

Property Information

Address: 22097 Bonness Road, Sonoma, California.

Assessor Parcel Number: 142-071-015

Zoning: DA 10 (Diverse Agriculture, 10-acre minimum density).

Acres: 18.84 acres.

Location: 22097 Bonness Road is located in the western portion of Sonoma County's Los Carneros AVA, just 5 minutes from the city of Sonoma's historic Plaza. Located ½ mile west of Highway 116/Arnold Drive, the property is just off the main path for wine country visitors traveling from San Francisco and Marin County to the south.

The Bonness Road area is the home of some very established vineyards, most notably the Sangiacomo Family's Donnell Ranch and Amaral Ranch Vineyards, which border the property to the west and south. Area wineries include Robledo Family Winery, just ¼ mile north on Bonness Road, plus Schug Carneros Estate and Gloria Ferrer Wine Caves.

Structures: The main house is 3BR/2.5BA home of 2,283 sq. ft, built in 1980. Over \$90,000 in renovations were completed since the current owner's purchase in 2007. There is a barn and an enclosed landscaped area with a solar heated pool.

Winery Site Information: There is an approved (Feb. 2009) Conditional Use Permit for a 50,000-case winery, to include public tasting and tours and retail wine sales. Plans for winery structures are approved for construction in 2 phases:

Phase I includes a 6,500 sq. ft. barrel building; 7,700 sq. ft. fermentation building; and a 4,800 sq. ft. hospitality building. Phase II includes a 6,600 sq. ft. expansion of the fermentation building and a separate 5,300 sq. ft. barrel building.

Vineyard Information: 5.5 acres of Pinot Noir were re-planted in Spring 2008. Clones are as follows: 1 acre of 115, 1 acre of 777, 1 acre of 828 and the remaining 2.5 acres split among Pommard, Swan and Calera clones. A 7.5-acre Chardonnay vineyard located in the north and west portion of the property was planted in 1985 (AXR rootstock). An additional ±3 acres are plantable.

Water: Well No. 1: Domestic, 10 GPM/ 85 ft. Deep
Well No. 2: Agricultural, 50 GPM/ 200 ft. Deep
Well No. 3: Agricultural, 50 GPM/ 600 ft. Deep

Soils: Clear Lake Clay, 0-2% slope; Diablo Clay, 2-9% slope.

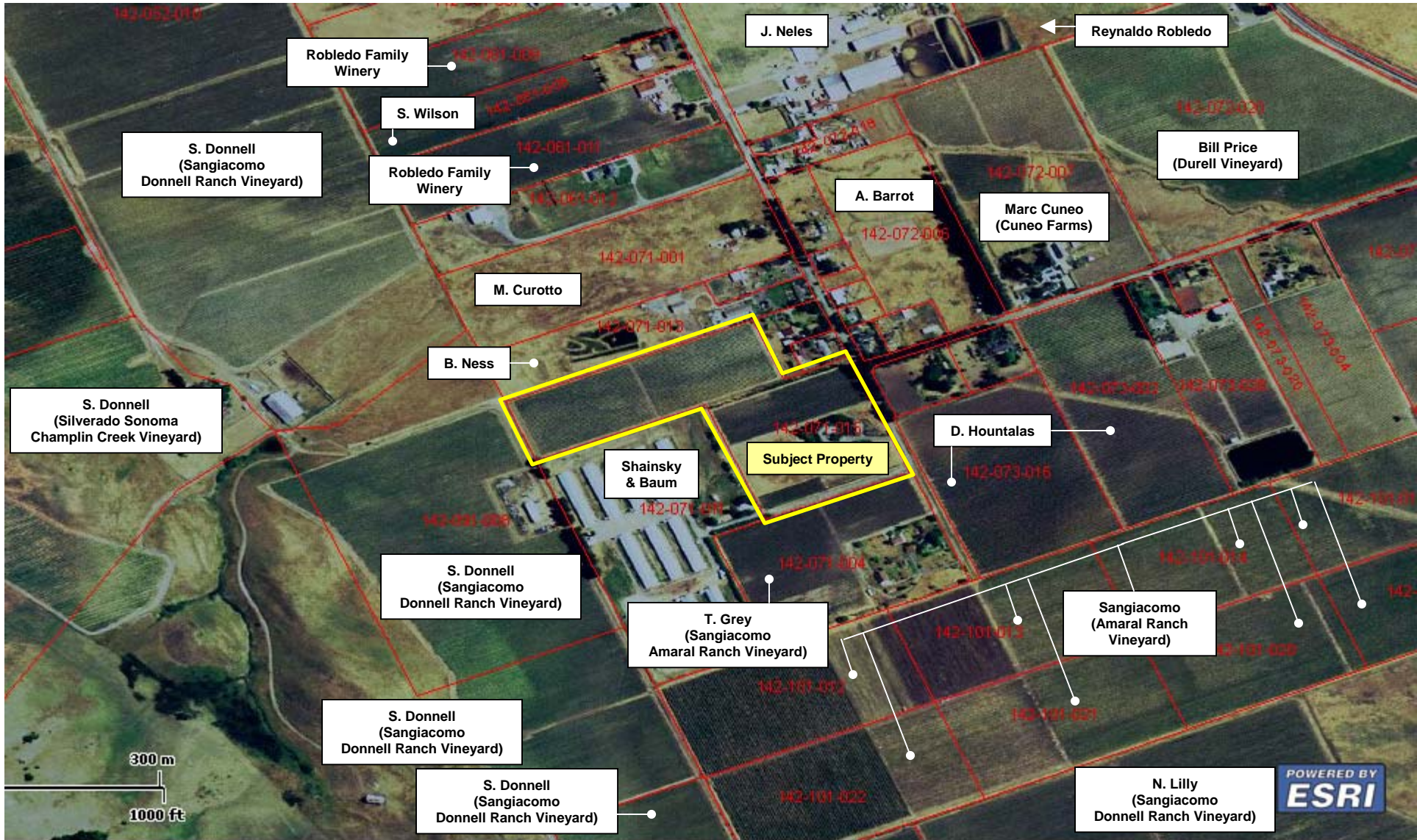
Viticultural Area: The property is located in the County of Sonoma, California. It is in the Los Carneros Appellation, designated as a Region I or "coastal cool" growing area. Fog and cool air from San Pablo and San Francisco Bays to the south bring lower daytime temperatures to the area. The cooler climate enables grape growers to grow premium-quality grape varieties, primarily Pinot Noir and Chardonnay.

Advisory to Buyers:

All information provided herein has been obtained from in-person inspection by Blakeslee & Crain, County Planning Department, Assessor Records, Government Maps and Studies and information provided by the owner. Information herein is provided in good faith and thought to be materially accurate, though, is not guaranteed. All mapping and estimates of acreage, are not based on actual surveys commissioned by the seller or their agent, rather information obtained from sources generally available to the public such as the County Assessor Records and United States Government Surveys. Buyers are advised that they should make independent inquiries to confirm any and all information herein or information they deem material or important in making a decision to purchase this property. The seller or the seller's agent makes no representations as to the accuracy of maps and map- data used in this summary as they were obtained from 3rd party sources.



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 APN 142-071-015



Residential Compound from Bonness Road



Main Entrance



Pinot Noir Vineyard Planted Spring 2008



View North Across Pinot Noir Vineyard



Southwest View From Deck at Back of House



Enclosed Landscaped Pool Area



Living Room



Updated Kitchen



Private Outdoor Setting



Welcome