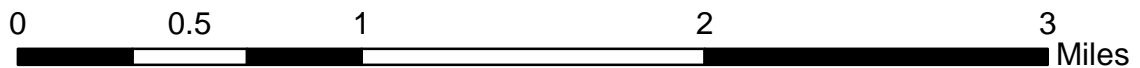
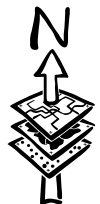
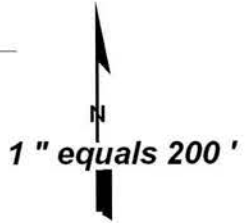


S18-0004/Jobbins Winery
Location Map
Exhibit A



POR. N1/2 SEC. 33, T.9N., R.12E., M.D.M.

94:08



THIS MAP IS NOT A SURVEY, it is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

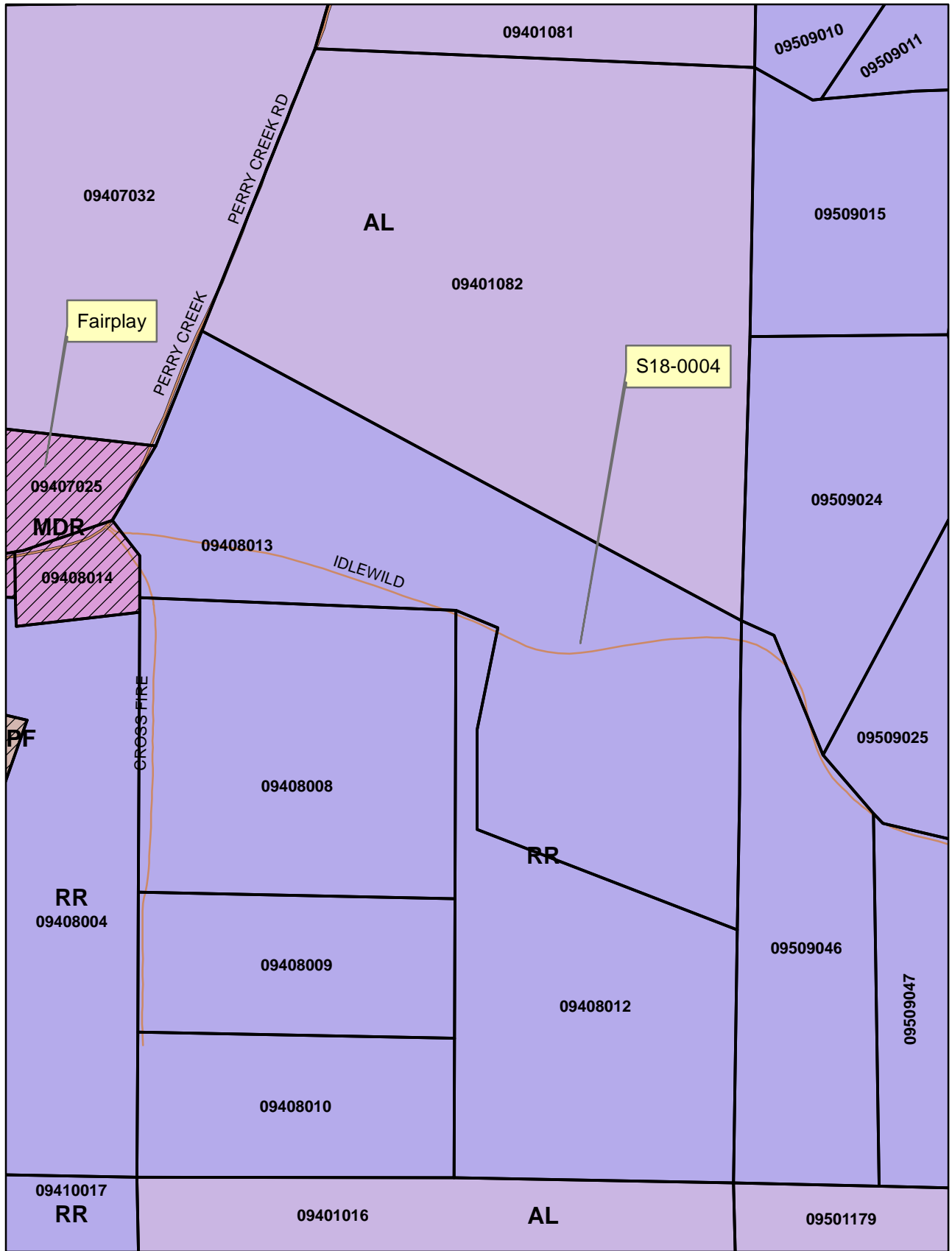
Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

