

INFORMATION MEMORANDUM

Lazy G Ranch

\$9,950,000

3440 MANOR LANE, PETALUMA, CALIFORNIA



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LAND COMPANY



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Executive Summary

The Lazy G offers a unique opportunity to create either a highly efficient and productive premium vineyard development or an incredibly private legacy estate and recreational ranch in the hills of Sonoma County Wine Country. Spanning over 300 acres of gently rolling hills with stunning views, this property combines scale and diversity to cater to various ambitions.

With significant infrastructure already in place, including an interior road network, developed water resources, and a pending permit for a second reservoir, the Lazy G stands ready for transformation. Its vineyard development potential is unparalleled in terms of scale and farmability, offering investors or large wine producers the chance to establish an anchor vineyard in the heart of the emerging Petaluma Gap and Sonoma Coast AVAs.

Located just 35 miles from the iconic Golden Gate Bridge and the bustling city of San Francisco, and within close proximity to the larger Sonoma County Wine Country, the Lazy G provides exceptional access to world-class amenities while maintaining the tranquility and seclusion desired for a legacy estate. Whether envisioning a premier vineyard, a luxurious private retreat, or a versatile recreational ranch, the Lazy G offers the perfect canvas to realize your vision.



Key Considerations



Prime Location

Situated just 35 miles from San Francisco and within close proximity to the broader Sonoma County Wine Country, the Lazy G offers easy access to urban amenities and world-class wine regions.



Versatile Potential

The property's vast 300+ acres provide the opportunity to develop a highly efficient and productive premium vineyard or transform it into an incredibly private legacy estate and recreational ranch.



Established Infrastructure

Significant infrastructure includes an extensive interior road network, developed water resources, and a pending permit for a second reservoir, ensuring the property is ready for immediate development.



Vineyard Development Opportunity

The Lazy G offers unparalleled vineyard development potential in terms of scale and farmability, making it an ideal anchor vineyard for investors or large wine producers in the emerging Petaluma Gap and Sonoma Coast AVAs.



Scenic Beauty

The gently rolling hills and stunning views enhance the property's appeal, providing an exquisite backdrop for a luxurious private retreat or a versatile recreational ranch, ensuring both functionality and aesthetic charm.

