

OFFERING SUMMARY

For

+/-128 Acre Parcel with Vineyard Potential in Sonoma Coast Appellation



This Frates Road parcel is mostly flat with +/-116 plantable acres located at the eastern end of the Petaluma Gap in the Sonoma Coast Appellation. The property is suitable for a large-scale vineyard in a cool-climate growing region. Neighbors are established growers of premium Pinot Noir, Chardonnay and Rhone-style grape varieties. LEA zoning is appropriate for agricultural processing including winery.

Asking Price: \$5,950,000

Offered by:

BLAKESLEE & CRAIN
VINEYARD ADVISORS AND BROKERS

Michael Crain – 707.938.9899
michael@vineyardadvisors.com

Bob Gregg – 707.938.9800
bob@vineyardadvisors.com

Property Information

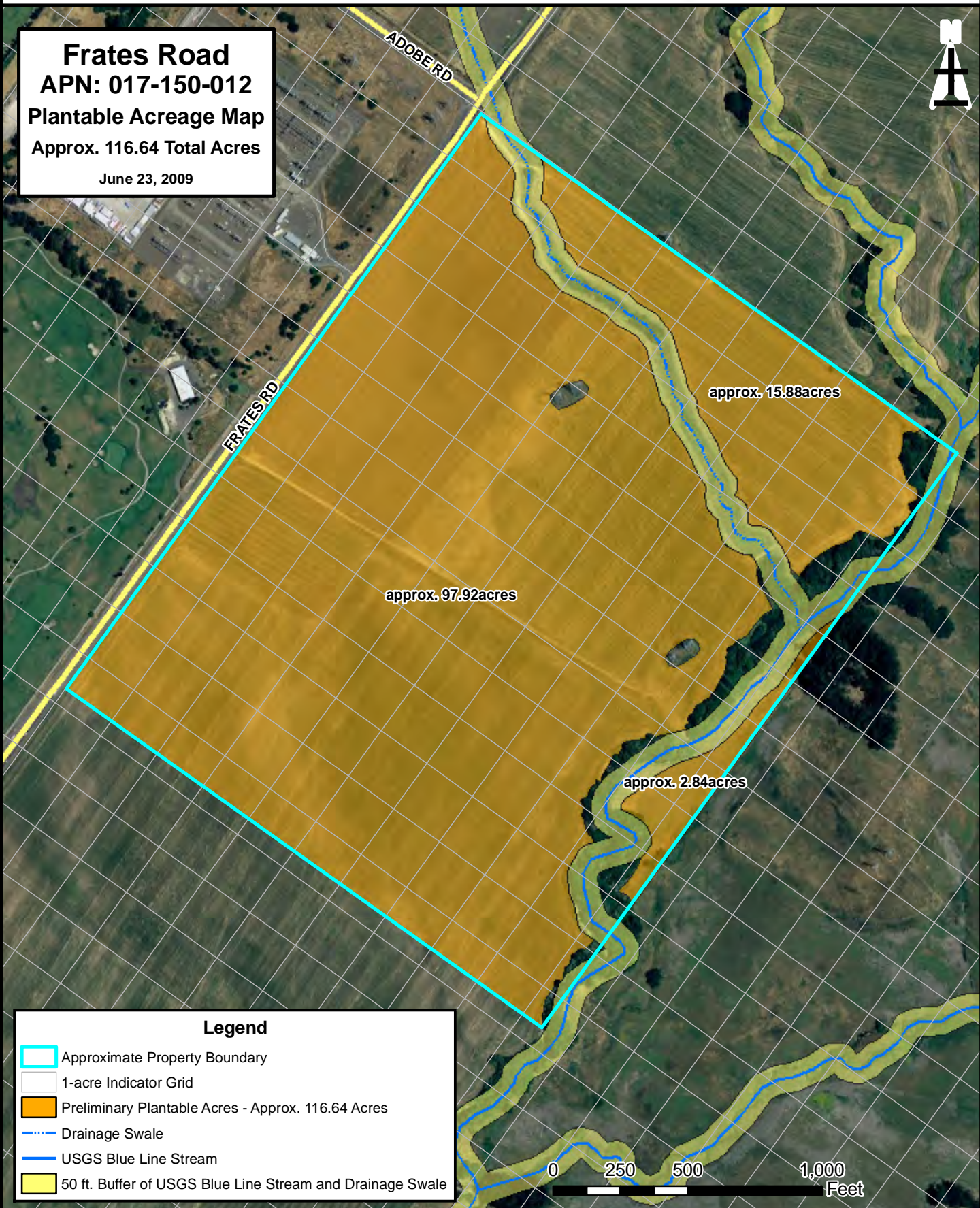
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|----------------------------------|--|
| Address: | Frates Road (at corner of Old Adobe Road), Petaluma, California. |
| Assessor Parcel Number: | 017-150-012 |
| Acres: | 128.95 acres. |
| Zoning: | Lea 60 (Land Extensive Agriculture, 60-acre parcel density). Zoning allows for agricultural processing (includes winery) with approved conditional use permit. Second parcel is possible given 60-acre parcel density. |
