

INFORMATION MEMORANDUM

Galante Vineyard

\$4,900,000

9800 & 10000 CHERRY RIDGE ROAD, SEBASTOPOL



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LAND COMPANY



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Property Specifications

Sitting gently mid-slope on a bed of Goldridge soil approximately 1.5 miles southwest of Graton lies the Galante Vineyard. The vineyard, located in the heart of Green Valley, totals +/-21.91 acres planted exclusively to Pinot Noir.

The property, encompassing 2 separate legal parcels and totaling +/- 28.99 is graced with 2 beautiful redwood groves and a stunning view of Mt. Saint Helena. Despite this and its proximity to Sebastopol and the Sonoma coast, the vineyard remains unburdened by an estate residence - it is a pure Pinot Noir vineyard.

The Galante vineyard is set among the most preeminent vineyards and cool climate producers in West County today. This includes Littorai, Freeman, the Dutton Family vineyard(s) DuMol, and Iron Horse to name a few. Vineyards in this neighborhood truly, rarely become available making this an incredibly unique opportunity for a premier wine producer looking to enter or expand their vineyard foot-print in West County.



Property Specifications

| | |
|--------------|--|
| ADDRESS | 9800 & 10000 Cherry Ridge Road, Sebastopol, California |
| APN | 061-210-007 (20 ac.) & 061-210-013 (8.99 ac.) |
| PARCEL SIZE | 28.99 ac |
| ZONING | DA20 (Diverse Agriculture District) |
| ACCESS | Direct from Cherry Ridge Road |
| ONSITE WATER | 29gpm per well test 9/14/22 |
| UTILITIES | PG&E |
| STRUCTURES | None |



Site Characteristics

SLOPES & ASPECT

Gently sloping vineyard, appears to be primarily 9 – 15% per NRCS maps.

SOILS

The vineyard is mapped entirely to Goldridge fine sandy loam soils per NRCS maps.

ELEVATION

+/- 227' - 340'.

NEIGHBORING VINEYARDS

- Freeman Vineyard and Winery's - Gloria Estate
- DuMol Winery - Coffee Lane and Kearny Estate Vineyards
- Dutton Ranch - Grandview & Big John's Vineyards
- Hartford Family Winery - Arrendell Vineyard
- Marimar Estate Vineyards and Winery
- Bootleggers Hill Vineyard
- DZ Vineyard

APPELLATION

Russian River Valley, Green Valley, Sonoma Coast.

Vineyard Details

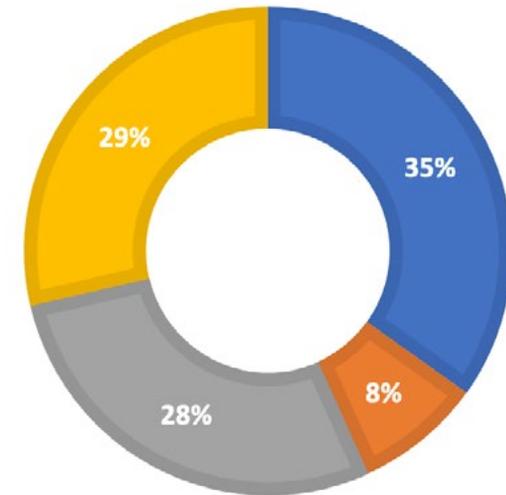
VINEYARD The vineyard was planted in 1998 and includes +/-21.91 acres planted exclusively to Pinot Noir.

FRUIT ALLOCATION The fruit has historically been sold to ultra-premium wine producers.

CONTRACTS Contract details available upon request.

