

Premium Varietal Hillside Vineyard Estate in Redwood Valley



OFFERING MEMORANDUM

PRICE: \$1,450,000

Premium Varietal Hillside Vineyard Estate in Redwood Valley

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Salient Facts

LOCATION: 12800 Tomki Road, Redwood Valley, CA 95470

APN: 160-011-15 & 18

APPELLATION: Redwood Valley AVA

PARCEL SIZE: 78+/- acres

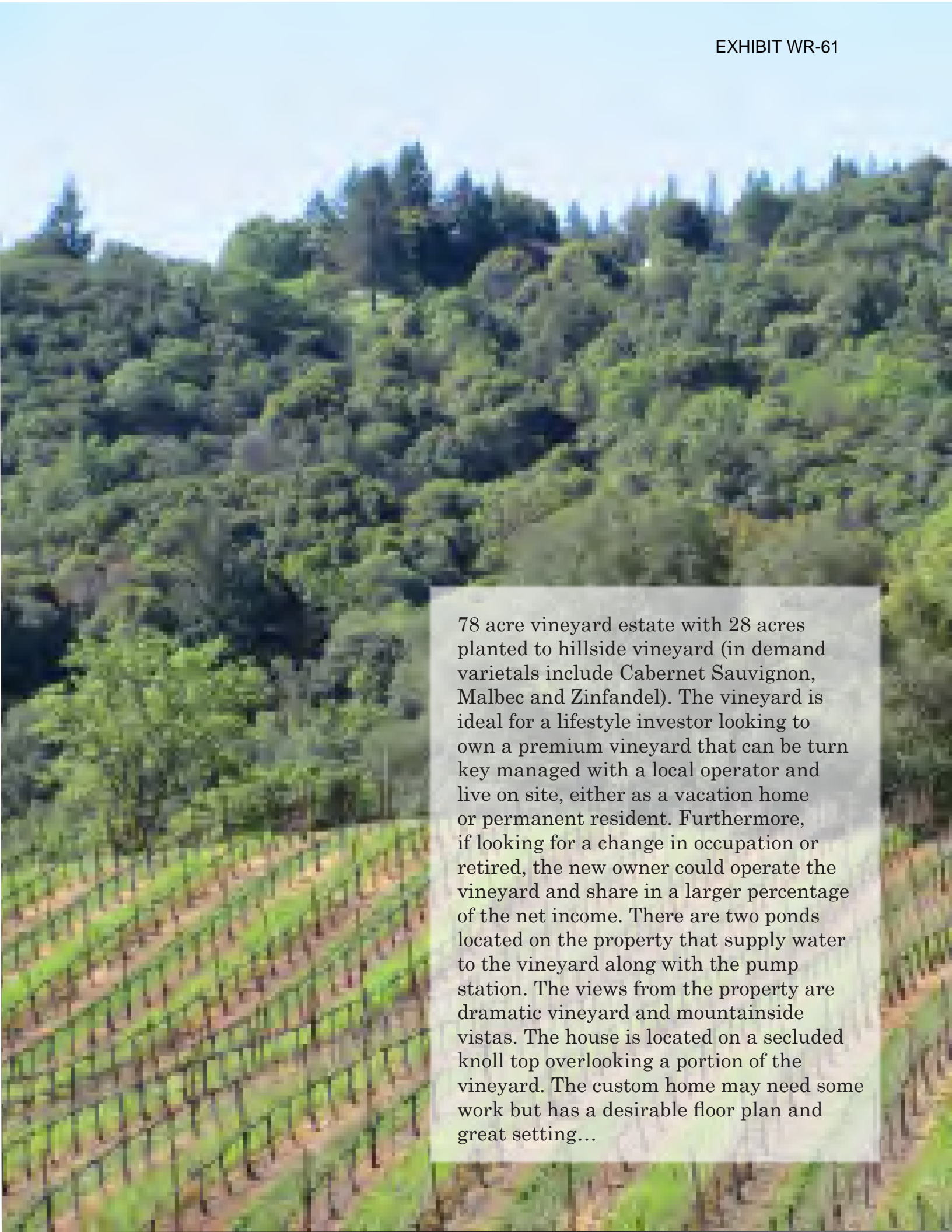
PLANTED ACRES: 16.6 acres planted to Zinfandel, 9.5 acres planted to Cabernet Sauvignon and 2.6 acres planted to Malbec. Rootstocks 110 R.

ESTATE HOME: Approx 2,800 square foot 2 bedroom, 3 bathroom home with open beam vaulted ceilings, large living room and vineyard views. The residence is currently occupied by the vineyard foreman.

ZONING: AG-40

WATER: 2 ponds (one large 32 acre foot, one small) that supply irrigation and frost protection to the vineyard. House has a domestic water hook-up from Redwood Valley Water District.

TAX STATUS: Tax Status: Williamson Act/Ag Preserve – reduced property taxes for continued AG use.



78 acre vineyard estate with 28 acres planted to hillside vineyard (in demand varietals include Cabernet Sauvignon, Malbec and Zinfandel). The vineyard is ideal for a lifestyle investor looking to own a premium vineyard that can be turn key managed with a local operator and live on site, either as a vacation home or permanent resident. Furthermore, if looking for a change in occupation or retired, the new owner could operate the vineyard and share in a larger percentage of the net income. There are two ponds located on the property that supply water to the vineyard along with the pump station. The views from the property are dramatic vineyard and mountainside vistas. The house is located on a secluded knoll top overlooking a portion of the vineyard. The custom home may need some work but has a desirable floor plan and great setting...

Photo Gallery



Historic Yields

<u>Tomki Ranch</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
Zinfandel	85.9	32.81	51.01	114.3	79.83	88.02
Cabernet Sauv	36.7	23.7	14.33	15.32	48.69	30.29
Malbec	0	0	0	9.11	8.83	4.26





County Overview

Location: Mendocino County is part of California's famous North Coast wine region. Directly north of Sonoma County, Mendocino County begins about 90 miles north of San Francisco. The Mendocino wine region is bounded by California's Coastal Mountain Range, the Pacific Ocean, and the great northern redwood forests.

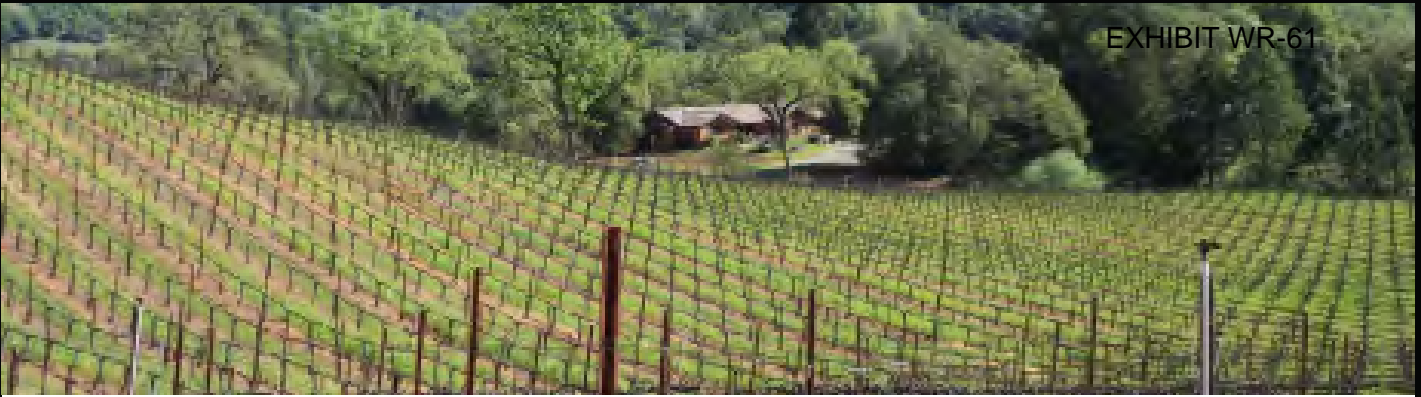
Geographic Features: Mendocino's vineyards are divided among several small Mayacamas and Coastal Range mountain valleys, following the drainages of the Russian and Navarro Rivers. Vineyards rise from the river plains, onto the benchlands above.

Grape Harvest Months: September-October
Average Summer Temperature Range: 45-95°F
Average Rainfall: 36.6 inches (in Ukiah)
Average Growing Season: 225 days
First Vineyards Planted: 1850s
Total County Acreage: 2,248,000
Total Vineyard Acreage: 15,500
Number of Vineyards: 340
Certified Organic: 25% of total vineyard acreage
Number of Wineries: 50
Principal Varietals:

Chardonnay
 Sauvignon Blanc
 Gewürztraminer
 Riesling
 Zinfandel
 Cabernet Sauvignon
 Pinot Noir
 Petite Sirah
 Syrah
 Viognier

Anderson Valley (BATF Approved Viticultural Area)
 McDowell Valley (BATF Approved Viticultural Area)
 Potter Valley (BATF Approved Viticultural Area)
 Cole Ranch (BATF Approved Viticultural Area)
 Redwood Valley (BATF Approved Viticultural Area)
 Yorkville Highlands (pending BATF approval)
 Ukiah Valley (proposed viticultural area)
 Sanel Valley (proposed viticultural area)
 Mendocino Ridge (BATF Approved Viticultural Area)





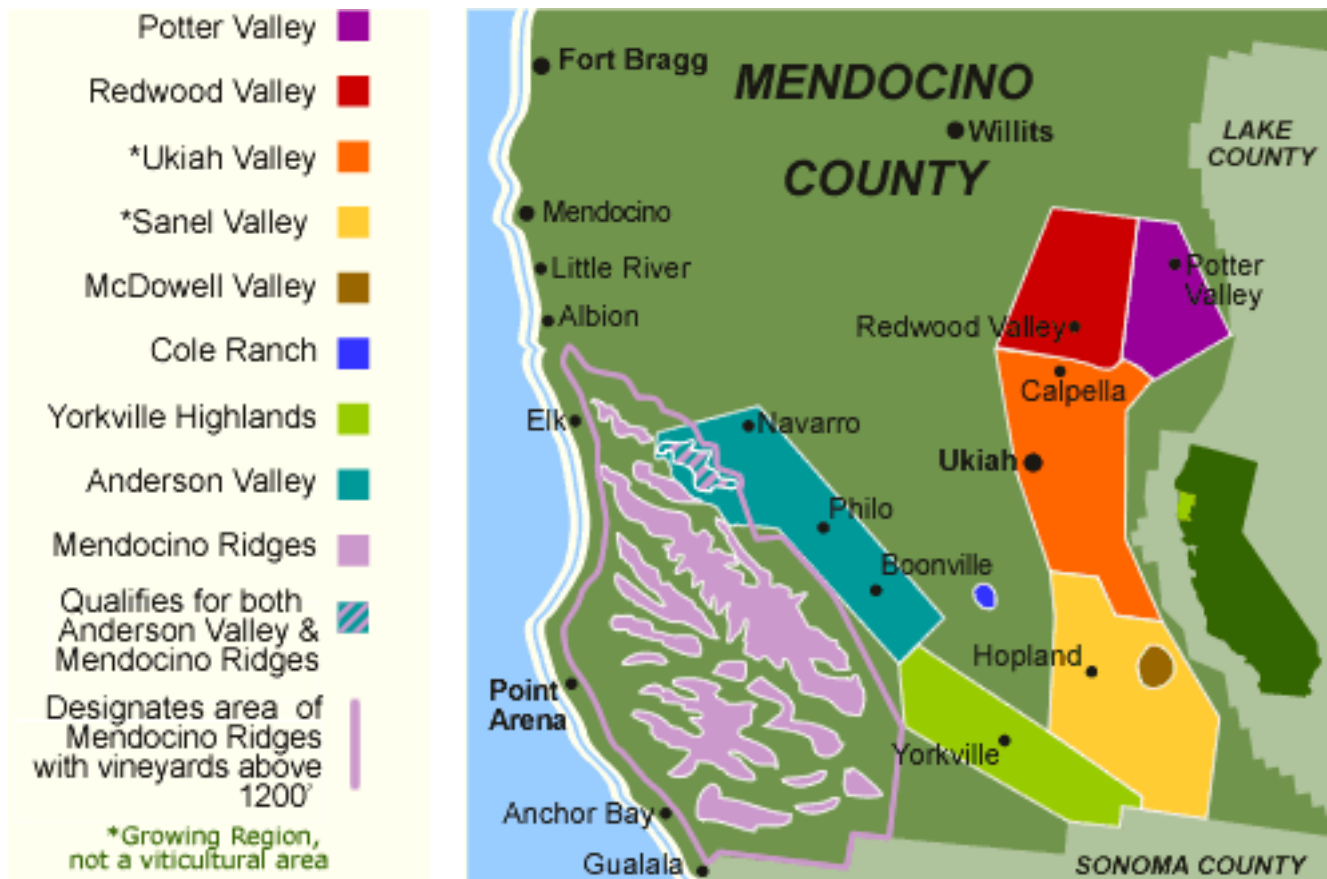
Appellation Overview

The Ukiah Valley, anchored by the county seat of Ukiah, is Mendocino's largest, most broad and open growing area. It extends along the Russian River (and US Highway 101) about 20 miles, from the Sanel Valley in the south to Redwood Valley in the north.

