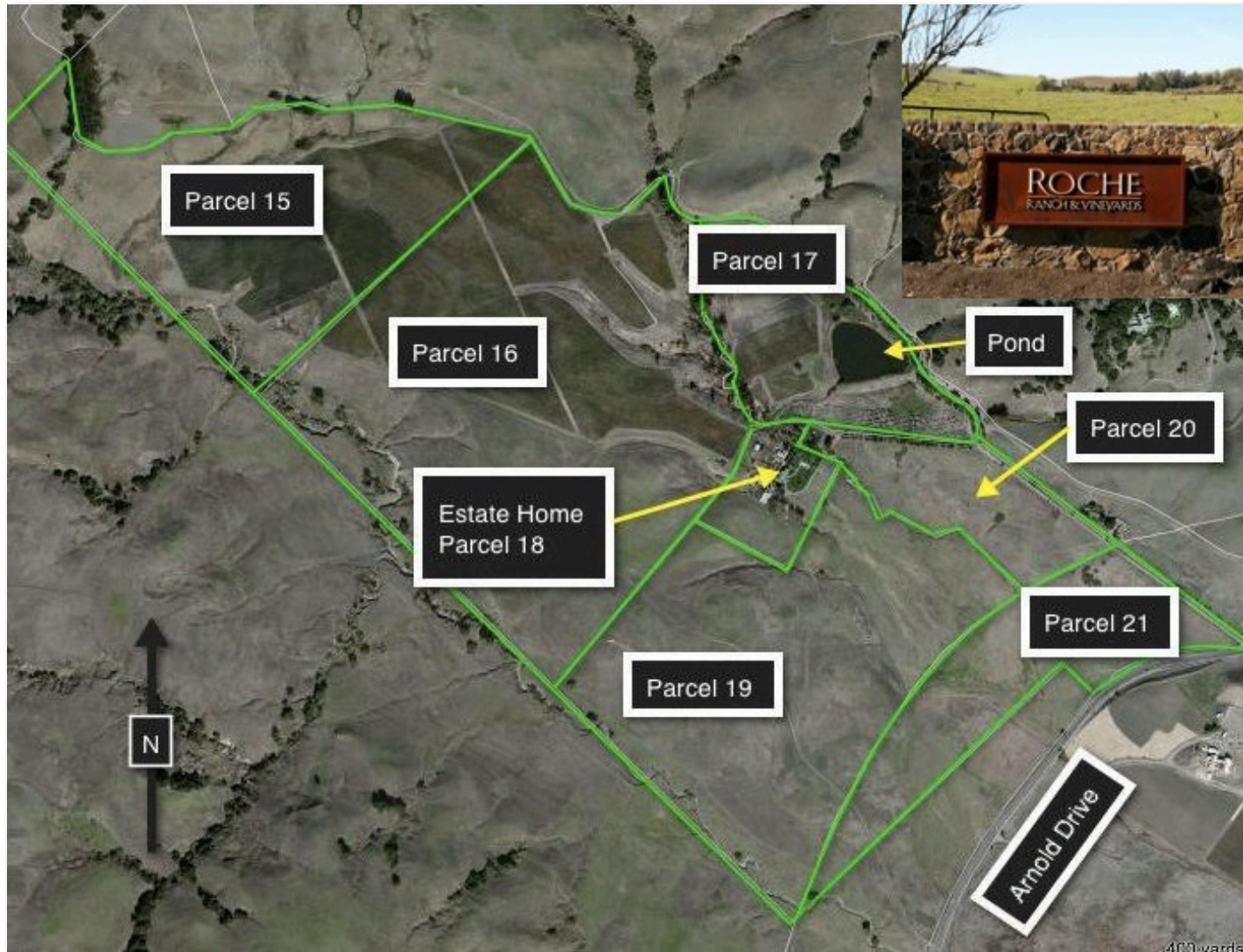




502+/- ACRE ESTATE IN SONOMA
7 Parcels (offered in whole or part)



Price Available upon Request



Entrance to Roche at Arnold Drive (Hwy 121)