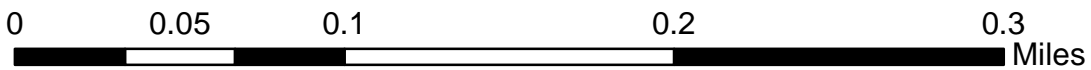
Exhibit B

Rev. Oct. 29, 2007

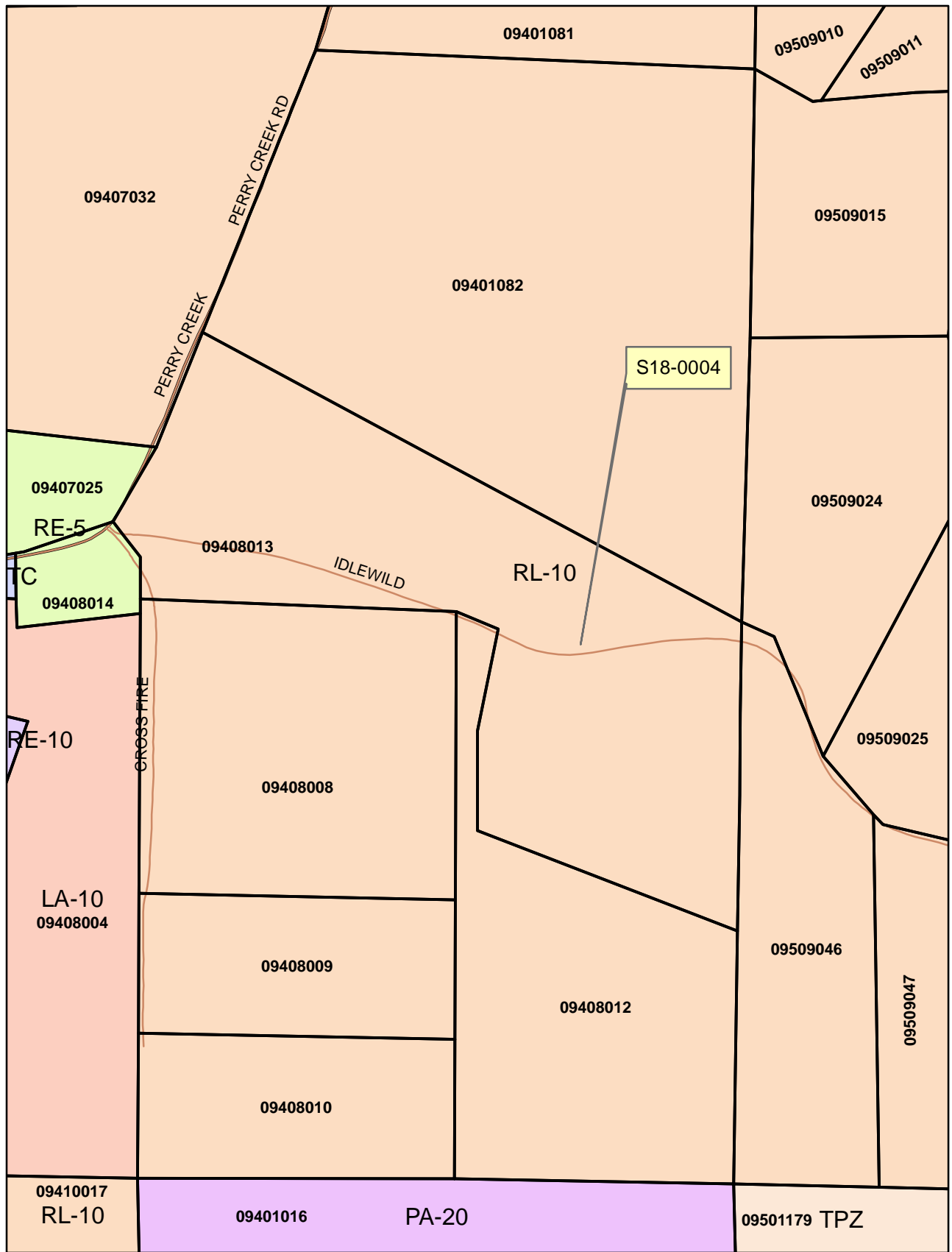
Assessor's Map Bk. 094, Pg. 08
County of El Dorado, CA



S18-0004/Jobbins Winery
 General Plan Map
 Exhibit C

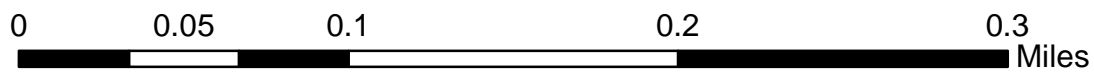


-  (Empty)
-  FP
-  AL
-  MDR
-  PF
-  RR



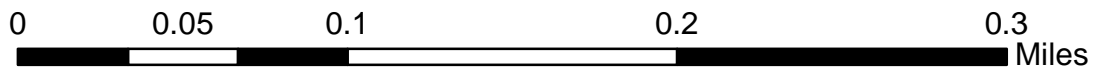
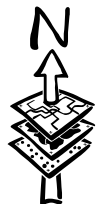
- LA-10
- PA-20
- RE-10
- RE-5
- RL-10
- TC
- TPZ

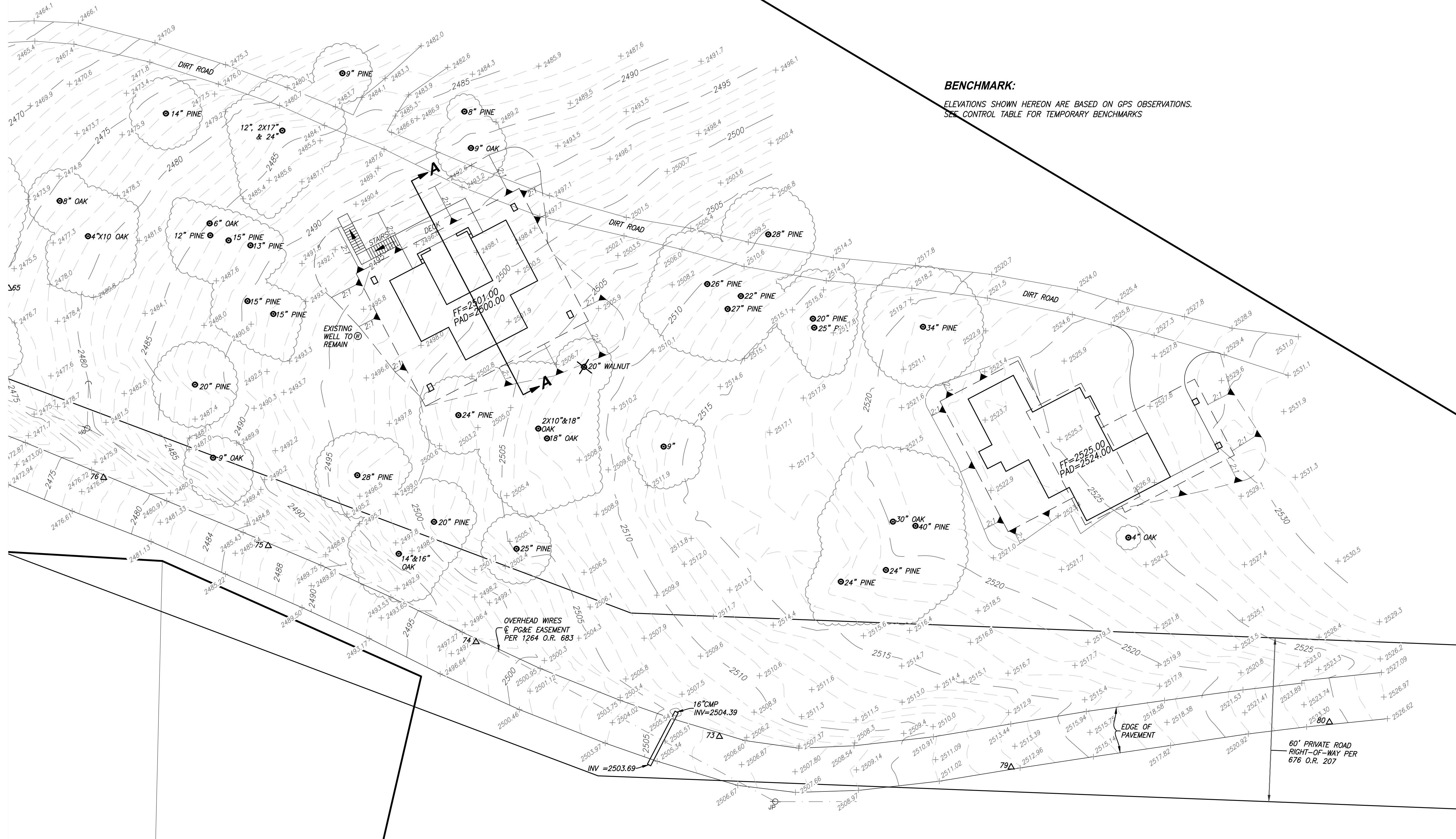
S18-0004/Jobbins Winery Zoning Map Exhibit D



