

INFORMATION MEMORANDUM

+/-18 Acre Vineyard – Russian River Valley AVA

\$2,595,000

RIVER ROAD, FULTON, CALIFORNIA



Presented by:

David J. Carciere, Licensed Salesperson
CA BRE# 01769140



FIRST LEAF
land acquisitions & management

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Executive Summary

The Russian River Grape Farm offers a unique opportunity for a grower, or winery to acquire over 18 acres of vineyard within the heart of the Russian River Valley AVA without the burden of acquiring an estate or residential units. A desirable varietal mix, productive history, and plentiful water make this an attractive asset.



Property specifications

ADDRESS	River Road, Fulton, California
APN	059-110-019
PARCEL SIZE	19.23 ac
ZONING	LIA B6 40 - SR VOH (Land Intensive Agricultural District)
ACCESS	There are two legal access points off River Road: one on the western property boundary and the second adjacent to the new Pinot Noir block.
ONSITE WATER	<p>Well #1 – Located in the northwest corner of the property.</p> <ul style="list-style-type: none">• Year drilled - 2018• Total depth - 360'• Casing - 5" PVC• Pump - 7.5hp• Yield pump constrained at ~60gpm. Estimated gross yield (per well completion report) ~100 gpm. <p>Well Completion Report on-file</p>
UTILITIES	PG&E
STRUCTURES	None





Site Characteristics

LOCATION	The ranch is located just west of the community of Fulton, approximately 1.5 miles west of Highway 101 in Northern Santa Rosa and 60 miles from the city of San Francisco.
SLOPES & ASPECT	The vineyard is less than 5% in slope.
SOILS	According to the USDA Natural Resources Conservation Service, the planted acreage is mapped as Zamora silty clay loam (0-2%).
ELEVATION	Elevation of the vineyard ranges from +/- 115 feet to +/- 125 feet.
APPELLATION	<p>The property is located within the heart of the Russian River Valley AVA. Over the past 30 years, the Russian River Valley AVA has gained a reputation as the preeminent growing region for Pinot Noir and Chardonnay on the North Coast. This is due to its rich valley soils and climatic influences including abundant sunshine, moderated by the cooling influence of the coastal fog.</p> <p>The Russian River Valley AVA's covers a wide-swath of ground from the historic wineries of Rochioli and Willam Selyem within the Middle Reach, to the cooler climates of Green Valley and the Sebastopol Hills where Merry Edwards and Littorai reside.</p> <p>The vineyard also falls within the Sonoma Coast, North Coast and Northern Sonoma AVA's.</p>

Disclaimer: All information contained herein, including but not limited to well information, soil series, slopes, aspect and elevation, has been provided by the property owner, by independent third parties or located from public records, and is deemed to be reliable. However, we cannot guarantee the accuracy of this information. Statements regarding plantable acres are based on our preliminary observations only. Interested parties should consult their own experts to verify accuracy of all information.

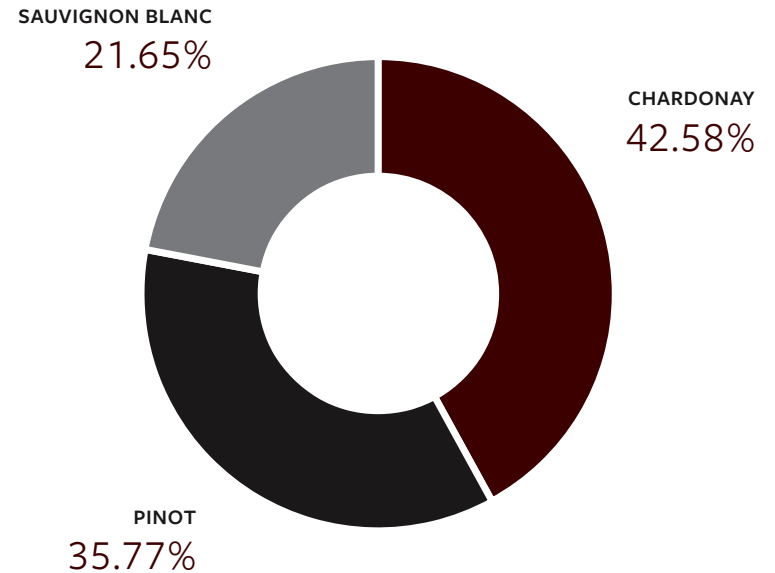


Vineyard Details

VINEYARD	+/- 18.34 acres under vine, planted to a mix of Pinot Noir, Chardonnay and Sauvignon Blanc with various planting dates since 2002.
FRUIT ALLOCATION	<p>The fruit has historically been sold to:</p> <ul style="list-style-type: none">• Sanglier Cellars• Gundlach Bundschu Winery• Draxton Wine Company• Jackson Family Wines• Rack and Riddle• Joel Gott Wines• Flanagan Wines
CONTRACTS	Contract details available upon request
VINEYARD NEIGHBORS	<p>Vineyard neighbors in the immediate area:</p> <ul style="list-style-type: none">• Sonoma Cutrer• Ricioli Brothers Vineyard• Bisordi Ranch and Vineyard• Leras Vineyard• R.C. Lowe Vineyard• Picket Fence Vineyard

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Grape Varietals



Vineyard Detail

BLOCK	VARIETAL	YR. PLANTED	TOTAL AC.	SPACING	VINES PER ACRE	ROW DIRECTION	TRELLIS	PRUNING	CLONE	ROOTSTOCK
A	CH	1995	4.14	12' x 8'/12' 6'	454/605	N - S	Quad	Cordon	Unknown	St. George
B	CH	2012	3.67	8' x 6'	907	N - S	VSP	Cordon	17	1616
C	PN	2002 (est)	3.09	8' x 5'	1089	N - S	VSP	Cordon	115	Unknown
PN	PN	2017	3.47	8' x 3.5'	1556	E - W	VSP	Cane	115 & 828	1103P
SB	SB	2015/2016	3.97	8' x 4'	1361	E - W	VSP	Cane	317 & Musque	1103P