The Carneros Highway into the Wine Country



Property Information

- Address:** 27665 Arnold Drive, Sonoma CA 95476
- Assessor Parcel Numbers:** 7 parcels: 068-090-015, 016, 017, 018, 019, 020, 021
Certificates of Compliance: 7 existing legal parcels through the filing and perfecting of 7 Administrative certificates of compliance or ACCs. This allows each parcel to be sold, leased, financed, and owned separately without violation of the subdivision map act. However this DOES NOT guarantee that each parcel is developable as the County of Sonoma may deny permits on a variety of grounds including but not limited to perk, water and soil stability.
- Acres:** 502+/- acres.
- Zoning:** LEA, Land Extensive Agriculture, Combining B6, 100, Z
- Structures:** Estate Home: 6006 +/- Square feet, Guest House, Barns, sheds, shop, outbuildings
- Amenities:** Swimming pool, shop in basement, 3 car attached garage, hiking and riding trails, Adjacent to Regional Parks land with access to hiking and riding trails and Tolay Lake Ranch, (county plans to restore lake in the future)
- Water:** Several springs on the adjacent property provide water to the subject by gravity fed through underground pipelines. This water feeds to storage tanks supplying the domestic use and to the permitted reservoir that holds 49.9 acre feet. The vineyard irrigation needs are supplied from the reservoir also filled from surface and creek runoff.
- Appellation:** Los Carneros and Sonoma Coast (AVA (American Viticultural area line map is attached).
- Soils:** Diablo Clay, Clear Lake clay loam, Goulding clay loam.
- Vineyards:** **113.39 +/- total planted acres;** 99.22 +/- acres Chardonnay, 8.69 +/- acres Pinot Noir, 2.79 +/- Acres Merlot, 2.49 +/- acres Syrah, .20 +/- acre Cabernet Sauvignon



Reservoir stocked with fish! Photo facing Vineyard block 1



Parcel 16. Chardonnay Vineyard Block 6.



Adjacent to New Tolay Lake Park with extensive hiking, biking & equestrian trails!

Wine & Equestrian Venues!





