

August 28, 2025

Shiela LaPoint  
[slapoint@resonancewines.com](mailto:slapoint@resonancewines.com)  
Resonance Wines - Carlton  
12050 NE Meadow Lake Rd  
Carlton, OR 97111

*Letter sent via email only.*

**Re: Well #1 ([YAMH59761](#)), 3,000-gal tank, 2 pressure tanks, cartridge filtration & UV  
[PR#102-2025](#)  
Resonance Wines – Carlton (PWS ID# [95768](#))  
Conditional Approval**

Dear Ms. LaPoint,

Thank you for your submittal to the Oregon Health Authority's Drinking Water Services (DWS) of plan review information for the water system (described below) for Resonance Wines – Carlton, which is licensed and regulated by the Oregon Dept. of Agriculture. On August 12, 2025 our office received a plan review fee of \$825 to accompany Well #1 (SRC-AA) well log ([YAMH59761](#)), system description, map and photos of the water system serving a winery, wine tasting room, guest house, and neighboring house.

**The project includes a review of pre-existing facilities consisting of:**

- One well ([YAMH59761](#) – not an original well construction report)
- Two 86-gallon AMTROL model #WX-302 pressure tanks,
- One 3,000-gallon buried concrete tank, and
- One Viqua Model #D4 NSF-55 Class B UV unit (secondary treatment & not approved for total coliform or 4-log viral disinfection)
- One 1-µm cartridge filter (secondary treatment & not approved for pathogen removal)

Waterlines located on private property fall under local plumbing code and were not included in this review.

Resonance Wines - Carlton (PWS #95768)

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This project has been assigned plan review #102-2025 and can be tracked online at:  
<https://yourwater.oregon.gov/planreview.php?pwsno=95768>.

Located at 12050 NW Meadowlake Road in Carlton, Oregon, the tasting room was officially opened to the public on June 8, 2019, but was only recently activated as a new transient non-community (TNC) water system on August 1, 2025 as shown on our website at: <https://yourwater.oregon.gov/inventory.php?pwsno=95768>. This TNC classification is based on the system serving 4 connections, at different addresses, year-round, with an average daily population of 163 users, thirteen of which are employees.





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Under OAR 333-061-0060(1)(b), submittals must be prepared by a Professional Engineer registered in Oregon, unless exempted by DWS. An exemption was granted for this submittal. **Note that by utilizing this exemption, the water system takes full responsibility for the design of the project.**

**The well identified as SRC-AA (Well identification #L159201) is not approvable as a drinking water source for the following reasons:**

- 1) Based upon the submitted information, well #1 (SRC-AA) was determined by our geologist, Tom Pattee, to not meet our construction standards. The construction of well #1 (SRC-AA) could not be verified without an original water well constructor's report or "well log". Although a well report was created and assigned ID# YAMH59761, this is not an original well construction report. YAMH59761 can be viewed online at:  
[https://apps.wrd.state.or.us/apps/gw/well\\_log/wl\\_details.aspx?wl\\_id=621475](https://apps.wrd.state.or.us/apps/gw/well_log/wl_details.aspx?wl_id=621475)
- 2) Additionally, the submitted "Well and Waterline Easement with Maintenance Agreement" dated June 29, 2012, which is missing page 2 containing agreements #1 through #7, does not appear to meet ownership or easement requirements under OAR 333-061-0050(2)(a)(B), which states as follows:

(B) The area within 100 feet of the well shall be owned by the water supplier, or a perpetual restrictive easement shall be obtained by the water supplier for all land (with the exception of public rights-of-way) within 100 feet of the well. The easement shall be recorded with the county in which the well is located and with the recorded deed to the property. A certified true copy shall be filed with the Authority.

OAR 333-061-0050(2)(a)(B) can be viewed online at:

<https://www.oregon.gov/oha/PH/HEALTHYENVIRONMENTS/DRINKINGWATER/RULES/Documents/pwsrules.pdf#page=241>

**If the well remains connected as an unapproved source, monthly source assessment coliform monitoring should begin immediately due to the potential for contamination and high sensitivity to nearby land use practices.**

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Wells intended for public water system sources need to be constructed and have water rights as applicable for the intended use in accordance with:

- 1) Oregon Administrative Rule (OAR) 333-061-0050(2), viewable online at: <https://www.oregon.gov/oha/PH/HEALTHYENVIRONMENTS/DRINKINGWATER/PLANREVIEW/Documents/OAR-333-061-0050.pdf#page=2> and
- 2) Oregon Water Resources Department (OWRD) general standards for the construction and maintenance of water wells in Oregon as prescribed in OAR chapter 690, divisions 200 through 220, viewable online at: <https://www.oregon.gov/owrd/Documents/Ch%20690%20Div%20200;%2020230206.pdf>
- 3) Water right requirements administered by the Oregon Water Resources Dept (OWRD). Contact Joel Plahn (cc'd on this letter) for more information regarding water right requirements.

Joel Plahn  
District 22 Watermaster  
503-508-2394 (cell)  
[Joel.M.PLAHN@water.oregon.gov](mailto:Joel.M.PLAHN@water.oregon.gov)

**Notwithstanding the well, the remainder of the system is granted Conditional Approval, which means that for Final Approval, the following five conditions will need to be met:**

*Note that the following conditions are required under our construction standards as indicated in the Oregon Administrative Rules (OAR) cited as follows:*

[333-061-0050\(1\) - general requirements](#) (page 1)  
[333-061-0050\(6\)\(a\) – storage tanks](#) (page 20)  
[333-061-0050\(6\)\(b\) – pressure tanks](#) (page 21), and  
[333-061-0050\(10\) – disinfection of facilities](#) (page 24)

Viewable online at:

<https://www.oregon.gov/oha/PH/HEALTHYENVIRONMENTS/DRINKINGWATER/PLANREVIEW/Documents/OAR-333-061-0050.pdf>

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**Five conditions to be met for Final Approval:**

**OAR 333-061-0050(1) – General**

1. ☐ **Materials** in contact with well water are designed for potable water service and **meet NSF Standard 61 (including the UV unit, cartridge filter & pressure tanks).**

**OAR 333-061-0050(6)(a) – Storage tanks**

2. ☐ If the interior surface of the 3,000-gallon water storage tank has a protective coating, the coating shall meet the requirements of NSF Standard 61: Drinking Water System Components - Health Effects or equivalent.
3. ☐ The 3,000-gallon tank is equipped with:
  - a) a **watertight roof**;
  - b) An **access hatch** to permit entry to the interior for cleaning and maintenance. When the access hatch is on the roof of the tank there shall be a curbing around the opening and a **lockable watertight cover that overlaps the curbing**;
  - c) An **internal ladder** of durable material if the only hatch is on the roof;
  - d) **One or more screened vents** shall be provided above the highest water level to permit circulation of air above the water in the tank and exclude insects, birds, and rodents;
  - e) **A drain** shall be provided at the lowest point in the bottom of the tank;
  - f) **An overflow** of sufficient diameter to handle the maximum flow into the tank shall be provided at or near the top of the sidewall.
  - g) The **outlet ends of the drain and overflow shall be fitted with angle-flap valves** or equivalent protection and shall discharge to a watercourse or storm drain capable of accommodating the flow with a vertical separation between the bottom of the pipe and top of the receiving body or structure;
  - h) A **siltstop** shall be provided at the outlet pipe;
  - i) Where a single inlet/outlet pipe is to remain and the tank floats on the system, provisions shall be made to insure an **adequate exchange of water** and to prevent degradation of the water quality and to assure disinfection levels are detectable throughout the distribution system;

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- j) A **fence or other method of vandal deterrence** shall be provided around the tank;

#### [OAR 333-061-0050\(6\)\(b\) – Pressure Tanks](#)


4. ☐ **The pressure tanks shall be provided with:**
- a) a drain,
  - b) pressure gauge,
  - c) an air blow-off valve,
  - d) a means for adding air, and
  - e) pressure switches for controlling the operation of pump(s).