Property Specifications

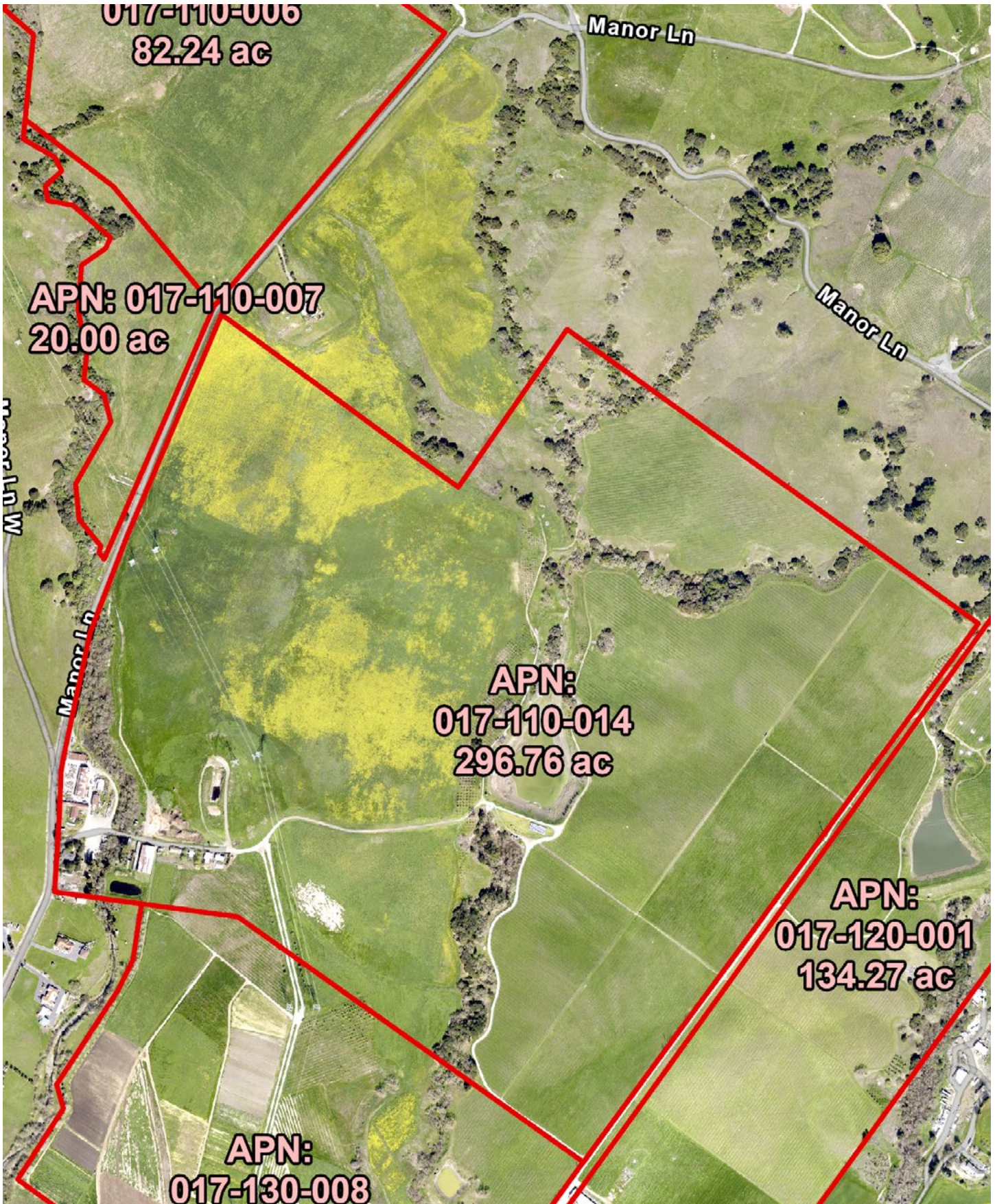
ADDRESS	3440 Manor Lane, Petaluma
APN'S	017-110-014 and 017-110-007
PARCEL SIZE	316.76 ac.
ONSITE WATER	Well 1 – 8 GPM, 360' deep, 6" PVC, 2 HP Pump Water Right: #11892 – 18 ac. ft. Water Right: #11893 – 15 ac. ft. 1 Reservoir – Est. 6.0 surface ac. 1 <i>Proposed</i> Reservoir - 49.5 ac. ft. 2 Ponds
STRUCTURES	<ul style="list-style-type: none">• Multiple Barns and Shops• (4) Mobile Homes• Guest House (2) seperate units• Additional Structures & Outbuildings
ZONING	LEA B6 60, LEA B6 60 Z, F2 LG/ MTN RC50/50 SR VOH