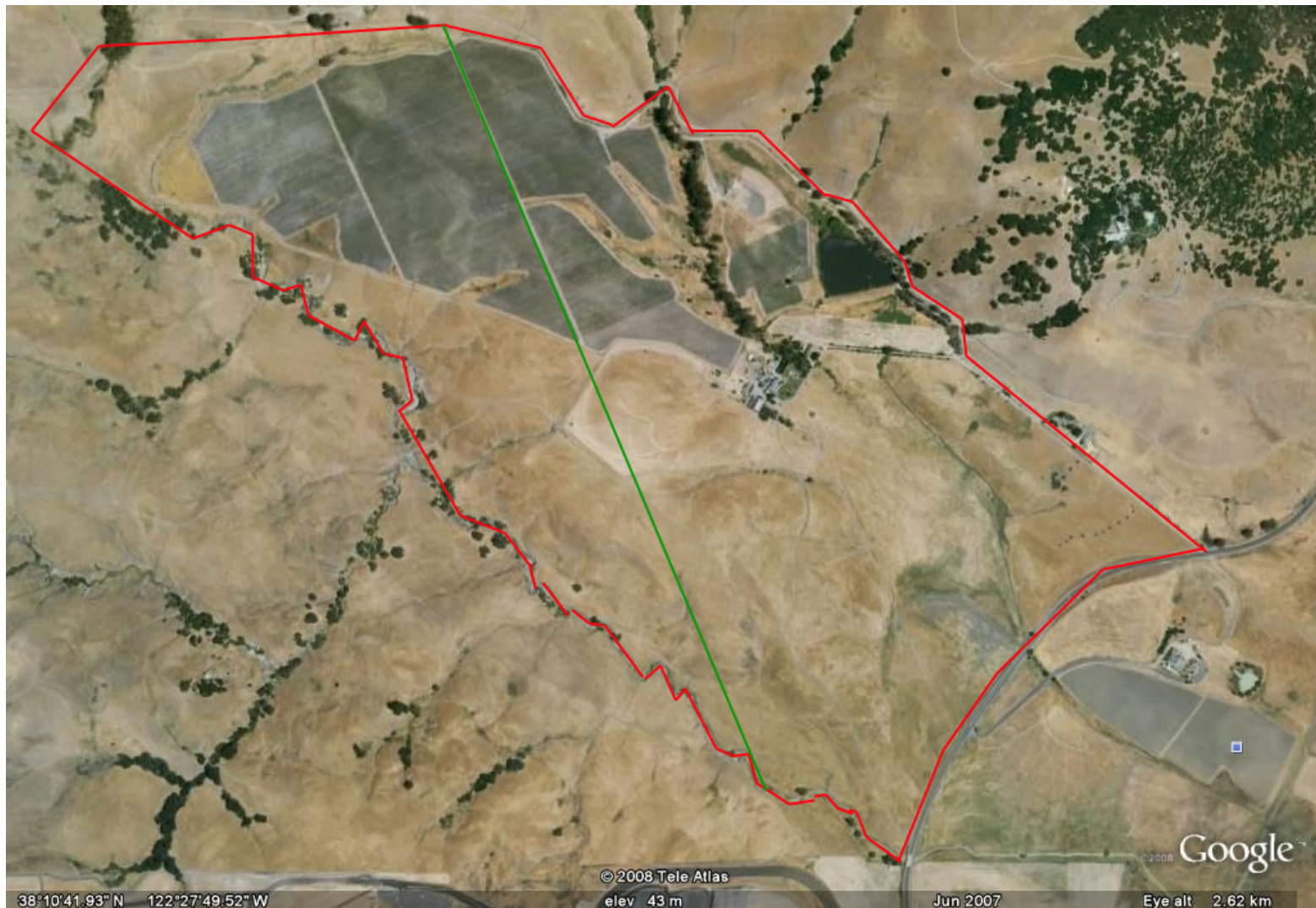
Vineyard Block map

The vineyard was originally developed in 1996 by Jack Neal and Sons. Grapes from blocks 1 and 5 and a portion of block 4 are used by Roche Winery. Blocks 2, 3, 6, 7, 8 and the upper part of block 4 are leased through 2014 by Redwood Empire Vineyard Management and sold to 5 additional wineries. The leased blocks yield an average of 450 tons.



Vineyard Data

REDWOOD EMPIRE VINEYARD MANAGEMENT											
Roche Vineyards											
3/29/2011											
REVM BLK #	BLK #	VARIETY	CLONE	ROOT	SPACING	ACRES	ROWS	# VINES	TRELLIS	PLANTED	GRAFTED
1A	F 1	Pinot	667	5C	8X5	1.79	32	1950	VSP	2001	2009
1B	F 2	Syrah	4	5C	8X5	2.49	22	2712	VSP	1999	
1C		Merlot	181	5C	8X5	2.79	25	3035	VSP	2009	2009
1D		Cab Sauv	4	101 14	8X5	0.20	2	215	VSP	2009	
2	G	Chard	4	110R/5C	8X5	3.43	78	3735	VSP	1996	
3	H	Chard	4	110R/5C	8X5	19.11	235	20810	VSP	1996	
4	I	Chard	4	110R/5C	8X5	9.41	129	10337	VSP	1996	
5	I 2	Pinot	115NC	110R/5C	8X5	6.90	79	7425	VSP	1996	2007
6	J	Chard	4	110R/5C	8X5	44.51	326	48471	VSP	1996	
7	K 2	Chard	4	3309	8X5	3.81	74	4149	VSP	1999	
8	K	Chard	4	110R/5C	8X5	18.95	124	20636	VSP	1996	
					TOTALS:	113.39	1126	123475			