Cabernet Sauvignon and Zinfandel perform well on the benchlands above the Russian River. Chardonnay and Sauvignon Blanc are successful on the river plain.

Higher elevation vineyards near the town of Talmage, on the eastern side of the Valley, show promise with Italian and Rhone varietals.

Establishment of a BATF Approved Viticultural Area is under discussion in the Ukiah Valley.





Tony Ford

CalBRE # 01406167

NorCalVineyards

Wine Enthusiast / Sales

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1303 College Avenue, Santa Rosa, CA 95404

601 South State Street, Ukiah, CA 95482

338 Healdsburg Avenue, Healdsburg, CA 95448



*This information herein believed reliable but not guaranteed.
Each Office Independently Owned and Operated.*

Russian Creek Vineyards



OFFERING MEMORANDUM

PRICE: \$1,595,000



NORCALVINEYARDS

A Division of Remax Full Spectrum

"Specializing in Sales and Acquisitions of Vineyards, Wineries and Fine Estates."

www.norcalvineyards.com

SOUTH FELIZ CREEK

PLANTABLE LAND

350 MACMILLAN DRIVE ~ HOPLAND, CA 95449



\$ 2,400,000

SELLER IS OFFERING A 190± ACRE PROPERTY WITH 139 ACRES FORMERLY PLANTED TO VINES BUT NOW FALLOW. THE BALANCE OF THE RANCH, OR 51 ± ACRES, IS HILLSIDE AND WATERSHED. ACCESS IS FROM HIGHWAY 101 SOUTH OF HOPLAND ON FELIZ CREEK ROAD.

THERE ARE TWO PARCELS, A RESERVOIR AND BUILDING IMPROVEMENTS.

THE PROPERTY HAS A LONG HISTORY OF PRODUCING QUALITY FRUIT FOR THE SELLER'S WINERY.

Representation by:

PAUL SPITLER

DRE #00846225

V & E PROPERTIES

Cell: 707.480.7882

PLNDMN@EARTHLINK.NET

WWW.VANDEPROPERTIES.COM

SOUTH FELIZ CREEK**SALIENT DATA**

PROPERTY TOTAL ACRES: 190 ± Acres

PROPERTY FALLOW BUT ORIGINALLY PLANTED ACRES: 139 Acres

WATERSHED & HILLSIDE ACRES: 51 Acres

MENDOCINO COUNTY ASSESSOR PARCEL NUMBERS:

048-330-05 South Feliz Vineyard

048-330-10 South Feliz Vineyard

OWNERSHIP STRUCTURE:

The Feliz Ranch is owned by the Feliz Creek Limited Partnership. The partnership is owned by the five Brutocao brothers and sisters and a family friend.

FELIZ SOUTH:

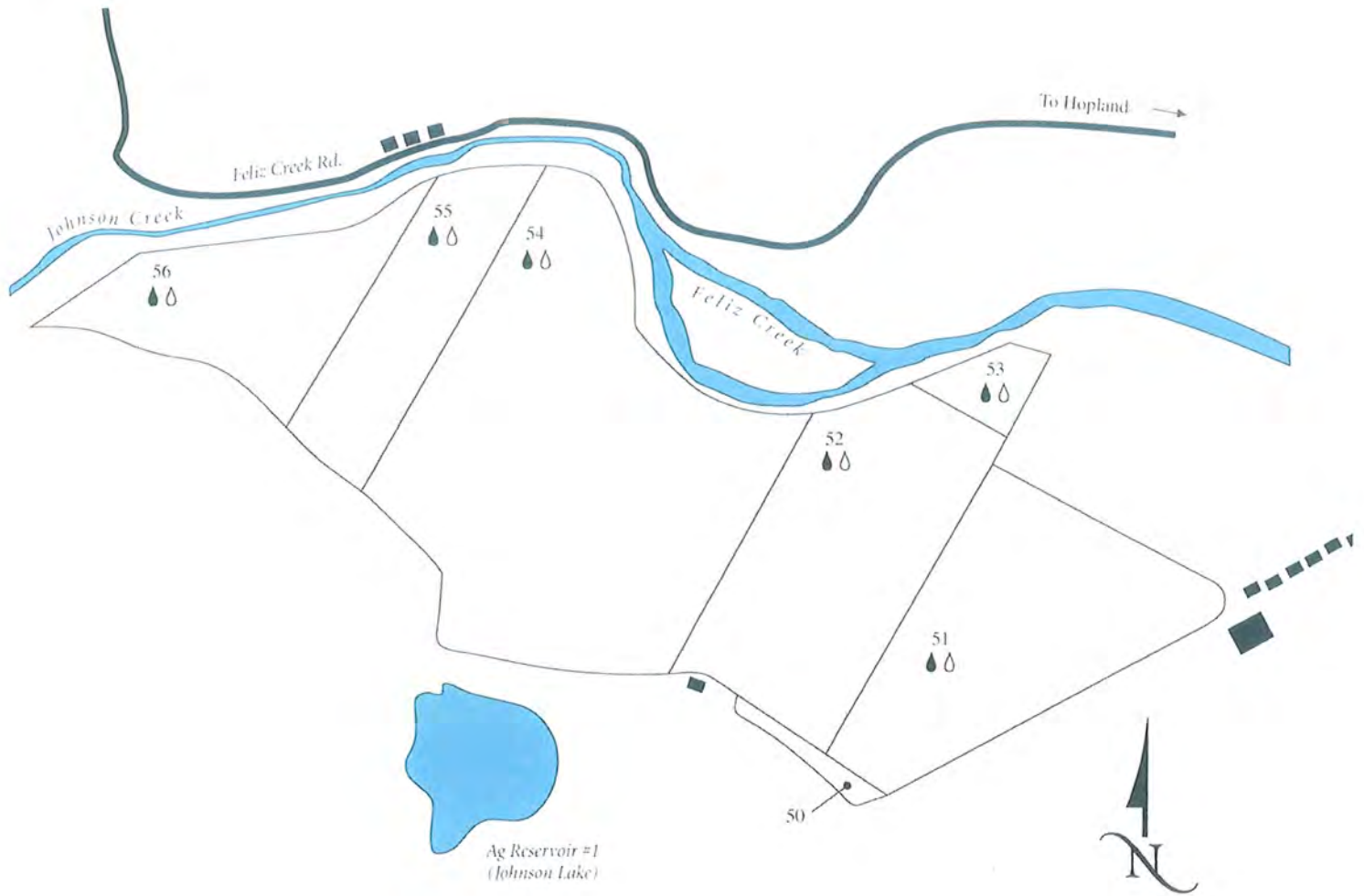
House Trailer – Approx. 500 sq. ft.

House Trailer – Approx. 400 sq. ft.

Redwood Cabin – Approx. 500 sq. ft.

Double-wide House Trailer – Approx. 1000 sq. ft.

Storage Shed – Open sided, approx. 600 sq. ft.



LEGEND	
00	Block Number
○	Sprinkler Irrigation
●	Drip Irrigation
■	Structures
⋯	Pulsating

Vinyard Data

Block	Aeres	Spacing	Varietal	Vines
50	2.00		Fallow	
51	26.78		Fallow	
52	26.45		Fallow	
53	2.88		Fallow	
54	53.53		Fallow	
55	12.70		Fallow	
56	14.23		Fallow	
Totals	138.57			

BRUTOCAO VINEYARDS SOUTH FELIZ RANCH



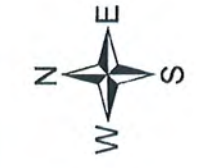
FELIZ CREEK RANCH

BEFORE BLA - PERIMETER ONLY

Parcel lines are approximate. Parcel lines on this map are NOT SURVEY LINES, they are for viewing purposes only and should not be used to determine legal boundary lines. Parcel line can be over 200 feet off. (Parcel lines are as of December 2008)

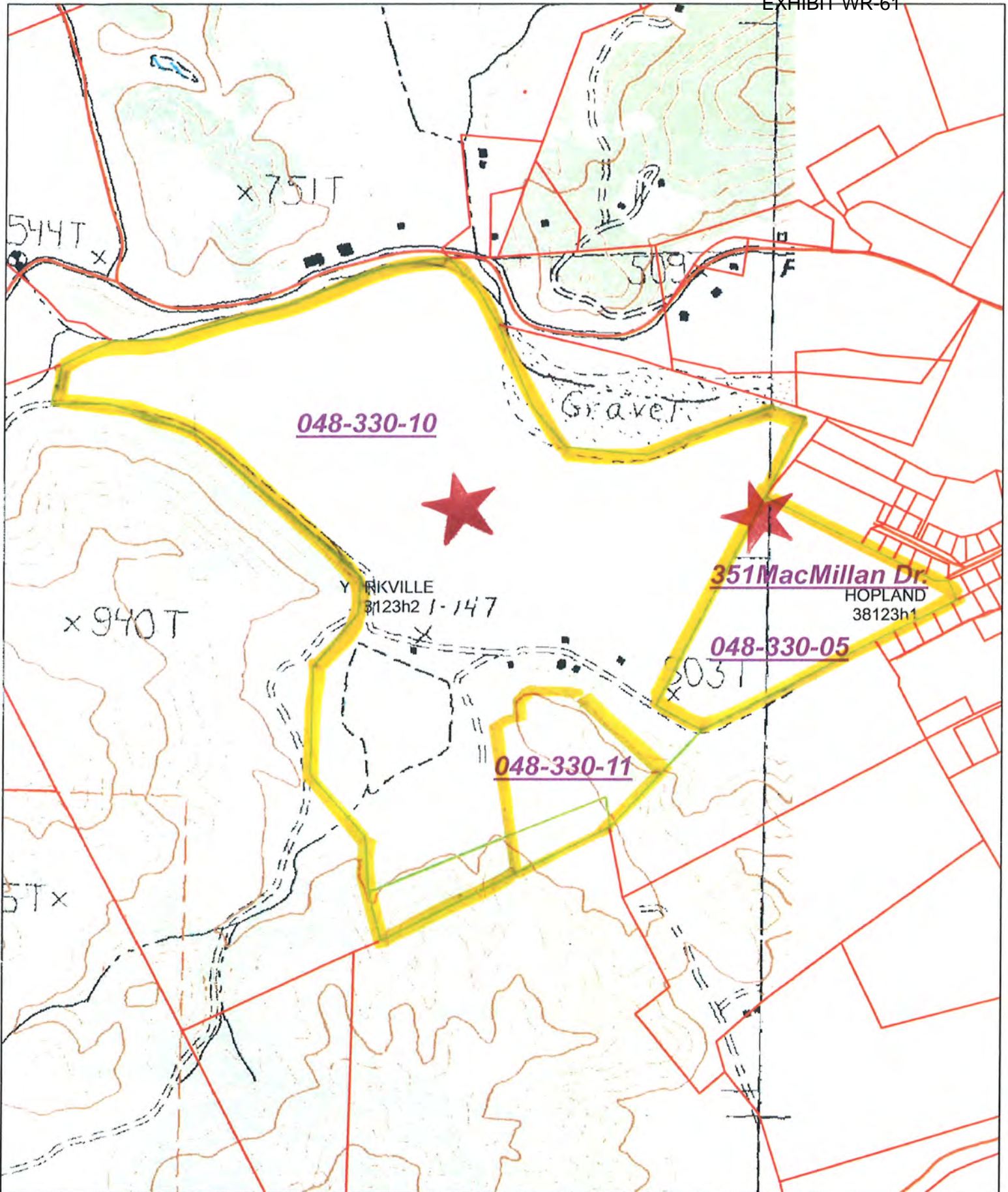
This map is provided as a visual display of County Information. Map prepared by Mendocino County Department of Planning & Building Services. Reasonable effort has been made to ensure the accuracy of the map and data provided; nevertheless, some information may not be accurate. THE MAPS AND ASSOCIATED DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND. Either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Do not make a business decision based on these data without first validating the information with appropriate County agency or other government entity





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925 462.5 0



Property Detail Report

Subject Property

**350 Macmillan Dr
Hopland, CA 95449
Mendocino County**



Owner Info:

Owner Name : Feliz Creek Limited Partnership	Recording Date : 02/01/1995
Tax Billing Address : Po Box 780	Annual Tax : \$1,484
Tax Billing City & State : Hopland CA	County Use Code : Irrigated Vineyard
Tax Billing Zip : 95449	Universal Land Use : Vineyard
Tax Billing Zip+4 : 0780	

Location Info:

School District : Ukiah	Carrier Route : R085
Census Tract : 118.00	Zoning : Ag40

Tax Info:

Tax ID : 048-330-05-00	Land Assessment : \$106,662
Tax Year : 2011	Total Assessment : \$106,662
Annual Tax : \$1,484	Tax Area : 154019
Assessment Year : 2011	Lot Number : 5

Characteristics:

Lot Sq Ft : 1,333,807	Lot Acres : 30.62
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Last Market Sale:

Recording Date : 02/01/1995	Owner Name : Feliz Creek Limited Partnership
Document No : 2814	Seller : Owner Record
Deed Type : Deed (Reg)	

Sales History:

Recording Date : 08/25/2006	02/01/1995	10/00/1988
Nomina : Y		
Buyer Name : Brutocao Vineyards Inc	Feliz Creek Ltd Ptshp	
Seller Name : Brutoco Engineering & Const In	Owner Record	
Document No : 16866	2814	18104
Document Type : Grant Deed	Deed (Reg)	Deed (Reg)

Mortgage History:

Mortgage Date : 08/25/2006	10/00/1988
Mortgage Amt : \$750,554	\$16,255,300
Mortgage Lender : American Agcredit	
Mortgage Type : Conventional	Conventional
Borrower 1 : Brutocao Vineyards Inc	
Borrower 2 : Feliz Creek	

Courtesy of PAUL SPITLER
BAREIS

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail Report

Subject Property

Mendocino County

Owner Info:

Owner Name : Feliz Creek Limited Partnership	Tax Billing Zip+4 : 0780
Tax Billing Address : Po Box 780	Annual Tax : \$3,002
Tax Billing City & State : Hopland CA	County Use Code : Dry Range
Tax Billing Zip : 95449	Universal Land Use : Pasture

Location Info:

School District : Ukiah	Census Tract : 118.00
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Tax Info:

Tax ID : 048-330-10-00	Land Assessment : \$209,881
Tax Year : 2011	Total Assessment : \$209,881
Annual Tax : \$3,002	Tax Area : 154076
Assessment Year : 2011	Lot Number : 10

Characteristics:

Lot Sq Ft : 6,969,600	Lot Acres : 160
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Last Market Sale:

Owner Name : **Feliz Creek Limited Partnership**

Courtesy of PAUL SPITLER
BAREIS

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Wagner Bonsignore

Consulting Civil Engineers, A Corporation

Nicholas F. Bonsignore, P.E.
Robert C. Wagner, P.E.
Paula J. Whealen
Henry S. Matsunaga

James C. Hanson
Consulting Civil Engineer
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Brad E. Newton, Ph.D., P.G.
David Houston, P.E.
David P. Lounsbury, P.E.
Vincent Maples, P.E.
Emily MacDonald
Ryan E. Stoffus

MEMORANDUM

To: Len Brutocao, Brutocao Vineyards

From: Paula J. Whealen, Principal

Date: January 27, 2012

Re: Water Rights - Feliz Creek Ranch, Mendocino County

This is to provide you with a summary of the water rights pertinent to the Feliz Creek Ranch in Mendocino County. The Ranch is located on either side of Feliz Creek west of the town of Hopland. Below is a brief description of the one existing appropriative License, the two pending water right applications for permit, and the eight Statements of Water Diversion and Use associated with the Ranch.

Appropriative Water Rights

Water Right License 10624 (Application 23250)

License 10624 was issued by the State Water Resources Control Board (SWRCB) and has a priority date of March 21, 1969. This License allows for the diversion of water from Feliz Creek during the period March 1 through April 13 at a rate of about 144 gpm for frost protection purposes, and from May 1 through June 15 at a rate of about 40 gpm for irrigation purposes. Water under this License can be used to serve 27 acres of land north of Feliz Creek. The diversion facility associated with this License was destroyed several years ago during high flows and has not been reestablished. The remaining three diversion facilities on Feliz Creek are covered under other water right applications (see below). The SWRCB will be so notified of the loss of the diversion facility in the 2012 Report of Licensee and, accordingly, the License will be cancelled. Attached is a copy of License 10624.

Pending Water Right Application 30779

Application 30779 was filed with the SWRCB in 1998 and seeks the right to store up to 182 acre-feet annually in the existing Johnson Reservoir for the irrigation, heat control and frost protection of up to 288 acres (planted to vineyard at the time of filing). Johnson Reservoir is an

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onstream reservoir that fills from its naturally tributary watershed area. Application 30779 also seeks the right to divert water from Feliz Creek from December 15 through March 31 for storage in Johnson Reservoir. All diversion facilities are in place and have been in operation for many years prior to the filing of Application 30779. Attached is a map showing the location of the 288 acre 'place of use', the Johnson Reservoir and the diversion facility at Point of Diversion (POD) #4 that serves it.

Johnson Reservoir was constructed in 1960 and has been inspected by the Division of Safety of Dams (DSOD). DSOD has determined the dam to be of sufficient size to be under its jurisdiction. A geologic evaluation of the dam was performed in 1999 by The Geoservices Group who prepared a summary of its findings in a report titled Engineering Geologic Evaluation, Johnson Ranch Dam, dated November 8, 2000. Inspections of the dam by our office, DSOD and from the geologic evaluations show that existing dam embankment, spillway and outlet conduit will require modifications to meet DSOD criteria for safety. The predominate issues with the dam are: 1) the dam was constructed without an underseepage cutoff trench, 2) the dam was built over potentially liquefiable sands and gravel deposits, 3) the dam contains areas of low-strength soils within the embankment section, 4) the spillway is founded on embankment fill, and 5) the steel outlet pipe is not concrete encased.

We understand through conversations with DSOD and from our experience that all of the above issues can be successfully addressed upon completion of the engineering evaluation, design and construction of required dam improvements. Although the dam is "illegal" and is in violation of State regulations, DSOD still periodically inspects the dam and prepares a report on its status. In its latest inspection report (copy attached) DSOD states that maintenance operation including vegetation and rodent control has been excellent and in spite of its awareness of the various structural issues with the dam, has determined that the dam is adequate for continued use at the minimum storage level (no boards in spillway) until the dam stability and safety issues can be fully addressed. The capacity of Johnson Reservoir with 8 feet of boards in the spillway is approximately 182 acre-feet. The capacity *without* the boards in the spillway is approximately 115 acre-feet.

Pending Water Right Application 30780

Application 30780 was also filed with the SWRCB in 1998 and seeks the right to store water in four existing reservoirs. Specifically, up to 49 acre-feet each in three existing storage reservoirs, the Upper, Middle and Back Lakes, and up to 20 acre-feet in the Sawdust Pond, all of which are shown on the attached map. These reservoirs are onstream and fill from their naturally tributary watershed areas. Application 30780 also seeks the right to divert water from December 15 through March 31 from two diversion facilities on Feliz Creek located at POD #5 and #6 (see map). Water in these reservoirs is used for irrigation, heat control and frost protection of up to 288 acres (planted to vineyard at the time of filing).

Wagner Bonsignore
 Consulting Civil Engineers - A Corporation

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The existing reservoirs are in the process of being surveyed to determine their actual capacities. When those surveys are completed, Application 30780 will be amended to reflect the actual storage capacities of those reservoirs.

Statements of Water Diversion and Use 16836, 16670, 16837, 16838, 16839, 16840, 16841 and 16842

These Statements were required to be filed in 2010 pursuant to a change in the Water Code (Sections 5100-5108) that required a Statement be filed for each point at which water is being diverted, including those diversions already named in pending water right applications. Therefore, we filed Statements for the Johnson Reservoir, Upper, Back and Middle Lakes, Sawdust Pond, and the three diversion facilities on Feliz Creek. These Statements indicate that the diversions are being sought under claim of riparian right and under pending water right Applications 30779 and 30780. Upon issuance of water right permits on pending Applications 30779 and 30780, these Statements will be cancelled. In the interim, you are required to file tri-annual Supplemental Statements of Water Diversion and Use to report the monthly water use made from each diversion point.

Status of Pending Applications

The SWRCB has determined the two pending water right applications exempt from the requirements of the Californian Environmental Quality Act (CEQA) as all of the facilities and place of use were existing at the time the applications were filed. However, the project will require an assessment of the impacts to public trust resources, which generally pertains to endangered anadromous fish (steelhead) and habitat downstream of your project. This work will include a reconnaissance-level habitat assessment, the classification of affected streams, and the identification of the upper limit of anatomy (ULA). The ULA is the most upstream point in that stream system that anadromous fish (such as salmon and steelhead) can migrate when they return from their time spent in saltwater to spawn. This is important because it will determine at which point on or downstream of the property the flow needs of these anadromous fish need to be considered.

The Preliminary Work Plan for this assessment must be submitted for approval by the State Water Board. A report summarizing pertinent findings from the site visit would be submitted to the State Water Board for their review and confirmation. The environmental consulting firm of AES has been retained to do the public trust resources analyses for this Ranch. The status of the environmental review is set forth in AES' November 2011 status report (attached).

Monitoring and Reporting of Water Diversions and Use

It is our understanding that the Ranch currently monitors the monthly amounts of water diverted from Feliz Creek and to the reservoirs, and that amount withdrawn from the reservoirs

Wagner Bonsignore
Consulting Law Engineers Architects

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in accordance with the requirements of the Statements of Water Diversion and Use. Our office will be filing those tri-annual reports with the SWRCB using that information.

SWRCB's Russian River Frost Protection Regulation

In 2011, the SWRCB adopted the Russian River Frost Regulation (Regulation) that pertains to anyone in the Russian River watershed that diverts water from the Russian River stream system, including the pumping of hydraulically connected groundwater, for frost protection purposes during the period March 15 through May 15.

Feliz Creek Ranch is subject to that Regulation and is required to submit a Water Demand Management Plan (WDMP) to the SWRCB by February 1, 2012 for its diversions. The WDMP would serve to regulate and report on diversions in the region during the frost protection period. The WDMP will eventually require *hourly* streamflow monitoring on critical reaches of the streams from which you are diverting, and the duration of frost events and the amount of water used during each event.

We trust the foregoing and enclosed provides you with the information you requested. Please contact me if you have any questions.

Encl. ✓

Wagner Bonsignore
A CONSULTING AND ENGINEERING CORPORATION



STATE OF CALIFORNIA
THE RESOURCES AGENCY
STATE WATER RESOURCES CONTROL BOARD
DIVISION OF WATER RIGHTS

License for Diversion and Use of Water

APPLICATION 23250PERMIT 15971LICENSE 10624

THIS IS TO CERTIFY, That

KUNDE CORPORATION
11011 SONOMA HIGHWAY, GLEN ELLEN, CALIFORNIA 95442 *(over)*

HAS *made proof as of* JULY 22, 1974 *(the date of inspection)*
to the satisfaction of the State Water Resources Control Board of a right to the use of the water of
FELIZ CREEK IN MENDOCINO COUNTY

tributary to RUSSIAN RIVER

for the purpose of IRRIGATION AND FROST PROTECTION USES
under Permit 15971 of the Board and that the right to the use of this water has been perfected
in accordance with the laws of California, the Regulations of the Board and the permit terms; that the
priority of this right dates from MARCH 21, 1969 and that the amount of water to which
this right is entitled and hereby confirmed is limited to the amount actually beneficially used for the stated
purposes and shall not exceed THIRTY TWO-HUNDREDTHS (0.32) CUBIC FOOT PER SECOND, TO BE
DIVERTED FROM MARCH 1 TO APRIL 30 OF EACH YEAR FOR FROST PROTECTION AND NINE-
HUNDREDTHS (0.09) CUBIC FOOT PER SECOND, TO BE DIVERTED FROM MAY 1 TO JUNE 15
OF EACH YEAR FOR IRRIGATION. THE EQUIVALENT OF SUCH CONTINUOUS FLOW ALLOWANCE
FOR ANY 30-DAY PERIOD MAY BE DIVERTED IN A SHORTER TIME IF THERE IS NO INTER-
FERENCE WITH OTHER VESTED RIGHTS. THE MAXIMUM AMOUNT DIVERTED UNDER THIS LICENSE
SHALL NOT EXCEED 25 ACRE-FEET PER YEAR.

THE POINT OF DIVERSION OF SUCH WATER IS LOCATED:

SOUTH 2,328 FEET AND EAST 1,008 FEET FROM NW CORNER OF SECTION 24, T13N, R12W,
MDB&M, BEING WITHIN SW $\frac{1}{4}$ OF NW $\frac{1}{4}$ OF SAID SECTION 24.

