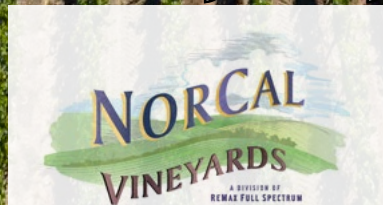


Hop Kiln Vineyards



Offering Memorandum
Price \$2,750,000



www.norcalvineyards.com

Hop Kiln Vineyards

TABLE OF CONTENTS

Salient Facts	3
Property Overview	4
Vineyard Photo Gallery	5
Vineyard Facts.....	6
Block Details.....	7
Pond.....	8
Aerial Map.....	9
County Overview.....	10

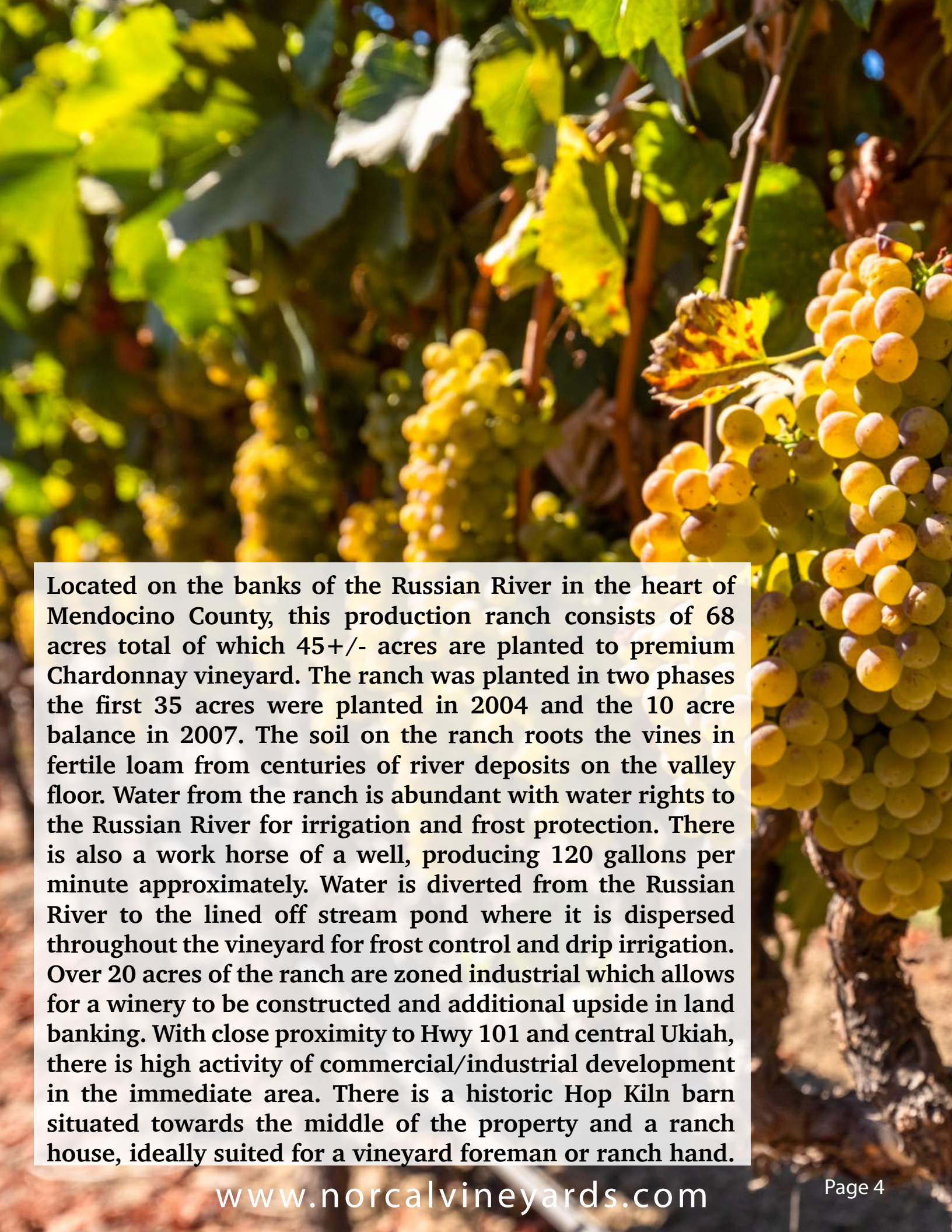


Salient Facts

Address	700 Ford Road, Ukiah, CA
County/Appellation	Mendocino
Winery Site	Approximately 25+/- acres Industrial in the opportunity zone, ideal for a winery
AP#'s	170-200-15, 170-210-08
Total	68 +/- total acres
Vineyard	45+/- acres planted to Chardonnay
Irrigation	Solid set sprinklers and drip irrigation
Pond	Off stream lined pond 8 +/- acre feet
Water	Water rights, Russian River Flood Control, 120 GPM well Domestic Well 80+/- GPM (Buyer to confirm at their own expense)
Improvements	Historic 4,000+/- square foot Hop Kiln barn and 2 bedroom ranch home (vineyard foreman currently occupies)
Zoning	Approx 25 acres on the north, zoned Industrial, the balance zoned AG40
Infrastructure	Water main, natural gas, heavy power and cable to the property
Tax Status	Standard Mendocino County rate of approx 1.125% of assessed value
Opportunity Zone	Property is located in the opportunity zone which could provide major tax benefits.

Price

\$2,750,000



Located on the banks of the Russian River in the heart of Mendocino County, this production ranch consists of 68 acres total of which 45+/- acres are planted to premium Chardonnay vineyard. The ranch was planted in two phases the first 35 acres were planted in 2004 and the 10 acre balance in 2007. The soil on the ranch roots the vines in fertile loam from centuries of river deposits on the valley floor. Water from the ranch is abundant with water rights to the Russian River for irrigation and frost protection. There is also a work horse of a well, producing 120 gallons per minute approximately. Water is diverted from the Russian River to the lined off stream pond where it is dispersed throughout the vineyard for frost control and drip irrigation. Over 20 acres of the ranch are zoned industrial which allows for a winery to be constructed and additional upside in land banking. With close proximity to Hwy 101 and central Ukiah, there is high activity of commercial/industrial development in the immediate area. There is a historic Hop Kiln barn situated towards the middle of the property and a ranch house, ideally suited for a vineyard foreman or ranch hand.

