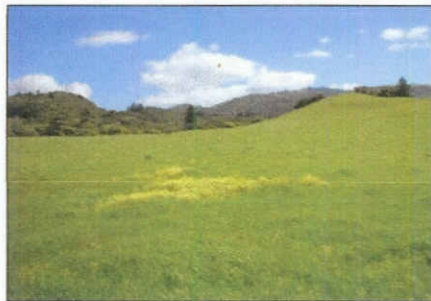
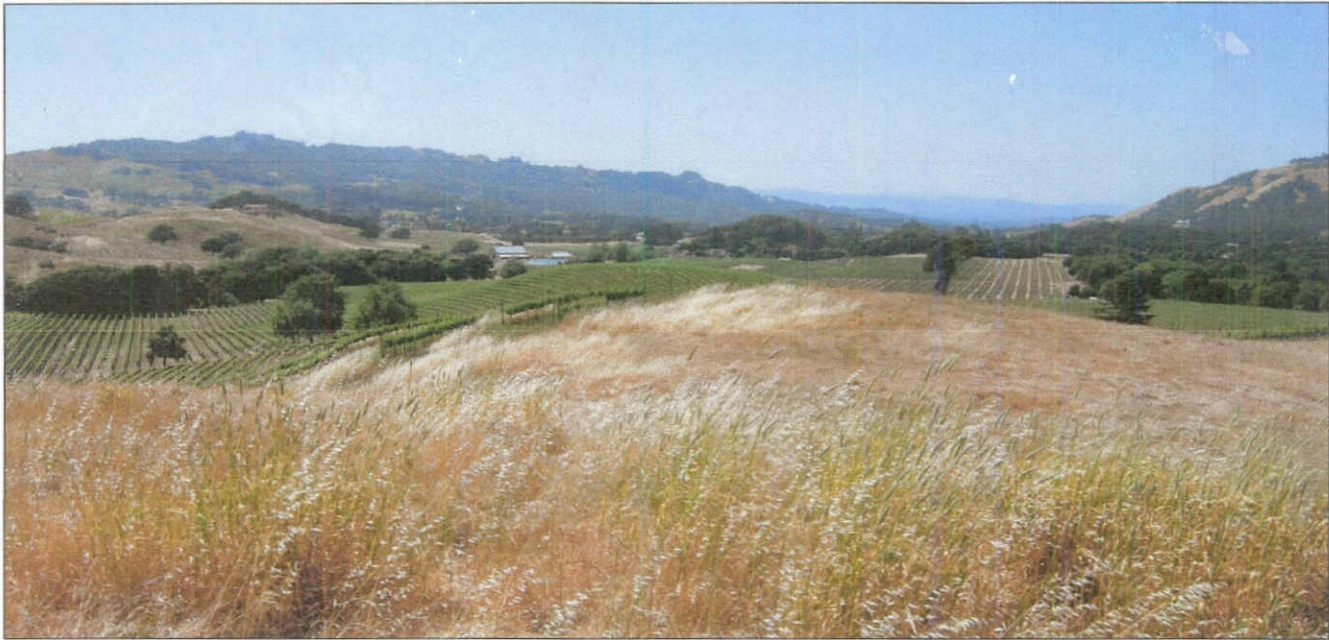


# 7170 BENNETT VALLEY ROAD

## *Premium View Acreage*



110 beautiful acres featuring gentle meadows & fantastic vineyard views looking over Bennett Valley to Santa Rosa's city lights. Tentative Map has been approved to subdivide into 4 luxury view estate parcels. The approved map configuration consists of 4 parcels: Lot 1~10 acres, Lot 2~14 acres, Lot 3~18 acres & Lot 4~69 acres (see map). Mutual water system with 51,000 gallon storage, septic design, power and view building envelopes are all identified and in process. Also featured is a large recreational pond, original ranch house, decent mobile & large barn.