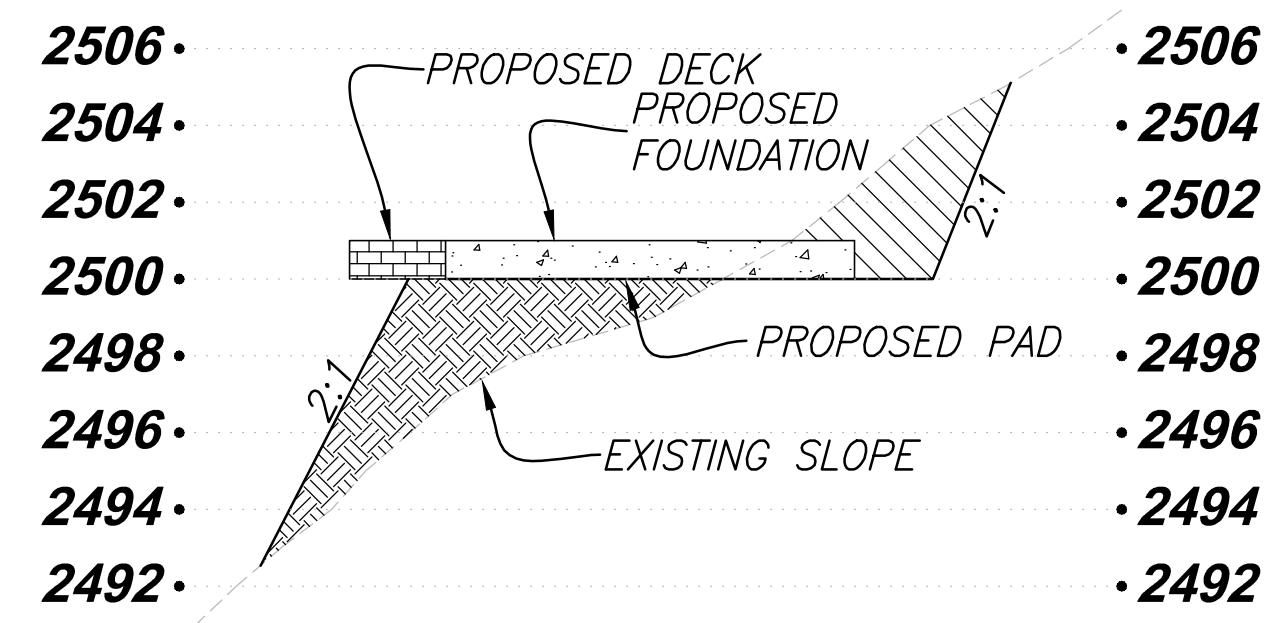


S18-0004/Jobbins Winery
Aerial Map
Exhibit E



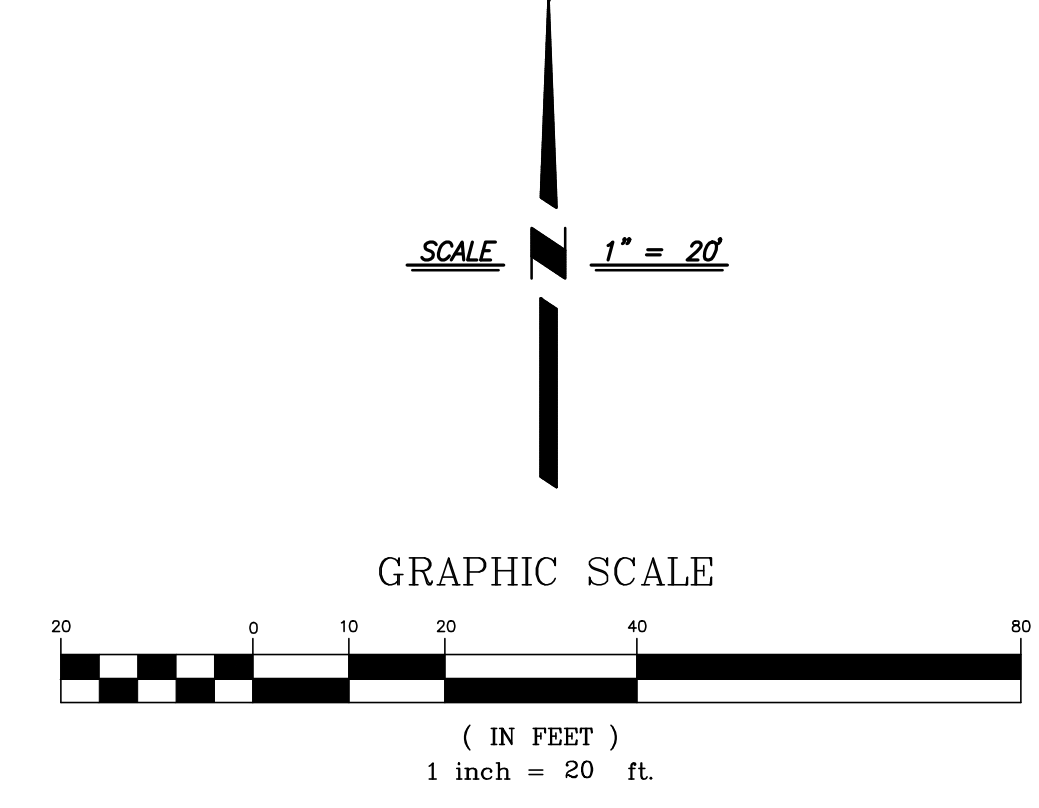


BENCHMARK:
 ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS.
 SEE CONTROL TABLE FOR TEMPORARY BENCHMARKS



SECTION A-A
 N.T.S.
 VERTICAL SCALE
 EXAGGERATED 4X

CUT/FILL QUANTITIES:
GUEST HOUSE PAD: 148 YDS FILL
MAIN RESIDENCE PAD: 291 YDS CUT



PREPARED UNDER THE DIRECTION OF:

NO	DESCRIPTIONS	DATE	APPROVED

CenterPoint Engineering, Inc.