Clone

■ 115 ■ 667 ■ 777 ■ Pommard



Vineyard Specifications

| BLOCK | YEAR PLANTED | VARIETY | CLONE | SPACING | ROW #'S | ACRES |
|-------|--------------|------------|---------|---------|---------|-------|
| 1 | 1998 | Pinot Noir | 667 | 5X8 | 1-42 | 1.84 |
| 2 | 1998 | Pinot Noir | 777 | 5X8 | 43-67 | 2.01 |
| 3 | 1998 | Pinot Noir | Pommard | 5X8 | 68-94 | 2.12 |
| 4 | 1998 | Pinot Noir | 115 | 5X8 | 95-114 | 4.00 |
| 5 | 1998 | Pinot Noir | 777 | 5X8 | 115-136 | 4.15 |
| 6 | 1998 | Pinot Noir | 115 | 5X8 | 137-157 | 3.64 |
| 7 | 1998 | Pinot Noir | Pommard | 5X8 | 1-25 | 2.09 |
| 8 | 1998 | Pinot Noir | Pommard | 5X8 | 26-45 | 2.06 |
| | | | | | | 21.91 |

Historical Yields

| YEAR | TOTAL TONS | TPA | NOTES |
|---------|------------|------|-----------------------|
| 2017 | 72 | 3.29 | |
| 2018 | 111 | 5.07 | |
| 2019 | 54 | 2.46 | Over-supply |
| 2020 | 16 | NA | Smoke Taint |
| 2021 | 96 | 4.38 | |
| 2022 | 54 | 2.46 | |
| Average | 77.4 | 3.53 | Averages exclude 2020 |