18.34

* See Map for Block Layout

Historical Yields

TOTAL YIELDS/TPA

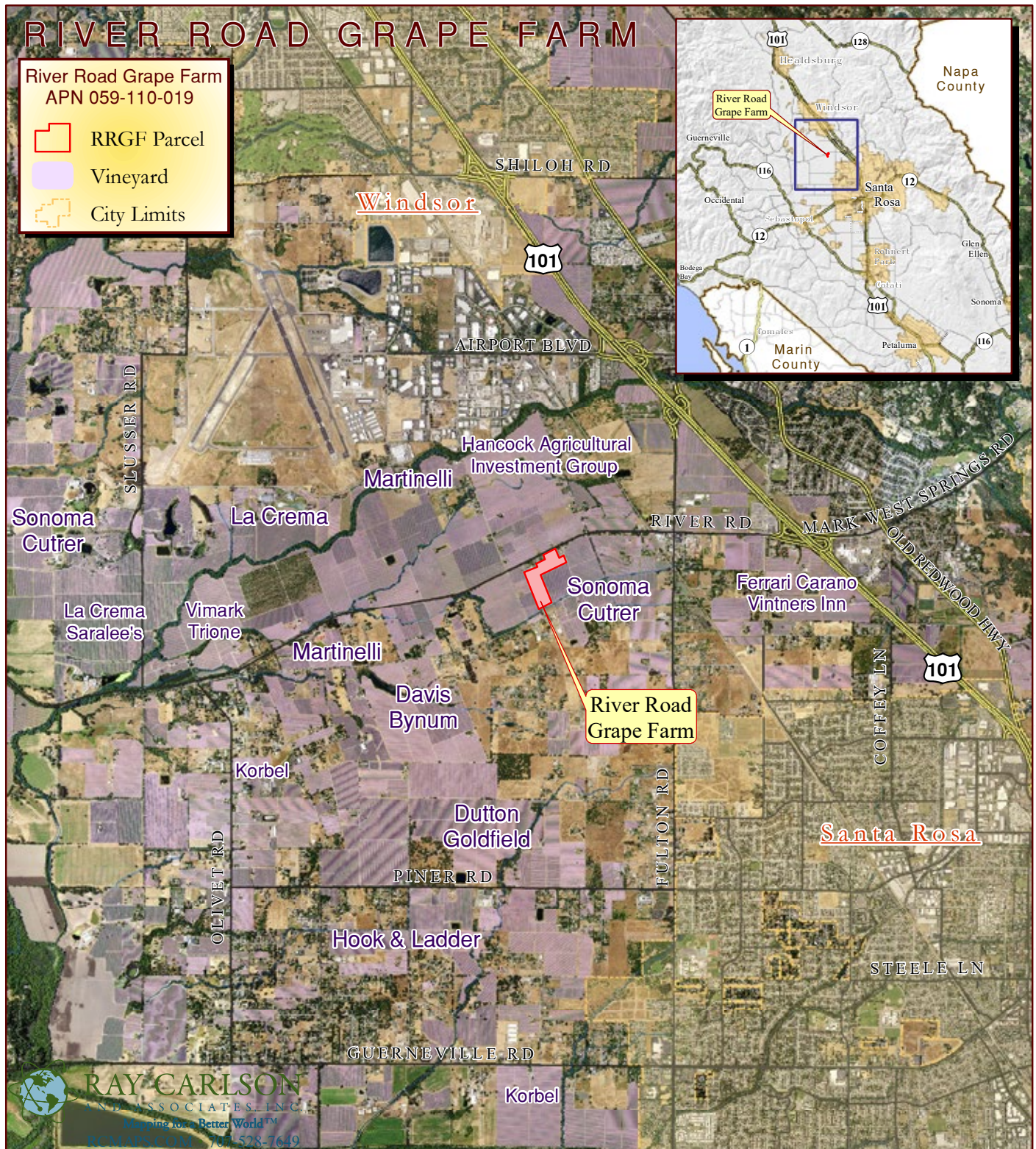
BLOCK	VARIETAL	TOTAL AC.	2015	2016	2017	2018	2019	5 YEAR AVG.
A	CH	4.14	29.33 7.08 TPA	38.88 9.39 TPA	30.68 7.41 TPA	32.67 7.89 TPA	36.17 8.74 TPA	33.55 7.89 TPA
B	CH	3.67	8.47 2.31 TPA	19.36 5.28 TPA	11.60 3.16 TPA	30.98 8.44 TPA	21.68 5.91 TPA	18.42 5.02 TPA
C	PN	3.09	12.92 4.18 TPA	12.07 3.91 TPA	14.62 4.73 TPA	27.88 9.02 TPA	19.03 6.16 TPA	17.30 5.60 TPA
PN	PN	3.47						
SB	SB	3.97			8.00	21.00 5.28 TPA	32.90 8.29 TPA	20.63 5.20 TPA

18.34

TOTAL TONNAGE / YR	50.72	70.31	64.90	112.53	109.78	89.90
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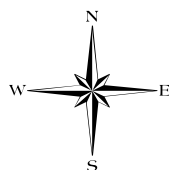