#### [OAR 333-061-0050\(10\) – Disinfection of Facilities](#)

5. ☐ New facilities such as a new well or existing facilities if modified are **disinfected, flushed, and tested** (coliform bacteria presence/absence test) following construction in conformance with OAR 333-061-0050(10).

As provided under  [OAR 333-061-0055 \(end of page 26\)](#), Drinking Water Services may grant waivers from construction standards under some conditions (e.g., the absence of pressure tank bypass piping or an internal tank ladder). The construction standards waiver application is available as a  [fillable MS Word](#) or a  [PDF document](#).

**Until documentation showing how these conditions have been met and Final Approval has been granted, the system is not approved for use.**

**To close out this project and request final approval**, please fill out the Project Final Approval  [request form](#) and email it me at [evan.e.hofeld@oha.oregon.gov](mailto:evan.e.hofeld@oha.oregon.gov) along with any supplemental documentation showing how the above conditions have been met (be sure to reference Plan Review #102-2025 and public water system (PWS) ID #95768).

Supplemental documentation may include one or more of the following:

- ✓ Well log a new well.
- ✓ Laboratory test results for arsenic, nitrate, and coliform bacteria from the raw well water of a new well.
- ✓ Photos of the
  - wellhead,
  - sample taps (pre- and post-treatment),
  - yard piping showing the tank inlet/outlet piping,
  - tank hatch photos,
  - etc.

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- ✓ A description of how new facilities were disinfected, flushed, and tested (coliform bacteria presence/absence test results) following construction in conformance with OAR 333-061-0050(10).

You may also find it helpful to refer to this guidance for assistance with disinfection:

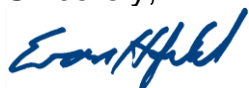
<https://www.oregon.gov/oha/PH/HealthyEnvironments/DrinkingWater/Operations/Pages/shockchlorination.aspx>.

Information contained on subsequent pages of this letter includes maps and photos of the water system along with:

- ✓ A general system description,
- ✓ Source information including:
  - An evaluation from our geologist for well #1 (SRC-AA),
  - Well and pressure tank descriptions and/or photos, and
  - water quality test results,
- ✓ 3,000-gallon storage tank and pressure tank information, and
- ✓ Photos of secondary treatment (UV and cartridge filter)

If you have any questions, please feel free to email me at [evan.e.hofeld@oha.oregon.gov](mailto:evan.e.hofeld@oha.oregon.gov) or call me at 971-200-0288.

Sincerely,



Evan Hofeld, PE  
Regional Engineer  
Drinking Water Services

CC: Sarah Schwab, Oregon Dept of Agriculture (ODA) – [Drinkingwater@oda.oregon.gov](mailto:Drinkingwater@oda.oregon.gov)  
Wyatt Faulkner, ODA - [Wyatt.FAULKNER@oda.oregon.gov](mailto:Wyatt.FAULKNER@oda.oregon.gov)  
Melissa Wong, Yamhill County Public Health - [wongm@yamhillcounty.gov](mailto:wongm@yamhillcounty.gov)  
Tommy Laird, Oregon Water Resources Dept. - [Tommy.k.laird@water.oregon.gov](mailto:Tommy.k.laird@water.oregon.gov)  
Travis Kelly, Oregon Water Resources Dept. - [Travis.N.Kelly@water.oregon.gov](mailto:Travis.N.Kelly@water.oregon.gov)  
Joel Plahn, Oregon Water Resources Dept. - [Joel.M.PLAHN@water.oregon.gov](mailto:Joel.M.PLAHN@water.oregon.gov)



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## **Description of facilities reviewed under Plan Review #102-2025**

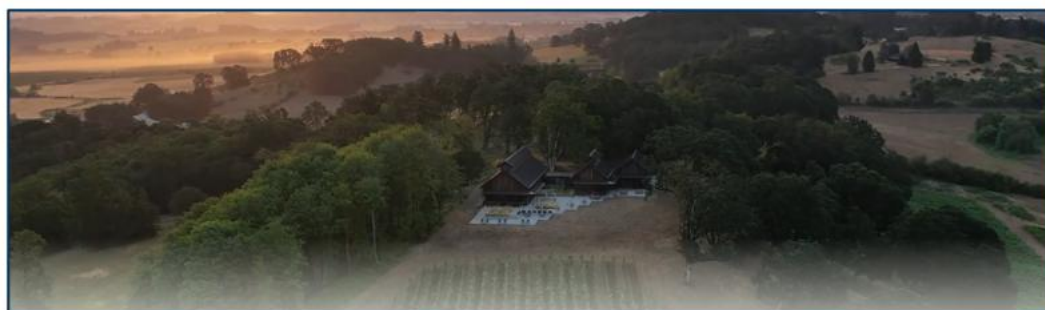
### ***General water system description:***

Resonance Wines – Carlton (<https://resonancewines.com/>) is classified as a transient non-community system, is licensed by the Oregon Dept of Agriculture and has been assigned public water system ID# 95768 as shown online at:

<https://yourwater.oregon.gov/inventory.php?pwsno=95768>

Located at 12050 NW Meadowlake Road in Carlton, Oregon (Yamhill County), the tasting room was officially opened to the public on June 8, 2019, but was only recently activated as a new transient non-community (TNC) water system on August 1, 2025. This TNC classification is based on the system serving 4 connections, at different addresses, year-

round, with an average daily population of 163 users, thirteen of which are employees.



Aerial Photo from <https://resonancewines.com>

The water system consists of:

- One well ([YAMH59761](#) – not an original well construction report)
- Two 86-gallon AMTROL model #WX-302 pressure tanks,
- One 3,000-gallon buried concrete tank, and
- One Viqua Model #D4 NSF-55 Class B UV unit (secondary treatment & not approved for total coliform or 4-log viral disinfection)
- One 1-µm cartridge filter (secondary treatment & not approved for pathogen removal)





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### Additional Notes/Comments/Requests

**Name:** Resonance Wines LLC

**Property Address:** 12050 NW Meadow Lake Rd, Carlton, OR 97111

**Ownership/Mailing address:** Resonance Wines LLC, 12050 NW Meadow Lake Rd, Carlton, OR 97111

**Contact Information:**

Name: Sheila LaPoint

Phone: 971-999-1604

Email: [slapoint@resonancewines.com](mailto:slapoint@resonancewines.com)

**Well Tag:** L-159201 (YAMH\_59761)

**Project:** This well is connected to an existing tasting room, guest house, neighboring house, and a winery. There is a 3,000-gallon storage tank located at the winery.