A DESCRIPTION OF LANDS OR THE PLACE WHERE
SUCH WATER IS PUT TO BENEFICIAL USE IS AS FOLLOWS:

27 ACRES WITHIN NW $\frac{1}{4}$ OF SECTION 24, T13N, R12W, MDB&M.

THE QUANTITY OF WATER DIVERTED UNDER THIS LICENSE IS SUBJECT TO MODIFICATION
BY THE STATE WATER RESOURCES CONTROL BOARD, IF, AFTER NOTICE TO THE LICENSEE AND
AN OPPORTUNITY FOR HEARING, THE BOARD FINDS THAT SUCH MODIFICATION IS NECESSARY
TO MEET WATER QUALITY OBJECTIVES IN WATER QUALITY CONTROL PLANS WHICH HAVE BEEN
OR HEREAFTER MAY BE ESTABLISHED OR MODIFIED PURSUANT TO DIVISION 7 OF THE WATER
CODE. NO ACTION WILL BE TAKEN PURSUANT TO THIS PARAGRAPH UNLESS THE BOARD FINDS
THAT (1) ADEQUATE WASTE DISCHARGE REQUIREMENTS HAVE BEEN PRESCRIBED AND ARE IN
EFFECT WITH RESPECT TO ALL WASTE DISCHARGES WHICH HAVE ANY SUBSTANTIAL EFFECT
UPON WATER QUALITY IN THE AREA INVOLVED, AND (2) THE WATER QUALITY OBJECTIVES
CANNOT BE ACHIEVED SOLELY THROUGH THE CONTROL OF WASTE DISCHARGES.

UPON A JUDICIAL DETERMINATION THAT THE PLACE OF USE UNDER THIS LICENSE OR A PORTION THEREOF IS ENTITLED TO THE USE OF WATER BY RIPARIAN RIGHT, THE RIGHT SO DETERMINED AND THE RIGHT ACQUIRED UNDER THIS LICENSE SHALL NOT RESULT IN A COMBINED RIGHT TO THE USE OF WATER IN EXCESS OF THAT WHICH COULD BE CLAIMED UNDER THE LARGER OF THE TWO RIGHTS.

FOR THE PROTECTION AND PRESERVATION OF FISHLIFE, LICENSEE SHALL BYPASS A MINIMUM FLOW OF ONE CUBIC FOOT PER SECOND, OR THE NATURAL FLOW, WHICHEVER IS LESS, FROM MARCH 1 TO MAY 31. THE PROVISIONS OF THIS PARAGRAPH ARE BASED UPON A BILATERAL AGREEMENT BETWEEN LICENSEE AND THE DEPARTMENT OF FISH AND GAME AND SHALL NOT BE CONSTRUED AS A FINDING BY THE STATE WATER RESOURCES CONTROL BOARD THAT THE AMOUNT OF WATER NAMED HEREIN IS EITHER ADEQUATE OR REQUIRED FOR THE MAINTENANCE OF FISHLIFE.

Licensee shall allow representatives of the Board and other parties, as may be authorized from time to time by the Board, reasonable access to project works to determine compliance with the terms of this license.

All rights and privileges under this license, including method of diversion, method of use and quantity of water diverted are subject to the continuing authority of the Board in accordance with law and in the interest of the public welfare to prevent waste, unreasonable use, unreasonable method of use or unreasonable method of diversion of said water.



Reports shall be filed promptly by licensee on appropriate forms which will be provided for the purpose from time to time by the Board.

The right hereby confirmed to the diversion and use of water is restricted to the point or points of diversion herein specified and to the lands or place of use herein described.

This license is granted and licensee accepts all rights herein confirmed subject to the following provisions of the Water Code:

Section 1625. Each license shall be in such form and contain such terms as may be prescribed by the Board.

Section 1626. All licenses shall be under the terms and conditions of this division (of the Water Code).

Section 1627. A license shall be effective for such time as the water actually appropriated under it is used for a useful and beneficial purpose in conformity with this division (of the Water Code) but no longer.

Section 1628. Every license shall include the enumeration of conditions therein which in substance shall include all of the provisions of this article and the statement that any appropriator of water to whom a license is issued takes the license subject to the conditions therein expressed.

Section 1629. Every licensee, if he accepts a license does so under the conditions precedent that no value whatsoever in excess of the actual amount paid to the State therefor shall at any time be assigned to or claimed for any license granted or issued under the provisions of this division (of the Water Code), or for any rights granted or acquired under the provisions of this division (of the Water Code), in respect to the regulation by any competent public authority of the services or the price of the services to be rendered by any licensee or by the holder of any rights granted or acquired under the provisions of this division (of the Water Code) or in respect to any valuation for purposes of sale to or purchase, whether through condemnation proceedings or otherwise, by the State or any city, city and county, municipal water district, irrigation district, lighting district, or any political subdivision of the State, of the rights and property of any licensee, or the possessor of any rights granted, issued, or acquired under the provisions of this division (of the Water Code).

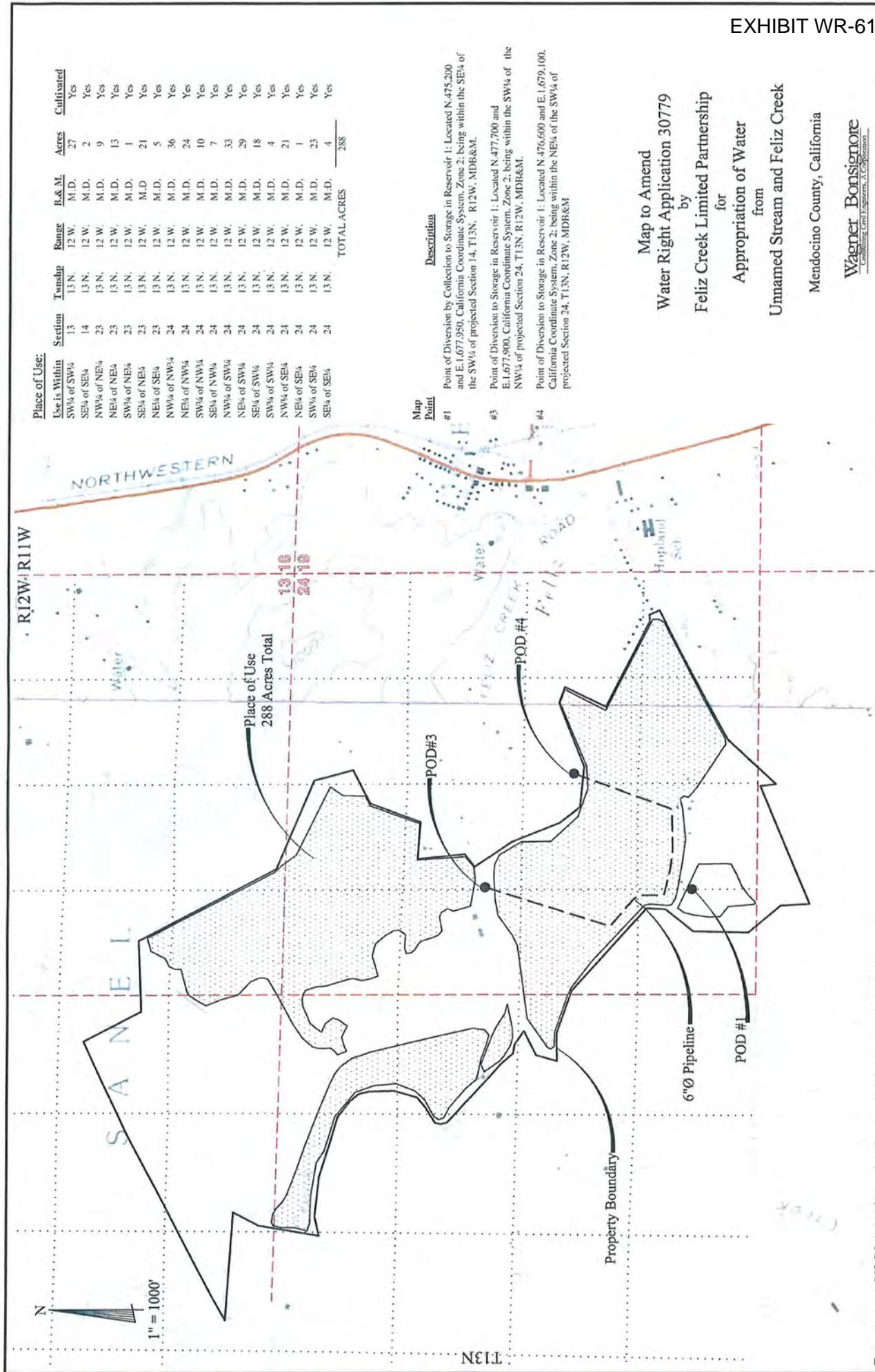
Section 1630. At any time after the expiration of twenty years after the granting of a license, the State or any city, city and county, municipal water district, irrigation district, lighting district, or any political subdivision of the State shall have the right to purchase the works and property occupied and used under the license and the works built or constructed for the enjoyment of the rights granted under the license.

Section 1631. In the event that the State, or any city, city and county, municipal water district, irrigation district, lighting district, or political subdivision of the State so desiring to purchase and the owner of the works and property cannot agree upon the purchase price, the price shall be determined in such manner as is now or may hereafter be provided by law for determining the value of property taken in eminent domain proceedings.

Dated: APR 19 1976

STATE WATER RESOURCES CONTROL BOARD

R. J. Rowledge
Chief, Division of Water Rights



Place of Use:

Use is Within	Section	Township	Range	B.&M.	Acres	Cultivated
SW¼ of SW¼	13	13 N.	12 W.	M.D.	27	Yes
SE¼ of SE¼	14	13 N.	12 W.	M.D.	2	Yes
NW¼ of NE¼	23	13 N.	12 W.	M.D.	9	Yes
NE¼ of NE¼	23	13 N.	12 W.	M.D.	13	Yes
SW¼ of NE¼	23	13 N.	12 W.	M.D.	1	Yes
SE¼ of NE¼	23	13 N.	12 W.	M.D.	21	Yes
NE¼ of SE¼	23	13 N.	12 W.	M.D.	5	Yes
NW¼ of NW¼	24	13 N.	12 W.	M.D.	36	Yes
NE¼ of NW¼	24	13 N.	12 W.	M.D.	24	Yes
SW¼ of NW¼	24	13 N.	12 W.	M.D.	10	Yes
SE¼ of NW¼	24	13 N.	12 W.	M.D.	7	Yes
NW¼ of SW¼	24	13 N.	12 W.	M.D.	33	Yes
NE¼ of SW¼	24	13 N.	12 W.	M.D.	29	Yes
SE¼ of SW¼	24	13 N.	12 W.	M.D.	18	Yes
SW¼ of SW¼	24	13 N.	12 W.	M.D.	4	Yes
NW¼ of SE¼	24	13 N.	12 W.	M.D.	21	Yes
NE¼ of SE¼	24	13 N.	12 W.	M.D.	1	Yes
SW¼ of SE¼	24	13 N.	12 W.	M.D.	23	Yes
SE¼ of SE¼	24	13 N.	12 W.	M.D.	4	Yes
TOTAL ACRES					288	

Map Point

- #1 Point of Diversion by Collection to Storage in Reservoir 1: Located N. 475,200 and E. 1,677,950, California Coordinate System, Zone 2; being within the SE¼ of the SW¼ of projected Section 14, T13N., R12W., MDB&M.
- #3 Point of Diversion to Storage in Reservoir 1: Located N. 477,700 and E. 1,677,900, California Coordinate System, Zone 2; being within the SW¼ of the NW¼ of projected Section 24, T13N., R12W., MDR&M.
- #4 Point of Diversion to Storage in Reservoir 1: Located N. 476,600 and E. 1,679,100, California Coordinate System, Zone 2; being within the NE¼ of the SW¼ of projected Section 24, T13N., R12W., MDR&M.

Map to Amend
 Water Right Application 30779
 by
 Feliz Creek Limited Partnership
 for
 Appropriation of Water
 from
 Unnamed Stream and Feliz Creek

Mendocino County, California

Wagner Bonsignore
 CONSULTING CIVIL ENGINEERS & ARCHITECTS

The Resources Agency
Department of Water Resources
Division of Safety of Dams

Memorandum of Field Inspection
Johnson Ranch Dam (Violation), Mendocino County

Jim Lowe
December 7, 2010

J. Lowe
9 Dec 2010
9/11/10 12/13/10

Feb
12/9/10

Introduction

This December 7, 2010 inspection was a periodic evaluation, and was made in the company of Mr. Len Brutocao. The weather was clear and cool and the reservoir elevation was 0.1 foot above the concrete spillway invert, approximately 7.9 feet below the dam crest elevation.

The earth embankment is of jurisdictional size with a height of 26 feet, a crest length of 680 feet, and a storage capacity of approximately 182 acre-feet with 8 feet of stoplogs installed. In the absence of boards, there is 8 feet of total freeboard. The embankment was constructed and is being maintained without approval of the Department of Water Resources, in violation of Section 6077 of the California Water Code.

During the December 5, 2005 inspection, Mr. Brutocao mentioned that progress was being made on his water rights application. At present, his consultant is performing an environmental impact study with oversight by the State Water Resources Control Board.