Location Map



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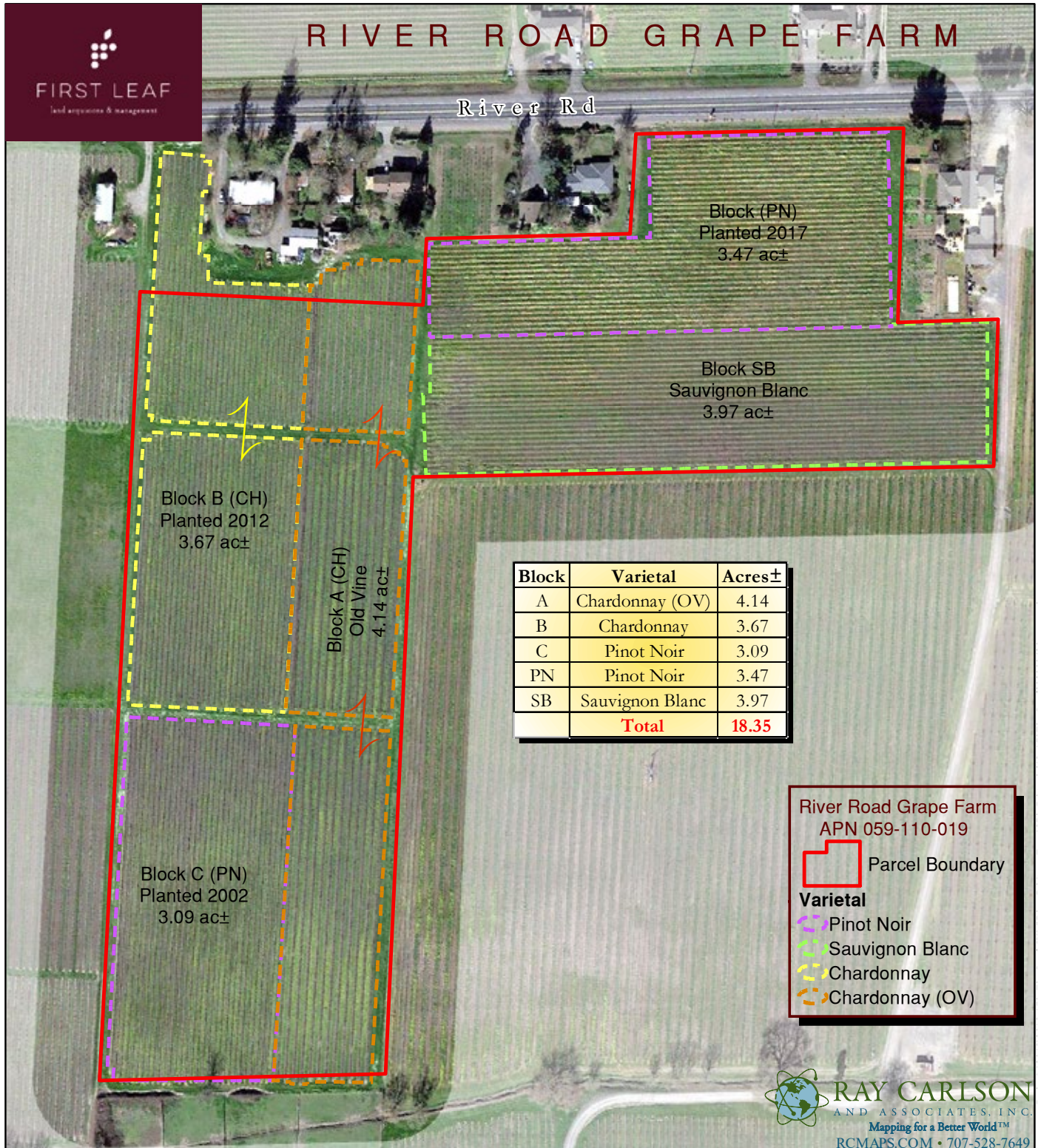


1 inch = 4,000 feet

0 2,000 4,000 8,000 Feet

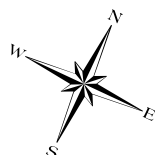
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Aerial Map



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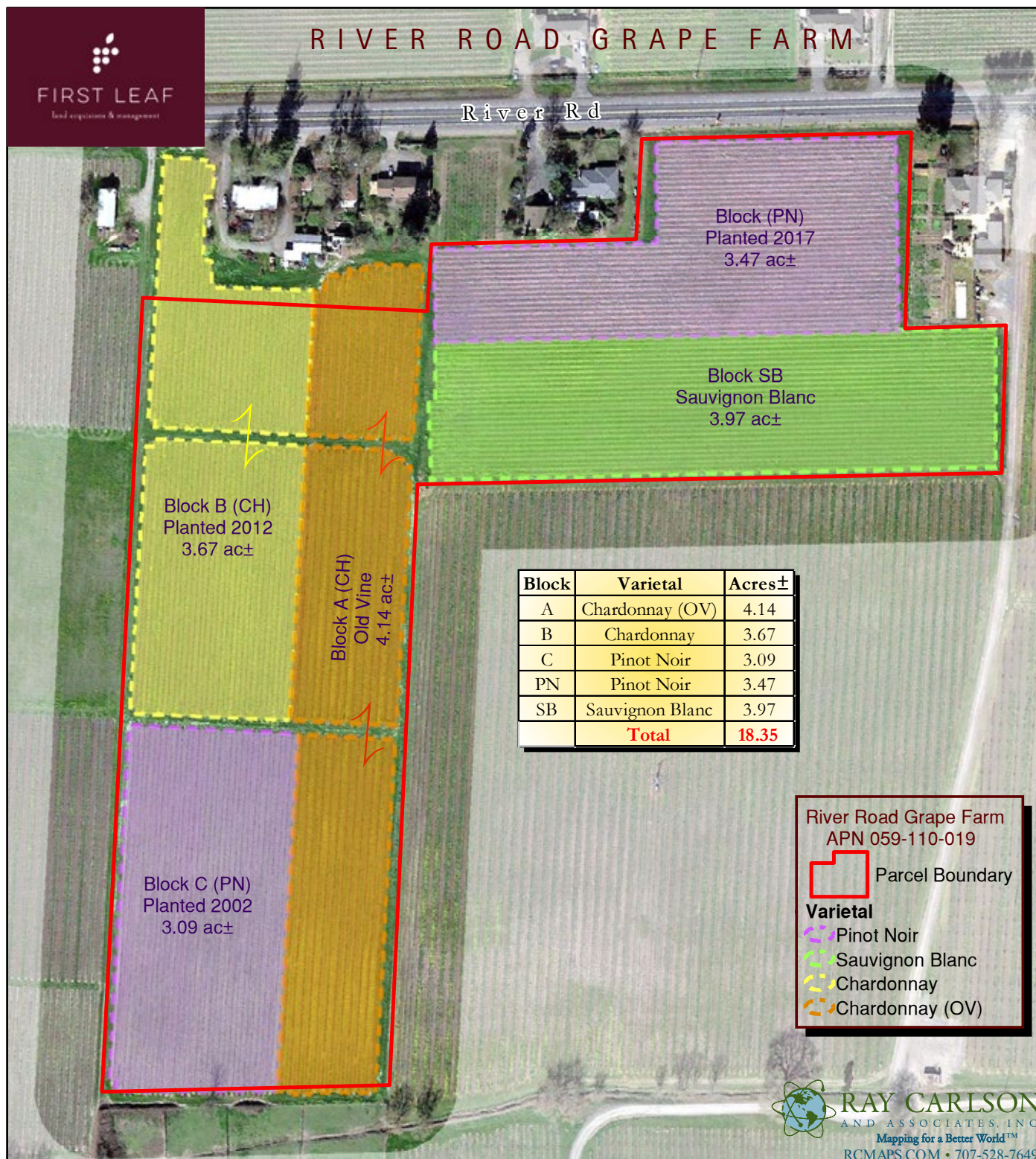


