

C and F Company, LLC

855 Bordeaux Way, Suite 210
Napa, CA 94558

October 20, 2017

County of Sonoma
PRMD
Attn: Scott Orr, Project Planner
2550 Ventura Ave.
Santa Rosa, CA 95403

RE: Ranch Name: Lambert
Ranch #: 65 & 65-1
File No.: AGP17-0012
Address: 2850 Laughlin Road, Windsor
APN: 059-190-006

Project Proposal Statement:

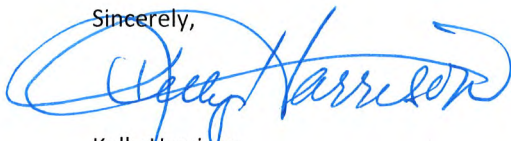
We would like to move the above property into the Williamson Act. It currently borders SE Ag Preserve #1-436. C and F Company, LLC purchased Lambert – APN # 059-190-006 in October 2016, the ranch is 63.59 total acres of which 41 acres is leased to Vino Farms, lease term is Dec 1, 2007 through Nov. 29, 2042. Of these 41 acres leased 37.27 have been planted to Pinot Noir wine grapes in 2008. Vino pays \$3,000 per acres or \$123,000.00 per year in land rent. Of the 41 acres of leased land Vino has purchased the mobile home that is on the property and currently rented it to their vineyard foreman. Additionally, there is an old barn on the property that is used primarily for misc. equipment and vineyard supply storage.

In 2015 C and F Company removed an old 14.5-acre non-producing apple orchard and planted this to Pinot Noir wine grapes. This year, 2017 was its first harvest and it produced 3.8 tons per acre and sold for \$3,900 per acre for a net revenue of \$214,890.00.

The property is fully planted with the exception for block roads, tractor turn around and watershed setbacks. No other planting is foreseen. Furthermore, the property is very close to the Sonoma County Airport making of non-value for a custom home site, the properties best use is agricultural.

I have no schedule F's I can provide due to C and F Company, LLC purchased this property in October 2016 and the 41 acres that have been producing is leased, we have no yield history. For the 14.5 acres planted in 2015 this year 2017 was its first harvest and it produced 3.8 tpa @ \$3,900 per ton for a total of \$214,890.00. With the 41 acres of leased land the total revenue in 2017 will be \$337,890.00. On the 14.5 acres we expect 6+ tpa for full productions in 2018 and beyond.

Sincerely,



Kelly Harrison
Controller

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