**Population:** The system will be considered a transient non-community. This classification is based on the system serving 4 connections, at different addresses, year-round, with an average daily population of 163 users, thirteen of which are employees.

**Exemption:** We would like to request an exemption from using an Oregon Certified Engineer to create our plans.

**Land Use Compatibility Statement:** see letter attached from Yamhill County dated June 9, 2017, for approval of land use as a tasting room.

**Details & Specification:** The well has a pitless adapter and is located within thick vegetation. The system has an 86-gallon Amtrol pressure tank model WX-302 in the pump house. The system also has an 86-gallon Amtrol pressure tank model WX-302, a Viqua Model #D4 UV unit, and a 1 $\mu$  filter at the winery. There is a 3,000 gallon storage tank located outside of the winery that is pre-treatment. The well is near grape vines that are sprayed, but the application of the spray follows manufactures requirements and are all organic sprays, see attached list of products used.

Oregon Department of Agriculture Market Access and Certification Programs Organic Certification Program				CROP - INPUT INVENTORY & REVIEW NOP 205.105, 205.201(a)(2)			
OPERATION NAME: CERTIFICATION YEAR:		Louis Jadot Estate, LLC 2024		Inputs include, but are not limited to: pesticides, pheromones, fertilizers, detergents, etc.			
Product Name (as it appears on the label)	Manufacturer (as it appears on the SDS)	Approved for Use in Organic Production By: (OMRI, WSDA, CDA, NOP)	Is this product currently being used?	Use/function (e.g. Fertilizer, sanitizer, Adjuvant, etc.)	Location(s) used	Does this input contact organic product or product contact surfaces (containers, packing tables, etc)?	Is this input applied by a contractor? (include contractor name)
PFR-97	Certis USA	OMRI	no	Pest	All sites	Yes, contacts vine/grapes	Results Partners LLC
Plantkydd (Powder Concentrate)	Tree World Plant Care Products Inc.	OMRI	no	Repellent	All sites	Yes, contacts vine/grapes	Results Partners LLC
ProBlad Verde	SymAero	OMRI	Yes	Fungicide	All sites	Yes, contacts vine/grapes	Results Partners LLC
Pure Spray Green	Petro-Canada	OMRI	no	Fungicide	All sites	Yes, contacts vine/grapes	Results Partners LLC
Regalia Biofungicide	Marrone Bio Innovations, Inc.	OMRI	Yes	Fungicide	All sites	Yes, contacts vine/grapes	Results Partners LLC
Serenade Opti	Bayer CropScience	OMRI	no	Fungicide	All sites	Yes, contacts vine/grapes	Results Partners LLC
Solabor -sub-9853	U.S. Botax, Inc.	OMRI	Yes	Micronutrient	All sites	Yes, contacts vine/grapes	Results Partners LLC
Stimplex	Acadian Seaplants	OMRI	no	Fertilizer	All sites	Yes, contacts vine/grapes	Results Partners LLC
Venerate XC	Marrone Bio Innovations, Inc.	OMRI	no	Pest	All sites	Yes, contacts vine/grapes	Results Partners LLC
Vitiseal	Vitiseal International, LLC	CCOF	no	Pest	All sites	Yes, contacts vine/grapes	Results Partners LLC
Biolink Anti Foam	Biolink	OMRI	no	Adjuvant	All sites	Yes, contacts vine/grapes	Results Partners LLC
Biolink 3-3-3	Biolink	WSDA	no	Fertilizer	All sites	Yes, contacts vine/grapes	Results Partners LLC
Howler	AgBiome Innovations Inc	OMRI	Yes	Fungicide	All Sites	Yes, contacts vine/grapes	Results Partners LLC
Theia	AgBiome Innovations Inc	OMRI	no	Fungicide	All Sites	Yes, contacts vine/grapes	Results Partners LLC
Kaligreen	OAT Aerial Co., Ltd.	OMRI	Yes	Fungicide	All Sites	Yes, contacts vine/grapes	Results Partners LLC
Stargus	Marrone Bio Innovations	OMRI	Yes	Fungicide	All Sites	Yes, contacts vine/grapes	Results Partners LLC
Enviro Calcium	NutriAg Ltd.	OMRI	Yes	Fertilizer	All Sites	Yes, contacts vine/grapes	Results Partners LLC

800 NE Oregon St., Ste. 640, Portland, OR 97232-2162

Voice: 971-673-0405 | Fax: 503-673-0694

[www.healthoregon.org/dws](http://www.healthoregon.org/dws)

Resonance Wines - Carlton (PWS #95768)

Conditional Approval PR #102-2025 – well #1, 3,000-gal tank, UV, cartridge & 2 pressure tanks

August 28, 2025

### **Well #1 Evaluation Results Received from OHA Geologist Tom Pattee on 8-19-25:**

SRC-AA – Well #1 (L159201, YAMH59761 – not an original construction log):

#### **As Built Well Construction Evaluation for Plan Review and/or Setback Waiver:**

- ☐ Well/Spring meets current construction standards.  
☐ WRD special construction standards, see well log or Comments.
- ☒ Well/Spring construction does not meet construction standards.  
☐ Not sealed to appropriate depth. Recommended depth: \_\_\_\_\_  
☐ Not appropriate seal materials  
☐ Open to more than one aquifer  
☒ Seal info missing or unknown  
☐ Seal not constructed properly (☐ Insufficient sealant volume    ☐ Insufficient annular space)
- ☐ Susceptible construction, but grandfathered source. Consider for reconstruction if nitrate  $\geq 5\text{mg/L}$  or confirmed *E. coli* at source.
- ☒ Susceptible well construction, **not approved for use.**

Comments: There is no construction log for this well. Therefore, Sensitivity Analysis results suggest that the well is highly sensitive to nearby land use practices. Since there are fecal contaminant sources within the Outreach Area and the construction is highly sensitive, the water quality from this well is considered susceptible to fecal contamination. Therefore, monthly source assessment monitoring should be initiated very soon after this well is placed into service.

#### **Nature of Aquifer Evaluation:**

Aquifer Nature: ☐ Confined aquifer    ☐ Semi-confined aquifer    ☐ Unconfined aquifer

Comments: There is no construction log for this well. Therefore the nature of the aquifer is unknown.

Reviewed by: Tom Pattee, R. G.