1 inch = 200 feet

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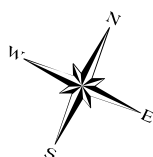
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Block Map



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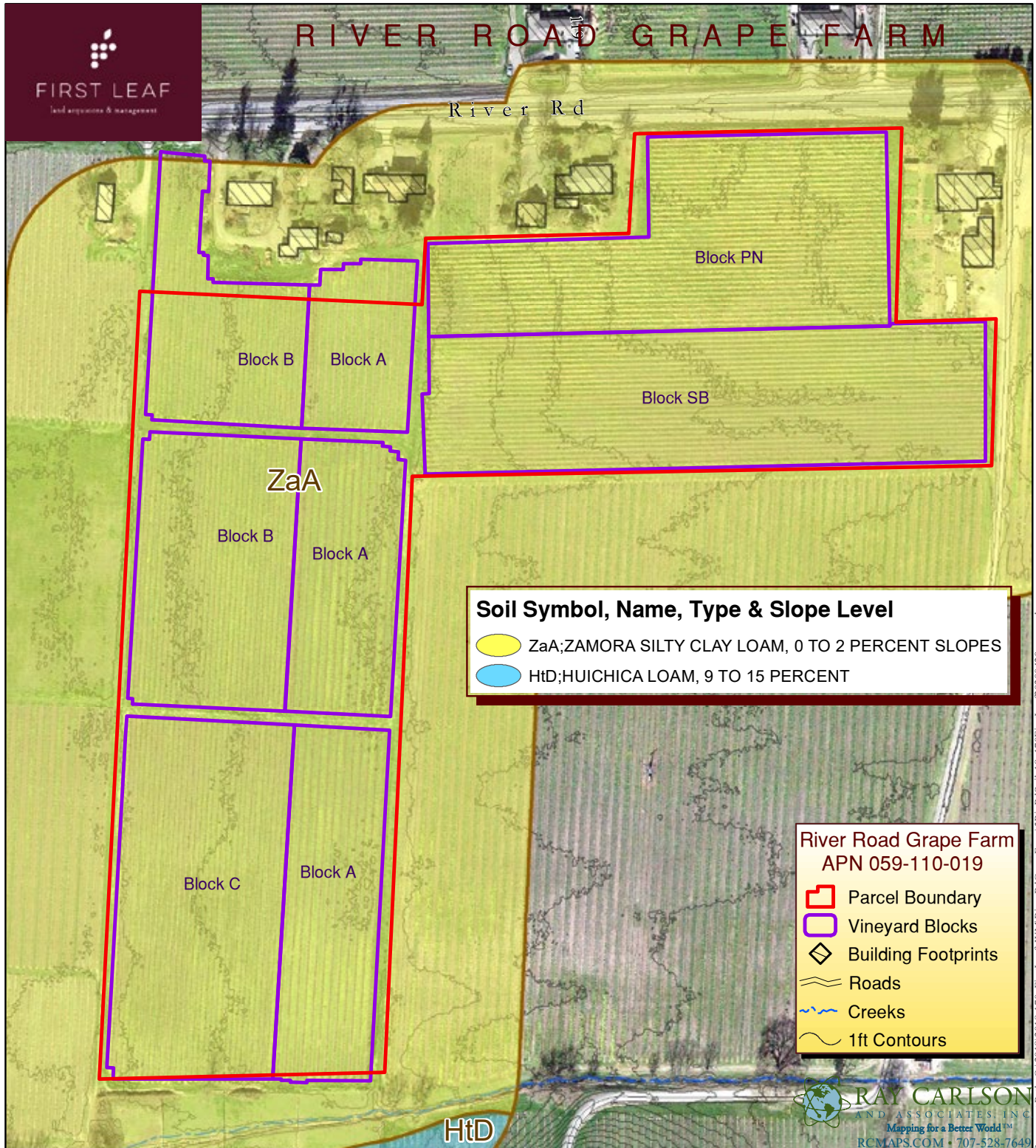


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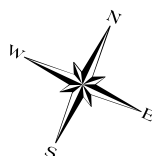
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Soil Map



