

*Handal Family Vineyard
Asti Ranch
26965 River Road
Cloverdale, California*



Another property of distinction presented by:

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26965 River Road, Cloverdale
Property Profile

Assessor's Parcel #: 117-070-003

Parcel Size: 50± acres

Location: In the northern Alexander Valley east of the Russian River on River Road.

Zoning: Land Intensive Agriculture (LIA), 20 acre minimum parcel size. The subject property is in an Agricultural Preserve.

Physical Features: The property is slightly irregular in shape and is positioned on slightly sloping to flat river bottom terrain. Approximately 42.44 net acres are developed to vineyard. The remainder of the property consists of vineyard service roads, staging area, reservoir, reservoir drainage and riparian habitat near the Russian River. The property has views over the surrounding vineyards and of the surrounding native grass and tree covered hills.

Utilities: Electric power is developed to the agricultural well. Phone service is available along River Road. The property has been percolation tested and at the time of the test was found to have adequate percolation for a 3 bedroom home with the use of an engineered mound system. Updated testing will need to be done.

Water Sources: A 250 gallon per minute onsite well and an 11 acre foot reservoir provide agricultural water. The well provides direct vineyard irrigation (drip line) and reservoir recharge. Reservoir water is used for overhead sprinkler frost protection and heat control. Water is drawn from the reservoir by a diesel fueled engine with pump and filter system. The pumping system is reported adequate to frost protect the entire vineyard. Based on a standard overhead sprinkler usage rate of 55 gpm per acre, and a six hour per day use, the reservoir has the capacity to overhead frost protect the entire vineyard for approximately four days without recharge. With the use of the Ag well for recharge, the reservoir capacity would be extended two to four days. Division of Water Rights License number 11533, Sonoma County Official Records Number 84-43330, allows for the diversion and storage of 14 acres feet of water per annum from an unnamed stream for the purpose of irrigation, heat control and frost protection.

Soils: The 1972 U.S. Department of Agriculture Soil Survey of Sonoma County identifies the soil types on the subject property as:

ZaB	Zamora silty clay loam	2-5% slope	Class IIe-1
YmB	Yolo sandy loam, overwash	0-5% slope	Class IIw-2

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Both soils are suitable for permanent plantings. The soils are characterized as being fertile. The Yolo soil is well drained with good permeability and roughly covers the southern portion of the subject along the Russian River. The Zamora soil has moderate permeability and drainage and is located in the northern portion of the property. The Zamora soils were tested and contain a slightly high level of magnesium but at a level that is manageable for vineyard use.

Vineyard Details: There are approximately 42.44 net acres planted to vineyard. The varieties planted are Cabernet Sauvignon, Merlot, Syrah, Zinfandel and Petite Sirah.

Harvest Year 2005

Varietal	Tonnage	Tons/Acre	Average Price/Ton	Gross Income
Cabernet Sauv.	92.02	3.98	\$ 1,464.57	\$ 134,766.00
Merlot	46.35	6.26	1,600.00	74,160.00
Syrah	35.85	5.12	1,321.47	47,368.00
Zin / Petite Sirah	8.09	1.45	2,500.00	20,235.00
Totals	182.31			\$ 276,529.00

Harvest Year 2006

Varietal	Tonnage	Tons/Acre	Average Price/Ton	Gross Income
Cabernet Sauv.	104.58	4.6	\$ 1,626.10	\$ 170,058.06
Merlot	37.04	5.1	1,300.00	48,150.00
Syrah	23.45	3.4	1,550.00	36,465.10
Zinfandel	7.46	2.3	2,500.00	18,648.75
Petite Sirah	4.85	2.1	2,800.00	13,635.00
Totals	177.38			\$ 286,957.61

Harvest Year 2007

Varietal	Tonnage	Tons/Acre	Average Price/Ton	Gross Income
Cabernet Sauv.	102.96	4.5	\$ 1,735.04	\$ 178,640.00
Merlot	46.36	6.4	1,199.85	55,625.00
Syrah	25.12	3.7	1,600.04	40,193.00
Zinfandel	9.76	3.1	2,500.00	24,400.00
Petite Sirah	8.01	3.5	1702.25	13,635.00
Totals	192.21			\$ 312,793.00

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Harvest Year 2008

Varietal	Tonnage	Tons/Acre	Average Price/Ton	Gross Income
Cabernet Sauv.	80.90		\$ 1,752.24	\$ 141,756.00
Merlot	37.10		1,500.00	55,650.00
Syrah	17.50		1,891.03	33,086.60
Zinfandel	11.70		2,494.18	29,181.88
Petite Sirah	8.1		2,983.98	24,170.25
Totals	155.30			\$ 283,844.72