Civil Engineering & Land Surveying
 1217 Pleasant Grove Blvd., Suite 130 • Roseville, CA • 95678
 Phone: 916-773-4006 • Fax: 916-773-4498

GRADING PLAN

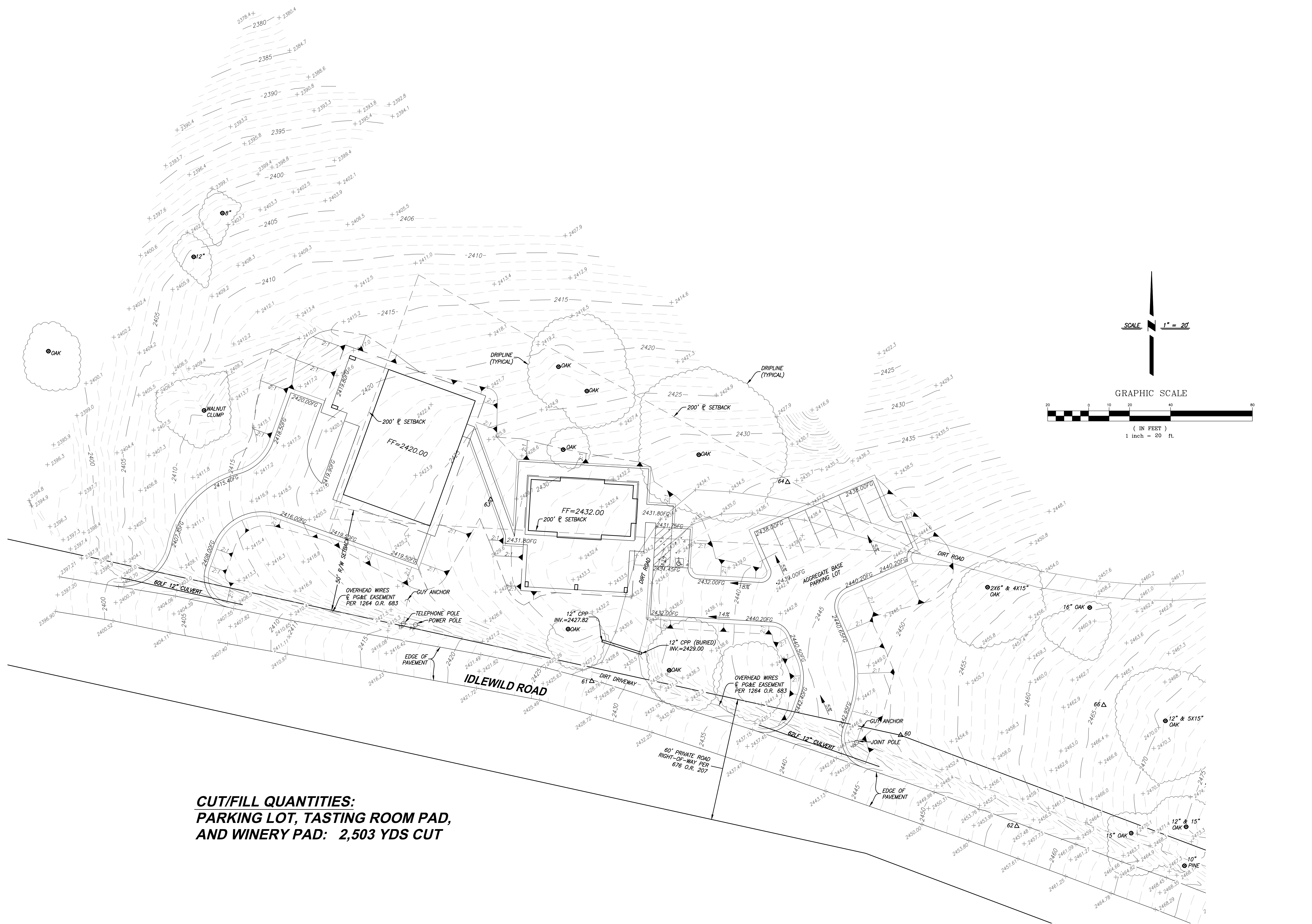
JOBBINS WINERY

PARCEL 1, 47 P.M. 134
 EL DORADO COUNTY, CALIFORNIA

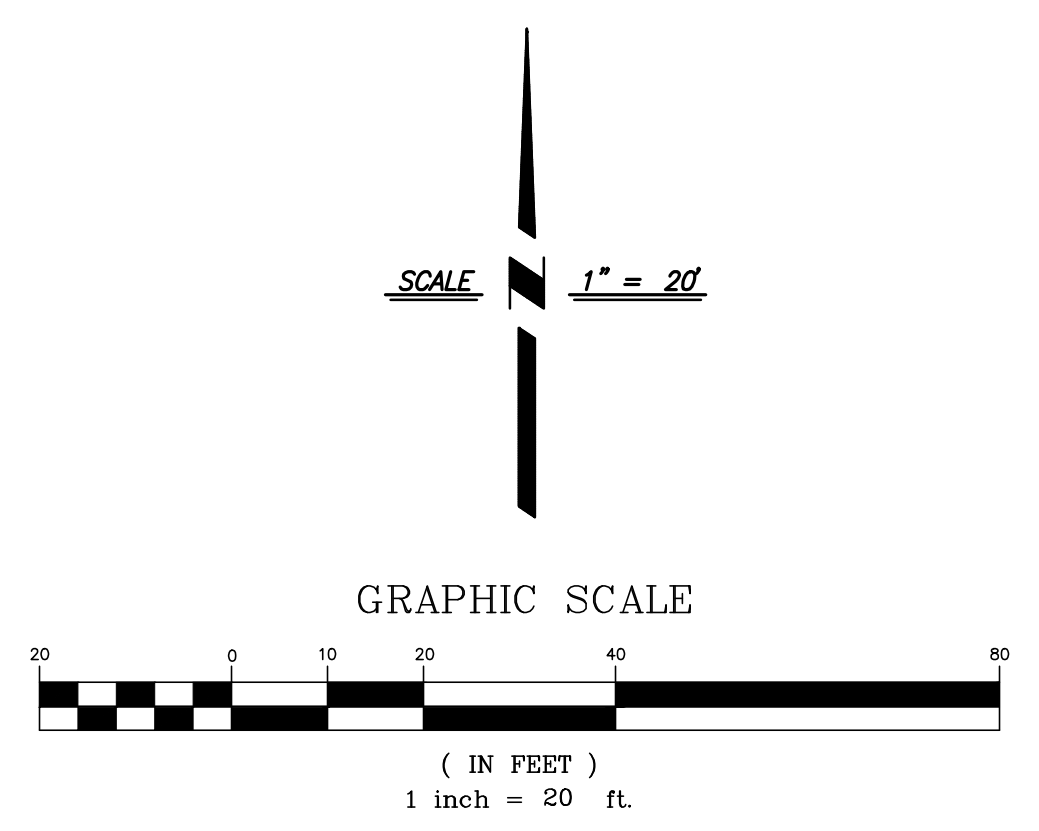
JOB NO. 177400
 DATE 1-5-18
 DR BY MCH
 CK BY MH
 SCALE 1" = 20'