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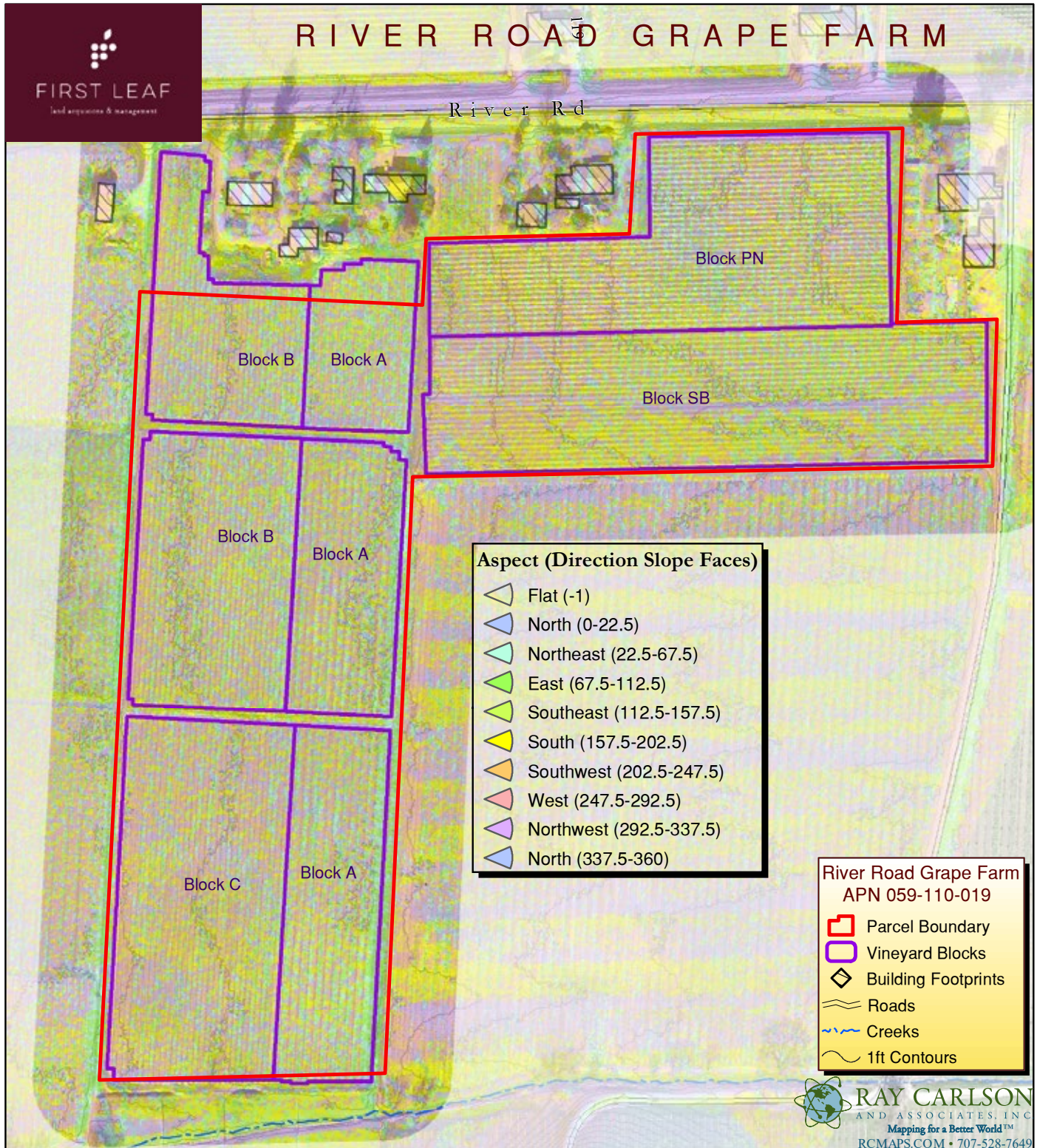


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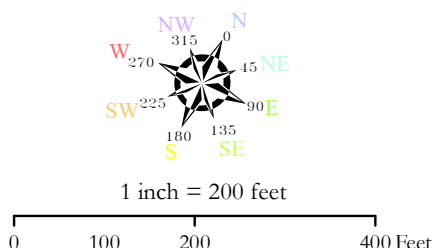
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Aspect Map