Structural deficiencies that have been observed and noted up to this point are as follows:

1. The concrete spillway structure is founded on embankment fill.
2. The outlet pipe is unencased.
3. Relatively low blow counts (N=5 to N=6) scattered within the embankment suggests areas of low strength.
4. The in-place sandy and gravelly alluvial soils under the embankment may not contain enough clay to preclude liquefaction.

Location

Johnson Ranch Dam is located within the SW-1/4 of Section 24, T.13 N., R.12 W., MDB&M; approximately one mile southwest of Hopland, California. Coordinates are N38.96555, W123.13299.

Inspection

The visible portions of the upstream and downstream faces, the crest, and the abutment contacts remain in satisfactory condition with no indication of surficial distress or instability. Similar to the previous inspection of November 17, 2009, moderate desiccation cracking frequently evident during the summer months was largely absent with the advent of the cooler fall and early winter season.

Memorandum of Field Inspection
Johnson Ranch
Mendocino County
December 7, 2010
Page 2 of 3

Vegetation control along the crest, downstream face, and toe remains excellent; these portions of the embankment are covered with recently cut grass and other low ground cover that provides protection against erosion without hindering inspection and monitoring for defects. Tule and cattails also remain under control along the upstream face water line, essentially eliminating this critical portion of the embankment as habitat for destructive burrowing rodents. Similar to recent past inspections rodent control remains satisfactory throughout the embankment, and signs of rodent activity are almost entirely absent.

The spillway approach and exit channel were open and clear of vegetation or debris, and as directed during previous inspections wood timber stop logs have been kept out of the spillway control section. Mr. Brutocao confirmed that minor cracking along the shotcrete spillway chute noted in the November 2009 inspection has been repaired, but spilling water prevented inspection of the recently completed work.

A large slide gate valve, of unknown size but probably on the order of 20 to 24 inches in diameter, provides upstream control for the unencased outlet. Downstream control just upstream of the pumping plant is provided by a recently installed 12-inch geared head drive butterfly valve. Both upstream and downstream controls were fully cycled and found to be in satisfactory operating condition. Approximately 103 revolutions of the handwheel are required to fully open or fully close the upstream control.

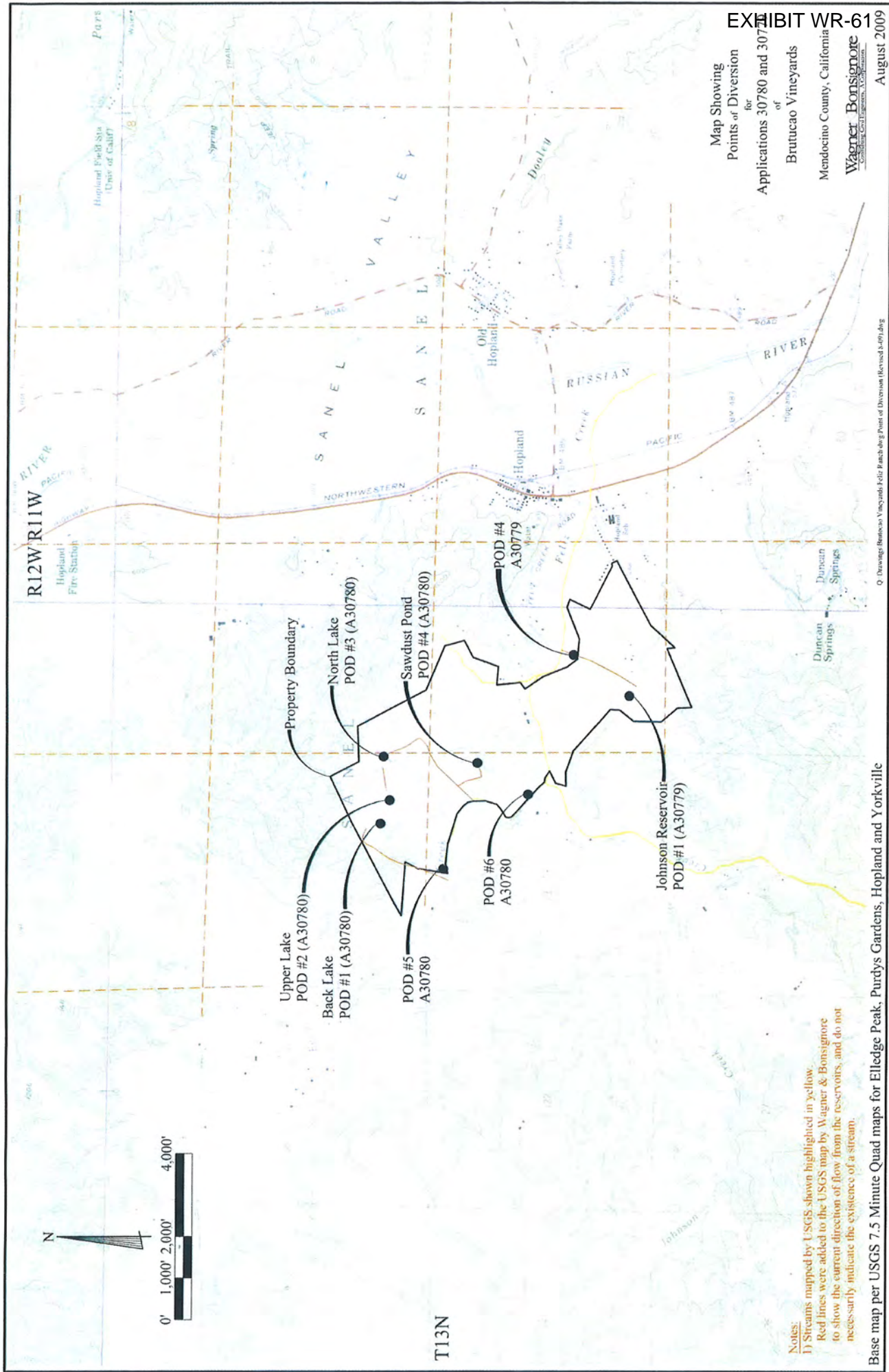
Similar to the 2009 inspection, but in contrast to the December 2006 inspection when clear seepage of approximately two to three gallons per minute was flowing from the area between the downstream toe of the embankment and the irrigation pumping plant pad, no overland flow was observed. The foundation drain at the toe of the embankment, noted in the 12 November 1998 inspection report, could not be located and is likely buried within the aforementioned seepage area, which has since been modified by the installation of a gravel drain interceptor trench and diversion pipe which extends to the outlet discharge channel.

Discussion

Johnson Ranch Dam remains in "violation" status pending removal of the dam and reservoir from jurisdictional size, or modification of the dam pursuant to plans and specifications approved by the DSOD.

Conclusion

From the known information and the visual inspection, the dam, reservoir, and the appurtenances are judged adequate for interim use pending modification of the dam pursuant to plans and specifications approved by the DSOD, and the continued exclusion of all stoplogs from within the spillway structure.



Map Showing
Points of Diversion
for
Applications 30780 and 30779
of
Brutucaos Vineyards

Mendocino County, California
Wagner Bonsignore
Consulting Civil Engineers, LLP
August 2009

Notes:
1) Streams mapped by USGS shown highlighted in yellow.
Red lines were added to the USGS map by Wagner & Bonsignore
to show the current direction of flow from the reservoirs, and do not
necessarily indicate the existence of a stream.

Base map per USGS 7.5 Minute Quad maps for Ellledge Peak, Purdys Gardens, Hopland and Yorkville

Q: Drawing: Brutucaos Vineyards Field Ranch; Point of Diversion (Revised) 4.6.09.dwg

PROGRESS REPORT #19**Feliz Creek Limited Partnership Water Rights Project
Applications 30779 and 30780****November 30, 2011*****INTRODUCTION***

This progress report has been prepared in accordance with the Memorandum of Understanding (MOU) entered into for the subject project by Analytical Environmental Services (AES), the State Water Resources Control Board (State Water Board), Division of Water Rights (Division), and Feliz Creek Limited (Ltd.) Partnership (Applicant) on December 13, 2006.

TASK 1 – PROJECT INITIATION

The Preliminary Work Plan for the project was submitted for Division review on February 13, 2007. The Division provided comments on the Preliminary Work Plan on March 22, 2007. Existing information about the project has been reviewed from the Division's files. The Environmental Setting and Baseline Description was submitted to the Division for review on January 25, 2008. Wagner & Bonsignore submitted letters on March 11 and 18, 2008 to the Division requesting consideration for a Categorical Exemption for the applications under the California Environmental Quality Act (CEQA). Wagner & Bonsignore submitted a request to amend Application 30779 by removing Point of Diversion 3 on August 5, 2009. The Division is recommending the project for a CEQA exemption per an email dated August 12, 2009.

TASK 2 – HYDROLOGIC ANALYSIS

Point of Interest (POI) request maps were prepared by Wagner and Bonsignore and submitted to the Division on August 6, 2007. The Division provided the POIs for the project in a letter dated April 20, 2009 and requested the Water Availability Analysis (WAA) for the project. The Division accepted the WAA in a letter dated June 29, 2009.

TASK 3 – PROJECT INITIATION MEETING

In a letter dated June 29, 2009, the Division directed AES to schedule a project meeting with the Division and Wagner & Bonsignore, as outlined in the Work Plan. A project meeting was held at Division offices on August 3, 2009.

TASK 4 – BIOLOGICAL RESOURCE EVALUATION

Special-status species database searches have been conducted and a preliminary spreadsheet of regionally occurring special-status species has been prepared. A bloom period survey was conducted in March 2008. A stream assessment survey was discussed at the August 3, 2009 meeting with the Division and the timing of survey was agreed upon at the meeting. AES

conducted the stream assessment on December 16, 2009 after receiving verbal concurrence on the scope for the survey from the Division. A report summarizing the findings from the assessment was prepared and was submitted to the Division on April 21, 2010. The Division provided comments on the stream assessment report in an email dated April 28, 2010. A site visit with Division staff took place on May 11, 2010. The Department of Fish and Game (DFG) is conducting a fisheries study for Feliz Creek and the Applicant is coordinating with DFG on terms for the project. A revised stream assessment report that responds to the Division's comments will be completed once the DFG terms become available and the report will be submitted to the Division upon completion.

TASK 5 – CULTURAL RESOURCE EVALUATION

This task has not yet begun and is pending until a response on the Environmental Setting and Baseline Description and request for consideration for a Categorical Exemption is received.

V&E
Properties

P.O. Box 25
Calistoga, CA 94515
707.480.7882
www.VandEProperties.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we have deemed reliable. We have no reason to doubt its accuracy; however, we do not guarantee it. The prospective buyer should carefully verify the enclosed items of income and expense and all other information contained herein.

Paul W. Spitler
DRE #00846225
Real Estate Sales
plndmn@earthlink.net



**5744 Highway 128
Geyserville, CA 95441**

\$2,800,000

For further information please contact:

Mark Stornetta
Alain Pinel Realtors
mark@markstornetta.com
(707) 815-8749
DRE#01440416

Paul Spitler
V&E Properties
plndmn@earthlink.net
(707) 480-7882
DRE#00846225

5744 Highway 128, Geyserville
Data Sheet

Price \$2,800,000

Assessor's Parcel # 131-240-006

Address: 5744 Highway 128

Parcel Size: 39.7+/- acres per Sonoma County Assessor

Location: 10+/- minutes from the Healdsburg Plaza

Zoning: LIA B6 20 Z, SR VOH

Appellation: Alexander Valley AVA

Physical Features: This 39.7+/- acre property with views from the valley floor includes 22+/- acres Sauvignon Blanc. The vineyard was planted in 2002 on 5x8 spacing, includes drip irrigation and overhead frost protection.

<u>Varietal</u>	<u>Clone</u>	<u>Rootstock</u>	<u>Total Acres</u>
Sauvignon Blanc (grafted in 2007)	1	44-53	22
Cabernet Sauvignon	4	44-53	11

<u>Average Production</u>	<u>Total Avg Tons</u>	<u>Tons/Acre</u>
Sauvignon Blanc (grafted in 2007)	103	4.68
Cabernet Sauvignon	63	5.73

Grape Sales Grapes have been used internally by winery seller.

Structures: Metal building and older home.

Utilities: Power to barn, building site and pond.

Water Source 75 +/- gpm well @ 420' (20Hp); 13.6 ac ft reservoir.