*Call for pricing*



**DOUG SWANSON**  
707-291-4400 Cell  
707-569-1830 Office  
doug.swanson@pacunion.com



SAN FRANCISCO MARIN SONOMA SANTA ROSA NAPA VALLEY OAKLAND/BERKELEY MONTCLAIR/PIEDMONT DANVILLE WALNUT CREEK ORINDA

This information was gathered from third party sources including the seller and public records, without further verification. Pacific Union GMAC Real Estate disclaims any and all representations or warranties as to the accuracy of this information. Prospective buyers are advised to verify all information and to retain appropriate professionals (inspectors, engineers, attorneys, etc.) to obtain advice or assistance. (Note: Pacific Union has not verified the square footage of the home). This listing is subject to change or withdrawal without notice.



Base Map Theme



**Legend**

**PLANNING GUIDELINES**

- Area and Specific Plans
- Local Area Development Guidelines
- Redevelopment Plans
- Williamson Act Land Contracts
- Type I (Phase-Out)
- Type II
- Type II (Phase-Out)
- Type II (Open Space)

**AIR QUALITY MEASURES**

- Air Quality Control Board
- Northern Sonoma County Bay Area

**WELL and SEPTIC GUIDELINES**

- Waiver Prohibition Areas
- Water Quality Control Board
- North Coast Region
- San Francisco Bay Region
- Wet Weather Zones
- Zone A - Petaluma
- Zone B - Sonoma
- Zone C - Santa Rosa
- Zone D - Sebastopol
- Zone E - Guerneville
- Zone F - Healdsburg
- Zone G - Cloverdale

**BASE LAYERS**

- City Limits
- City Spheres of Influence
- City Urban Growth
- Lake Sonoma
- Parcels
- Planning Areas
- US Federal Highway
- State Highway
- Major Road
- Residential Street
- Urban Service Areas
- Supervisor Districts
- District 1
- District 2
- District 3
- District 4
- District 5
- Perennial Stream
- Intermittent Stream

**PHOTOS**

- Aerial Photos (August 2004)

Map Scale and Reproduction methods limit precision in physical features displayed. This map is for illustrative purpose only, and is not suitable for parcel-specific decision making. Site-specific studies are required to draw parcel-specific conclusions. Aerial photos are provided by DigitalGlobe. Copyright: 2008.



1 inch equals 515 feet



County of Sonoma  
**Permit and Resource Management Department**  
 California



Map prepared by:  
**Active Map**







STATE OF CALIFORNIA  
**WELL COMPLETION REPORT**  
 No. **0918941**

OWNER'S WELL No. 5469  
 Date Work Began 5/9/05 Ended 5/17/05

Local Permit Agency SONOMA

Permit No. WEL05-0105 Permit Date 3-23-2005

DWR USE ONLY -- DO NOT FILL IN

STATE WELL NO. STATION NO.											
LATITUDE						LONGITUDE					
APN / TRS / OTHER											

**GEOLOGIC LOG**

**WELL OWNER**

ORIENTATION	Vertical	Degree of Angle	_____	DAVE CLARK
DEPTH FROM SURFACE	DEPTH TO FIRST WATER	(ft.) BELOW SURFACE	11	PACK SADDLE ROAD EAST
Ft.	Ft.	DESCRIPTION	ROLLING HILLS,	CA 90274
WELL LOCATION				
Address 7170 BENNETT VALLEY ROAD				
City SANTA ROSA County SONOMA				
Apn Book or 055 Page 150 Parcel 006				
Township _____ Range _____ Section _____ 1/4 _____ 1/4				
Latitude _____ NORTH Longitude _____ WEST				
Deg. Min. Sec. LOCATION SKETCH Deg. Min. Sec.				

0	15	brown clay w/gravel
15	22	brown clay
22	30	brown clay w/ weathered rock
30	320	basalt (black & brown volcanic rock w/ ash)
320	360	basalt w/ red volcanic rock

Address 7170 BENNETT VALLEY ROAD  
 City SANTA ROSA County SONOMA  
 Apn Book or 055 Page 150 Parcel 006  
 Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ 1/4 \_\_\_\_\_ 1/4  
 Latitude \_\_\_\_\_ NORTH Longitude \_\_\_\_\_ WEST  
 Deg. Min. Sec. LOCATION SKETCH Deg. Min. Sec.