Site Characteristics

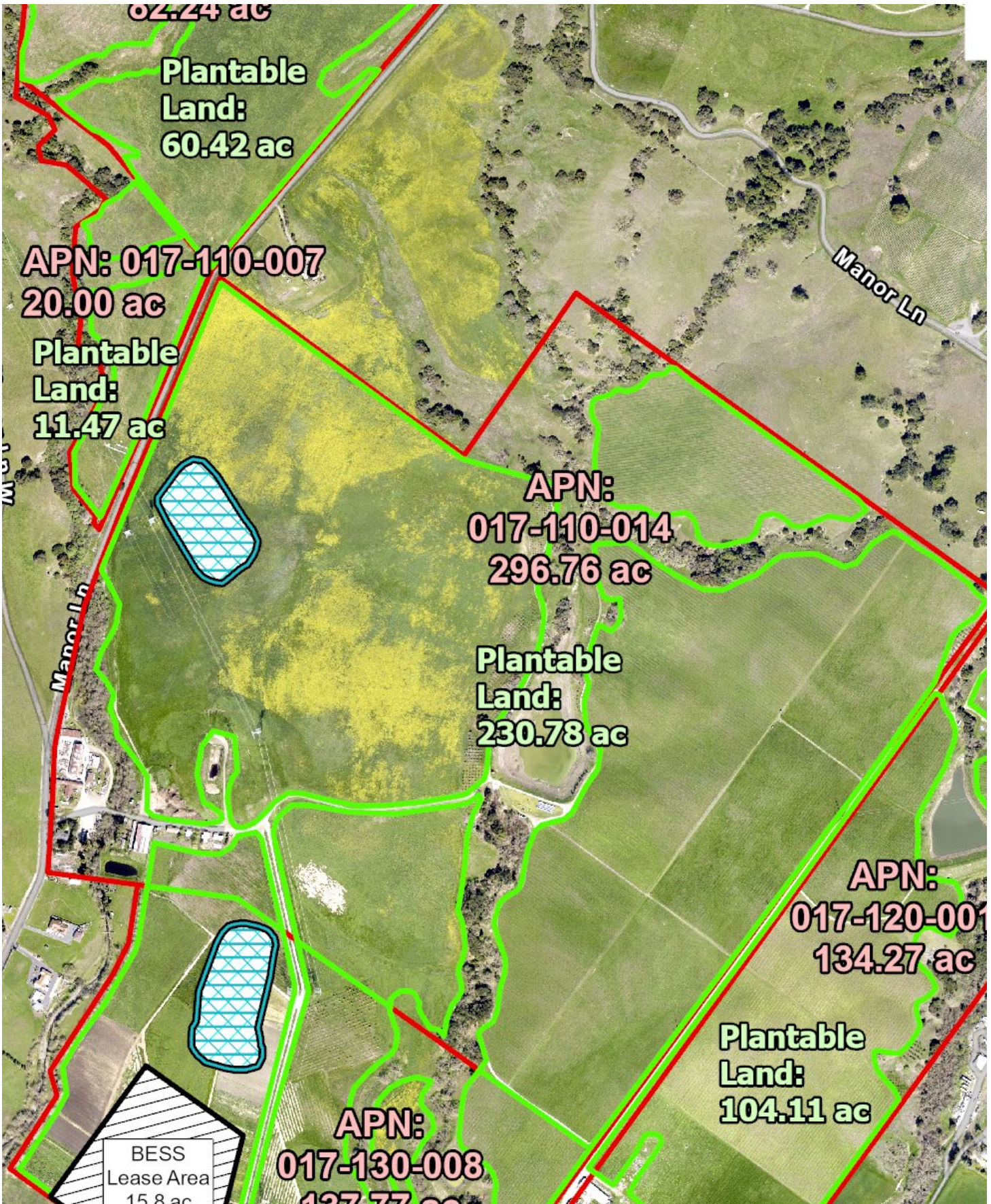
ESTIMATED PLANTABLE	<u>240.0 ac. estimated per slopes</u> 105.05 ac. Level II VESCO – Pending
SLOPES	0-15%
SOILS	Anthropic Soil, Clear Lake Clay, Diablo Clay, Haire Loam, Laniger Loam and Linne Variant
ASPECT	Varying Aspects, primarily West, Southwest, South and Southeast
ELEVATION	+/- 200-400'
PRICE/PLANTABLE AC	\$40,000