Date: 08/19/2025





Resonance Wines - Carlton (PWS #95768)

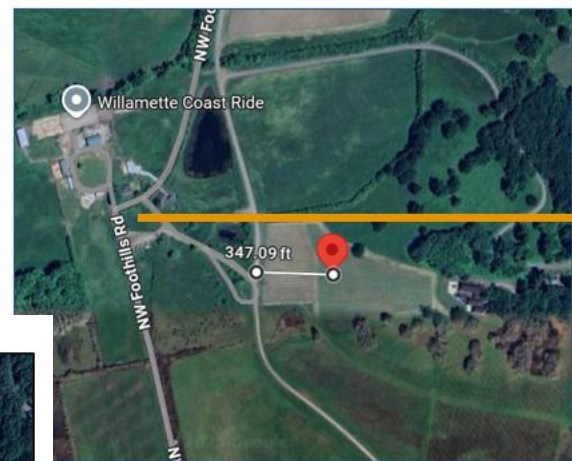
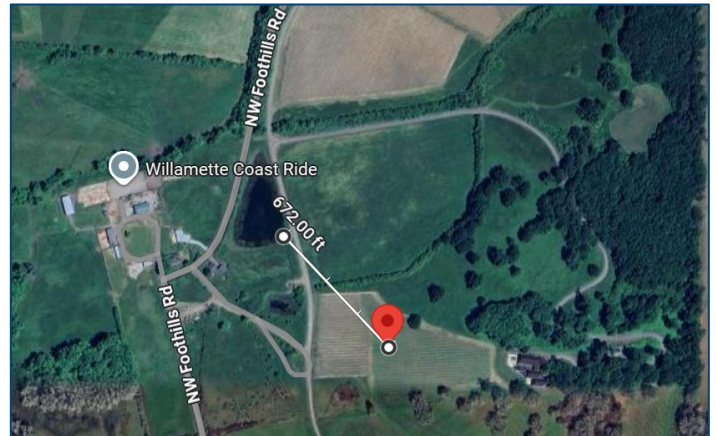
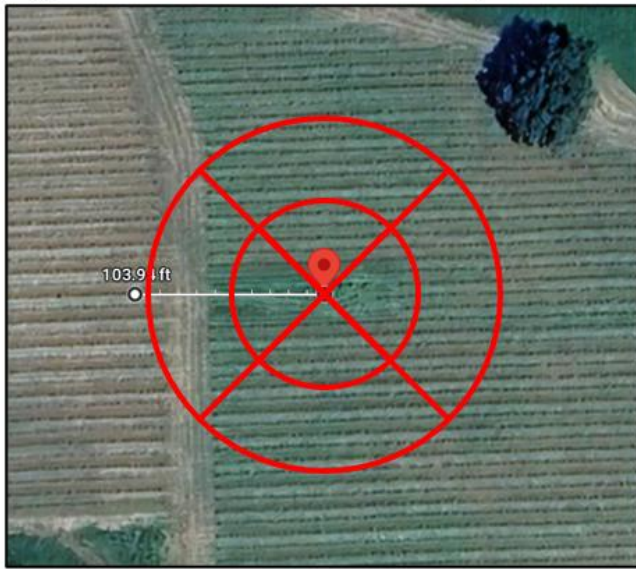
Conditional Approval PR #102-2025 – well #1, 3,000-gal tank, UV, cartridge & 2 pressure tanks

August 28, 2025

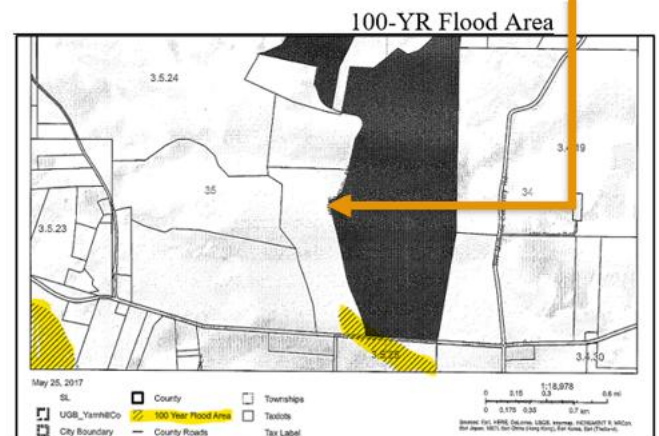
**SRC-AA – Well #1 – L159201 (YAMH59761 - not an original construction log)**

YAMH9761 is a well log assigned only for the applicaton to assign a well tag #L159201 and is not an original construction log.

Approximate 50-ft and 100-ft radii:



Approximate 500-ft radius:



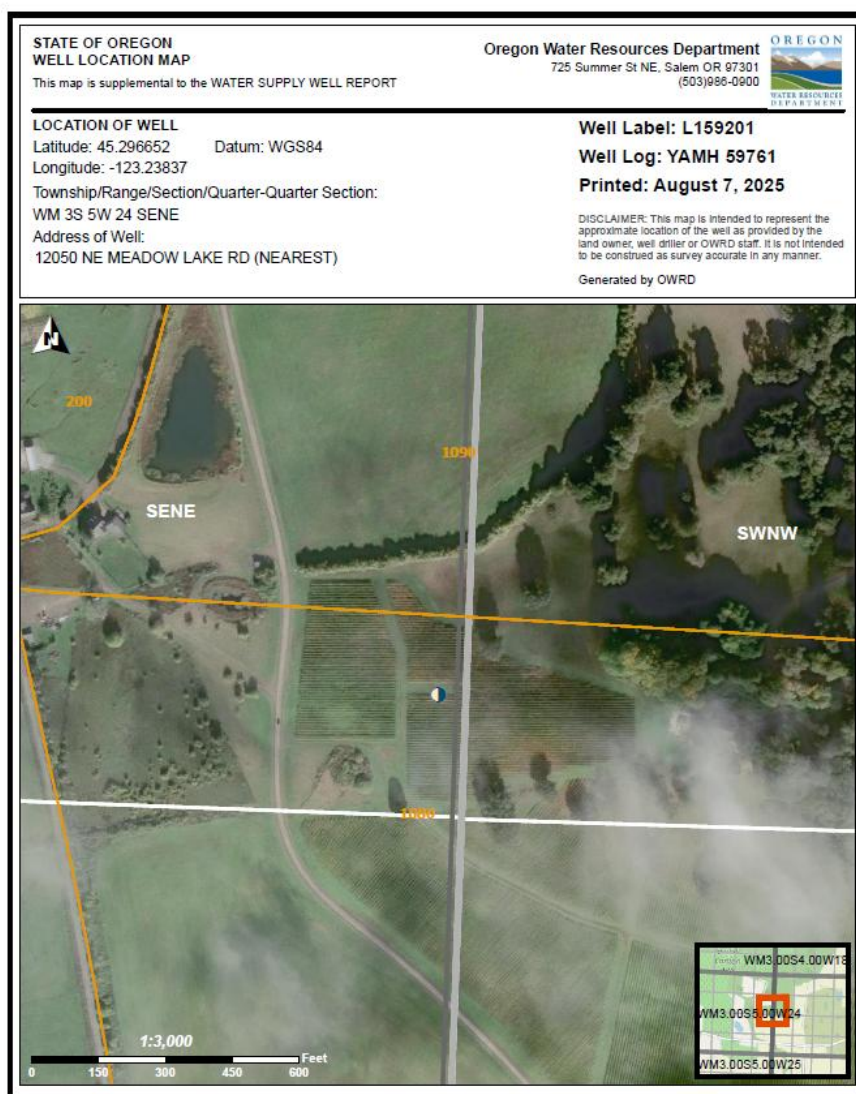
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<https://maps.app.goo.gl/NZJVStM2fWK74cKLA>

[https://apps.wrd.state.or.us/apps/misc/vault/vault.aspx?Type=GeneratedMap&wl\\_id=621475](https://apps.wrd.state.or.us/apps/misc/vault/vault.aspx?Type=GeneratedMap&wl_id=621475)

[https://apps.wrd.state.or.us/apps/misc/vault/vault.aspx?wl\\_county\\_code=YAMH&wl\\_nbr=59761](https://apps.wrd.state.or.us/apps/misc/vault/vault.aspx?wl_county_code=YAMH&wl_nbr=59761)

Latitude/Longitude	
Latitude:	45.29665200
Longitude:	-123.23837000
Horiz. Error:	50.00 ft.