| Viticultural Description: | <p>The property is located on Frates Road at Old Adobe Road, just outside the City of Petaluma Urban Growth boundary. It is at the eastern end of the Petaluma Gap, an area known for growing cool-climate grape varieties. Vineyards in the area include properties owned by:</p> <ul style="list-style-type: none">• Ceja Vineyards: Planted to Chardonnay, Pinot Noir, Sauvignon Blanc and Syrah• Cline Cellars: Planted to Northern Rhone-style varieties of Syrah, Roussanne, Marsanne and Viognier.• De La Montanya Winery's Flying Rooster Ranch: 26 acres planted to Pinot Noir.• Terra de Promissio Vineyard: 32 acres planted to Pinot Noir.• Morris Ranch: 20 acres planted to Pinot Noir, contracted to cult Pinot Noir producers. <p>An undeveloped adjacent 160-acre property is owned by Jackson Family Investments.</p> |
| Viticultural Area: | <p>The property is located in the County of Sonoma, California. It is in the Sonoma Coast Appellation, designated as a Region I or "coastal cool" growing area. According to the Petaluma Gap Winegrowers Alliance website: "The fog and strong winds reduce vine vigor, which means smaller grape clusters and berries, and also delay ripening of the fruit—a recipe for bold, intense wines. The flavor profiles that define Gap wine are: earthy, spicy pinot noirs, lively and complex chardonnays, and Rhone-style syrahs."</p> |
| Structures: | None. |
| Water & Septic: | There is currently no well or septic system on the site. Access to Sanitation District water is possible. |
| Soils: | Class II soils: Clear Lake Clay and Clear Lake Clay Loam. |

