



February 2, 2010

Ms. Patricia "Tish" Beltranena,
Principal Planner
MNS ENGINEERS, INC.
201 Industrial Way
Buellton, CA 93427

RE: Vineyard suitable acreage calculation – La Laguna Ranch

Dear Tish,

Per your request, we have reviewed topographical maps and conducted two field visits to the subject property to verify and refine our estimates of land suitable for vineyard development. The basic parameters for our review were as follows:

1. Slope generally 30% or less
2. Avoidance of heavily oak tree wooded areas
3. Avoidance of exposed bed rock areas with very minimal top soils
4. Avoidance of areas that would result in vineyard blocks of less than 2 acres

It is our opinion that it likely would be a producer of high quality winegrapes. It is an area that has potential for white and red production. This study was primarily related to topography and future block layout. While an in depth soil study was not conducted, it appeared to us that the soils would be suitable and winegrapes are grown successfully on neighboring properties.


All of the irrigated row crop acreage shown on the map would also be suitable for vineyard. Of the new areas we designated, the gross acres plantable came to 421. This would include areas for turning at row ends and some non planted areas within the planting around some tree areas or where there are some other obstructions such as outcroppings. Some trees can be trimmed within planted areas as well.

Vineyards are generally planted up and down the slope and can be done with permanent cover crop to avoid erosion quite successfully. We did not delineate any areas that we felt were too steep to farm due to erosion and equipment operation safety concerns.

A final block design could set up blocks to utilize machine harvesting for sales to larger wineries and also smaller blocks, utilizing more hand work, for smaller ultra premium or boutique wineries. We have found that this allows for flexibility in marketing to two distinct channels of customers, assuming one winery does not use all of the production and some grapes are sold.

Please let me know if further input is required or any questions arise.

Sincerely,


Dana M. Merrill,
President

EXISTING PARCEL INFORMATION:

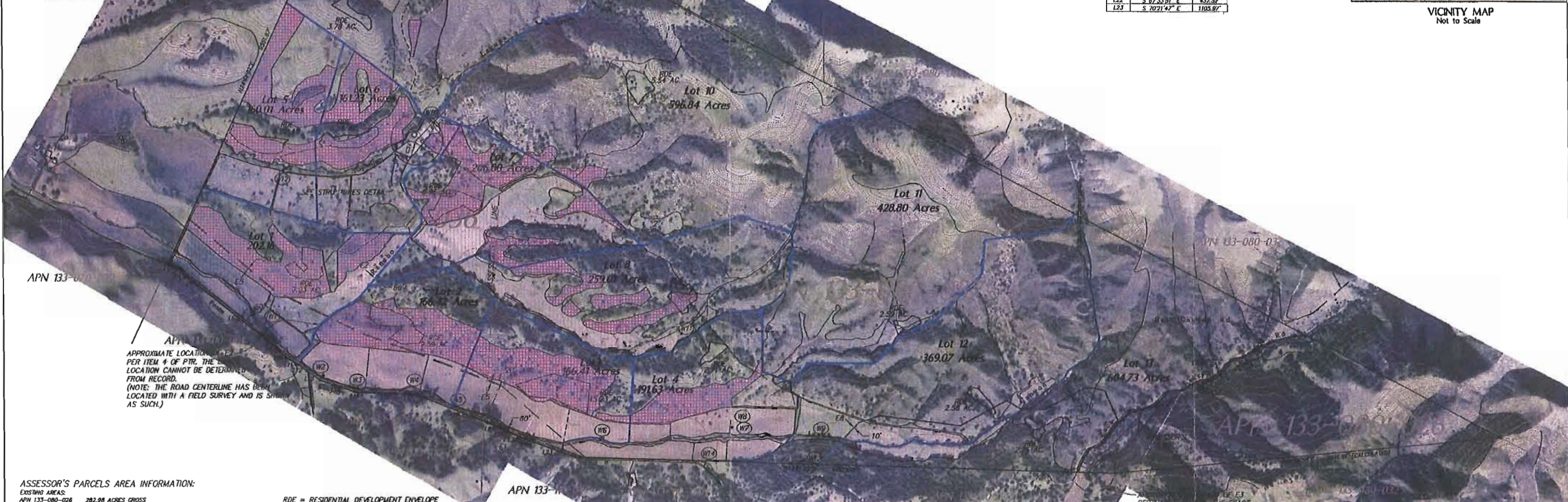
APN'S 133-080-026, 133-080-36 & 133-080-037
 ADDRESS: 10550 Foxen Canyon Road
 Santa Ynez, CA
 ZONING: AG-3-100
 OWNER: Charles V. Raven
 Rancho La Laguna LLC
 8200 Sunset Boulevard, 10th. Flw
 Los Angeles, Ca. 90069
 Leo A. Hadry
 La Laguna Ranch Company LLC
 2221 Meridian Boulevard, Suite A
 Mendota, NY. 85423-8360
 SURVEYOR: Mark E. Reinhardt, P.L.S. 6392
 MNS Engineers, Inc.
 6950 Cole Road, Suite 110
 Santa Barbara, CA 93110
 (805)992-8921
 AGENT: Tibb Beltracha, Principal Planner
 MNS Engineers, Inc. - Business, Ranches & Estates Group
 201 Industrial Way, Suite A
 Buellton, CA 93427
 PR (805)968-5200
 FAX (805)968-5418