AVA Line in Green; Sonoma Coast AVA on left, Los Carneros on the Right

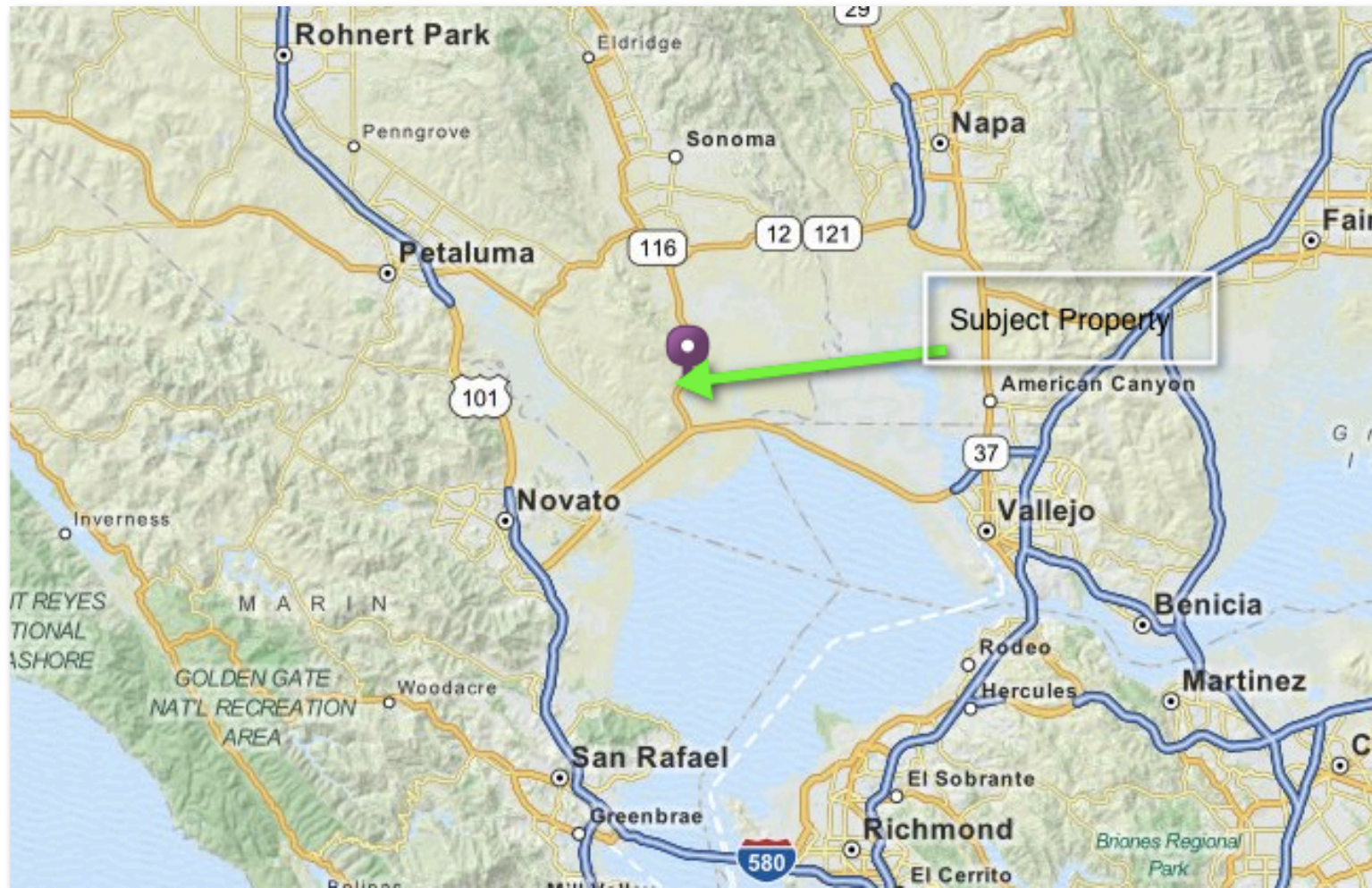


Parcel Summary

- Parcel 15:*** Total Acres 65 +/-, irrigated vineyard, small portion additional plantable, partial conservation easement along riparian corridor
- Parcel 16:*** Total Acres 168+/- , irrigated vineyard, large portion additional plantable, partial conservation easement along riparian corridor
- Parcel 17:*** Total Acres 41.8 +/-, Vineyard Block 1; 7.27 acres +/-, 49.9 acre foot reservoir, redwood grove, olive orchard, additional plantable ground and potential view homesite
- Parcel 18:*** Total Acres 13 +/-, Existing estate home at the original farmstead, barns, shop and other outbuildings, water storage tanks, small amount of additional plantable land
- Parcel 19:*** Total Acres 149 +/-, Grazing land with mostly plantable, potential view winery site, access from highway 121, adjacent to Sonoma Land Trust open space, partial conservation easement along riparian corridor
- Parcel 20:*** Total Acres 25.16 +/-, Cottage, mostly plantable, previously planted, torn out due to phylloxera, newer ag well, producing 15+/- gallons per minute
- Parcel 21:*** Total Acres 40.73 +/-, Mostly flat to low sloping, some low lying areas, all in grazing currently, some plantable, partial conservation easement along riparian corridor



Location Map





One of the Potential Homesites

View across lake and toward Mt Diablo in the far distance



Estate Home, 6006 +/- sq. ft.

European Estate Farm



Notice to Interested Parties

Information provided herein has been obtained from various sources which may include but is not limited to the owner(s), in-person inspection(s) by Wine Realty International Inc. (DRE #01432028), the County Planning Department, Assessor Records, Government Maps and Studies, financial and tax records and third party resources. Information herein is provided in good faith and thought to be materially accurate, though, information is not guaranteed. All mapping and estimates of acreage are not based on actual surveys commissioned by the seller or their agent, rather 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. Buyer by accepting information on this property agrees to use diligence and not to breach NDA agreement(s) or enable others to breach NDA agreement(s). The seller or the seller's agent(s) make no representations as to the accuracy of maps and map- data used in this summary as they were obtained from third party sources. The seller or the seller's agents make no guarantees or representations on the fiscal or use suitability of this investment. Information provided is based on opinions and therefore not certain as property entitlements and economic and market conditions are not reliable. Buyers are advised to perform their own diligence. The Buyer assumes all risk and the property acquired is acquired AS IS with no guarantees or performance assumptions.