Block Map



Aerial Map



Location Map



APN Map

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA **61-21**
155-014

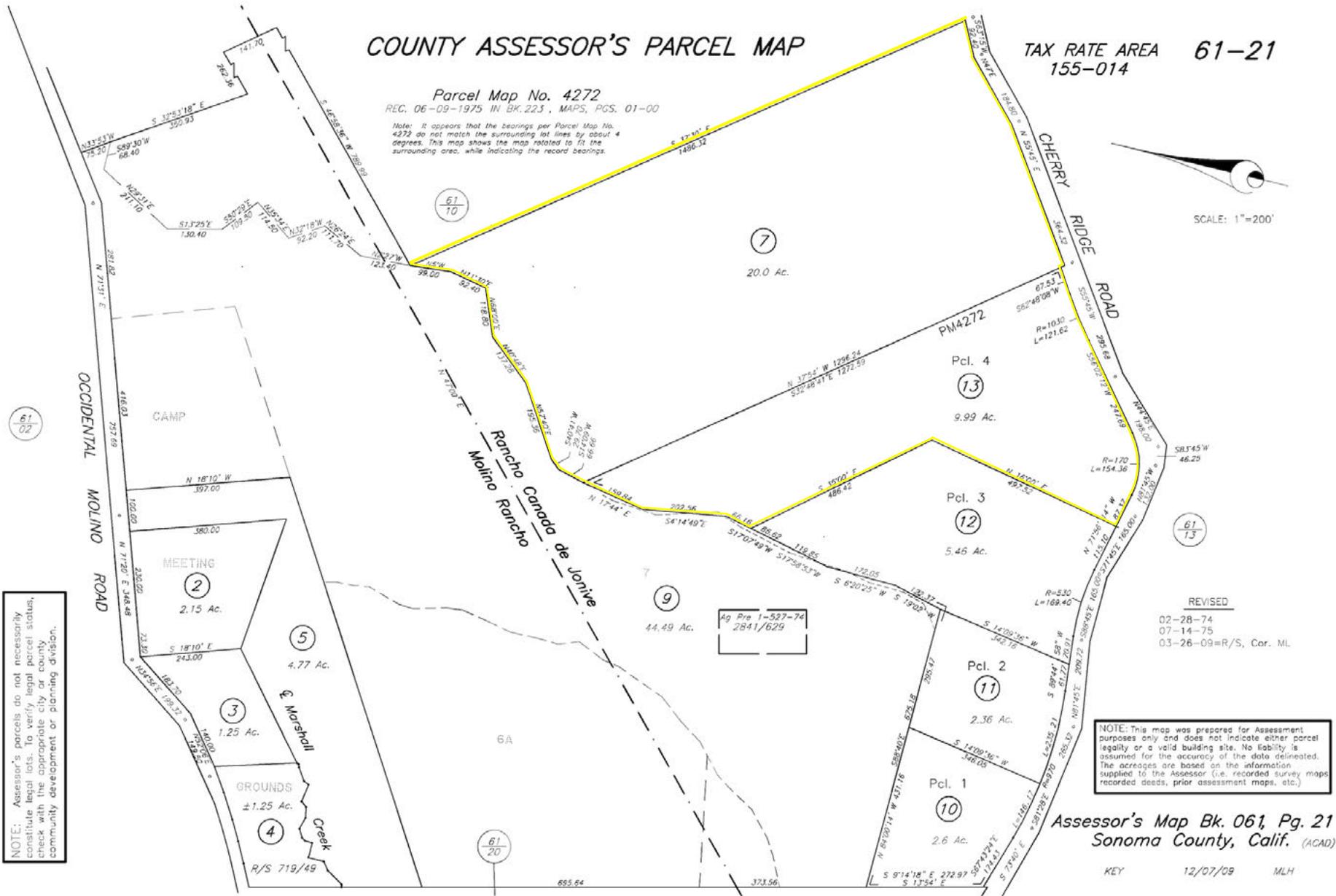
Parcel Map No. 4272

REC. 06-09-1975 IN BK. 223, MAPS, PGS. 01-00

Note: It appears that the bearings per Parcel Map No. 4272 do not match the surrounding lot lines by about 4 degrees. This map shows the map related to fit the surrounding area, while indicating the record bearings.



SCALE: 1"=200'



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.

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.)

REVISED
02-28-74
07-14-75
03-26-09=R/S, Cor. ML

Assessor's Map Bk. 061, Pg. 21
Sonoma County, Calif. (ACAD)

KEY 12/07/09 MLH

Property Photos





About Cru

At Cru Land Company we have a fluency in the vineyard and ag space born from experience that goes far beyond transactional Real Estate. Collectively the team at Cru Land Company has firsthand wine industry experience in the vineyards and in production, with sales and marketing, and finance and accounting.

With all that said, we are a Real Estate brokerage and advisory firm at our core, and to that end we successfully closed a compelling portfolio of agricultural real estate transactions for a broad range of clients including landowners, private and institutional investors, farmers and vertically integrated wine-producers.

David J. Carciere is the principal of Cru Land Company. Cru is the culmination of more than 15 years of wine-industry and agricultural Real Estate experience.

David J. Carciere

David's Real Estate career began as a California Certified General Appraiser with a focus on recreational and agricultural land. In 2010 he was a founding partner at First Leaf Land Acquisitions where he spent a decade brokering agricultural and vineyard land sales. During that period, he also had first-hand experience on the wine-production side with his family's wine label, Suacci Carciere Wines, as well as on the grower side operating the Donnelly Creek Vineyard in Anderson Valley.

Understanding the intersection of the Real Estate, growing and production sides of agriculture gives David a unique perspective when both evaluating vineyard and agricultural land and, as importantly, analyzing potential investment opportunities.

David holds a Bachelor of Science degree in Industrial Engineering from Cal Poly San Luis Obispo and a master's degree in Land Economics and Real Estate from the Mays Business School at Texas A&M where he worked as a graduate assistant under research economist Dr. Charles Gilliland. He is a licensed Real Estate Broker in the state of California and is active in the California Association of Farm Managers and Rural Appraisers, as well as the Sonoma County Farm Bureau.

Bonnie Burnett

Bonnie Burnett is the supporting agent and marketing specialist at Cru Land Company. Bonnie grew up in Alexander Valley where she developed a love and fascination with the wine industry. In 2007 she graduated from Sonoma State University with her Bachelor of Science degree in Wine Business. After graduation, she worked for Quivira Vineyards and Winery in the Dry Creek Valley where she spent several years as their accountant learning the intricacies on the financial side of winery operations.