Vineyard Photo Gallery

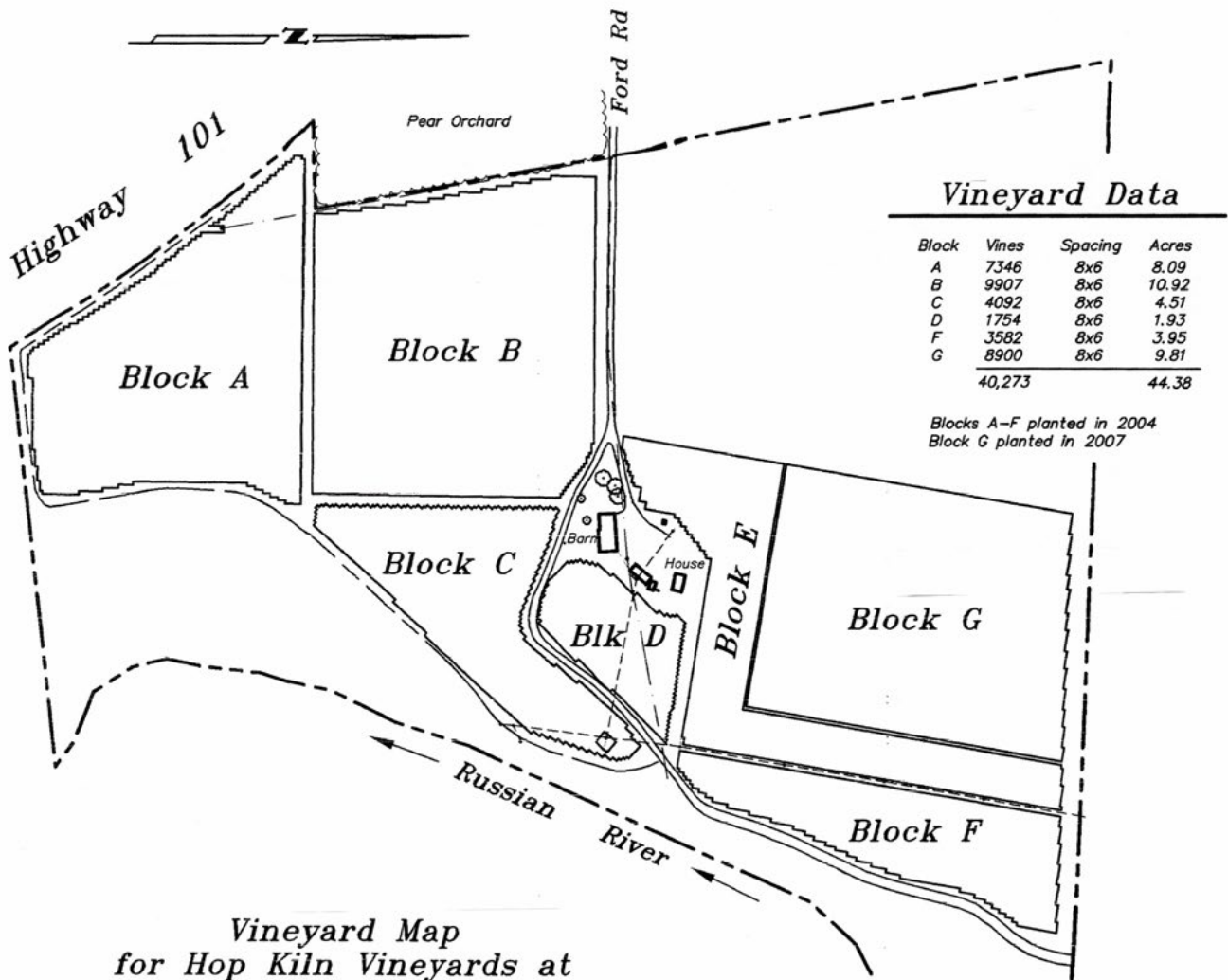


Vineyard Facts

Vineyard	45 +/- acres planted to Chardonnay
Rootstock	101-14
Clone	33.5+/- acres clone 4 11.5+/- acres clone 17
Soil	Coal loam, Feliz clay loam, Russian loam and Xerofluvents
Planted	2004 & 2007
Trellis	Vertical Shoot Positioning
Purchase Agreements	Grapes sold under contract thru 2021 (to the same Sonoma County winery since the vineyard was planted)

