

CONFIDENTIAL WINERY OFFERING

PETALUMA | SONOMA COAST AVA



OFFERING MEMORANDUM

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- PROPERTY PROFILE -

PROPERTY NAME:	Confidential
ADDRESS:	Confidential
CITY / COUNTY / ZIP:	Petaluma Sonoma County 94952
STATE:	California
PRICE:	\$2,450,000
ASSESSOR'S PARCEL NUMBER:	Confidential
APPELLATION:	Sonoma Coast AVA
SUMMARY DESCRIPTION:	5.32 +/- total acres of vineyard; 4.49 +/- acres of Pinot Noir; 0.36 +/- acres of Cabernet Sauvignon; 0.47 +/- acres of Cabernet Franc 8.74 +/- total acres 2,500 cases bonded and permitted operating winery Price includes winemaking equipment. Brand, wine inventory and farm equipment are available for purchase Located on High-Traffic Thoroughfare It has a Retail Food Facility Permit Open for tours and tastings, by appointment
LAND USE:	DA 10
STRUCTURES:	Winery & Tasting Room
WATER & SEPTIC:	North Marin Water District Septic is County approved

- PROPERTY OVERVIEW -



This winery is located high atop a Knoll, overlooking its own vineyard and mountains in the distance, and of the valley below. It is the closest winery, in Sonoma County, to San Francisco. This location has very high visibility, right along Highway 101. This winery is permitted to produce up to 2,500 cases of wine per year. The permit allows for public tastings, by appointment, and basic food service offered. The tasting room has additional outdoor seating, which promotes the views of the vineyard, mountains, and the valley below.