*029300*

TOTAL DEPTH OF BORING 360 (Feet)  
 TOTAL DEPTH OF COMPLETED WELL 355 (Feet)

ACTIVITY NEW WPT. PLANNED USE(S) Domestic Water  
 DRILLING METHOD ROTARY AIR FLUID Bentonite  
 DEPTH OF STATIC WATER LEVEL unkwn (FL) & DATE MEASURED May 17 2005  
 ESTIMATED YIELD \* 150 (G.P.M.) & TEST TYPE Airlift  
 TEST LENGTH. 2 (Hrs.) TOTAL DRAWDOWN 300 (FT.)  
 \*May not be representative of a well's long-term yield.

DEPTH FROM SURFACE		BORE-HOLE		CASING				DEPTH FROM SURFACE		ANNULAR MATERIAL		
Ft.	To Ft.	Ft.	DIA.	TYPE	Material / Grade	Dia.	Gauge	Slot size	Ft.	To Ft.	Seal Material	Filter Pack (Type / Size)
0	235	15		Blank	Steel	R	200		0	50	Bentonite	
235	355	15		Perfs	Steel	R	200	Factory	50			14 yds
												3/8
												Pea
												gravel

- Attachments
- no. Geologic Log
  - no. Well Construction Diagram
  - no. Geophysical Logs
  - no. Soil Water Chemical Analyses
  - no. Other

**CERTIFICATION STATEMENT**  
 I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief.

NAME Fisch Bros. Drilling, Inc.  
 (PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)  
5001 Gravenstein Hwy No. Sebastopol CA 9547

Signed Scot 399226  
 WELL DRILLER / AUTHORIZED REPRESENTATIVE DATE SIGNED C-57 LICENSE NUMBER

**CVC****COASTAL  
VITICULTURAL  
CONSULTANTS,  
INC**

June 6, 2005

REVM  
P.O. Box 729  
Geyserville, CA 95441Re: Clark Water Analysis  
Lab No. 05-046

Dear Kevin:

Enclosed are the results of analysis for the well water sample submitted from the proposed Clark Vineyard. The laboratory analysis for the sample submitted indicates that this well water is suitable for irrigating grapevines.

The pH value is within the acceptable range for irrigating grapevines. Total salt concentrations, sodium, chloride and boron are desirably low. However, irrigation waters with EC levels (salinity) below 0.5 deciSiemens per meter (dS/m) can cause water penetration problems. Soil amendment (gypsum, lime) applications to the soil and/or fertilizer applications through the drip system can be used as a mitigation measure if water penetration problems develop.

Calcium to magnesium ratios are slightly adverse. A calcium source (gypsum, lime, Thiocal) may be required in order offset the magnesium in the water.

Carbonate plus bicarbonates are moderate. The Langlier Index (LI) indicates this water is corrosive and does not have the tendency to precipitate calcium carbonates in the drip lines. Annual acidification of the drip system is suggested as a maintenance measure. Drip emitter volumes should be monitored throughout the growing season to determine if plugging problems are developing.

Iron and manganese concentrations are low. Thus, chlorine can be used as a biocide to control algae and bacteria in the drip lines.

The well water sample is low in nitrogen.

Respectfully,

Bryan L. Rahn CP Ag/SS  
Certified Agronomist / Soil Scientist  
ARCPACS #3100

1575 DEER PARK ROAD ANGWIN, NAPA VALLEY CALIFORNIA 94508 707.965.3700 888.799.7766 FAX 707.965.3737



# COASTAL VITICULTURAL CONSULTANTS



## Report of Water Analysis

Date Sampled: 5/20/05  
 Date Reported: 5/27/05

LAB NO. 05-046

Client: REVM

Ranch: Clark

No.	Description	Na meq/l	Ca meq/l	Mg meq/l	HCO3 meq/l	Cl meq/l	EC dS/m	pH	Cu PPM	Fe PPM	Mn PPM	Zn PPM	P PPM	K PPM	NO3 PPM	SO4 PPM	B PPM	TDS PPM	Adj. SAR	Lang. Index
1		1.35	1.30	1.64	3.39	0.85	0.35	7.8	0.23	0.16	0.01	2.2	<2	17	0.14	333	1.17	-0.5		
2																				
3																				
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14																				
15																				
16																				
17																				