SHEET NUMBER
2
 OF 2 SHEETS

Exhibit F



CUT/FILL QUANTITIES:
PARKING LOT, TASTING ROOM PAD,
AND WINERY PAD: 2,503 YDS CUT



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NO	DESCRIPTIONS	DATE	APPROVED

CenterPoint Engineering, Inc.
 Civil Engineering & Land Surveying
 1217 Pleasant Grove Blvd, Suite 130 - Roseville, CA - 95678
 Phone: 916-773-4006 - Fax: 916-773-4498

GRADING PLAN
JOBBINS
 PARCEL 1, 47 P.M. 134
 EL DORADO COUNTY, CALIFORNIA

JOB NO 177400
 DATE 1-5-18
 DR BY MCH
 CK BY MH
 SCALE 1" = 20'

SHEET NUMBER
1
 OF 2 SHEETS

PAS

CHRIS THOMAS

9160 TIBURON CIRCLE
ATASCADERO, CA. 93422
(805) 703-0380

DRAWN BY

NEW
RESIDENCE
JOBIBNS RESIDENCE
7017 IDLEWILD ROAD
EL DORADO COUNTY, CA.

GENERAL DATA

ZONE: RL-10
OCCUPANCY: R-3
PARCEL SIZE: 17.14 Ac.
BUILDING TYPE: V-B
SPRINKLERS: REQ.
STORIES: 1
HEIGHT: 22'-9"