- LEGEND:**
- EXISTING BOUNDARY
 - EXISTING ADJACENT BOUNDARY
 - PROPOSED LOT LINE
 - EXISTING RANCH ROADS
 - - - EXISTING RANCH ROADS / PROPOSED DRIVEWAYS TO POTENTIAL BUILDING SITES
 - EXISTING RANCH ROADS / PROPOSED SHARED ACCESS EASEMENTS
 - ⊕ EXISTING WELLS
 - ▨ EXISTING CULTIVATED FIELDS/PRIME AGRICULTURE/POTENTIAL VINEYARDS
 - ▩ EXISTING GRAZING/POTENTIAL VINEYARD

LINE	DIRECTION	DISTANCE
L1	S 72°38'31" E	185.01'
L2	S 63°20'49" E	137.68'
L3	S 50°39'21" E	142.98'
L4	S 48°33'14" E	124.19'
L5	S 50°38'10" E	224.42'
L6	S 51°35'12" E	1774.81'
L7	S 51°33'51" E	188.82'
L8	S 46°39'54" E	83.88'
L9	S 44°30'55" E	116.15'
L10	S 46°19'51" E	184.64'
L11	S 60°22'28" E	267.62'
L12	S 56°06'42" E	279.55'
L13	S 54°28'57" E	303.39'
L14	S 71°21'16" E	738.52'
L15	S 78°54'22" E	58.63'
L16	S 82°18'23" E	1081.94'
L17	S 84°17'52" E	65.81'
L18	S 74°44'09" E	288.53'
L19	S 68°28'23" E	1382.14'
L20	S 82°37'49" E	310.98'
L21	S 61°06'12" E	92.08'
L22	S 67°33'51" E	432.89'
L23	S 70°21'47" E	1105.97'



VICINITY MAP
Not to Scale



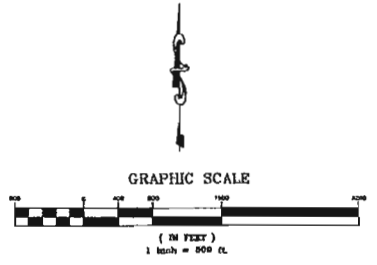
ASSESSOR'S PARCELS AREA INFORMATION:

APN	GROSS ACRES	NET ACRES
133-080-026	282.98	280.99
133-080-036	1230.92	1220.74
133-080-037	2436.85	2431.98
TOTAL:	4950.75	4933.69

NOTE: NET AREAS EXCLUDE THE FOXEN CANYON ROAD AND ZACA ROAD RIGHT-OF-WAYS.