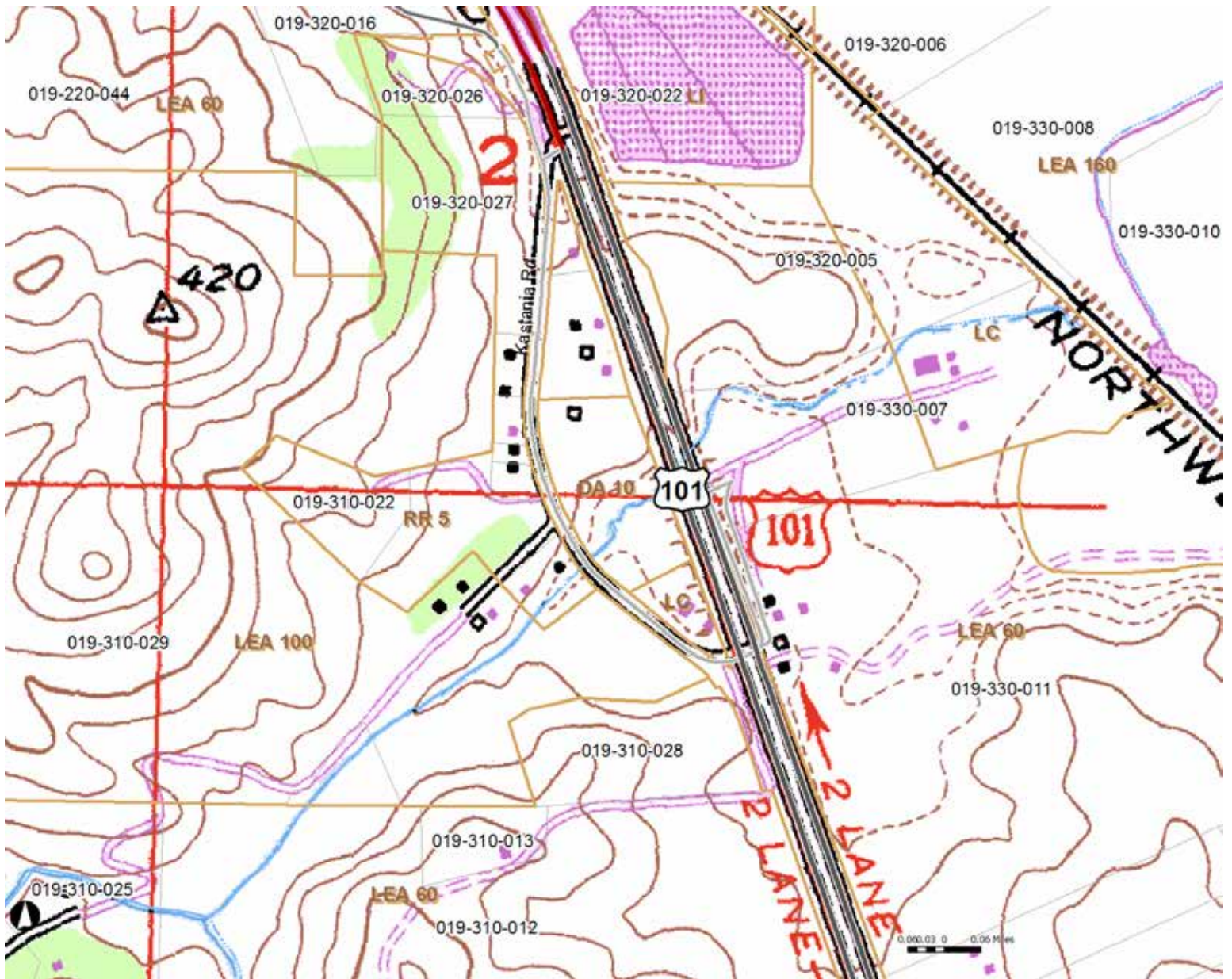
- MAPS | PARCEL MAP -



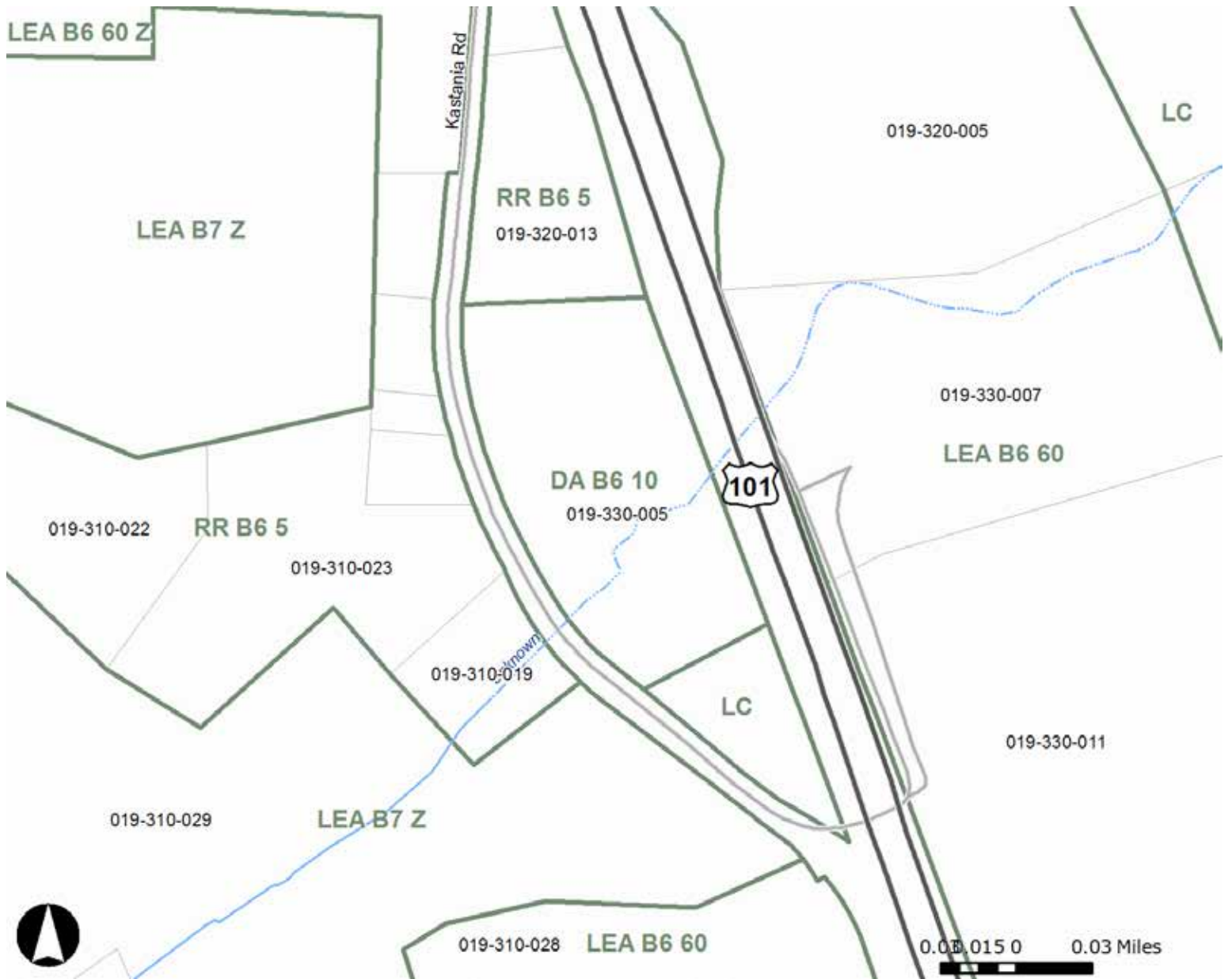
- MAPS | PROPERTY OUTLINE -



- MAPS | TOPOGRAPHY MAP -



- MAPS | ZONING MAP -



- MAPS | GENERAL PLAN MAP -

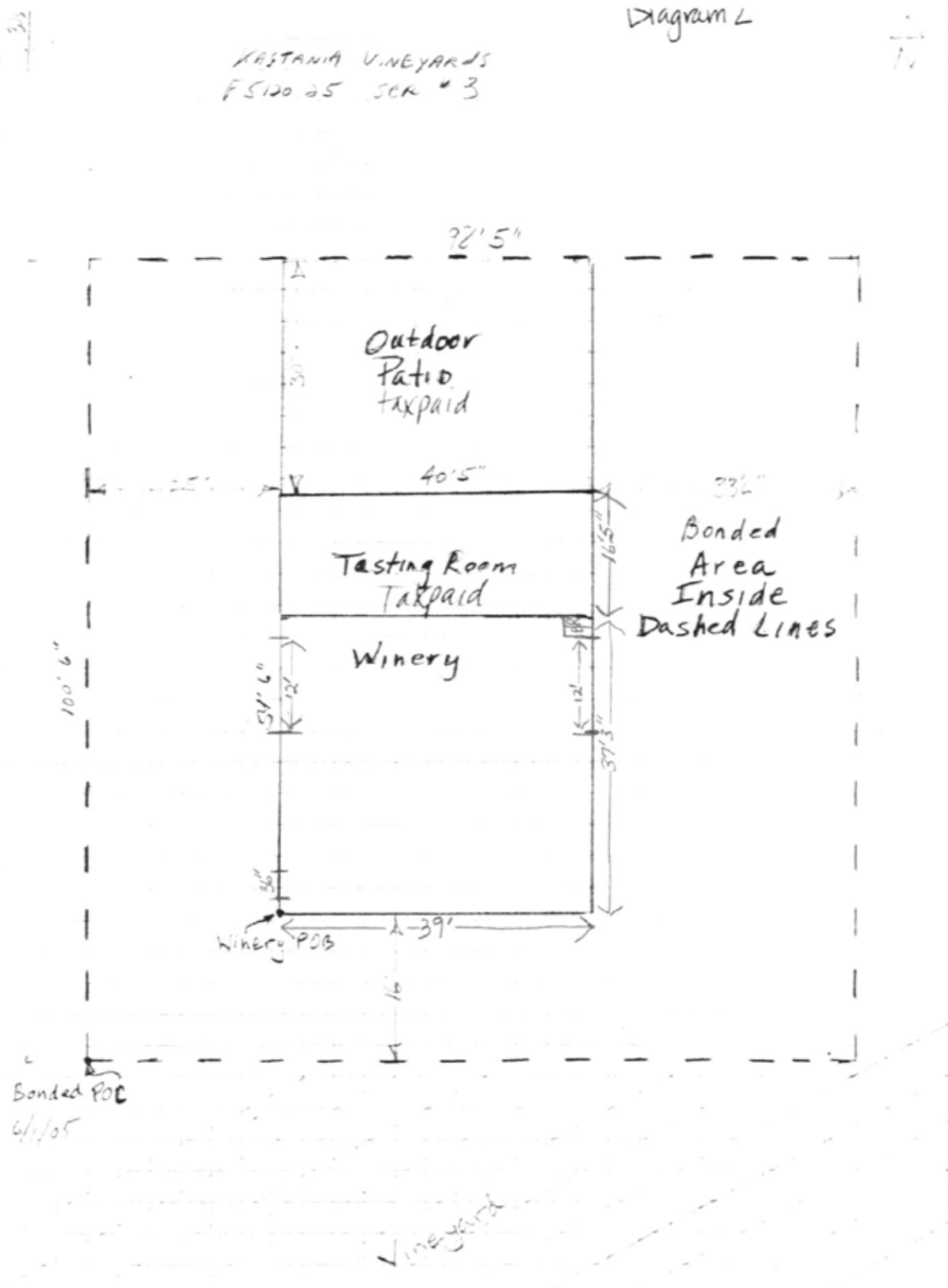


- WINERY FLOORPLAN -

Diagram 2

KASTANIA VINEYARDS
FS 100 25 SER # 3

1/4" = 4'



Bonded POB
6/1/05

Vineyard

- VINEYARD INFORMATION -



OVERALL PRODUCTION

	2015		2014		2013		2012		2011	