LEGAL DATA

OWNER:
CHARLIE JOBBINS & RENEE JOBBINS
a PARTNERSHIP
DBA RED POET & SKYHAWK LANE
7017 IDLEWILD DRIVE
EL DORADO, CA 93

A.P.N. : 094-080-13
EL DORADO, COUNTY

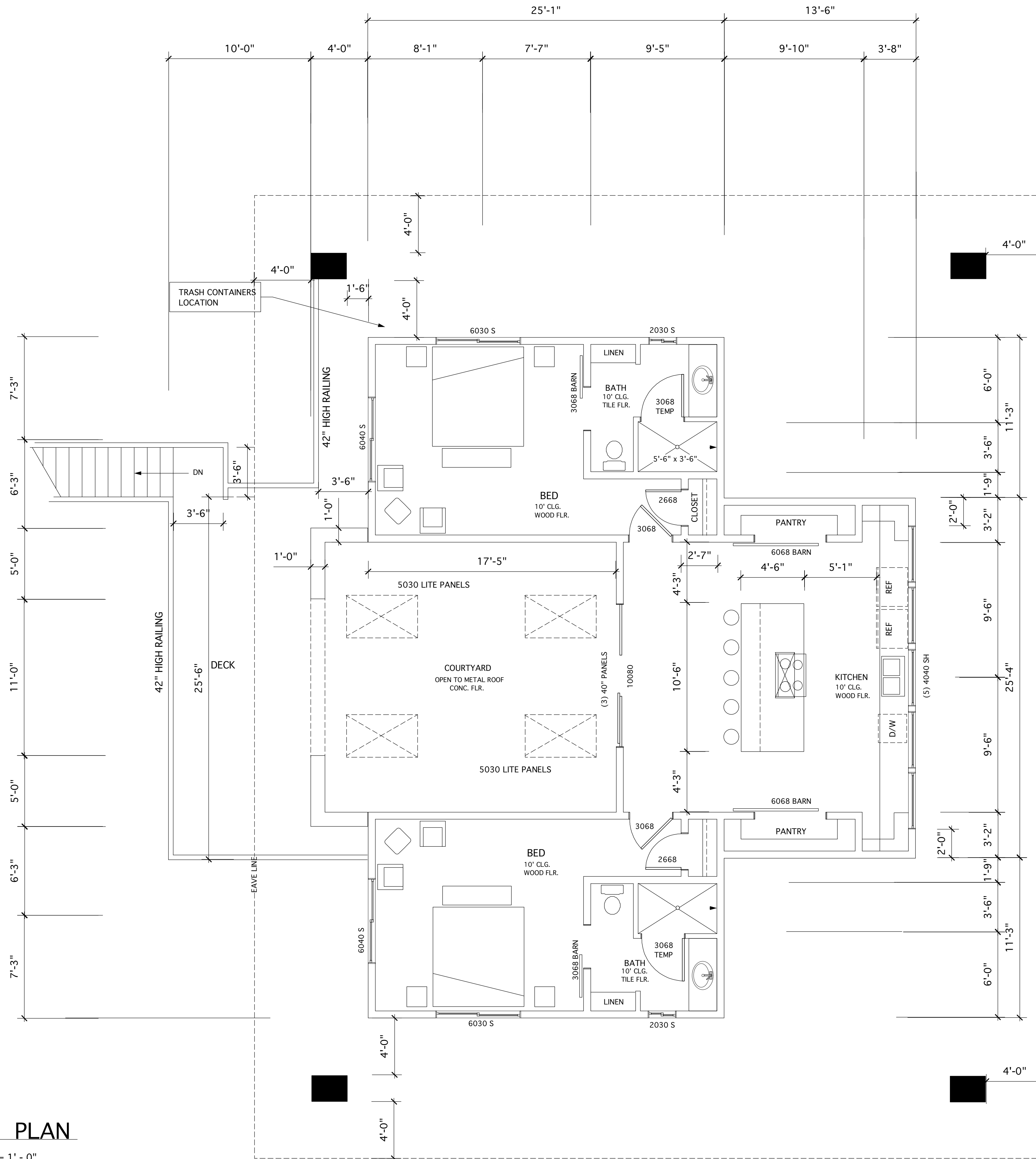
SHEET

09/15/17

A 2

11 OF 17

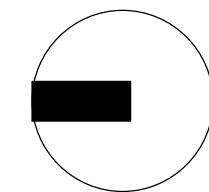
FLOOR PLAN

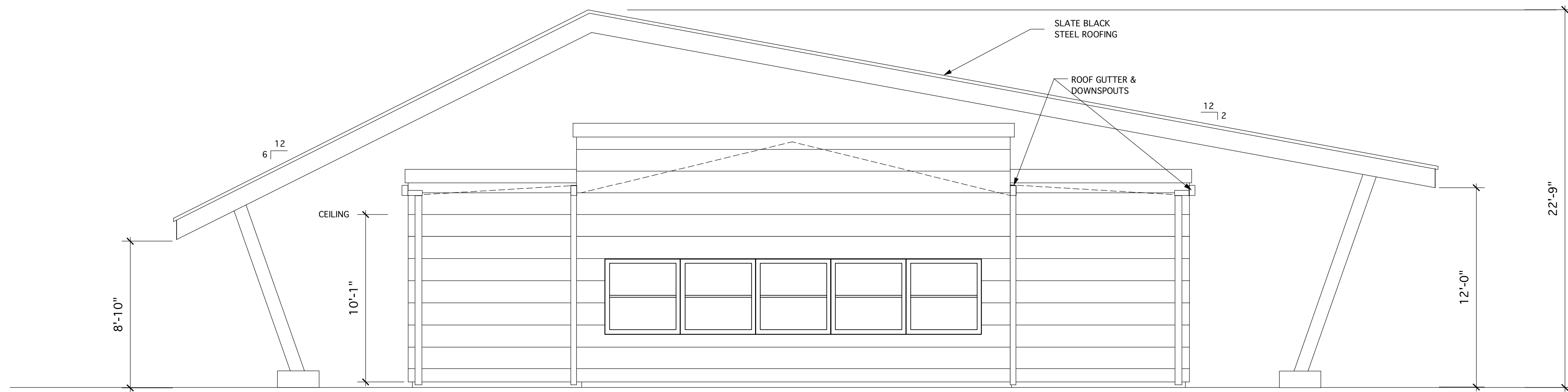


FLOOR PLAN

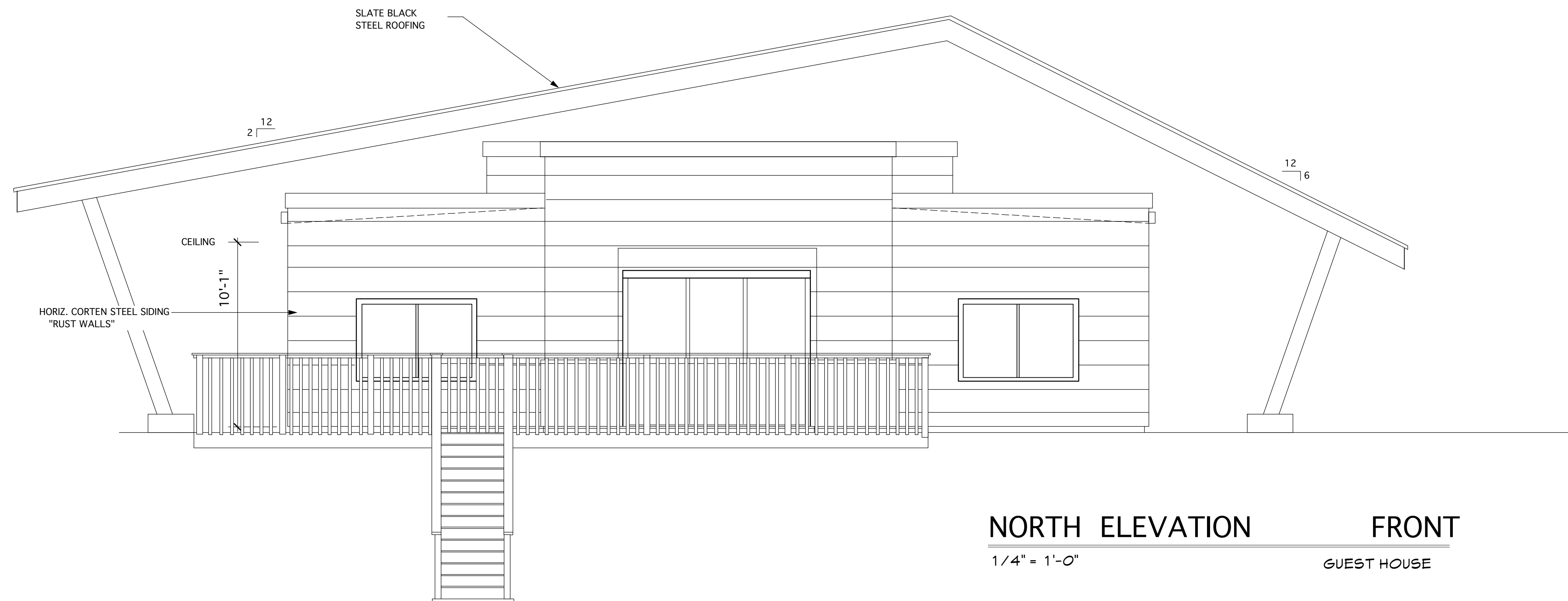
SCALE : 1/4" = 1' - 0"

LIVING: 1,200 SQ.FT.
COURT YARD: 390 SQ.FT.





SOUTH ELEVATION **REAR**
 1/4" = 1'-0" **GUEST HOUSE**



NORTH ELEVATION **FRONT**
 1/4" = 1'-0" **GUEST HOUSE**

ELEVATIONS

PAS

CHRIS THOMAS

9160 TIBURON CIRCLE
 ATASCADERO, CA. 93422
 (805) 703-0380

DRAWN BY

NEW RESIDENCE
JOBBINS RESIDENCE
 7017 IDLEWILD ROAD
 EL DORADO COUNTY, CA.

GENERAL DATA

ZONE: RL-10
 OCCUPANCY: R-3
 PARCEL SIZE: 17.14 Ac.
 BUILDING TYPE: V-B
 SPRINKLERS: REQ.
 STORIES: 1
 HEIGHT: 22'-9"

LEGAL DATA

OWNER:
 CHARLIE JOBBINS & RENEE JOBBINS
 a PARTNERSHIP
 DBA RED POET & SKYHAWK LANE
 7017 IDLEWILD DRIVE
 EL DORADO, CA 93

A.P.N. : 094-080-13
 EL DORADO, COUNTY

SHEET

09/15/17

A 3

4 OF **17**

PAS

CHRIS THOMAS

9160 TIBURON CIRCLE
ATASCADERO, CA. 93422
(805) 703-0380

DRAWN BY

NEW
RESIDENCE
JOBIBNS RESIDENCE
7017 IDLEWILD ROAD
EL DORADO COUNTY, CA.