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.



Frates Road
APN: 017-150-012
Plantable Acreage Map
Approx. 116.64 Total Acres
June 23, 2009

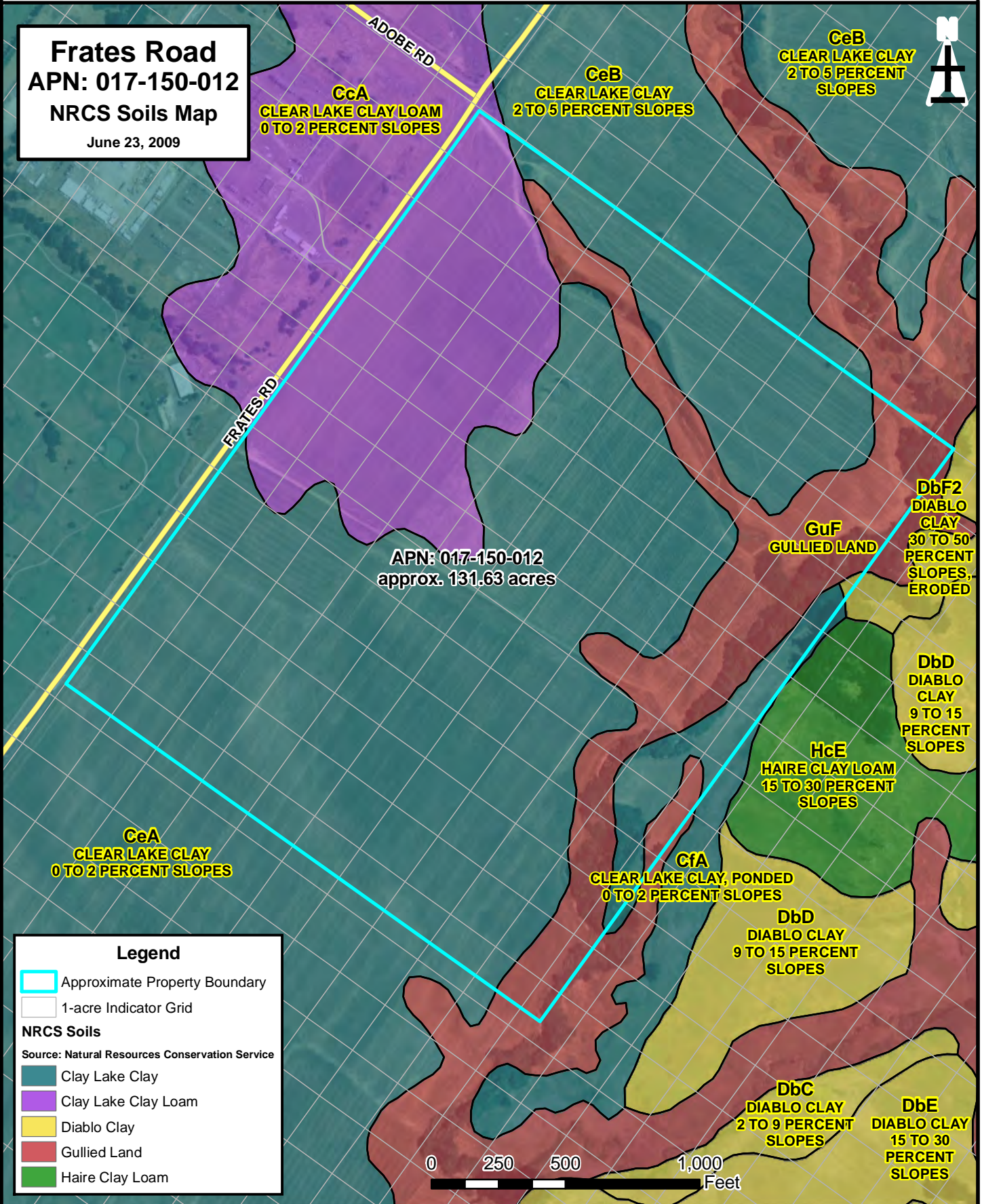


Legend

- Approximate Property Boundary
- 1-acre Indicator Grid
- Preliminary Plantable Acres - Approx. 116.64 Acres
- Drainage Swale
- USGS Blue Line Stream
- 50 ft. Buffer of USGS Blue Line Stream and Drainage Swale