Phone: (707) 965-3700

1575 Deer Park Rd., Angwin, CA 94508

Fax: (707) 965-3737

Tyler



## Redwood Empire Vineyard Management

March 17, 2005

Mr. Dave Clark  
220 Avenue I  
Redondo Beach, CA 90277

Dear Dave,

I am pleased to forward the results of the meeting between our Viticulturalist Tyler Klick and vineyard consultant Mr. Richard Nagaoka which took place March 10, 2005 to review Mr. Nagaoka's report on the 110 acre vineyard at 7710 Bennett Valley.

After reviewing the attached information, with your approval we will forge ahead in providing you with a detailed vineyard development estimate. In order to complete this estimate we need additional soil testing and the ortho topo map so we can digitize the plantable acres of the vineyard.

Please feel free to contact myself or Tyler if you should have any questions regarding the report. Once again, we look forward to working with you.

Sincerely,

Kevin Barr, Owner  
Redwood Empire Vineyard Management, Inc.

C: Doug Swanson

March 10, 2005

## **7710 Bennett Valley**

### **Vineyard Potential**

#### **Soils- General Information**

Chemistry- the soils in most areas are low in pH, under 6.0. This will require lime during the development. The Ca:Mg ratio, CEC, boron levels, are all in the acceptable range for grape growing.

#### **Physical Structure-**

**Valleys (21-28 acres)-** high clay content. Gypsum will most likely be required during development. The soils are not well drained, thus they will not leach. If the water has a high SAR level these areas would not be suitable for grape growing as salts would build in the soils and become toxic. If the water does not have a high SAR level, it will be suitable for white grape varieties.

**Hills and Hill Tops (25-36 acres)-** sandy loam, gravelly loam, cobbly loam. These soils are well drained and suitable for grape growing. Black varieties would do well. Test sites 1,2, and 3 are the preferred soils for ultra premium black grapes. The soils are high in cobble content, which is excellent for quality. Test site 18 and sites 15,16, 17 look to be the next preferred areas. Test sites 9,10,12,13,14 would be easier developing as there not rocks in the soil.

**Well and Water** -It will be essential to test the water quality of the new well.

**Acreage** -The acreage estimated is a rough conservative estimate. For accurate acreage of the plantable acreage we would recommend a professional surveyor to create an ortho topo map. This ortho topo map is essential for the County of Sonoma permitting process.

**Bottom line:** There are 50-70 plantable areas if the water quality is good.





## Redwood Empire Vineyard Management

January 30, 2008

Mr. Dave Clark  
220 Avenue I  
Redondo Beach, CA 90277

Dear Dave,

Happy New Year! I hope you and Debbie are doing well. Attached is the soil report for the area considered for the Blueberries. Below are summary notes.

1. Amendments  
No Gypsum required. Lime in site 2 at 4-5 tons per acre, may not be desired for blueberries.
2. Rip - 36" w/ Winged Shank- recommended for wine grape production.
3. Rootstalk - 101-14 or 3309 if planted to wine grapes
4. Fertilizer - 5 tons/Acre Compost  
Low Potassium - 300lbs/Acre K+ sulfate  
Low Zinc - 40 lbs/Acre Zinc sulfate

If you have any questions, please do not hesitate to give me a call. Kevin and I would be happy to meet with you to review the report. Also, let us know if we need to send a copy of the report to Larry Hirahara.