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Oregon Water Resources Department  
725 Summer Street NE, Suite A  
Salem Oregon 97301  
(503) 986-0900  
www.oregon.gov/owrd

## Application for Well ID Number

RECEIVED

AUG 1 2025

OWRD

*Do not complete if the well already has a Well Identification Number.***I. OWNER INFORMATION**Current Owner Name (please print): Resonance Wines, LLC / Louis Jadot Estates LLCMailing Address: 12050 NE Meadow Lake RdCity, State, Zip: Carlton, OR, 97111

Mail Well ID to:



SAME AS ABOVE



In Care Of (C/O)

Name &amp; Address:

City, State, Zip:

**II. WELL LOCATION INFORMATION** (Please fill out as completely as possible)Township: 3S (North / South) Range: 5W (East / West) Section: 24 SE 1/4 of the NE 1/4Tax Lot (usually last 3-5 numbers of Tax Map #): 1080 County YamhillGPS Coordinates: 45.296652 -123.238370Street Address of Well, City: 12050 NE Meadow Lake Rd, Carlton (nearest)

If the property had a different street address in the past:

**III. GENERAL WELL INFORMATION** (Please fill out as completely as possible, AND attach copy of Well Report, if available)Use of Well (domestic, irrigation, commercial, industrial, monitoring): Industrial and DomesticDate Well Constructed (or property built): Prior to 1981 Total Well Depth: 132 ft Casing Diameter: \_\_\_\_\_

Owner at time the well was constructed (if known): \_\_\_\_\_ Well Report # (if known): \_\_\_\_\_

Other Information: Public Water Supply System ID# OR41 95768. Flow: 45 gal/minSUBMITTED BY (please print): Wyatt FaulknerPHONE: 971-375-8976EMAIL &/or FAX: wyatt.faulkner@oda.oregon.gov

To send the completed application, you may MAIL it to: Oregon Water Resources Dept. 725 Summer St NE, Suite A, Salem, Oregon 97301.  
Or EMAIL the completed PDF form to: Ladeena.K.Ashley@water.oregon.gov, or FAX it to: (503) 986-0902.

For Official Use Only by the Oregon Water Resources Department:

Received Date:

8-1-2025

Well Report Number:

YAMH 59761

Well Identification #:

L-159201**\* NO ORIGINAL WELL CONSTRUCTION REPORT \***

Last Update: 5-10-23

Well I.D. Number/2

WCC

800 NE Oregon St., Ste. 640, Portland, OR 97232-2162

Voice: 971-673-0405 | Fax: 503-673-0694

www.healthoregon.org/dws

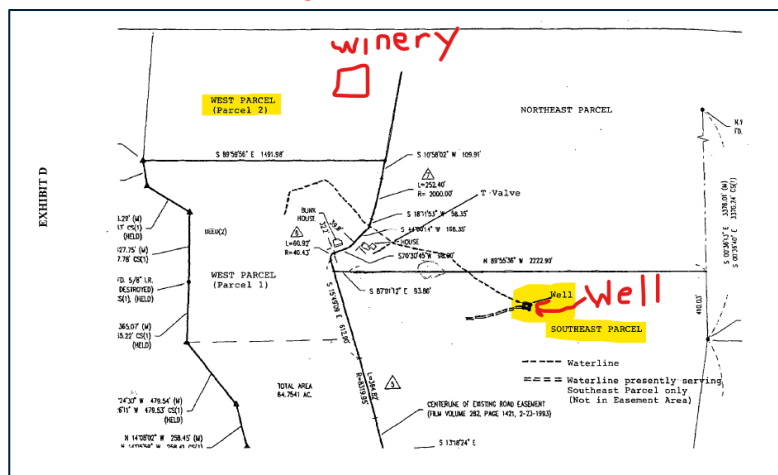
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## Excerpts from Well and waterline easement and maintenance agreement

### WELL AND WATERLINE EASEMENT WITH MAINTENANCE AGREEMENT

This Well and Waterline Easement with Maintenance Agreement is made this ~~29th~~ <sup>29th</sup> day of ~~June~~ <sup>June</sup>, 2012, by and between David R. Mann and Elisabeth W. Mann, tenants in common, each as to an undivided one-half interest ("Owners of the Northeast Parcel"), Foothills Farm, LLC, an Oregon limited liability company, as to an undivided 19.783% interest, Deborah J. Buhler, Trustee of the Deborah J. Buhler Trust dated August 15, 2000 as to an undivided 30.196% interest, Julie F. Eubanks and Mark Gordon Eubanks, husband and wife, as to an undivided 50.021% interest ("Owners of the Southeast Parcel"), and Foothills Farm, LLC, an Oregon limited liability company, as to an undivided 11.179% interest, David R. Mann as to an undivided 17.599% interest, Elisabeth W. Mann as to an undivided 17.599% interest, Deborah J. Buhler, Trustee of the Deborah J. Buhler Trust dated August 15, 2000 as to an undivided 6.825% interest, Julie F. Eubanks and Mark Gordon Eubanks, husband and wife, as to an undivided 19.045% interest, and Linc Reavis Mann and Patricia Mann, husband and wife, as to an undivided 27.753% interest ("Owners of the West Parcel").



The Owners of the West Parcel own the property described in Exhibit C ("the West Parcel"). As shown on Exhibit C, the West Parcel consists of two discrete legal lots. Parcel 1 of the West Parcel is referred to in this Agreement as the "Southern Portion" of the West Parcel and Parcel 2 of the West Parcel is referred to as the "Northern Portion" of the West Parcel.

The Northeast Parcel, the Southeast Parcel and only the southern portion of the West Parcel (Parcel 1, Exhibit C) are all served by a well located on the Southeast Parcel (approximate location shown on Exhibit D). In addition, the Northeast Parcel and the West Parcel are served by waterlines from the well located on the Northeast Parcel and Southeast Parcel, the present location of which are also shown on Exhibit D.