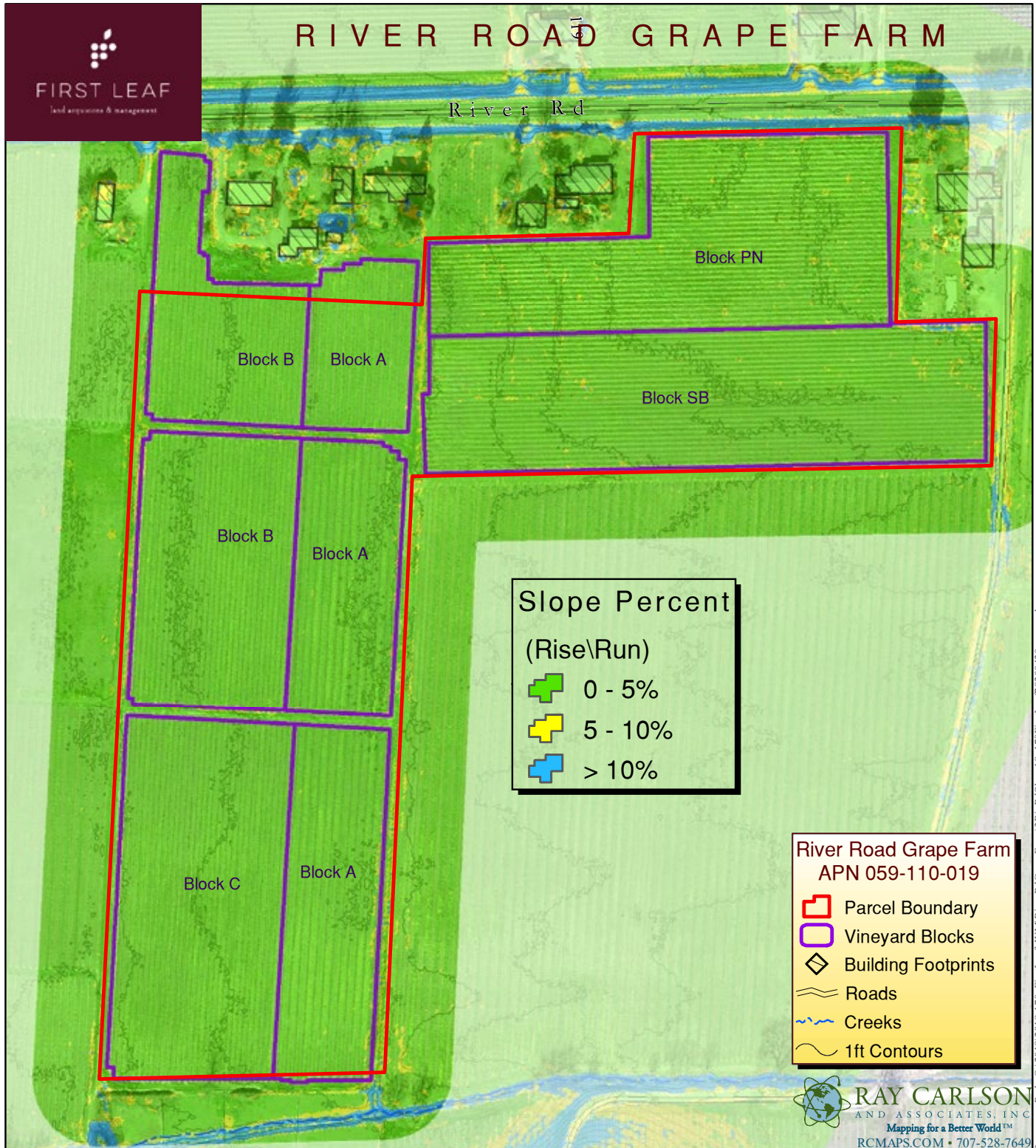
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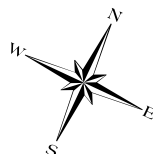
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Slope Map



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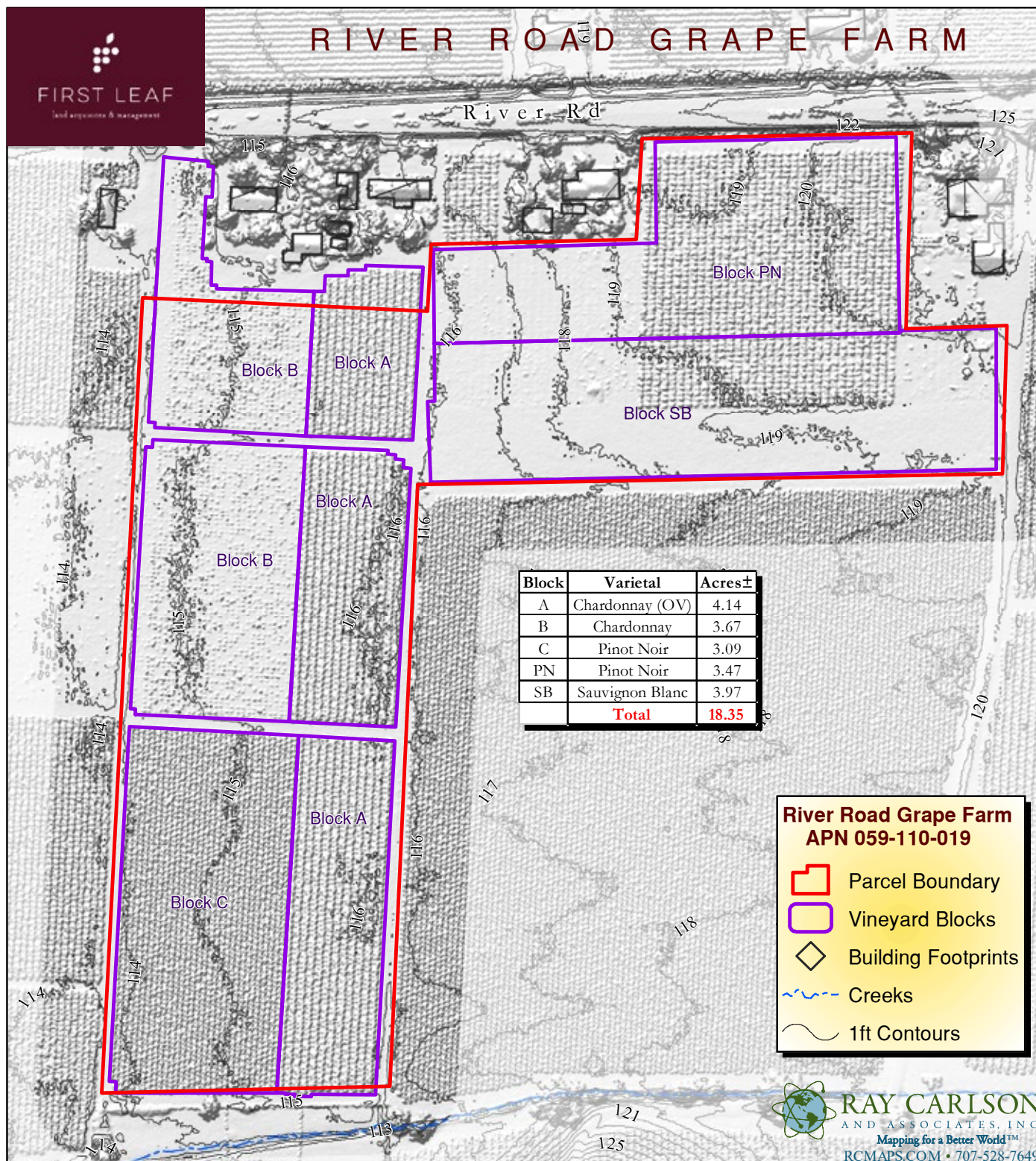