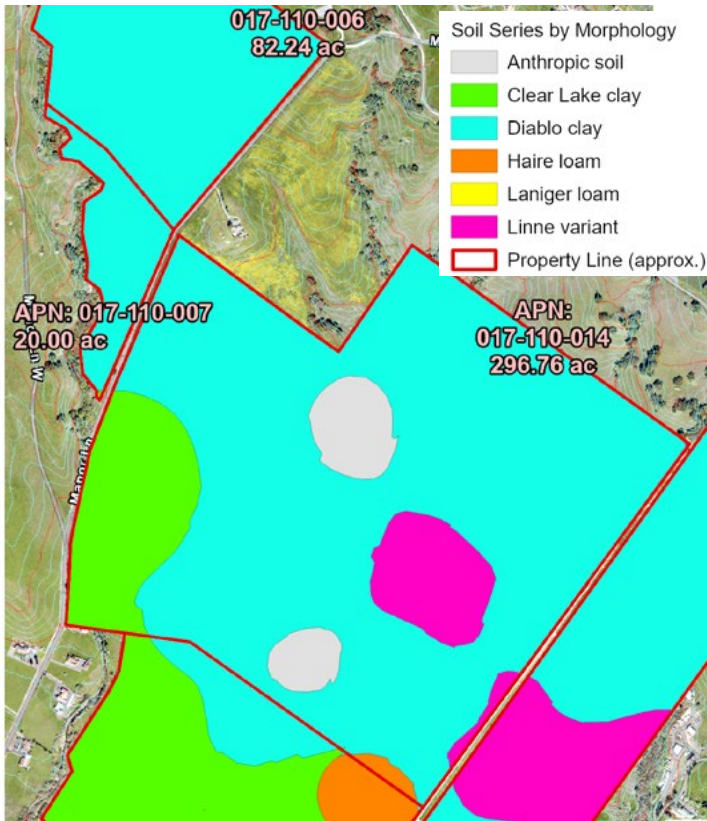
Aerial Map



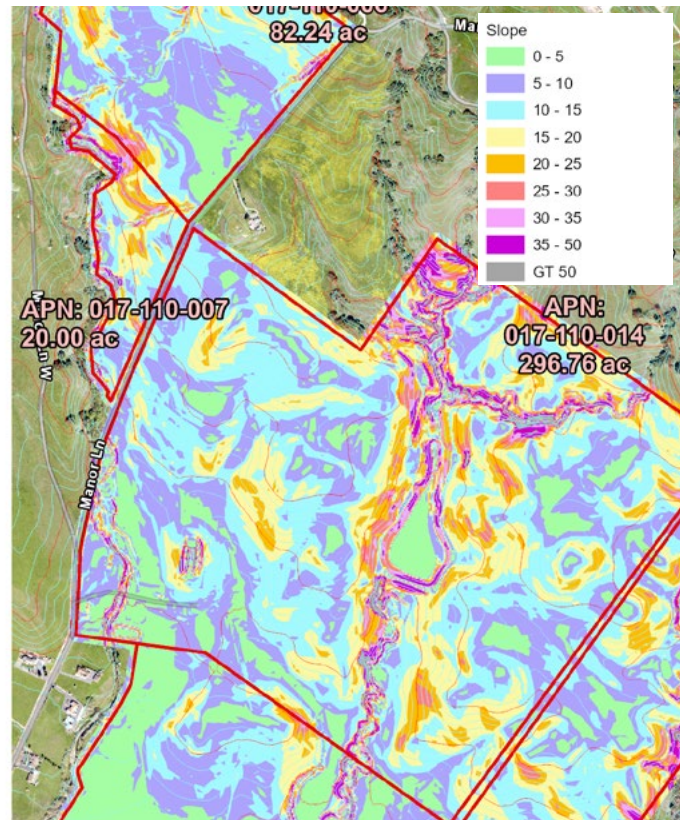
Plantable Land Map



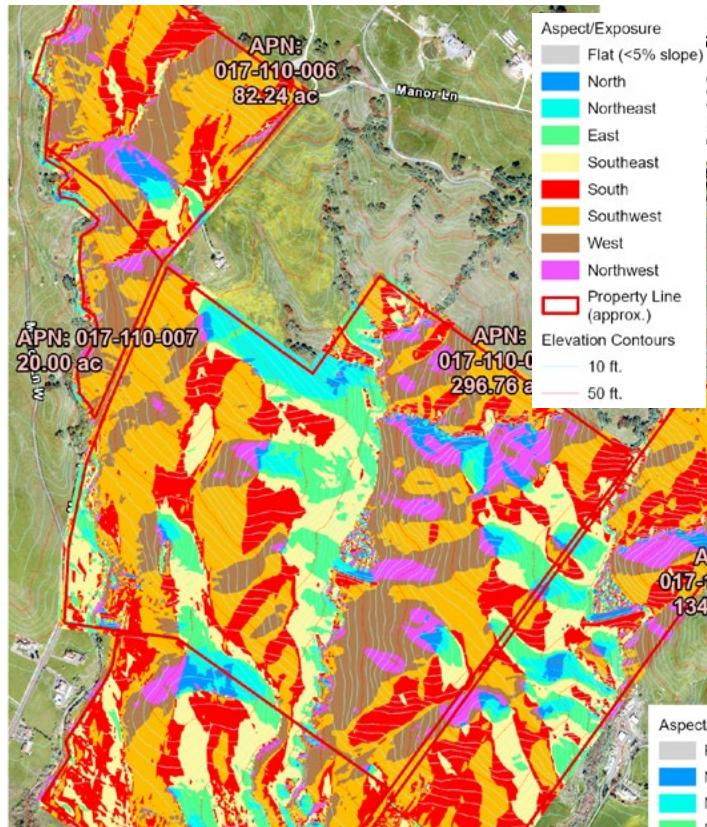
Soil Map



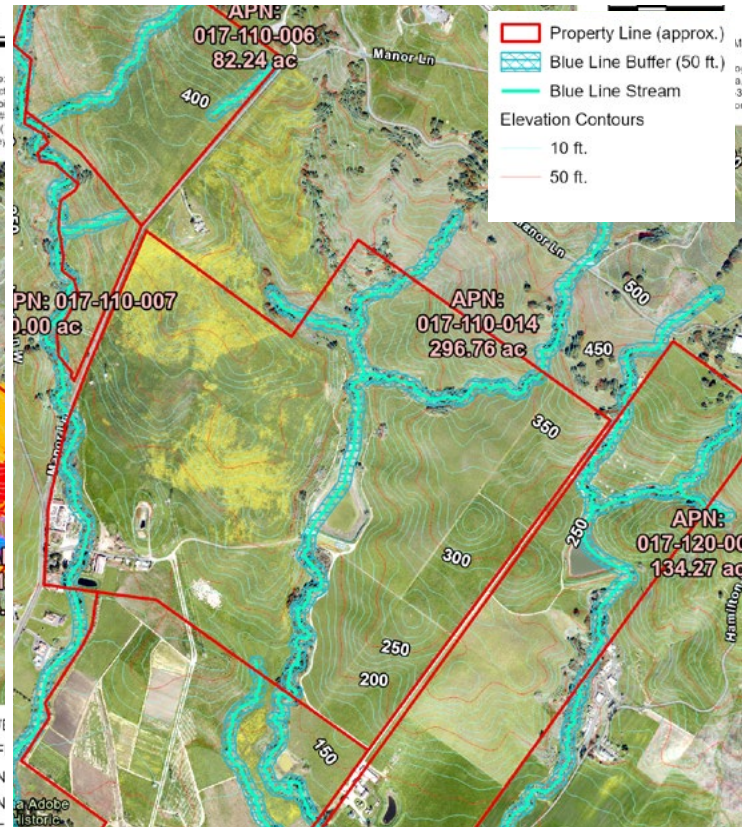
Slope Map



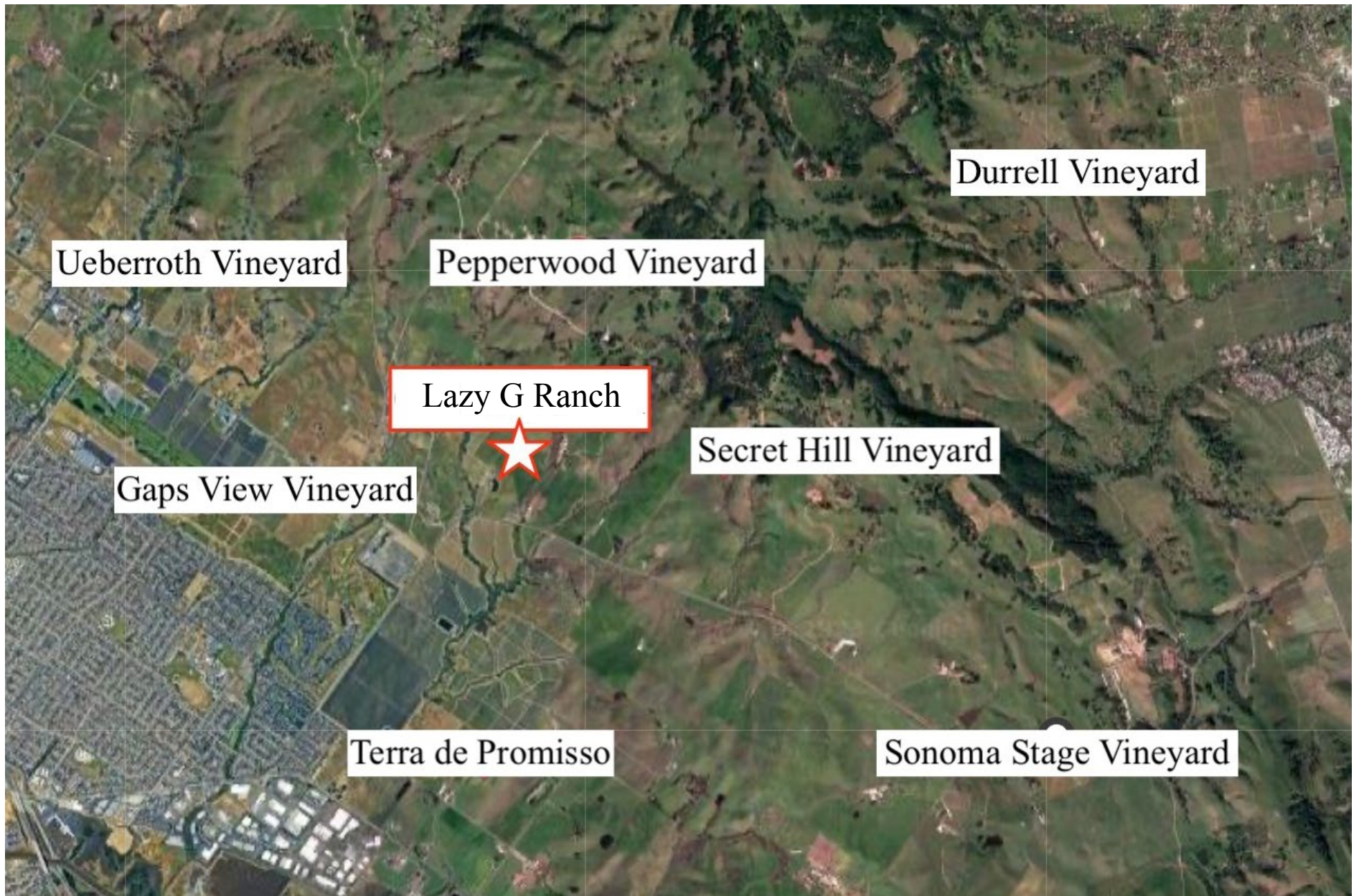
Aspect Map



Topo Map

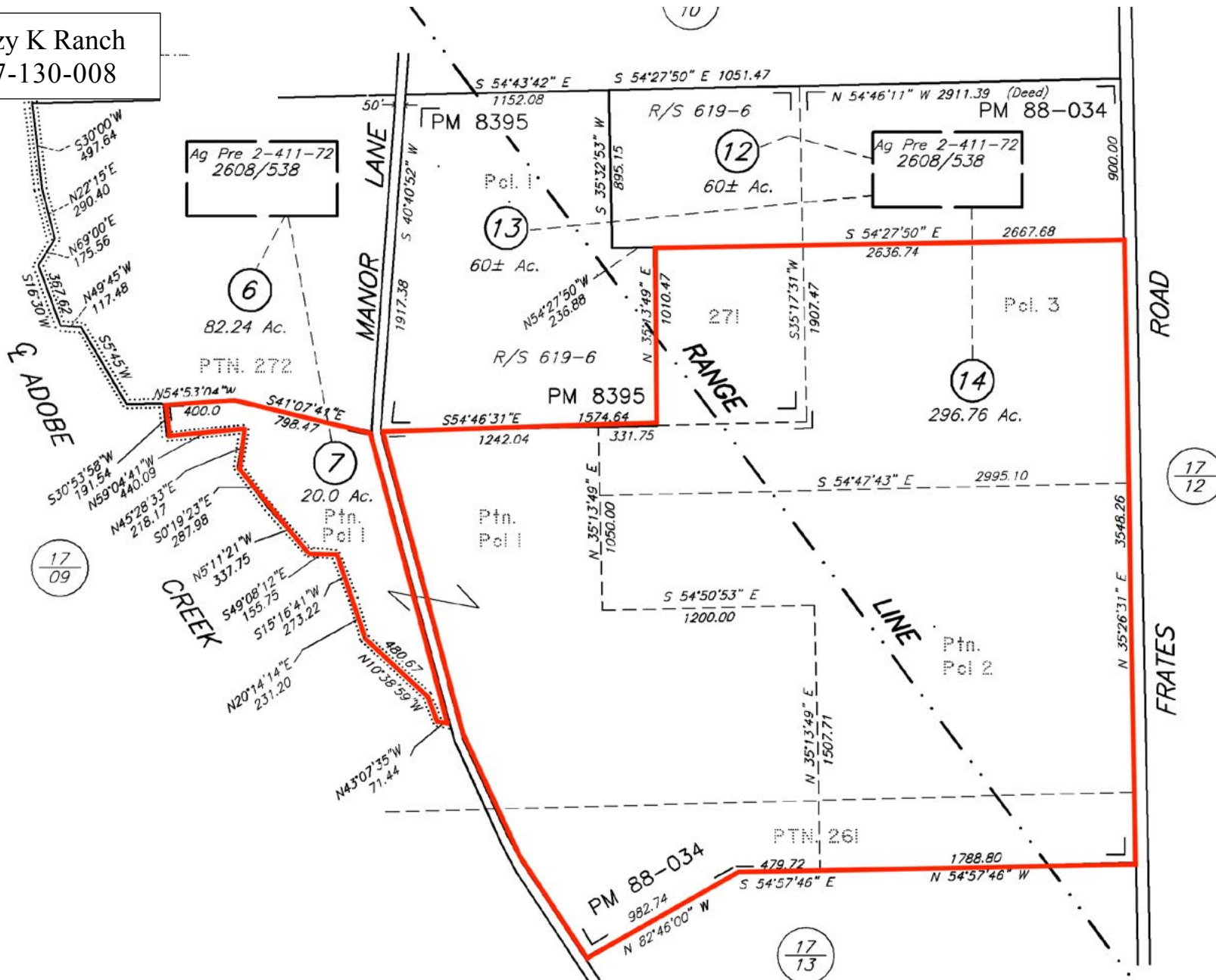


Vineyard Neighbors Map



APN Map

Lazy K Ranch
017-130-008



About Cru Land Company

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

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 Carciere'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.