Resonance Wines - Carlton (PWS #95768)  
 Conditional Approval PR #102-2025 – well #1, 3,000-gal tank, UV, cartridge & 2 pressure tanks  
 August 28, 2025

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OFFICIAL YAMHILL COUNTY RECORDS 2012-08962  
 REBEKAH STERN DOLL, COUNTY CLERK  
 \$96.00  
 03384700201200089620120123 07/05/2012 01:28:24 PM  
 DMH-EDMR Cnt#2 Str#2 ANITA  
 \$5.00 \$60.00 \$5.00 \$11.00 \$15.00

MAILING RETURN TO:  
 Drebin, Tankersley & Wright LLC  
 P.O. Box 825  
 McMinnville, OR 97128

**WELL AND WATERLINE EASEMENT WITH MAINTENANCE AGREEMENT**  
 This Well and Waterline Easement with Maintenance Agreement is made this 29th day of June, 2012, by and between David R. Mann and Elisabeth W. Mann, tenants in common, each as to an undivided one-half interest ("Owners of the Northeast Parcel"), Foothills Farm, LLC, an Oregon limited liability company, as to an undivided 19.783% interest, Deborah J. Buhler, Trustee of the Deborah J. Buhler Trust dated August 15, 2000 as to an undivided 30.196% interest, Julie F. Eubanks and Mark Gordon Eubanks, husband and wife, as to an undivided 50.021% interest ("Owners of the Southeast Parcel"), and Foothills Farm, LLC, an Oregon limited liability company, as to an undivided 11.179% interest, David R. Mann as to an undivided 17.599% interest, Elisabeth W. Mann as to an undivided 17.599% interest, Deborah J. Buhler, Trustee of the Deborah J. Buhler Trust dated August 15, 2000 as to an undivided 6.825% interest, Julie F. Eubanks and Mark Gordon Eubanks, husband and wife, as to an undivided 19.045% interest, and Linc Reavis Mann and Patricia Mann, husband and wife, as to an undivided 27.753% interest ("Owners of the West Parcel").

**RECITALS**

A. The Owners of the Northeast Parcel own the property described in Exhibit A ("the Northeast Parcel").  
 B. The Owners of the Southeast Parcel own the property described as Exhibit B ("the Southeast Parcel").  
 C. The Owners of the West Parcel own the property described in Exhibit C ("the West Parcel"). As shown on Exhibit C, the West Parcel consists of two discrete legal lots. Parcel 1 of the West Parcel is referred to in this Agreement as the "Southern Portion" of the West Parcel and Parcel 2 of the West Parcel is referred to as the "Northern Portion" of the West Parcel.  
 D. The Northeast Parcel, the Southeast Parcel and only the southern portion of the West Parcel (Parcel 1, Exhibit C) are all served by a well located on the Southeast Parcel (approximate location shown on Exhibit D). In addition, the Northeast Parcel and the West Parcel are served by waterlines from the well located on the Northeast Parcel and Southeast Parcel, the present location of which are also shown on Exhibit D.  
 E. The parties wish to confirm the existence and terms of the easements for uses of the well and the waterlines described above.

NOW, THEREFORE, the parties agree:

1. The owners of the Southeast Parcel ("Grantor"), hereby grant to the owners of the Northeast Parcel and the West Parcel ("Grantee"), for the benefit of the Northeast Parcel and the southern portion of the West Parcel,

Page 3

c. From that point of division to the point of use on the Northeast Parcel: the Northeast Parcel - 100%.  
 d. From the point of division to the point of use on the West Parcel: the Southern portion of the West Parcel - 100%.  
 e. As shown on Exhibit D, the waterline in the easement area is now only used to serve the Northeast Parcel and the West Parcel. The water use on the Southeast Parcel is served by a separate waterline. If, however, at any time, the Southeast Parcel uses a portion of the waterline serving one or both of the other two parcels, the maintenance of such jointly used portion of the waterline will be adjusted accordingly.

8. Notwithstanding the foregoing, should the well, pipeline, or related improvements be damaged more than ordinary wear and tear, the owner of the parcel causing the damage or whose agents, employees, invitees (or anyone else acting with the permission of or for the benefit of that party) shall bear the total cost of repairs necessitated by such damage.

9. The well and waterline shall be maintained at all times in a condition suitable for domestic water use.

10. If, in a situation not governed by provisions of preceding paragraphs, all parties desire at any time to further upgrade the quality and condition of all or a portion of the waterline or the well, the expenses shall be apportioned according to the maintenance formula specified above. If not all parties wish to upgrade the quality and conditions of all or a portion of the waterline or well after the party or parties desiring to make the upgrade shall pay the entire expense of upgrading. Thereafter, the waterline and well shall be maintained in the upgraded condition according to the maintenance formula described above.

11. All repairs and maintenance shall be made promptly after the decision that such repairs and maintenance are needed.

12. Decisions as to excessive or disproportionate use of the water (see paragraph 1.b. above), the condition of the well or waterline at any given time, the necessity of repairs or maintenance work, the existence of disproportionate damage other than ordinary wear and tear and the cause of such damage, the length of time in which to make repairs and the decision as to who is to perform such repairs and maintenance, as well as the questions of whether upgrades meet the standard detailed above, shall be as agreed by the owners of the parcels served by the well or by waterline in question, as the case may be. If the parties cannot agree within fourteen (14) days of the request by one party, the matter shall be submitted to binding arbitration pursuant to procedures of the Portland Arbitration Service or any other reputable arbitration service operating in the area, selected by the party initiating the arbitration. If, however, the matter is within the jurisdiction of the small claims court, the parties will submit the matter to the Small Claims Department of the Yamhill County Circuit Court for resolution as a small claims case and no party shall request a jury trial in a case otherwise subject to the jurisdiction of the small claims court.


13. This Agreement shall run with the land and be binding upon the owners and owners' heirs, successors and assigns.

Dated this 22 day of June, 2012.

David R. Mann  
 David R. Mann  
 STATE OF OREGON )  
 ) ss.  
 County of Yamhill )

Elisabeth W. Mann  
 Elisabeth W. Mann

On June 22, 2012, personally appeared the above-named David R. Mann and Elisabeth W. Mann, who acknowledged that the foregoing instrument was their voluntary act and deed.

Before me:  
  
Mary J. Benson  
 NOTARY PUBLIC FOR 2-11-15


Page 3 - WELL AND WATERLINE EASEMENT WITH MAINTENANCE AGREEMENT


Resonance Wines - Carlton (PWS #95768)

Conditional Approval PR #102-2025 – well #1, 3,000-gal tank, UV, cartridge &amp; 2 pressure tanks

August 28, 2025

**Test Results**

 <p><b>Alexin</b> ANALYTICAL LABORATORIES</p> <p>13035 SW Pacific Hwy Tigard, OR 97223 Tel.: (503) 639-9311 Fax: (503) 684-1588</p>		<p><b>ANALYSIS REPORT</b></p> <p>Reported: 08/04/2025 Received: 07/30/2025 Sampled By: Jeremy Morgan Work Order: 5211024</p>																																																	
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## ***Well Pumphouse***