	Total Tons	Tons per Acre	Total Tons	Tons per Acre	Total Tons	Tons per Acre	Total Tons	Tons per Acre	Total Tons	Tons per Acre
PINOT NOIR	8.62	1.91	14.56	3.24	16.91	3.76	15.57	3.46	8.99	2.00
CABERNET FRANC	1.62	3.44	1.72	3.65	1.59	3.38	2.12	4.51	1.66	3.53
CABERNET SAUVIGNON	0.74	2.05	1.33	3.69	0.96	2.66	1.43	3.96	0.79	2.19

- VINEYARD INFORMATION -



VINEYARD SPECIFICS

	TOTAL VINES	VARIETAL	YEAR PLANTED	CLONE	ROOTSTOCK
BLOCK # 1	235	Pinot Noir	1995	667	1103 P
BLOCK # 2	495	Pinot Noir	1995	667	1103 P
	82	Cabernet Sauvignon	1995	unknown	5 BB
BLOCK # 3	82	Cab Sauv & Cab Franc	1995	unknown	5 BB
	82	Cabernet Franc	1995	unknown	5 BB
	413	Pinot Noir	1995	667	1103 P
BLOCK # 4	581	Pinot Noir	1995	115	1103 P
BLOCK # 5	328	Pinot Noir	1995	115	1103 P
	245	Pinot Noir	1995	115	5 C
BLOCK # 6	403	Pinot Noir	1995	115	5 C
	161	Pinot Noir	1995	667	5 C
BLOCK # 7	533	Pinot Noir	1995	115	5 C
BLOCK # 8	562	Pinot Noir	1995	Rochioli-Pommard	5 C
BLOCK # 9	570	Pinot Noir	1995	Rochioli-Pommard	5 C
BLOCK # 10	378	Pinot Noir	1995	Rochioli-Pommard	5 C
TOTAL	5,150				