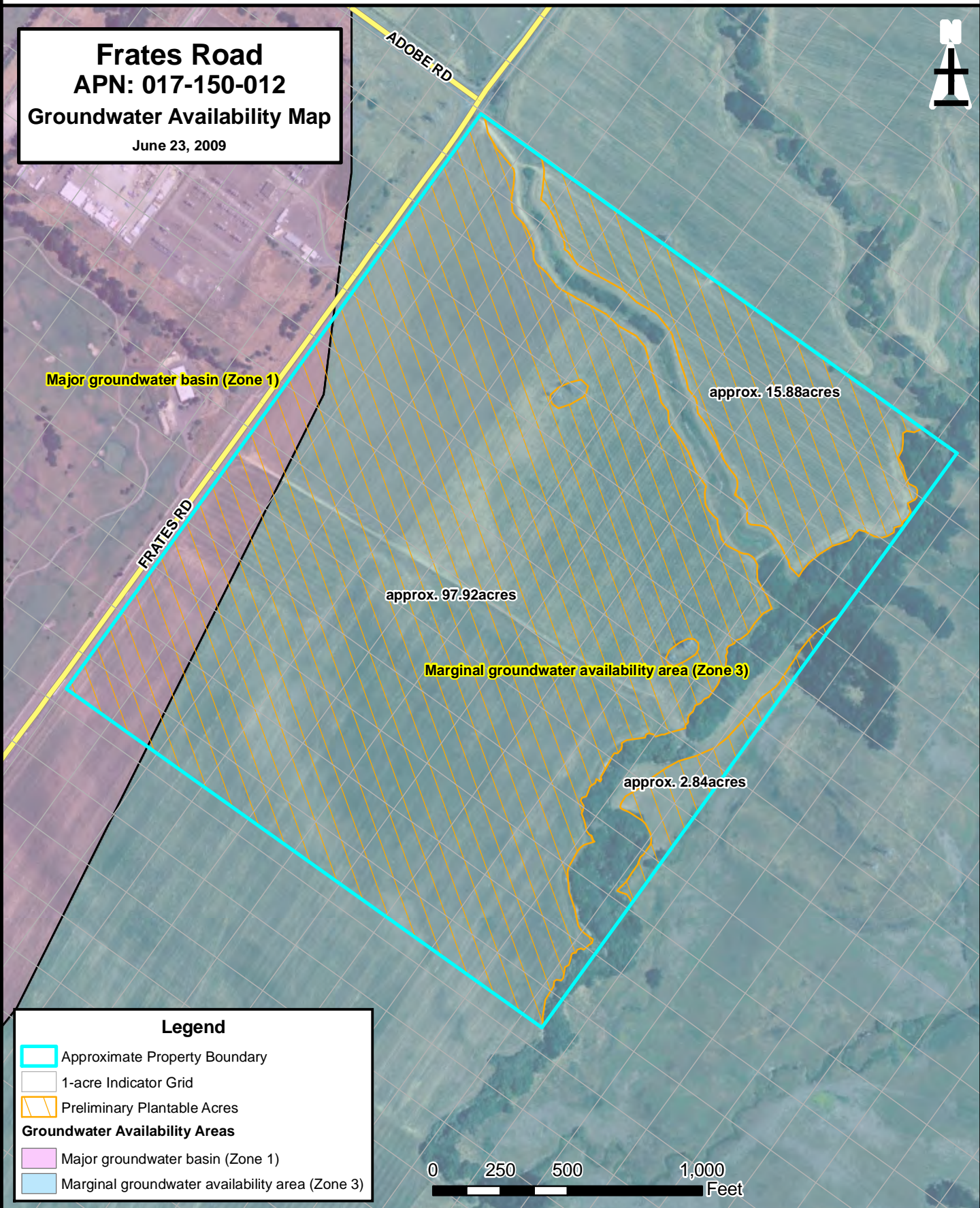


Frates Road
APN: 017-150-012
NRCS Soils Map
June 23, 2009





Frates Road
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Groundwater Availability Map
June 23, 2009



Major groundwater basin (Zone 1)

approx. 15.88acres

approx. 97.92acres






Marginal groundwater availability area (Zone 3)

