAR Nelson Irrigation

Bob Rupar has been vice president of Nelson Irrigation Corporation for over 30 years. Nelson engineers, manufacturers, and sells irrigation equipment worldwide and is a leader in producing high performance water conserving products for irrigated agriculture. He received the coveted Industry Achievement Award from the International Irrigation Association in 2005 and has served on the Board of Directors of the Association. Bob is past Board President of the Walla Walla Watershed Alliance, a non-profit organization involved in a collaborative effort between the Tribes, irrigators, environmentalists, and regional government to address water and watershed issues designed to protect the ecology, the economy, and the culture within the local watershed. Bob has been involved in the viticulture side of the wine industry in the Walla Walla Valley Appellation for nearly 20 years. He and partner Norm McKibben planted some of the first vineyards at Pepper Bridge.





REMAINING SEVEIN ACREAGE IS NOW AVAILABLE FOR SALE. Parcel sizes are 40 acres and larger. Water rights go with the ground and purchasers own a pro-rata share of the Water Association that maintains the water system and public access roads. Property owners have the option of farming their own vineyard, contracting with North Slope Management — SeVein's custom farming operation, or making alternative farming arrangements. Umatilla County permits wineries to be built on the site of their estate vineyard.

PRICE UPON REQUEST

CONTACT: **Norm McKibben**
norm@pepperbridge.com
(509) 525-8155

Chris Figgins
info@figginsfamily.com
(509) 526-8040

Marty Clubb
marty@lecole.com
(509) 525-0940