RDE = RESIDENTIAL DEVELOPMENT ENVELOPE

APPROXIMATE LOCATION OF THE ROAD CENTERLINE CANNOT BE DETERMINED FROM RECORD.
 (NOTE: THE ROAD CENTERLINE HAS BEEN LOCATED WITH A FIELD SURVEY AND IS SHOWN AS SUCH.)



OWNER'S CERTIFICATE
 I HEREBY APPLY FOR APPROVAL OF THE DIVISION OF THE REAL PROPERTY SHOWN ON THIS PLAT AND CERTIFY THAT I AM THE AUTHORIZED AGENT OF THE LEGAL OWNERS AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PATRICIA (TISH) BELTRACHA, AGENT _____ DATE _____
MNS ENGINEERS INC.
 6950 Cole Road, Suite 110
 Santa Barbara, CA 93110
 (805)992-8921
 ENGINEERING, PLANNING, SURVEYING, CONSTRUCTION MANAGEMENT
 200066-180 * 2000066_TRL.dwg * Layout1 * 09/15/09 * RLS * E-FILE

NOTES:

- BOUNDARY INFORMATION WAS TAKEN FROM RECORD OF SURVEY MAP RECORDED IN BOOK 171, PAGES 94-99 INCLUSIVE BY BLAKE LAND SURVEYS.
- TOPOGRAPHIC MAPPING AS SHOWN HEREON IS COMPILED FROM AERIAL TOPOGRAPHIC MAPPING DEVELOPED FROM AERIAL PHOTOGRAPHY BY KELLOGG AERIAL SURVEYS. CONTOUR INTERVAL = 20 FT.

EASEMENTS:

- AN EASEMENT FOR PUBLIC ROAD AND INCIDENTAL PURPOSES AFFECTING A 60 FOOT STRIP LYING NORTHERLY OF COURSES ONE THROUGH EIGHT OF PARCEL ONE DESCRIBED HEREON (FOXEN CANYON ROAD), RECORDED OCTOBER 31, 1894 IN BOOK 38, PAGE 486 OF DEEDS.
- AN EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, AND FOR THE INSTALLATION, REPAIR, REPLACEMENT AND REMOVAL OF ALL PUBLIC AND PRIVATE UTILITIES ACROSS PARCEL ONE IN FAVOR OF BRAWLEY FARMS & RANCHING, LLC, RECORDED AS INSTRUMENT NO. 2007-0071070 RECORDED OCTOBER 25, 2007.
- AN EASEMENT GRANTED TO FIRST NATIONAL BANK OF SANTA BARBARA, ET AL., FOR WATER PIPELINE PURPOSES AFFECTING THAT PORTION OF PARCEL ONE LYING WITHIN AN AREA LOCATED SOUTHERLY OF THE NORTHERLY LINE OF LA ZACA CREEK AND WESTERLY OF THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF RANCHO LA ZACA, RECORDED DECEMBER 12, 1907 IN BOOK 119, PAGE 360 OF DEEDS (EXACT LOCATION NOT LOCATABLE PER RECORD).
- AN EASEMENT GRANTED TO E. BRYAN KELSO FOR UTILITY PURPOSE AFFECTING A PORTION OF PARCEL TWO RECORDED AUGUST 4, 1949 AS INSTRUMENT NO. 9587 IN BOOK 897, PAGE 126 OF OFFICIAL RECORDS.
- AN EASEMENT GRANTED TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR PUBLIC UTILITIES AFFECTING A 20 FOOT STRIP OVER A PORTION OF PARCEL ONE, RECORDED JULY 11, 1949 AS INSTRUMENT NO. 6419 IN BOOK 882, PAGE 398; RECORDED JANUARY 18, 1950 AS INSTRUMENT NO. 878 IN BOOK 895, PAGE 49; RECORDED JANUARY 18, 1950 AS INSTRUMENT NO. 879 IN BOOK 895, PAGE 51; RECORDED APRIL 25, 1950 AS INSTRUMENT NO. 9091 IN BOOK 915, PAGE 109; RECORDED JUNE 6, 1950 AS INSTRUMENT NO. 7881 IN BOOK 921, PAGE 352; RECORDED JUNE 6, 1950 AS INSTRUMENT NO. 7882 IN BOOK 921, PAGE 354; RECORDED JUNE 6, 1950 AS INSTRUMENT NO. 7863 IN BOOK 921, PAGE 356; ALL OF OFFICIAL RECORDS.
- AN AGREEMENT, AFFECTING THE PREMISES HEREON STATED, FOR THE PURPOSES STATED HEREON, UPON THE TERMS, COVENANTS AND CONDITIONS REFERRED TO THEREIN, BETWEEN THE PARTIES NAMED HEREON, FOR AGREEMENT AND NON-EXCLUSIVE EASEMENT AFFECTING PARCELS ONE AND TWO AND ADDITIONAL LAND, RECORDED APRIL 17, 1973 AS INSTRUMENT NO. 14468 IN BOOK 2452, PAGE 538 OF OFFICIAL RECORDS, AMONG OTHER THINGS, SAID DOCUMENT PROVIDES FOR A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AFFECTING PARCELS ONE, TWO AND ADDITIONAL LAND RECORDED SEPTEMBER 8, 1907 AS INSTRUMENT NO. 87-87789 OF OFFICIAL RECORDS.
- AN EASEMENT GRANTED TO GETTY OIL COMPANY FOR PIPELINES AND INCIDENTAL PURPOSES AFFECTING A 20 FOOT STRIP OVER A SOUTHERLY PORTION OF PARCEL ONE, THE EXACT LOCATION IS NOT DISCLOSED OF RECORD, RECORDED DECEMBER 11, 1981 AS INSTRUMENT NO. 81-50032 OF OFFICIAL RECORDS.
- AN EASEMENT GRANTED TO GENERAL TELEPHONE COMPANY FOR PUBLIC UTILITIES AFFECTING A 10 FOOT STRIP OVER A PORTION OF PARCELS ONE AND TWO, RECORDED OCTOBER 18, 1884 AS INSTRUMENT NO. 84-56680 OF OFFICIAL RECORDS.
- AN EASEMENT GRANTED TO GENERAL TELEPHONE COMPANY FOR PUBLIC UTILITIES AFFECTING A 30 FOOT STRIP OVER A PORTION OF PARCELS ONE AND TWO, RECORDED OCTOBER 18, 1884 AS INSTRUMENT NO. 84-56681 OF OFFICIAL RECORDS.

NOTE: EASEMENTS ARE TAKEN FROM PRELIMINARY TITLE REPORT NO. 04400696-02 PROVIDED BY LANDAMERICA LAWYERS TITLE DATED AUGUST 10, 2004.

PROPOSED LOTS AREAS INFORMATION:

LOT #	GROSS ACRES	NET ACRES
LOT 1	202.16	197.68
LOT 2	168.42	161.79
LOT 3	166.41	163.06
LOT 4	191.63	181.41
LOT 5	160.01	40.00
LOT 6	181.23	32.80
LOT 7	200.00	64.73
LOT 8	258.01	48.75
LOT 9	438.44	20.12
LOT 10	596.04	7.18
LOT 11	428.80	20.41
LOT 12	369.07	39.46
LOT 13	604.73	14.00

LOT 6 STRUCTURES DETAIL

- EXISTING STRUCTURES ON PROPOSED LOT 6 (SANTA BARBARA ASSESSOR'S OFFICE RECORDS FOR APN 133-080-036, PAGES 1-3)
 1 - OLD BARN (1900)
 2 - BAY BARN
 3 - RESERVE - RANCH MANAGER - 1352 S.F. (1980)
 4 - SHOP - 600 S.F. (1900) GARAGE - 336 S.F.

RANCHO LA LAGUNA
 Potential Vineyard Exhibit Map
 In the County of Santa Barbara, California