Property Detail Report

Subject Property

**5744 Highway 128
Geyserville, CA 95441-9680
Sonoma County**



Owner Info:

Owner Name : Klein Foods Inc	Recording Date : 11/30/2000
Tax Billing Address : Po Box 6010	Annual Tax : \$32,344
Tax Billing City & State : Healdsburg CA	County Use Code : Vineyard-Irr W/Res
Tax Billing Zip : 95448	Universal Land Use : Vineyard
Tax Billing Zip+4 : 6010	

Location Info:

School District : Healdsburg	Zoning : Lia20
Census Tract : 1541.00	Map Page/Grid : 303-D2
Carrier Route : R001	

Tax Info:

Tax ID : 131-240-006	Improved Assessment : \$59,982
Tax Year : 2011	Total Assessment : \$3,053,533
Annual Tax : \$32,344	% Improv : 2%
Assessment Year : 2012	Tax Area : 051006
Land Assessment : \$2,265,394	

Characteristics:

Lot Sq Ft : 1,729,332	Patio Type : Patio
Lot Acres : 39.7	Garage Type : Garage
Style : Square Design	Garage Sq Ft : 1144
Building Sq Ft : 984	Construction : Wood Frame/Cb
Stories : 1	Quality : Fair
Total Rooms : 3	Bedrooms : 1
Year Built : 1934	Total Baths : 1
Full Baths : 1	Other Impvs : Open Deck, Patio

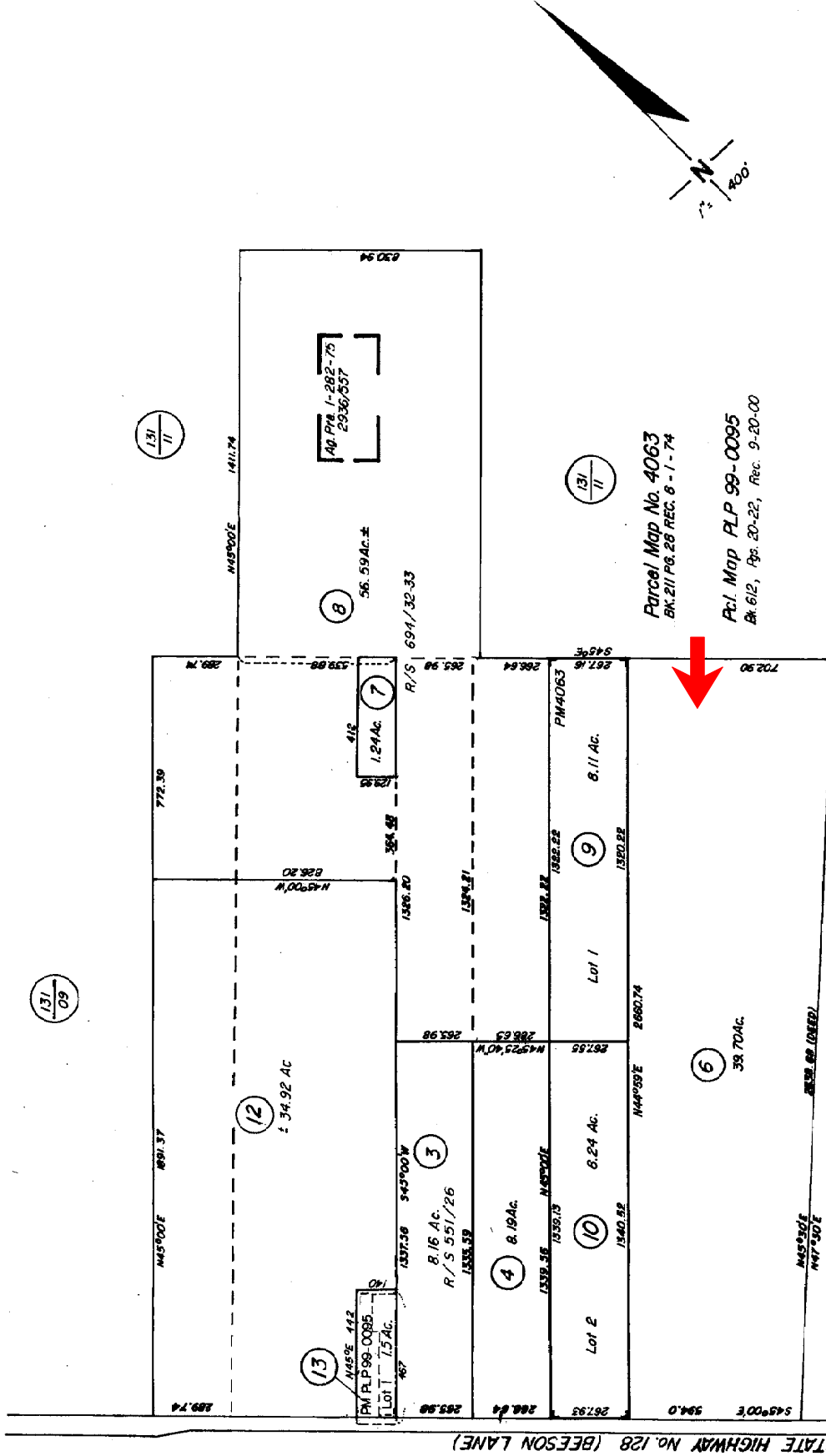
Last Market Sale:

Recording Date : 11/30/2000	Deed Type : Corporation Grant Deed
Sale Price : \$1,500,000	Owner Name : Klein Foods Inc
Document No : <u>125845</u>	Seller : Rico Corp

Sales History:

Recording Date : 11/30/2000
Sale Price : \$1,500,000
Buyer Name : Klein Foods Inc
Seller Name : Rico Corp
Document No : <u>125845</u>
Document Type : Corporation Grant Deed

Courtesy of Karen Keyawa
BAREIS



Revised
4-2-74
12-4-96=Ac.Corr. RL
8-7-00=12.TBE RL
8-27-00=13 RL
10-2-06=R/S MH

Parcel Map No. 4063
Bk. 211 Pg. 28 REC. 6-1-74

P.L.P. Map 99-0095
Bk. 612, Pgs. 20-22, Rec. 9-20-00

TION
R 9 W

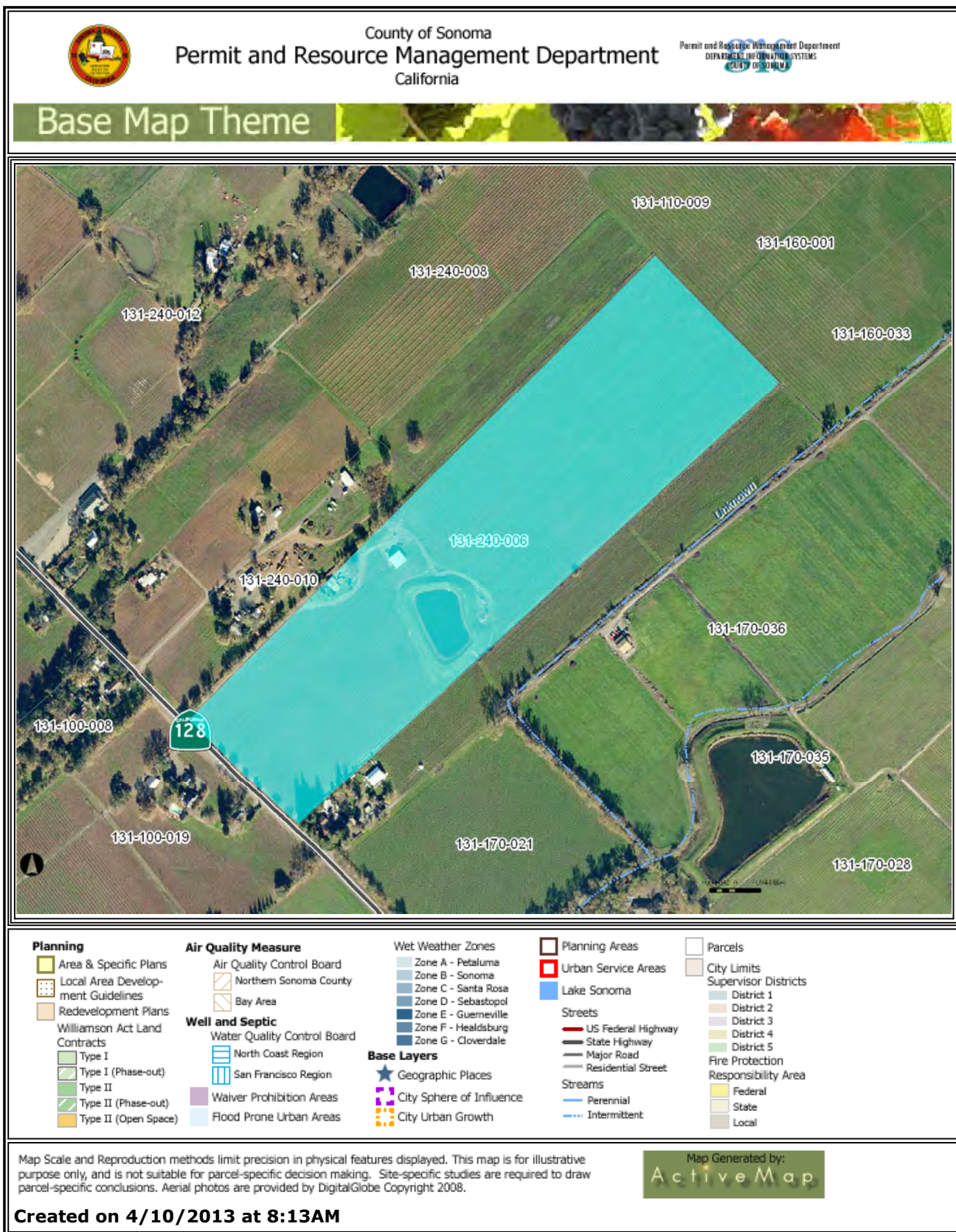
Part of Sotayome Rancho

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.

r's parcels do not necessarily
lots. To verify legal parcel status,
appropriate city or county
development or planning division.

131-240-006

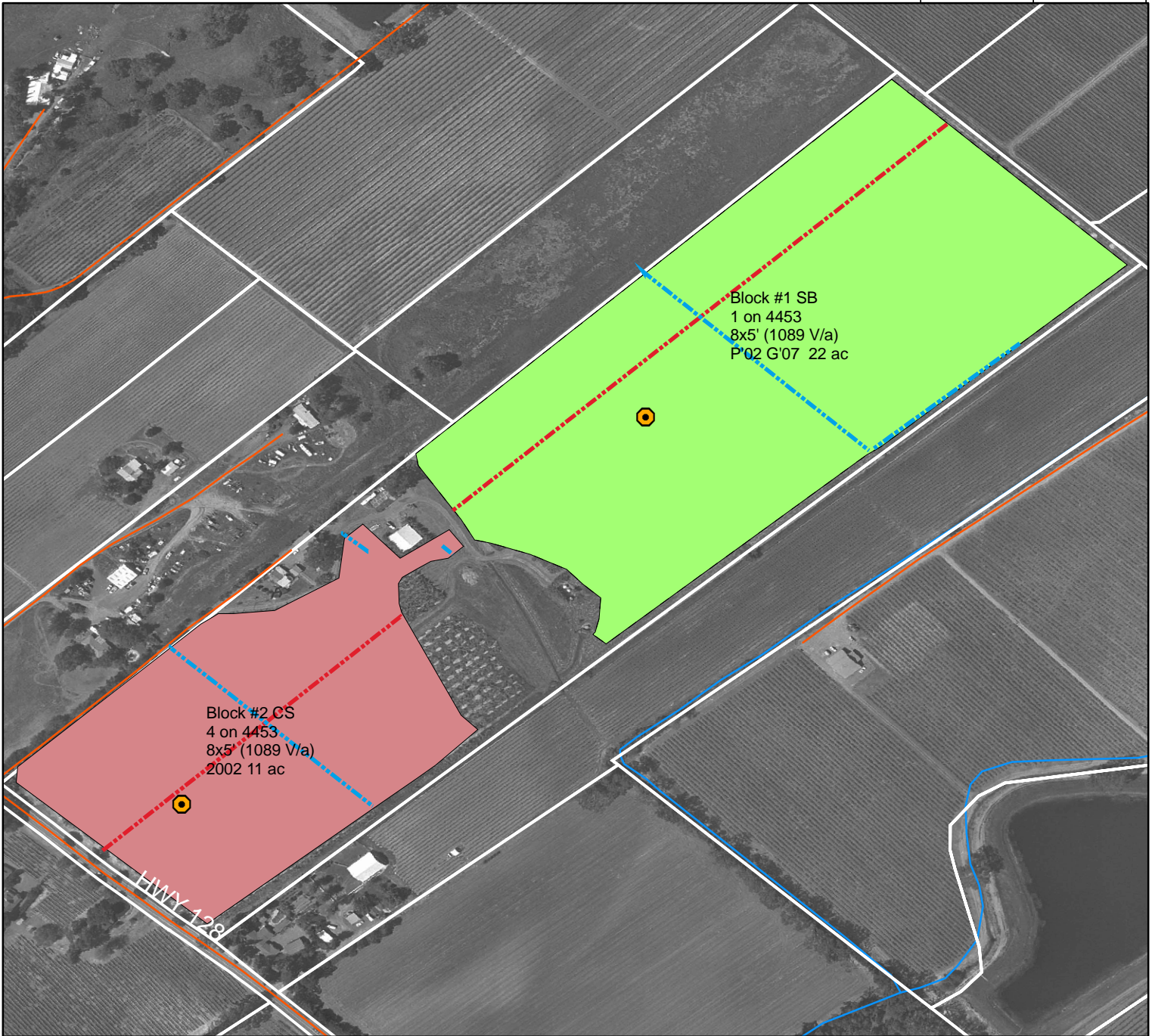
Acres*	39.7
Zoning	<u>LIA B6 20 Z, SR VOH</u>
Land Use	<u>LIA20</u>
Land Use Policies	Not Applicable
Planning Area Polices	Not Applicable
Planning Area	2 - Cloverdale/N.E. County
Urban Service Areas	Not Applicable
Groundwater Availability Areas	Zone 1 - Major groundwater basin
Area and Specific Plans	Not Applicable
Redevelopment Plan	Not Applicable
Local Area Dev Guidelines	Not Applicable
Williamson Act Land Contract	Not Applicable
City Sphere of Influence	Not Applicable
City Urban Growth	Not Applicable
Flood Prone Urban Area	Not Applicable
Air Quality Control Board	Northern Sonoma County Air Pollution Control District
Waiver Prohibition Area	Not Applicable
Water Quality Control Board	North Coast Region
Wet Weather Zone	G - Cloverdale
Supervisor District	<u>District 4 - Mike McGuire</u>
Fire Protection Responsibility Area	Local
USGS Quad	14C
*Source: Sonoma County Assessor	
Assessor Map	<u>Click Here</u>