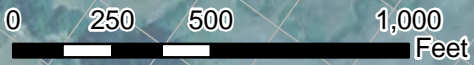
approx. 2.84acres

FRATES RD

ADOBE RD

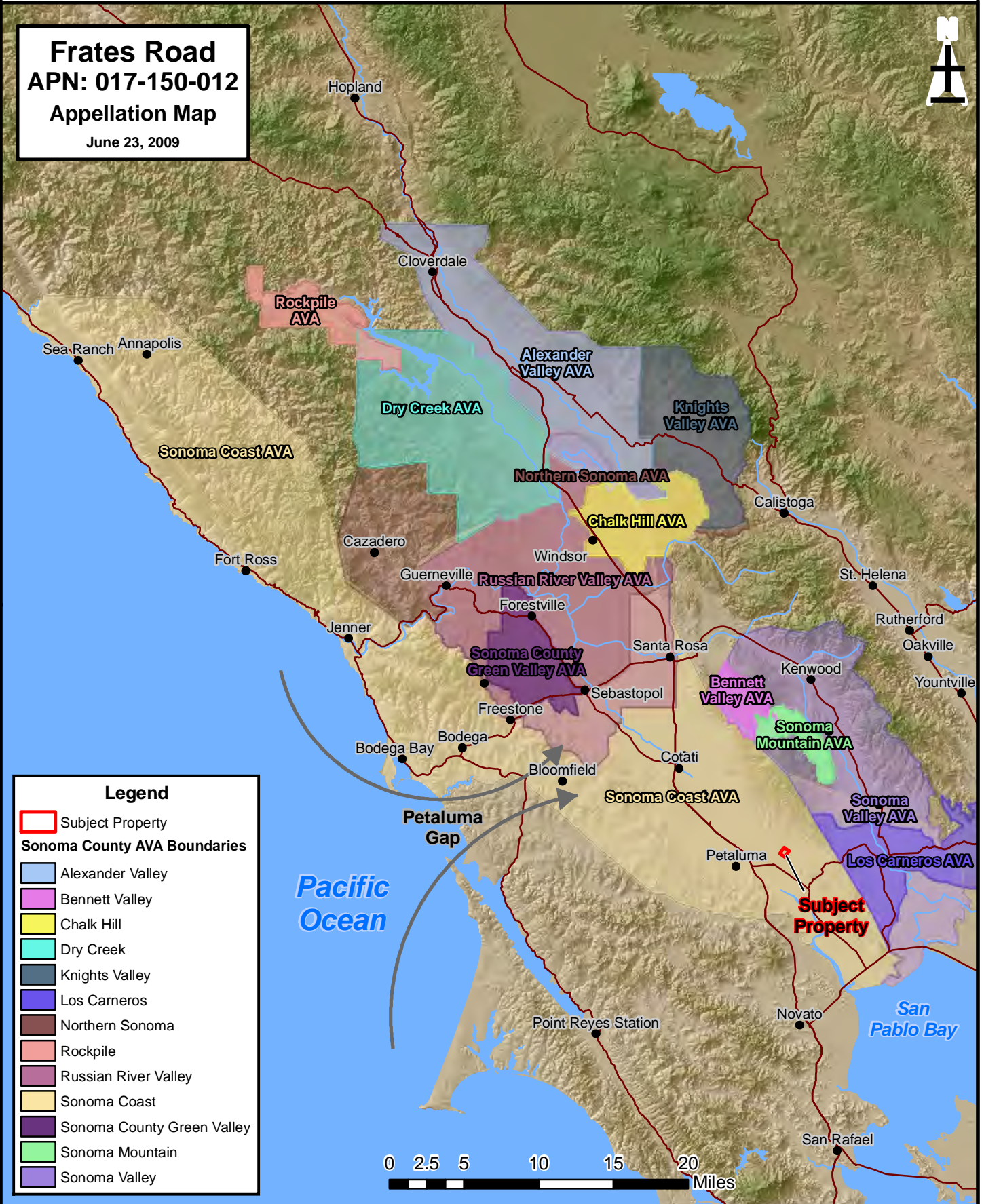
Legend

-  Approximate Property Boundary
-  1-acre Indicator Grid
-  Preliminary Plantable Acres
- Groundwater Availability Areas**
-  Major groundwater basin (Zone 1)
-  Marginal groundwater availability area (Zone 3)



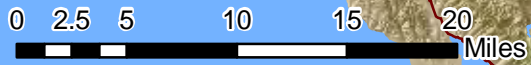


Frates Road
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Appellation Map
June 23, 2009



Legend

- Subject Property
- Sonoma County AVA Boundaries**
- Alexander Valley
- Bennett Valley
- Chalk Hill
- Dry Creek
- Knights Valley
- Los Carneros
- Northern Sonoma
- Rockpile
- Russian River Valley
- Sonoma Coast
- Sonoma County Green Valley
- Sonoma Mountain
- Sonoma Valley





View East to Sonoma Mountains



A Mostly-Level, 128 Acre Parcel



View Southeast to Stream



Approximately 122 Plantable Acres



Location at the Corner of Frates & Old Adobe Roads



A Well-Trafficked Route From Petaluma to Sonoma