Mike Hansen

Mike Hansen is the Vice President of Sales and Marketing at Cru, where his passion for vineyards and winemaking meets Real Estate expertise. Born into a family of esteemed winemakers in Napa, California, Mike's intimate connection to the wine industry fuels his success in selling Vineyard, Winery, and Luxury Vineyard Estates. Armed with an MBA with a specialization in Wine Business from Sonoma State and certified as a Mergers & Acquisition Professional (CMAP), Mike blends business acumen with his extensive professional network to source, secure, and execute premium vineyard and winery deals.

Currently managing his 6th Generation family ranch in the Petaluma Gap AVA, which boasts 14 acres of Chardonnay, Mike understands the intricacies of vineyard management, as well as cattle and ranch operations. In addition to the family ranch, Mike and his wife Christy own and manage multiple rental properties in both residential and agricultural locales. This first-hand experience gives Mike a practical perspective on Real Estate Investment Strategy as well as extensive expertise in permitting, land use, well and septic, contract negotiation, vineyard management, and overall land strategy.



Bonnie Burnett

Bonnie Burnett is the Senior Project Manager 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 \$100,000,000 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.

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

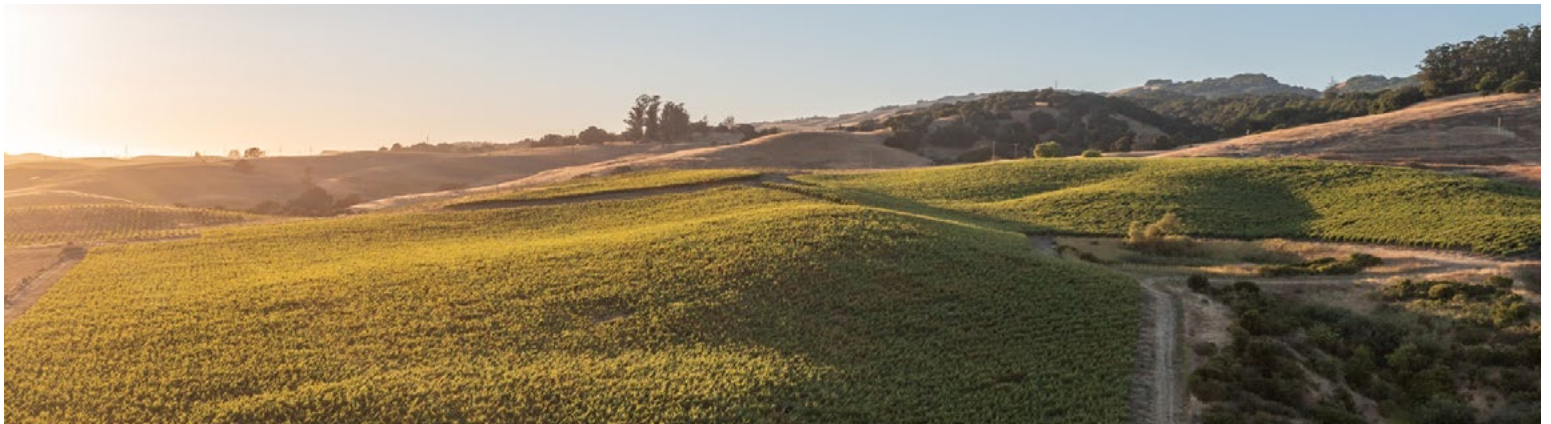


Darryl Vice

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 25 years' experience as a California licensed real estate appraiser with Vice Appraisal Company, and 20 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.



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.