Vino Farms Inc.
 Piccolo Ranch #15
 Total Acres: 33

EXHIBIT WR-61

SB	22
CS	11



Revised: Dec 11, 2006
 5744 Hwy 128
 Geyserville, CA 95441



Legend	
	Probe
	submain
	irr block

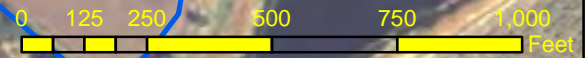
Piccolo Ranch #15
5744 Highway 128
Geyserville, CA 95441

Cabernet Sauvignon: 11 acres
Sauvignon Blanc: 22 acres

Block #1 SB
1 on 44-53
5x8' (1089 V/a)
Planted '02 Grafted '07
22 acres

Block #2 CS
4 on 44-53
5x8' (1089 V/a)
2002 11 acres

HWY 128



RODNEY STRONG
VINEYARDS

Map Created: February 14, 2008

Sonoma County Permit and Resource Management Department

Website: www.sonomacountypermits.org

Address: 2550 Ventura Avenue
Santa Rosa, CA 95403-2829

Phone: (707) 565-1900

Fax: (707) 565-1103

Permit History Lookup

This service provides convenient access to permit history information. All reasonable effort has been made to ensure the accuracy of the data provided. However, the data may be out of date or inaccurate. The County of Sonoma assumes no responsibility arising from the use of this information. This information and associated data are provided without warranty of any kind, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Do not make any business decisions based on this data before validating the data with the Sonoma County Permit and Resource Management Department.

Permit History By Assessor's Parcel Number (APN)

Parcel Number: 131-240-006

Current Owner: Klein Foods Inc

Comment: 74 FORM 131-100-11 PCL # CHG M/D FROM 131-240-06 1 04/10/93

Permits: 11

Permit History as of April 10, 2013

Number	Date	Status	Type	Description	Scanned
AFM11-0338	7/20/2011	Registrd	A-AFM	FROST REG	
ACO01-0064	1/14/2009	Issued	AB-ACO		
ACO01-0185	1/14/2009	Issued	AB-ACO		
SEV02-1514	12/6/2002	Complete	SITE-W/S	PRE PERC 12/9/02 ROUTED TO DDONAVAN SG 2/27/03 RFS SENT TO APP, ROUTED TO HARD FILE SG	
SEV02-1515	12/6/2002	Complete	SITE-W/S	WET WEATHER GROUNDWATER DETERMINATION 12/9/02 ROUTED TO DDONAVAN SG 1/23/03 RFS SENT TO APP, ROUTED TO HARD FILE SG	
GRD01-0234	8/6/2001	Expired	AB-GRD	GRADING FOR IRRIGATION POND	
Number	Date	Status	Type	Description	Scanned

EXHIBIT WR-61

Number	Date	Status	Type	Description	Scanned
B-112355	4/16/1992	Finalled	OLD-BLDG	ELEC UPGRADE	
D-007285	12/3/1985	Finalled	OLD-BLDG	AG BARN	Yes
B-068681	11/22/1985	Finalled	OLD-BLDG	SITE REVIEW	
B-024243	4/6/1977	Finalled	OLD-BLDG	ELEC	
B-018176	4/20/1976	Finalled	OLD-BLDG	ELEC	
Number	Date	Status	Type	Description	Scanned

Important Notes

- ◆ The Permit History provided may not include all records for this property. Further investigation may be required to obtain a more complete history, due to: address changes, parcel mergers, splits, retirements, etc.
- ◆ Date(s) listed in this report reflect the earliest known date(s) associated with each file. The date(s) listed are not associated with the current status.
- ◆ Permit Status Definitions <http://www.sonoma-county.org/prmd/docs/permitsplus/status_standards.pdf> (PDF: 57 kB) have been modified through time, to better identify milestones during the life span of a specific File Type. Many historical files reflect statuses which are no longer in use.
- ◆ Although every effort is made to provide complete and accurate information on this website, visitors are advised to contact appropriate Permit and Resource Management Department (PRMD) staff before making project decisions. This may involve contacting more than one section within PRMD (Building, Plan Check, Zoning, Well & Septic, etc.), since each section implements specific codes or ordinances which may affect your project.

STATE OF CALIFORNIA
THE RESOURCES AGENCY

DEPARTMENT OF WATER RESOURCES

No 143945

ORIGINAL
File with DWR

CONFIDENTIAL LOG
Water Code Sec. 13752

WATER WELL DRILLERS REPORT

State Well No. _____
Other Well No. 10N/9W-35

(1) OWNER:
Name Rico Imports
Address 8484 San Fernando Road
Sun Valley, California

(11) WELL LOG:
Total depth 433 ft. Depth of completed well _____ ft.
Formation: Describe by color, character, size of material, and structure

(2) LOCATION OF WELL:
County Sonoma Owner's number, if any _____
Township, Range, and Section 5744 Highway 128
Distance from cities, roads, railroads, etc. Healdsburg, California

ft. to ft.
0 - 4 top soil
4 - 10 brown clay
10 - 20 brn. sand/gravel
20 - 40 brn. clay/gravel

(3) TYPE OF WORK (check):
New Well Deepening Reconditioning Destroying
If destruction, describe material and procedure in Item 11.

40 - 78 blue clay
78 - 85 cemented gravel
85 - 128 brn. clay
128 - 147 small grvl/streaks
brown clay

(4) PROPOSED USE (check):
Domestic Industrial Municipal
Irrigation Test Well Other

(5) EQUIPMENT:
Rotary
Cable
Other

147 - 180 blue clay
180 - 218 brn. clay/gravel
218 - 230 cemented gravel

(6) CASING INSTALLED:

STEEL: OTHER: _____
SINGLE DOUBLE

From ft.	To ft.	Diam.	Gage or Wall	Diameter of Bore	From ft.	To ft.
1	435	1 1/2"	12	3/4" Casing		

If gravel packed

230 - 240 brn. clay/gravel
~~240 - 252 / 16 1/2" / 12 1/2"~~
240 - 252 hard cemented gravel
252 - 273 brn. clay/gravel
273 - 280 cemented gravel
280 - 300 hard cement'd gravel
300 - 328 blue clay
328 - 356 hard blue cemented gravel.

Size of shoe or well ring: _____ Size of gravel: 3/8 washed

356 - 360 blue clay
360 - 365 hard cemented gravel

(7) PERFORATIONS OR SCREEN:
Describe joints weld
Type of perforation or name of screen

365 - 387 blue clay/gravel
387 - 395 blue cemented grvl.
395 - 423 brown clay/gravel

From ft.	To ft.	Perf. per row	Rows per ft.	Size in. x in.
68	88	311	331	
128	148	352	372	
209	229	393	433	
250	270			

423 - 437 gravel
437 - 440 brown clay

(8) CONSTRUCTION:
Was a surface sanitary seal provided? Yes No To what depth 20 ft.
Were any strata sealed against pollution? Yes No If yes, note depth of strata _____
From _____ ft. to _____ ft.
From _____ ft. to _____ ft.

Work started 9/30/ 19 76, Completed 10/8/ 19 76
WELL DRILLER'S STATEMENT:
This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

Method of sealing ready mix
(9) WATER LEVELS:
Depth at which water was first found, if known _____ ft.
Standing level before perforating, if known _____ ft.
Standing level after perforating and developing 18 ft.

NAME LES PETERSEN DRILLING & PUMP, INC.
(Person, firm, or corporation) (Typed or printed)
Address 5434 Old Redwood Highway
Santa Rosa, California

(10) WELL TESTS: Bail (Pump test to be run)
Pump test made? Yes No If yes, by whom _____
Rate 75 gal./min. with 55' Pumping Level 4 hrs.
Temperature of water _____ Was a chemical analysis made? Yes No
Was electric log made of well? Yes No If yes, attach copy _____

[SIGNED] John Tepsen (Well Driller)
License No. 261084 Dated 10/11/76, 19 _____

CONFIDENTIAL LOG
Water Code Sec. 13752

SKETCH LOCATION OF WELL ON REVERSE SIDE

PICCOLO RANCH

ALEXANDER VALLEY
 5744 HWY 128, GEYSERVILLE, CA 95441
 APN: 131-240-006 (39.70 ACRES)

VINEYARD INFORMATION**DETAIL**

BLOCK	PLANTED ACRES	VARIETY	SPACING	YEAR PLANTED	CLONE	ROOTSTOCK	IRRIGATION	FROST PROTECTION
1	22	Sauv. Blanc	5x8	02 grafted 07	1	44-53	Drip	Overhead
2	11	Cabernet	5x8	2002	4	44-53	Drip	Overhead
Total Acres	33							

HISTORICAL YIELDS

22 ACRES SAUV. BLANC	2007	2008	2009	2010	2011	2012	2013	5 year average
TOTAL TONS	0	53.91	72.57	77.71	75.16	154.54	132.8	103

11 ACRES CABERNET	2007	2008	2009	2010	2011	2012	2013	
TOTAL TONS	73.09	74.25	57.77	65.45	55.21	70.84	64.33	63



The information contained herein has either been given to us by the owner of the property or obtained from sources that we have deemed reliable. We have no reason to doubt its accuracy; however, we do not guarantee it. The prospective buyer should carefully verify the enclosed items of income and expense and all other information contained herein.

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ALEXANDER VALLEY VINEYARD

CLOVERDALE, CA (SONOMA COUNTY)



\$1,700,000

OFFERED BY:

PAUL W. SPITLER
DRE #00846225

V&E Properties

P.O. BOX 25, CALISTOGA, CA 94515 707.480.7882

PLNDMN@EARTHLINK.NET
WWW.VANDEPROPERTIES.COM



ALEXANDER VALLEY VINEYARD

SALIENT FACTS

LOCATION: 28919 River Road, Cloverdale, CA 95425

APN: 116-270-005 17.60 Acres
116-270-002 16.04 Acres
33.64 Total Acres

COUNTY: Sonoma

APPELLATION: Alexander Valley

LAND: 33.64± Total Acres (2 APN's)

VINEYARD: 16± Total acres planted to Cabernet Sauvignon
15± Total acres plantable

WINE: Cabernet fruit goes into vineyard designate wines under Esterlina Vineyards label.

CONTRACT: Current owners use all of the fruit in vineyard designate program.
(Note: Seller would consider a contract for producing vines.)