Harvest Year 2009

Varietal	Tonnage	Tons/Acre	Average Price/Ton	Gross Income
Cabernet Sauv.	126.848	6.2	\$ 1,990.67	\$ 252,513.00
Merlot	42.561	7.3	999.96	42,559.50
Syrah	2	4.0	1,000.00	2,000.00
Zinfandel	12.74	4.0	1,229.57	15,665.35
Petite Sirah	9.076	3.9	2,001.29	18,163.75
Totals	193.225			\$ 330,901.60

Offered at \$3,650,000

For Showings and Additional Information Contact:

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NOTE: The seller and other sources furnished the information and statements contained in this offering package and while the information is believed to be accurate it may contain error. A prospective Buyer is advised to conduct independent investigations of the property by qualified experts of Buyer choice to determine the condition of the property and its suitability for Buyers purposes.



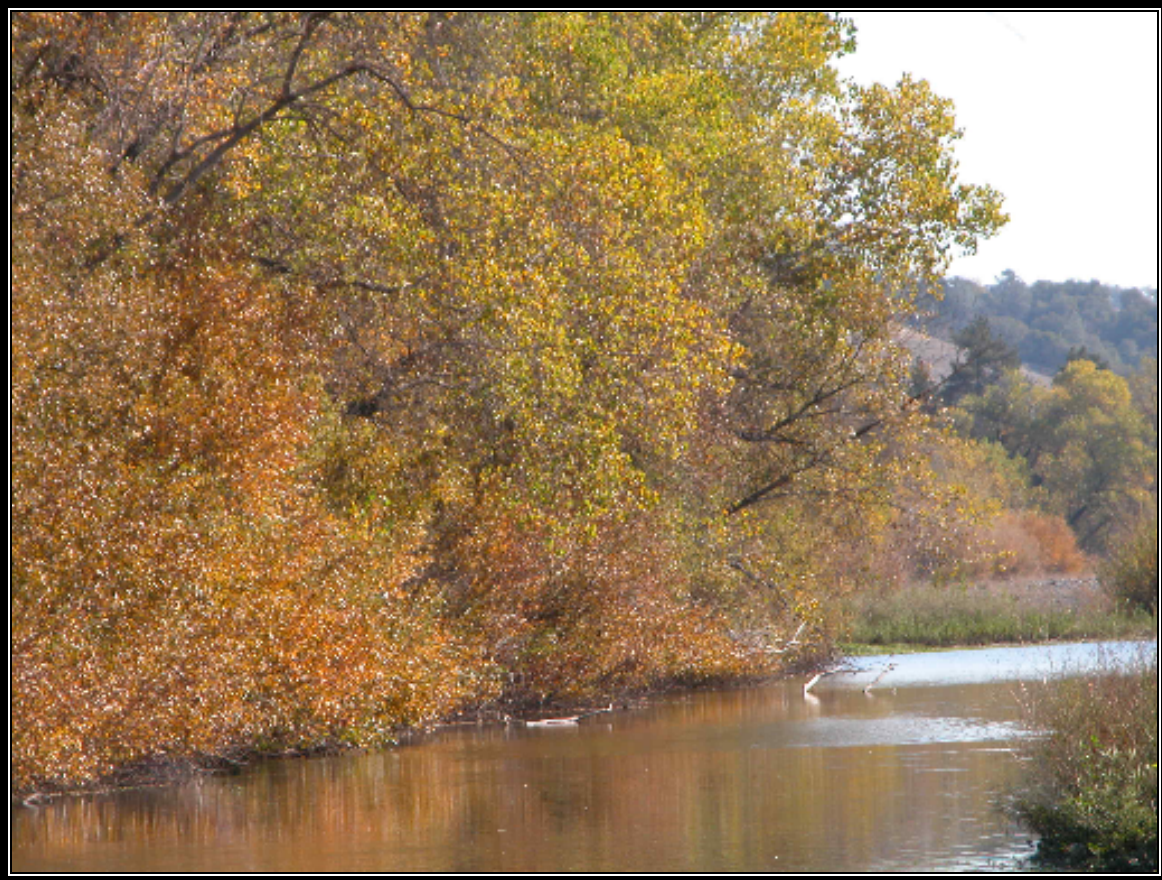
Reservoir used for irrigation and frost protection



Over 42 acres planted to premium wine grape varieties



Beautiful picnic area behind the vineyard and near the Russian River



View of the Russian River from the banks of the subject property