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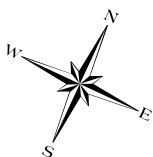
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Elevation Map



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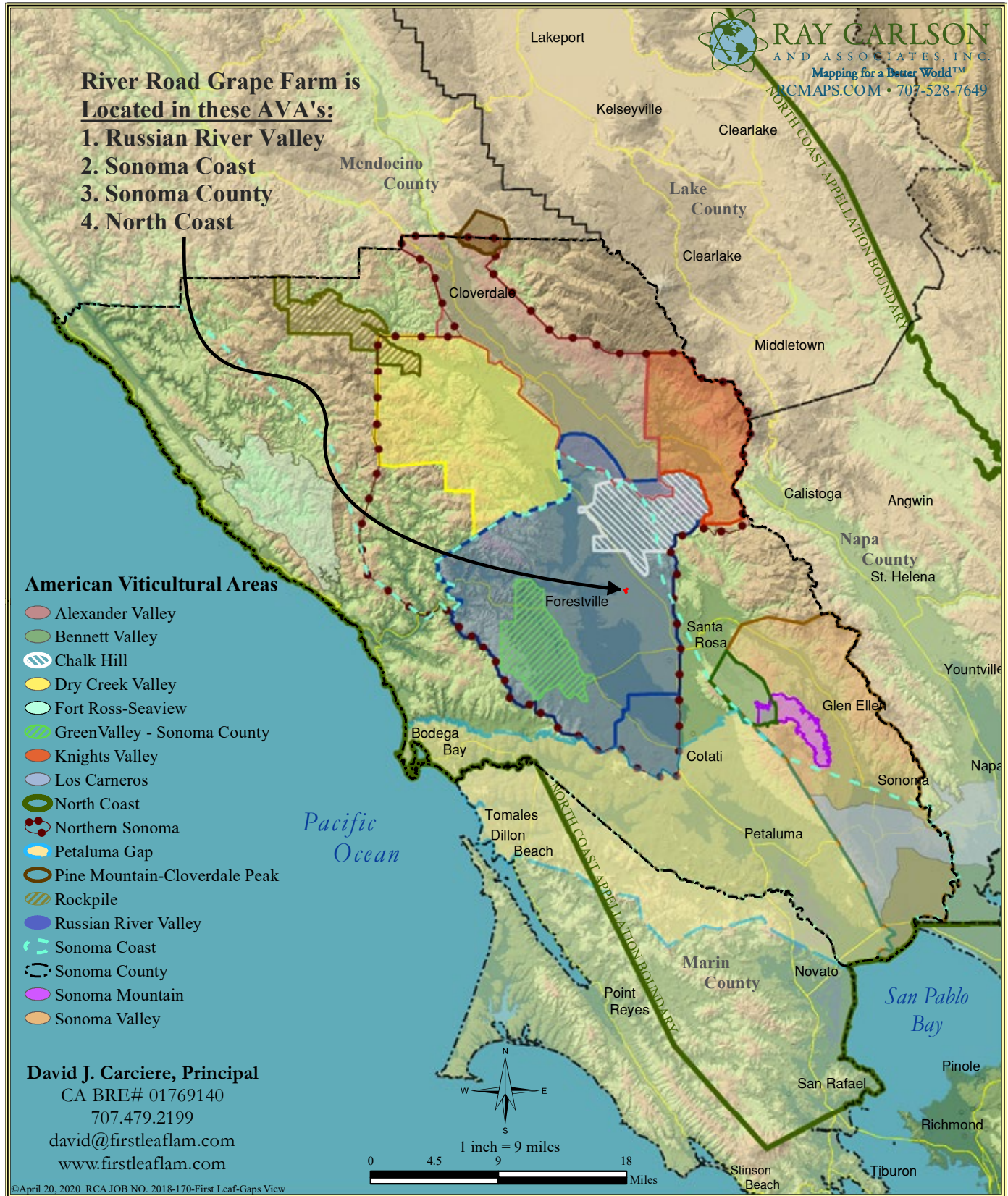


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AVA Map



FIRST LEAF LAND ACQUISITIONS & MANAGEMENT

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COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
120-050