TAX STATUS: In Ag Preserve (Williamson Act)

WATER: Excellent on-site wells

STRUCTURES: House and shop on site



ALEXANDER VALLEY VINEYARD

VINEYARD INFORMATION

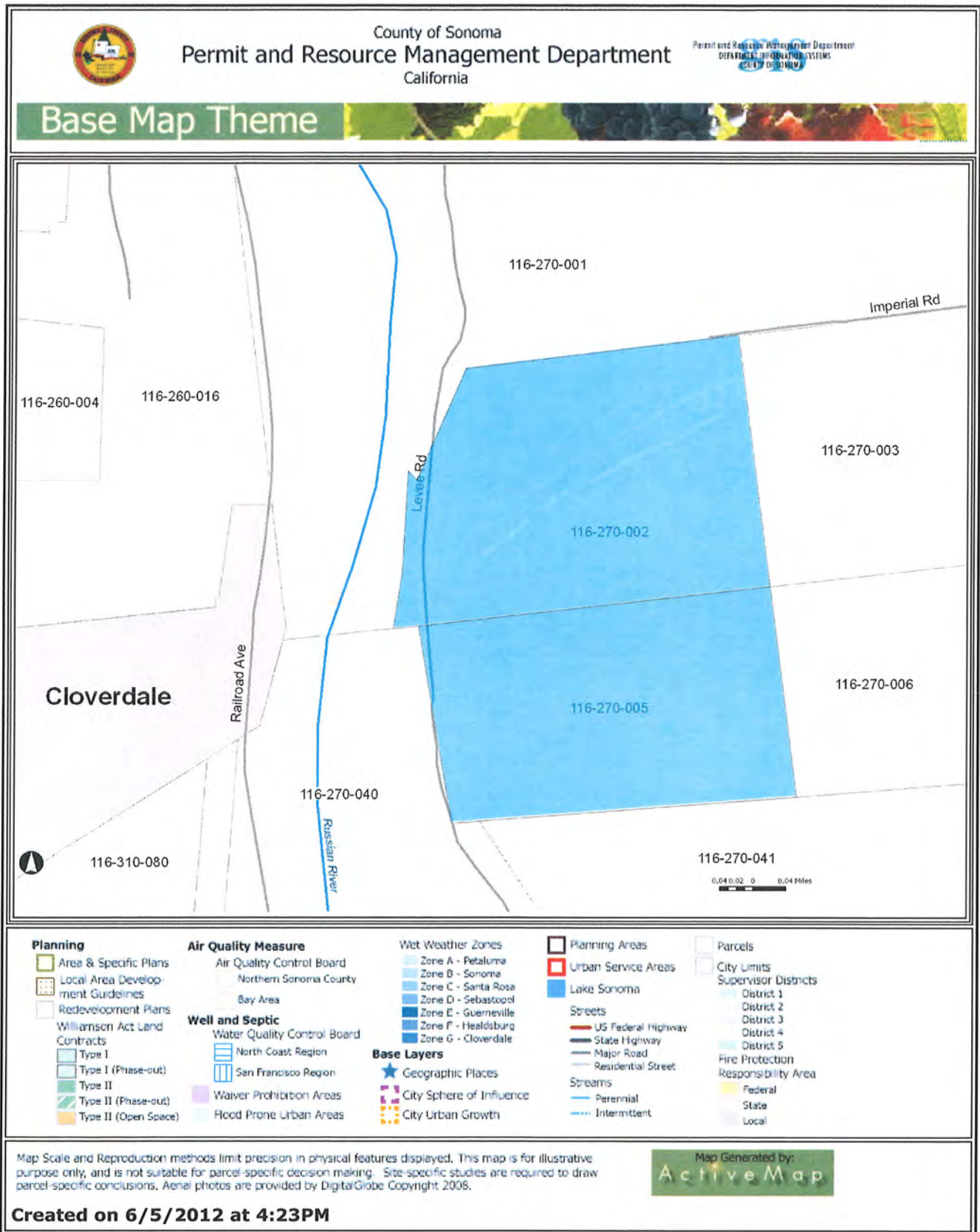
DETAIL

BLOCK	PLANTED ACRES	VARIETY	SPACING	YEAR PLANTED	CLONE	ROOTSTOCK	IRRIGATION
1	9.00	Cabernet	6 x 8	1996	4,7,8	5C & 110R	Drip
2	9.00	Fallow					
3	6.00	Fallow					
4	7.00	Cabernet	6 x 8	2001	4,7,337	5C & 110R	Drip
TOTAL ACRES	31.00						

HISTORICAL YIELDS

16 ACRES	2008	2009	2010	2011	2012
TOTAL TONS	49.0	56.4	44.3	34.0	54.8

Note: Seller crops Cabernet Sauvignon to about 3.0 tons per acre for their program.



ALEXANDER VALLEY VINEYARD
VINEYARD MAP



Property Detail Report

Subject Property

Sonoma County

Owner Info:

Owner Name : Sterling Eric L	Recording Date : 10/05/1995
Tax Billing Address : 4629 Maddocks Rd	Annual Tax : \$4,009
Tax Billing City & State : Sebastopol CA	County Use Code : Vineyard-Irrigated
Tax Billing Zip : 95472	Universal Land Use : Vineyard
Tax Billing Zip+4 : 9768	

Location Info:

School District : Cloverdale	Zoning : Lia20
Census Tract : 1542.01	

Tax Info:

Tax ID : 116-270-005	Land Assessment : \$132,213
Tax Year : 2011	Total Assessment : \$350,712
Annual Tax : \$4,009	Tax Area : 065009
Assessment Year : 2011	

Characteristics:

Lot Sq Ft : 698702.4	Lot Acres : 16.04
-----------------------------	--------------------------

Last Market Sale:

Recording Date : 10/05/1995	Deed Type : Grant Deed
Sale Price : \$645,000	Owner Name : Sterling Eric L
Document No : 83026	Seller : Errichetti Anthony & Dorene Trust

Sales History:

Recording Date : 06/13/2003	10/05/1995	11/23/1992
Sale Price :	\$645,000	
Nominal : Y		
Buyer Name : Sterling Eric L	Sterling Eric L & Judith F	
Seller Name : Sterling Judith F	Errichetti Anthony & Dorene Trust	
Document No : 120401	83026	146569
Document Type : Interspousal Deed Transfer	Grant Deed	Deed (Reg)

Mortgage History:

Mortgage Date : 06/13/2003	10/05/1995	10/05/1995
Mortgage Amt : \$480,708	\$456,000	\$95,000
Mortgage Lender :	Pacific Coast Farm Credit Svcs	Lender Seller
Mortgage Type : Private Party Lender	Conventional	Conventional
Borrower 1 : Sterling Eric L	Sterling Eric L	Sterling Eric L
Borrower 2 :	Sterling Judith F	Sterling Judith F

Courtesy of PAUL SPITLER
BAREIS

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality

Property Detail Report

Subject Property
28919 River Rd
Cloverdale, CA 95425-4122
Sonoma County



Owner Info:

Owner Name : Sterling Eric L	Recording Date : 10/05/1995
Tax Billing Address : 4629 Maddocks Rd	Annual Tax : \$5,470
Tax Billing City & State : Sebastopol CA	County Use Code : Vineyard-Irrigated
Tax Billing Zip : 95472	Universal Land Use : Vineyard
Tax Billing Zip+4 : 9768	

Location Info:

School District : Cloverdale	Zoning : Lia20
Census Tract : 1542.01	Map Page/Grid : 241-E4
Carrier Route : R001	

Tax Info:

Tax ID : 116-270-002	Improved Assessment : \$25,420
Tax Year : 2011	Total Assessment : \$486,165
Annual Tax : \$5,470	% Improv : 5%
Assessment Year : 2011	Tax Area : 065009
Land Assessment : \$271,779	Legal Description : Map E5 00002

Characteristics:

Lot Sq Ft : 766,656	Lot Acres : 17.6
Total Units : 1	

Last Market Sale:

Recording Date : 10/05/1995	Deed Type : Grant Deed
Sale Price : \$645,000	Owner Name : Sterling Eric L
Document No : 83026	Seller : Errichetti Anthony & Dorene Trust

Sales History:

Recording Date : 06/13/2003	10/05/1995	11/23/1992
Sale Price :	\$645,000	
Nominal : Y		
Buyer Name : Sterling Eric L	Sterling Eric L & Judith F	
Seller Name : Sterling Judith F	Errichetti Anthony & Dorene Trust	
Document No : 120401	83026	146569
Document Type : Interspousal Deed Transfer	Grant Deed	Deed (Reg)

Mortgage History:

Mortgage Date : 12/04/2003	06/13/2003	07/30/1999	10/05/1995
Mortgage Amt : \$1,250,000	\$480,708	\$900,000	\$456,000
Mortgage Lender : Mechanics Bk		Mechanics Bk	Pacific Coast Farm Credit Svcs
Mortgage Type : Conventional	Private Party Lender	Conventional	Conventional
Borrower 1 : Sterling Eric L	Sterling Eric L	Sterling Eric	Sterling Eric L

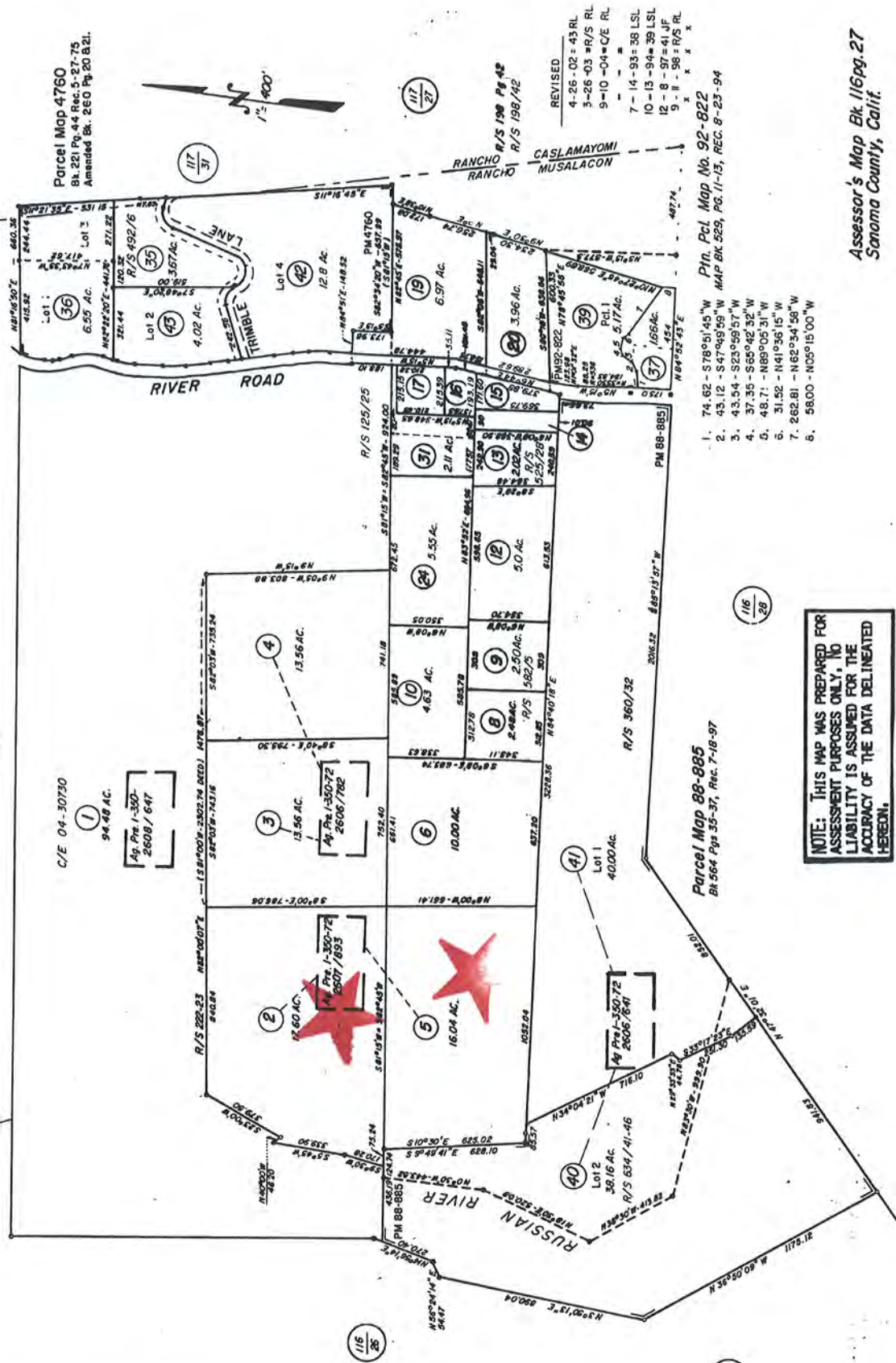
116-27

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA 65-009

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

Parcel Map 4760
Bk. 251 Pg. 44 Rec. 5-27-75
Amended Bk. 260 Pg. 20 B2L



- REVISED
- 4-26-02 = 43 RL
 - 3-26-03 = R/S RL
 - 9-10-04 = CE RL
 - 7-14-93 = 38 LSL
 - 10-13-94 = 39 LSL
 - 12-8-97 = 41 JF
 - 9-11-98 = R/S RL
1. 74.62 - S78°51'45"W
2. 43.12 - S47°49'59"W
3. 43.54 - S23°59'57"W
4. 37.35 - S65°42'32"W
5. 48.71 - N89°05'31"W
6. 31.52 - N41°36'15"W
7. 262.81 - N62°34'58"W
8. 58.00 - N05°15'00"W

Assessor's Map Bk 116 pg. 27
Sanoma County, Calif.

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY, NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.



ALEXANDER VALLEY VINEYARD



Fallow Ground



Vineyard

V&E

Properties

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