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August 28, 2025

**Pressure tanks (2 identical tanks – one at the pumphouse and one at the winery)**

### Pumphouse AMTROL WX-302 Pressure Tank



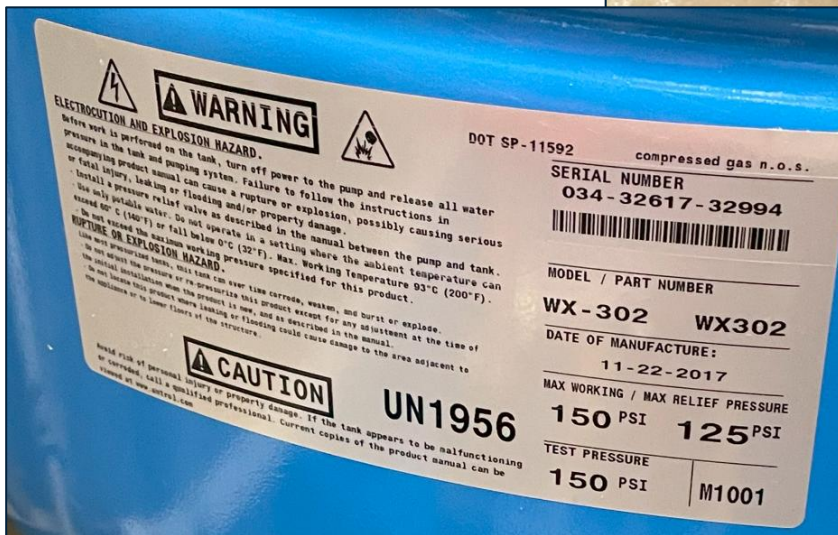


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## Winery AMTROL WX-302 Pressure Tank



800 NE Oregon St., Ste. 640, Portland, OR 97232-2162

Voice: 971-673-0405 | Fax: 503-673-0694

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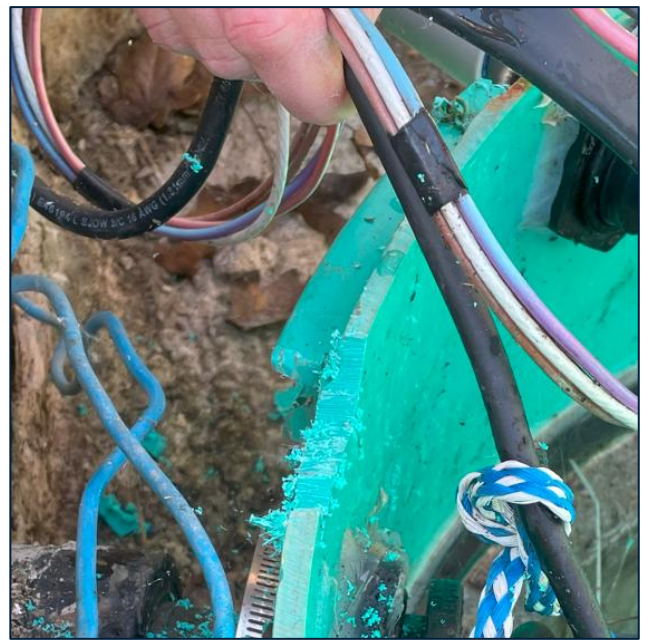


Resonance Wines - Carlton (PWS #95768)

Conditional Approval PR #102-2025 – well #1, 3,000-gal tank, UV, cartridge & 2 pressure tanks

August 28, 2025

### 3,000-gallon tank



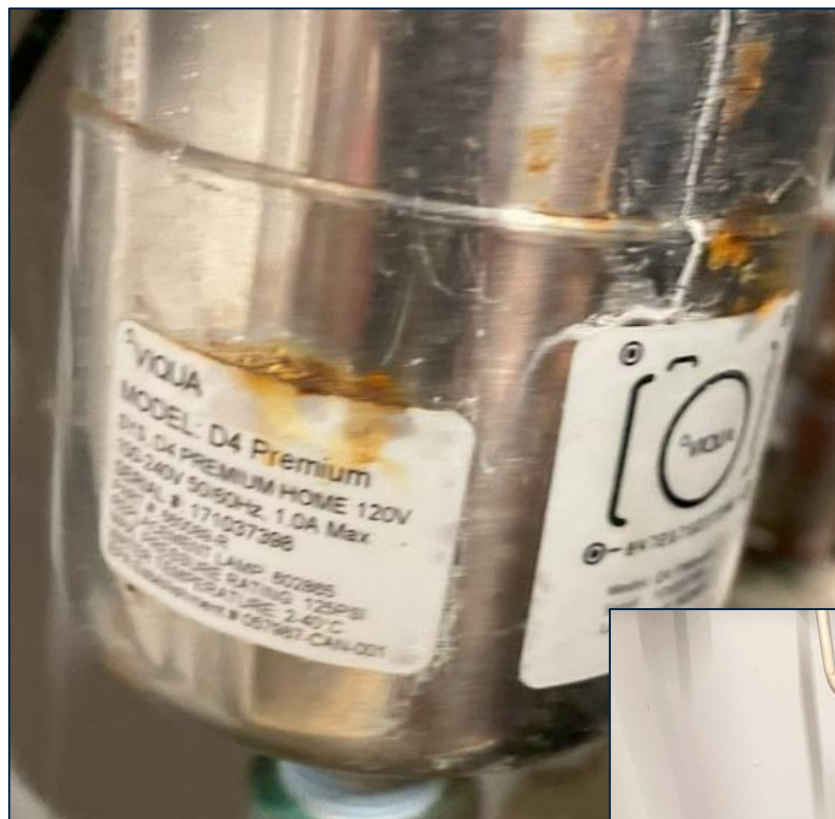


Resonance Wines - Carlton (PWS #95768)

Conditional Approval PR #102-2025 – well #1, 3,000-gal tank, UV, cartridge & 2 pressure tanks

August 28, 2025

### Viqua UV Unit Model #D4 Premium

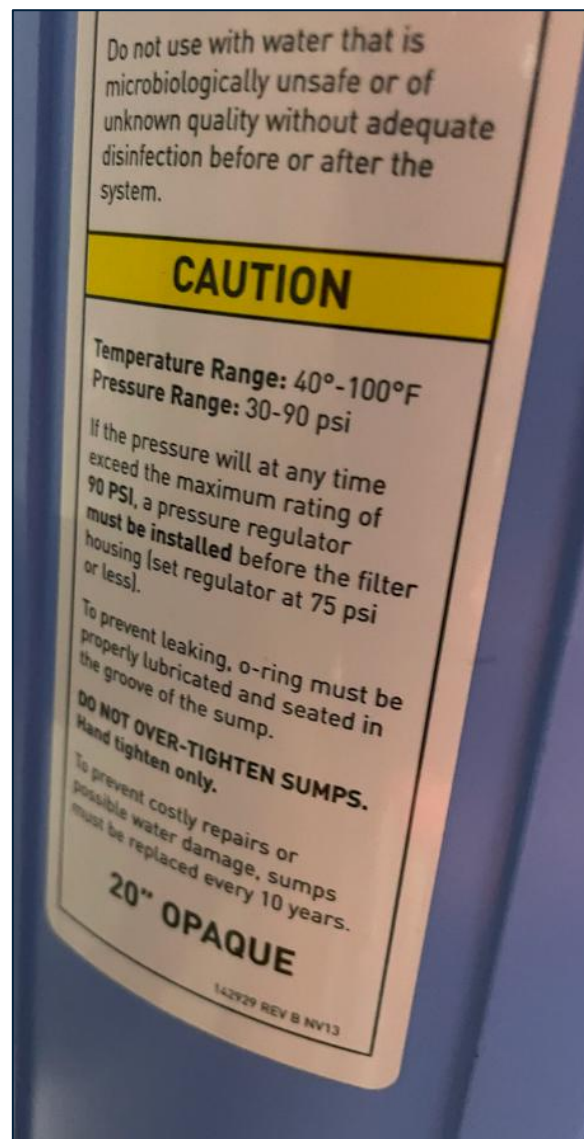


Resonance Wines - Carlton (PWS #95768)