Bonnie began her Real Estate Career in 2017, when she was asked to join NorCal Vineyards as their supporting agent. She spent her time at NorCal focused on creating high-end marketing materials and successful internet marketing campaigns, while also showing vineyards and wineries and managing all open escrows.

In her first year in Real Estate, she won the Rookie of the Year Award generating the largest gross sales of new agents in the entire brokerage. In her second year of being licensed, she was awarded the most Real Estate Transactions in the entire office. Bonnie is also a Certified Transaction Coordinator, TCing over \$83,000,000 in Gross Sales for Winery, Vineyard and Agricultural Land.

With a background in the wine industry and having cultivated an exceptional understanding of Real Estate's role in industry during her years spent with NorCal Vineyards, she was invited to join Cru Land Company.

About Vice Properties

Established in 2004, Vice Properties, Inc. is a full-service brokerage with more than 75 years of combined working experience in the North Bay real estate market. Working hand in hand with Vice Appraisal Company, Vice Properties offers complete sales and listing services with unique knowledge of large acreage ranches, vineyard land, commercial and residential properties. Drawing upon years of expertise in the valuation of North Bay properties, our comprehensive real estate and investment services include:

Northern California Ranches & Vineyards

Specializing in Northern California ranches, including rural and recreational properties, developed vineyards and land suitable for vineyard development, our team offers targeted expertise to both buyers and sellers. Knowing that quality ranch and vineyard properties in Sonoma, Napa, Marin, Lake and Mendocino Counties often change hands without exposure to the open market, our relationships with industry leaders and market participants allow us identify potential properties and conduct transactions to meet your specific needs.

Commercial Properties

Our experience in the office, retail and industrial markets throughout the North Bay allows us to meet the specific demands of the selling, buying and leasing of single-tenant and multi-tenant properties. In addition to owner-user opportunities and income producing investments, we specialize in putting deals together between landowner and developer.

Investment Properties

Vice Properties provides advisory and consulting services on your existing investment properties, or potential acquisition of investment properties. We will seek to understand your goals and objectives as an investor to ensure we position you in a property consistent with those goals and objectives.

Residential Properties

As an extension of our appraisal work, our team has been working within the North Bay residential market since 1964. We know the ins and outs of this volatile market and can help both buyers and sellers get the best deal possible.

Darryl Vice

With diverse experience valuing large rural, residential and commercial properties throughout the North Bay, Darryl specializes in ranches, vineyards, investment properties and development projects.

Born in Santa Rosa, Darryl Vice has lived in the North Bay all his life. He attended Cardinal Newman High School before moving on to University of California, Berkeley, where he played second base and shortstop for the Cal Baseball Team, including a trip to the College World Series in 1988 with future San Francisco Giants players Jeff Kent and Darren Lewis. After college, Darryl was drafted by the Oakland Athletics organization and went on to play for both the Oakland A's and Chicago Cubs reaching the AAA level.

Darryl returned to Sonoma County in 1993, and became a teacher and coach at Cardinal Newman High School. In 1998, he joined his father Gary Vice at Vice Appraisal Company, and began training for his General Appraisers License. In 2004, they were joined by Darryl's brother Ryan Vice in forming Vice Properties, with the goal of providing complete real estate services to their clients.

Darryl has more than 20 years' experience as a California licensed real estate appraiser with Vice Appraisal Company, and 15 as co-founder, owner and licensed salesperson of Vice Properties, Inc. With diverse experience valuing large rural, residential and commercial properties throughout the North Bay, Darryl specializes in ranches, vineyards, investment properties and development projects. Through his national network, Darryl is responsible for identifying potential opportunities, site evaluation, acquisition and disposition.

Over the years, Darryl has continued to coach at Cardinal Newman High School, in both the baseball and basketball programs, marking his 25th year coaching at his alma mater. Darryl lives in Santa Rosa with his wife and two daughters.

Disclaimers

Seller, Landlord or Lessee 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.