Sincerely,

Tyler Klick  
Viticulturist  
Redwood Empire Vineyard Management



APN	Base Zoning	Combining District	Physical (Situs) Address	Area	Quad 6th
055-121-013	DA B7 J	SR	6850 SONOMA MTN RD	BENNETT VALLEY	34A
055-121-014	DA B7 J	SR	105 MOUNTAIN MEADOW LN	BENNETT VALLEY	34A
055-121-017	DA B7 J	NONE	165 MOUNTAIN MEADOW LN	BENNETT VALLEY	34A
055-121-018	RRD B7 J	BR SD SR	NO SITUS ADDRESS	BENNETT VALLEY	34A
055-121-019	DA B7 J	NONE	125 MOUNTAIN MEADOW LN	BENNETT VALLEY	34A
055-121-020	DA B7 J	NONE	145 MOUNTAIN MEADOW LN	BENNETT VALLEY	34A
055-130-001	DA B6 20 J	BR SD SR	5800 SONOMA MTN RD	BENNETT VALLEY	34A
055-130-004	DA B6 20, RRD B6 40/10	BR SR	5761 SONOMA MTN RD	BENNETT VALLEY	34A
055-130-005	RRD B6 40/10 (Ac/DU)/Ac MIN J	SR	5769 SONOMA MTN RD	BENNETT VALLEY	34A
055-130-006	RRD B6 40/10 (Ac/DU)/Ac MIN J	SR	5771 SONOMA MTN RD	BENNETT VALLEY	34A
055-130-007	RRD B6 40/10 (Ac/DU)/Ac MIN J	SR	5767 SONOMA MTN RD	BENNETT VALLEY	34A
055-130-009	DA B6 20, RRD B6 40/10	BR SR	5761 SONOMA MTN RD	BENNETT VALLEY	34A
055-130-011	RR B6 20	SD SR	5700 SONOMA MTN RD	BENNETT VALLEY	34A
055-130-012	RR B6 20	SD SR	5650 SONOMA MTN RD	BENNETT VALLEY	34A
055-140-006	DA B6 20 J	SD	3700 MATANZAS CREEK LN	BENNETT VALLEY	28E, 34A
055-140-011	DA B6 20 J	SD	3815 MATANZAS CREEK LN	BENNETT VALLEY	34A
055-140-012	DA B6 20 J	SD	3837 MATANZAS CREEK LN	BENNETT VALLEY	28E, 34A
055-140-013	DA B6 20 J	SD	3485 MATANZAS CREEK LN	BENNETT VALLEY	28E
055-140-015	DA B6 20 J	SD	3575 MATANZAS CREEK LN	BENNETT VALLEY	28E
055-140-016	DA B6 20 J	SD	3511 MATANZAS CREEK LN	BENNETT VALLEY	28E
055-140-017	DA B6 20 J	SD	3900 MATANZAS CREEK LN	BENNETT VALLEY	28E, 34A
055-140-018	DA B6 20 J	SD	3909 MATANZAS CREEK LN	BENNETT VALLEY	34A
055-140-021	RRD B6 20/5 (Ac/DU)/Ac MIN	SD	225 MOUNTAIN MEADOW LN	BENNETT VALLEY	28E, 34A
055-140-024	DA B6 20 J	SD	3803 MATANZAS CREEK LN	BENNETT VALLEY	28E, 34A
055-140-025	DA B6 20 J	SD	3763 MATANZAS CREEK LN	BENNETT VALLEY	28E
055-140-026	DA B6 20	SD	185 MOUNTAIN MEADOW LN	BENNETT VALLEY	34A
055-140-027	DA B7 20	SD	205 MOUNTAIN MEADOW LN	BENNETT VALLEY	28E, 34A
055-140-028	DA B6 20 J	SD	3480 MATANZAS CREEK LN	BENNETT VALLEY	28E
055-140-029	DA B6 20 J	SD	3500 MATANZAS CREEK LN	BENNETT VALLEY	28E
055-150-001	DA B6 20 J	SD VOH	7200 BENNETT VALLEY RD	BENNETT VALLEY	28E
055-150-003	RR B6 5/3 (Ac/DU)/Ac MIN	SD SR	7329 BENNETT VALLEY RD	BENNETT VALLEY	28E
055-150-005	DA B6 20 J	SD	3245 MATANZAS CREEK LN	BENNETT VALLEY	28E
055-150-006	DA B6 20 J	SD SR VOH	7170 BENNETT VALLEY RD	BENNETT VALLEY	28E
055-150-009	RRD B6 20/5 (Ac/DU)/Ac MIN J	SD	3220 MATANZAS CREEK LN	BENNETT VALLEY	28E
055-150-010	RRD B6 20/5 (Ac/DU)/Ac MIN J	SD	3400 MATANZAS CREEK LN	BENNETT VALLEY	28E