- GENERAL AREA DESCRIPTION -



SONOMA COAST AVA

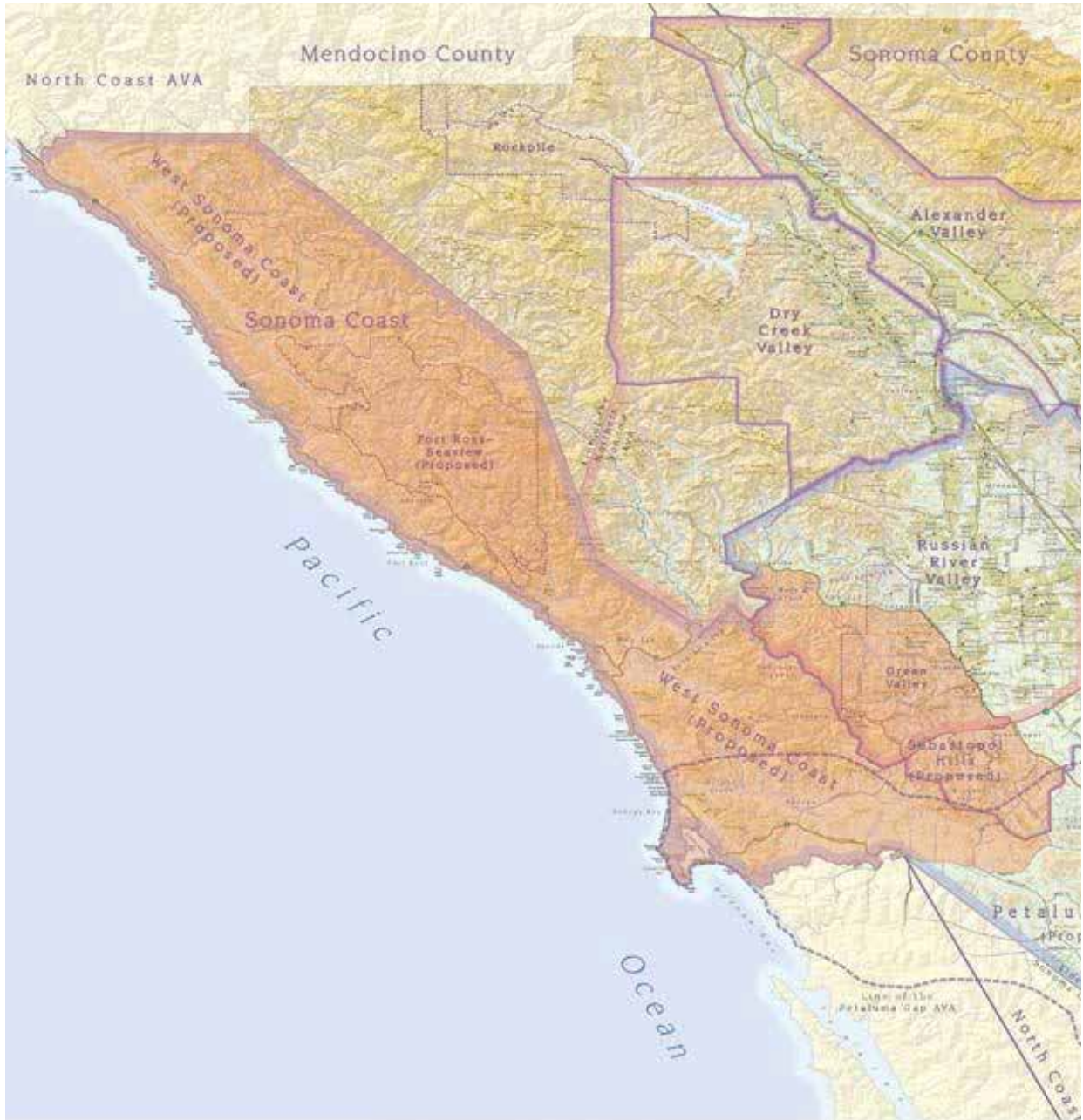
The Sonoma Coast American Viticulture Area (known as an AVA or appellation) may be Sonoma County's most enigmatic wine region. From the wild, wind-swept northern coast to the gently rolling hills of the southern dairy land, it spans the county.

The Treasury Department's Alcohol and Tobacco Tax and Trade Bureau officially designates AVAs, each with its own unique characteristics, to help winemakers clearly describe the origin of their wines and to make it easier for consumers to identify the wines they buy. Sonoma Coast AVA status was awarded in 1987.

Much of Sonoma County's most celebrated Pinot Noir and Chardonnay are grown here, yet few wines are actually made in the Sonoma Coast AVA, and several of its most distinctive sub-regions are not officially recognized AVAs.

But there's little mystery about this: Some of California's highest scoring and most coveted cool-climate style wines are grown in the Sonoma Coast AVA. It includes about 2,000 vineyard acres, and fewer than 10 wineries (not counting wineries that belong to overlapping appellations such as the Russian River Valley).

- SONOMA COAST AVA MAP -



- SONOMA COUNTY AVA MAP -