Conditional Approval PR #102-2025 – well #1, 3,000-gal tank, UV, cartridge & 2 pressure tanks

August 28, 2025

### 20" OPAQUE 1-micron filter





Resonance Wines - Carlton (PWS #95768)

Conditional Approval PR #102-2025 – well #1, 3,000-gal tank, UV, cartridge &amp; 2 pressure tanks

August 28, 2025

**Land Use Review****Yamhill County****DEPARTMENT OF PLANNING AND DEVELOPMENT**

525 NE 4th STREET • McMinnville, Oregon 97128

Phone: (503) 434-7516 • Fax: (503) 434-7544 • TTY: (800) 735-2900 • Internet Address: <http://www.co.yamhill.or.us/planning>

June 9, 2017

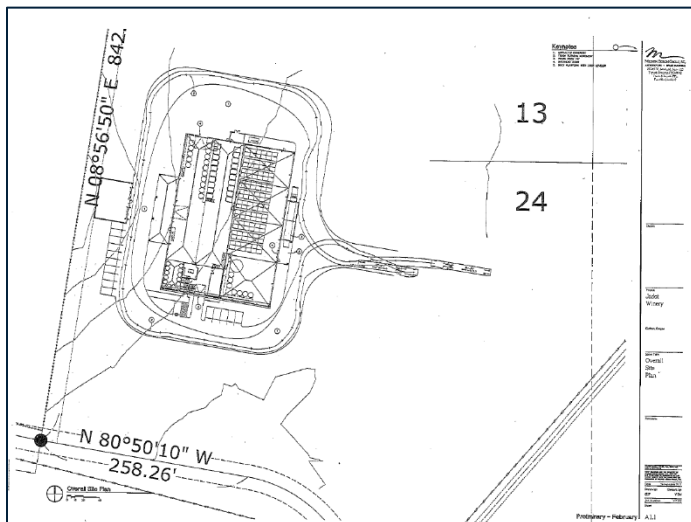
Laurent Montalieu  
PO Box 760  
Yamhill, OR 97148

Re: Docket SDR-11-17, Tax Lot 3513-1100, 3419-1080 and 1090

Dear Mr. Montalieu:

In regards to your site design review to allow construction of a new winery with a tasting room on a parcel that has at least 40 acres of vineyard planted, planning staff has reviewed your application and finds that it complies with the requirements of the *Yamhill County Zoning Ordinance*. Your application for site design review is tentatively approved subject to the following conditions:

- The development shall substantially conform to the site maps submitted with this application (see enclosure labeled "Overall Site Plan") and the facility shall be a minimum of 100 feet from all property lines.
- The winery may produce at least 50,000 gallons of wine annually.
- Prior to operation, all permits required by Yamhill County for building construction, septic, and electrical installation shall be obtained for construction of the winery and tasting room.
- The applicant shall obtain all permits required by the Department of Environmental Quality (DEQ), the Oregon Liquor Control Commission (OLCC), the Oregon Department of Agriculture (ODA).
- Parking which indicates one car per 100 square feet of floor area in the tasting room plus one space for each employee on maximum working shift for both the winery and tasting room shall be established and permanently maintained as long as the facility is operating.
- Prior to issuance of building permits, the water supply and access will be required to meet the Carlton Rural Fire Department standards.
- Prior to issuance of building permits for the proposed winery and tasting room, the applicant shall provide any required traffic information for the proposed development to the Public Works Department and obtain a statement from the Public Works Director, or his representative, that the proposed development complies with Ordinance 787.
- In addition to producing and distributing wine, this winery may:
  - Market and sell wine produced in conjunction with the winery.
  - Conduct operations that are directly related to the sale or marketing of wine

Montalieu/Jadot  
SDR-11-17

produced in conjunction with the winery, including:

- Wine tastings in a tasting room or other location on the premises occupied by the winery;
- Wine club activities;
- Winemaker luncheons and dinners;
- Winery and vineyard tours;
- Meetings or business activities with winery suppliers, distributors, wholesale customers and wine-industry members;
- Winery staff activities;
- Open house promotions of wine produced in conjunction with the winery; and
- Similar activities conducted for the primary purpose of promoting wine produced in conjunction with the winery.

(c) Market and sell items directly related to the sale or promotion of wine produced in conjunction with the winery, the marketing and sale of which is incidental to on-site retail sale of wine, including food and beverages:

- Required to be made available in conjunction with the consumption of wine on the premises by the Liquor Control Act or rules adopted under the Liquor Control Act; or
- Served in conjunction with an activity authorized by paragraph (b), (d) or (e) of this subsection.

(d) Host charitable activities for which the winery does not charge a facility rental fee.

2. A winery may include on-site kitchen facilities licensed by the Oregon Health Authority under ORS 624.010 to 624.121 for the preparation of food and beverages described in subsection (2)(c) of this section. Food and beverage services authorized under subsection (2)(c) of this section may not utilize menu options or meal services that cause the kitchen facilities to function as a cafe or other dining establishment open to the public.

3. The gross income of the winery from the sale of incidental items or services provided pursuant to subsection (2)(c) to (e) of this section may not exceed 25 percent of the gross income from the on-site retail sale of wine produced in conjunction with the winery. The gross income of a winery does not include income received by third parties unaffiliated with the winery. At the request of a local government with land use jurisdiction over the site of a winery, the winery shall submit to the local government a written statement that is prepared by a certified public accountant and certifies the compliance of the winery with this subsection for the previous tax year.

- "Agri-tourism or other commercial events" per subsection (2)(d) of ORS 215.452 are not authorized without additional approval. "Agri-tourism or other commercial events" include outdoor concerts for which admission is charged, educational, cultural, health or lifestyle events, facility rentals, celebratory gatherings and other events at which the promotion of wine produced in conjunction with the winery is a secondary purpose of the event.
- The applicant shall install and permanently maintain landscaping according to the landscaping plan submitted with this application (see enclosure labeled "Planting Layout").
- The outdoor artificial amplification of voice or music is not allowed.

Montalieu/Jadot  
SDR-11-17

- Modification of any of the above conditions requires approval under Section 1101.02 of the Yamhill County Zoning Ordinance. Violation of any of the above conditions may result in revocation of the site design review permit with the process detailed in Sections 1101.06 and 1101.07 of the Yamhill County Zoning Ordinance.

Please be advised that this approval is issued for one year, and expires unless substantial construction has taken place before that time. The *Yamhill County Zoning Ordinance* provides for appeal of any action or ruling of the Planning Director to the Board of Commissioners within fifteen (15) days of the decision on a proposed action. Anyone wishing to appeal the Director's decision must file an appeal form, together with a \$250.00 fee, with this Department no later than 5:00 p.m., June 26, 2017. If no appeal is filed, the Director's decision will be final and this letter will serve as your official notice of decision.

If you have any questions, please contact this office.

Sincerely,

Kenneth P. Friday  
Planning Director

Enclosures

cc: Board of Commissioners  
Assessor  
Public Works  
Carlton Fire District  
Dept. of Agriculture

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