059-11

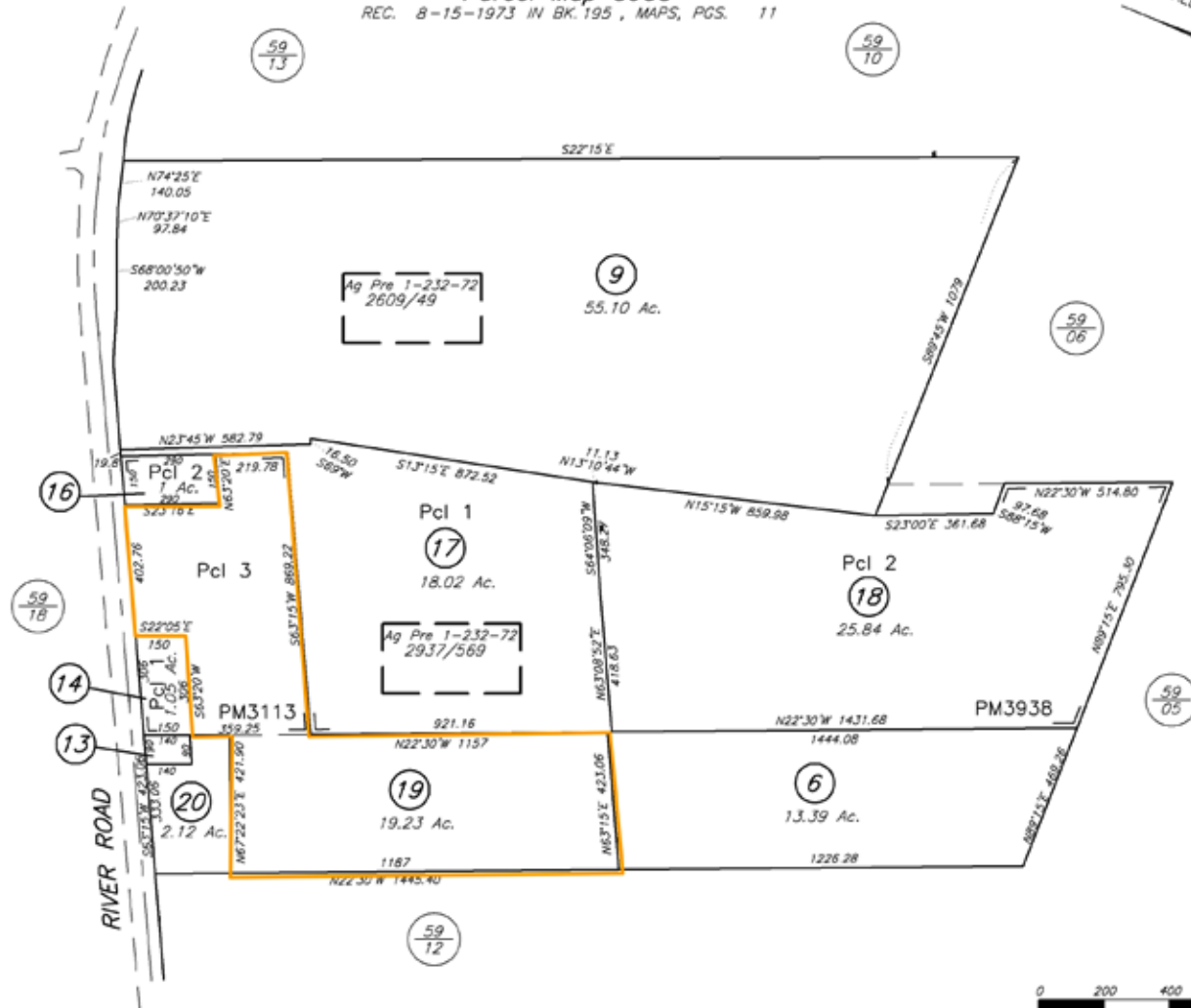
Parcel Map 3113

REC. 6-14-1972 IN BK. 173, MAPS, PGS. 45

Parcel Map 3938

REC. 8-15-1973 IN BK. 195, MAPS, PGS. 11

SCALE: 1"=400'



NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel legality or a valid building site. No liability is assumed for the accuracy of the data delineated. The acreages are based on the information supplied to the Assessor (i.e. recorded survey maps, recorded deeds, prior assessment maps, etc.)

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.

REVISED
10-25-73
10-22-18=20-DL

0 200 400 800

Assessor's Map Bk. 059, Pg. 11
Sonoma County, Calif. (ACAD)

KEYED 10/19/18 DL



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Property Photos



Disclaimers

Sellers Rights: Seller reserves the right in its sole discretion to accept or reject any offer, terminate negotiations, withdraw the Property from market without notice, amend the price, terms, conditions, and acreages being offered, and negotiate with multiple prospective purchasers concurrently until a definitive, legally binding Purchase and Sale Agreement is fully executed by Seller and Buyer. Seller also reserves the right to accept back up offers until the close of escrow.

Sellers Disclaimers: This Offering Memorandum has been prepared for Buyer and Buyers Representatives' use in considering the Property for a potential future acquisition, and contains only a general overview of the Property. Although information herein and subsequent information provided are from sources deemed reliable, neither Seller, nor Broker makes any warranties or representations, express or implied, as to the accuracy and completeness of the enclosed Property information. It is the Buyer's sole responsibility to conduct an independent investigation and due diligence of the Property and its attributes and characteristics in its entirety. Buyer is strongly advised to use qualified industry professionals to determine the suitability of the Property for Buyers intended use. Buyer is also advised that this Property Offering information is dated, and that changes may have occurred prior to, during and after the time that it was prepared. The Property is being sold in its present As-Is condition, subject to the terms and conditions of a fully executed, definitive Purchase and Sale Agreement.

Communications, Offering Process, Viewing of Property: All communications, letters of intent, offers, requests for additional copies of this Property Offering and viewing the Property shall be made directly by contacting: David Carciere at 707.479.2199.



About Us

FIRST LEAF LAND ACQUISITIONS AND MANAGEMENT:

Providing a local presence, and a platform for growth, in coastal wine-grape space.

At First Leaf Land Acquisitions and Management our sole focus is coastal wine-grape Real Estate assets. We're an agricultural brokerage and advisory firm providing investors, vertically integrated wine-producers and institutional agricultural asset managers a local presence and a platform for growth within the premium wine-grape space.

We work with our investor and agricultural asset management clients to strategically design and execute the buildout of long-term wine-grape investment platforms. In addition to evaluating the long-term market place and sourcing deals we support them with post-close asset management services.

On the sell-side we work with land owners to optimize the disposition of their assets. This can either be through a private marketing campaign directly to the ag community, avoiding the intrusion that typically comes with marketing a property, or through a full-exposure, public marketing campaign.

Management and transactional clients include; AgIS Capital, UBS Farmland Investors, Russian River Partners, Far Niente Wines, Failla Wines, Furthermore Pinot Noir, Reichwage Winery.