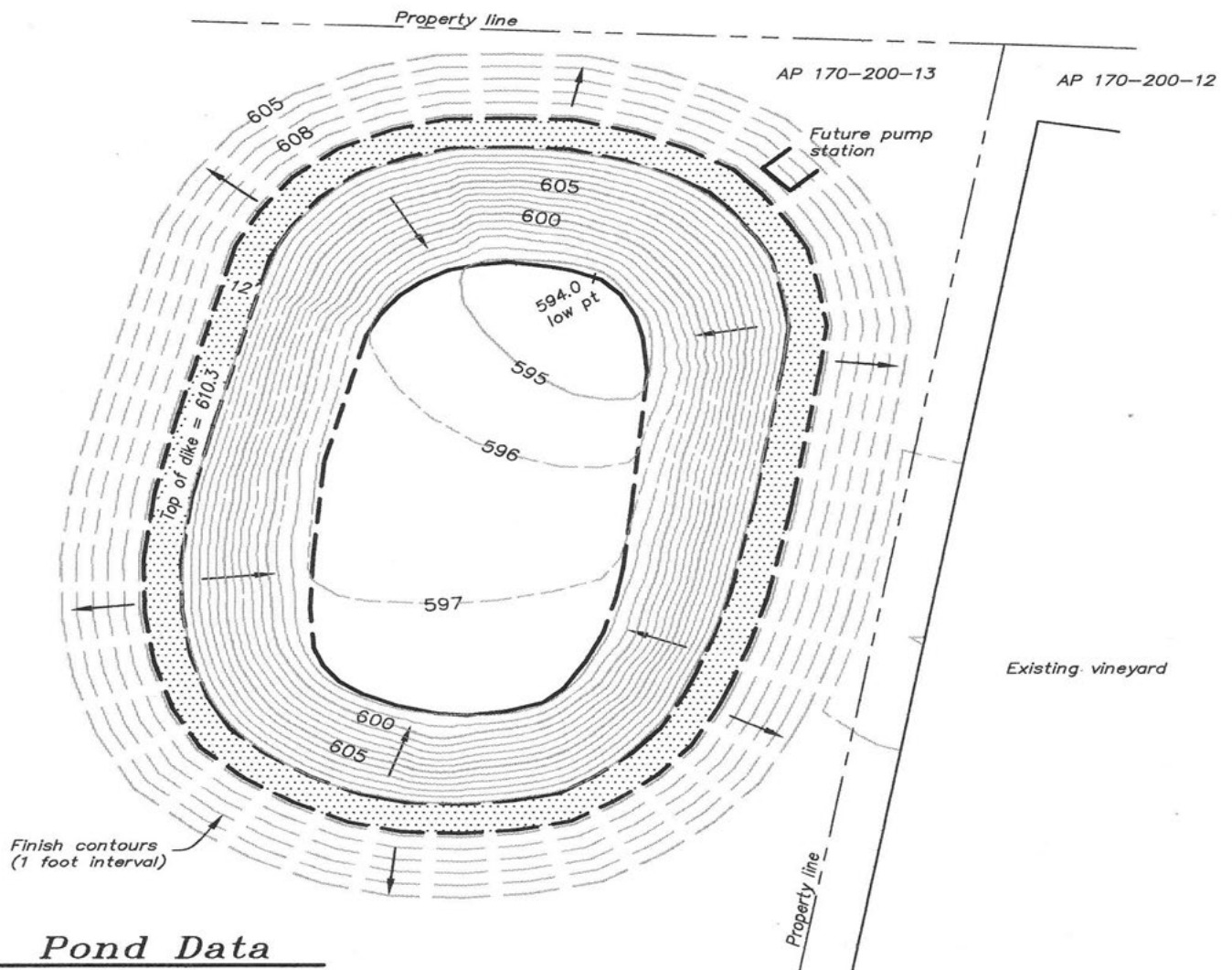
Year	Tons
2012	363
2013	331
2014	204
2015	217
2016	364
2017	226
2018	345

Block Details



Vineyard Map
for Hop Kiln Vineyards at
Ford Road, Ukiah
June 13, 2007 -- Scale: 1"=300'

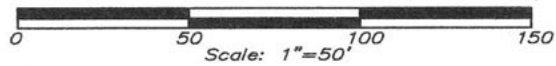
Pond



Pond Data

Top of dike = 610.3
Floor of pond = 594.0 - 598.0
High water = 608.5
Maximum depth = 14.5 feet
Storage to 608.5 = 7.8 ac ft
Surface area at 608.5 = 0.88 acres

**As-Built Pond Topo
at Ford Road, Ukiah
July 21, 2009 -- AP 170-200-13**



Aerial Map



County Overview

MENDOCINO COUNTY WINE MAP



Mendocino is a rural county of striking natural beauty, friendly small towns and people who love and protect the land. Since the 1850s, Mendocino County has developed a personality influenced by the values of independent family farmers, their respect for the land and their dedication to quality. At present many farms are owned and cultivated by multiple generations of the county's historic farming families. Today Mendocino's grapegrowers stand out as leaders in sustainable, organic, Biodynamic® farming.

Winemakers highly regard the quality of fruit produced naturally on unspoiled land by Mendocino's passionate grapegrowers. Vintners create balanced, pure wines from grapes that express the individuality of Mendocino's 10, diverse appellations.



MENDOCINO COUNTY AVAS





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