GENERAL DATA

ZONE: RL-10
OCCUPANCY: R-3
PARCEL SIZE: 17.14 Ac.
BUILDING TYPE: V-B
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STORIES: 1
HEIGHT: 22'-9"

LEGAL DATA

OWNER:
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a PARTNERSHIP
DBA RED POET & SKYHAWK LANE
7017 IDLEWILD DRIVE
EL DORADO, CA 93

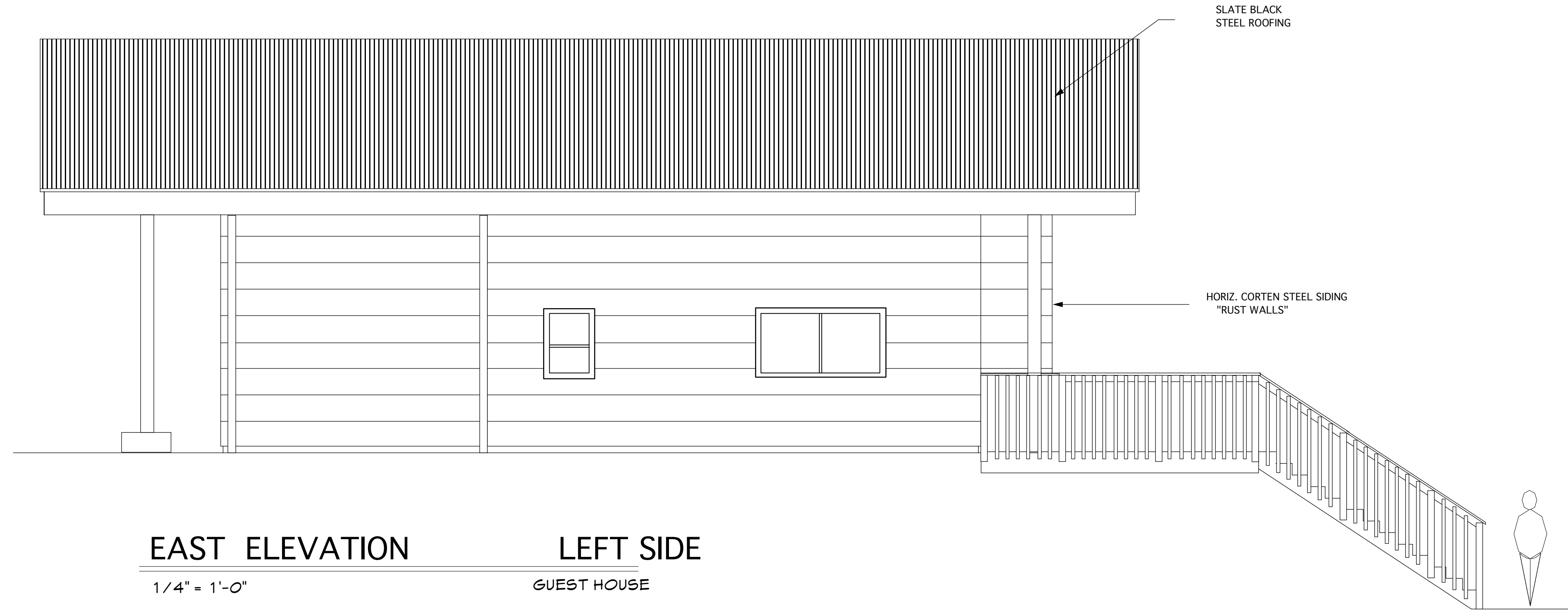
A.P.N. : 094-080-13
EL DORADO, COUNTY

SHEET

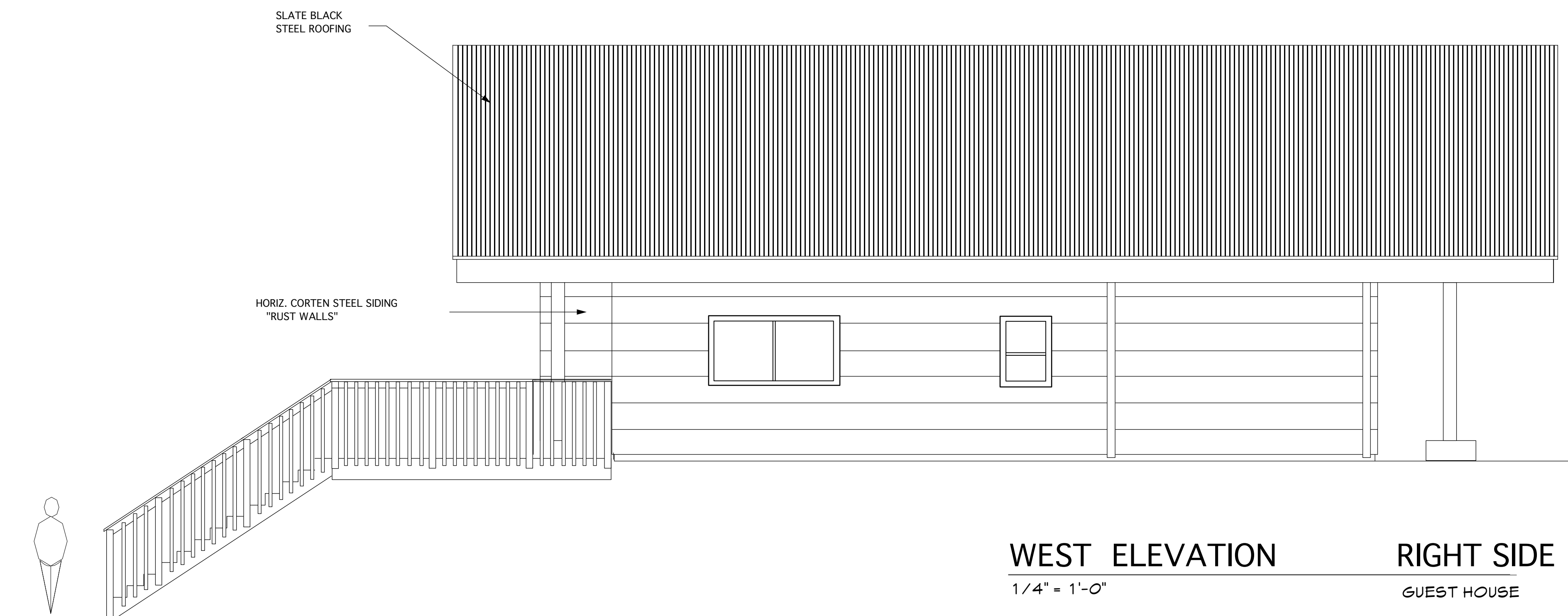
09/15/17

A 4

5 OF 17



EAST ELEVATION **LEFT SIDE**
1/4" = 1'-0" GUEST HOUSE



WEST ELEVATION **RIGHT SIDE**
1/4" = 1'-0" GUEST HOUSE

ELEVATIONS

PAS

CHRIS THOMAS

9160 TIBURON CIRCLE
ATASCADERO, CA. 93422
(805) 703-0380

DRAWN BY

TASTING ROOM
JOBBINS RESIDENCE
7017 IDLEWILD ROAD
EL DORADO COUNTY, CA.

GENERAL DATA

ZONE: RL-10
OCCUPANCY: S
PARCEL SIZE: 17.14 AC.
BUILDING TYPE: Steel
SPRINKLERS: REQ.
STORIES: 1
HEIGHT: 18'-7"
(N) STORAGE BLDG: 1,262 SQ. FT.

LEGAL DATA

OWNER:
CHARLIE JOBBINS & RENEE JOBBINS
a PARTNERSHIP
DBA RED POET & SKYHAWK LANE
7017 IDLEWILD DRIVE
EL DORADO, CA 93

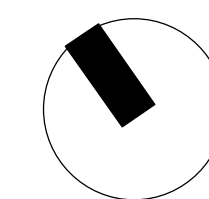
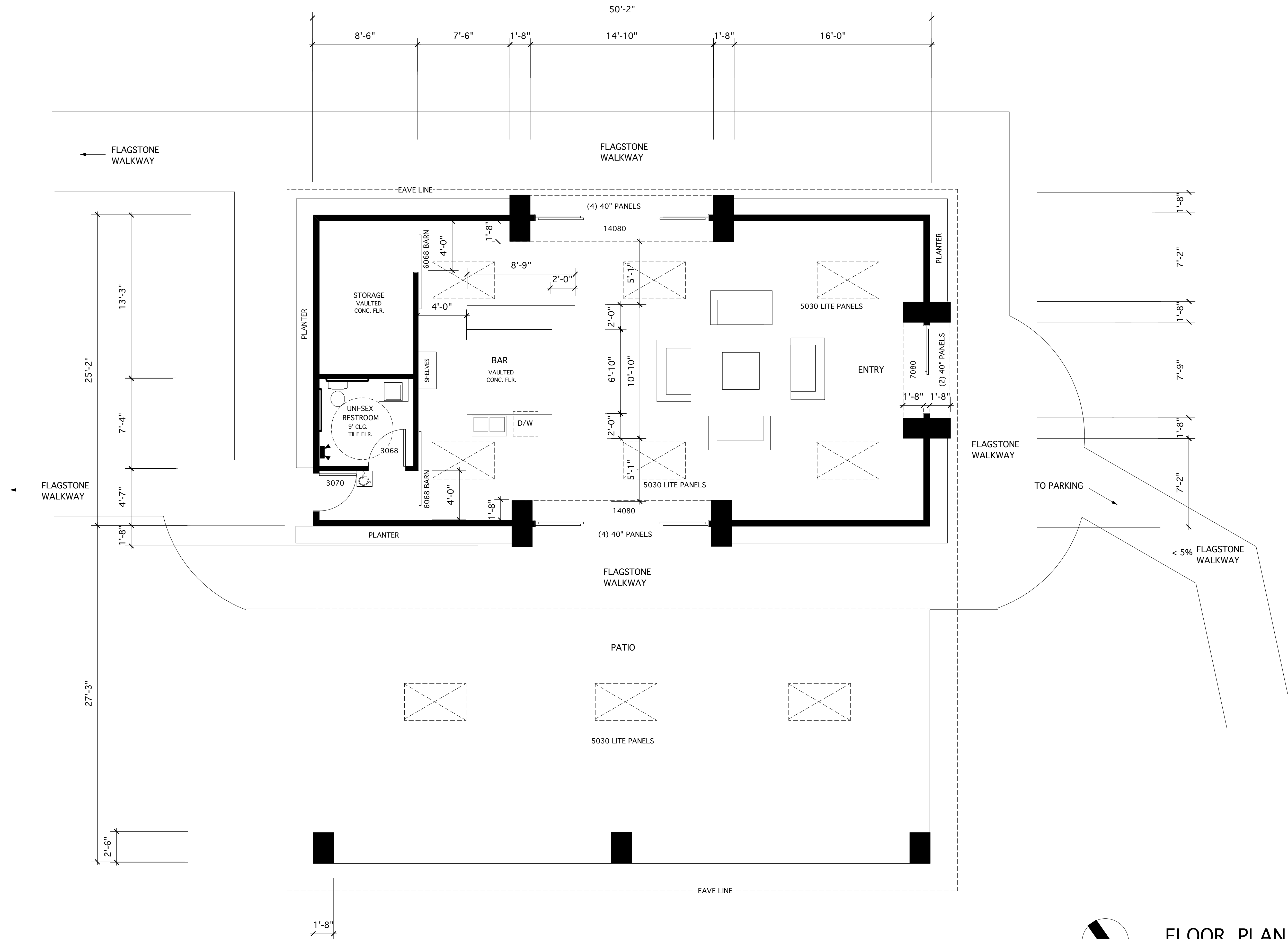
A.P.N. : 094-080-13
EL DORADO, COUNTY

SHEET

02/13/18

A 2

6 OF 17



FLOOR PLAN

SCALE : 1/4" = 1' - 0"

TASTING ROOM: 1262 SQ.FT.
COVERED AREA: 1367 SQ.FT.

FLOOR PLAN

PAS

CHRIS THOMAS

9160 TIBURON CIRCLE
ATASCADERO, CA. 93422
(805) 703-0380

DRAWN BY

TASTING ROOM
JOBBINS RESIDENCE
7017 IDLEWILD ROAD
EL DORADO COUNTY, CA.

GENERAL DATA

ZONE: RL-10
OCCUPANCY: S
PARCEL SIZE: 17.14 AC.
BUILDING TYPE: Steel
SPRINKLERS: REQ.
STORIES: 1
HEIGHT: 18'-7"

(N) STORAGE BLDG: 1,262 SQ. FT.

LEGAL DATA

OWNER:
CHARLIE JOBBINS & RENEE JOBBINS
a PARTNERSHIP
DBA RED POET & SKYHAWK LANE
7017 IDLEWILD DRIVE
EL DORADO, CA 93

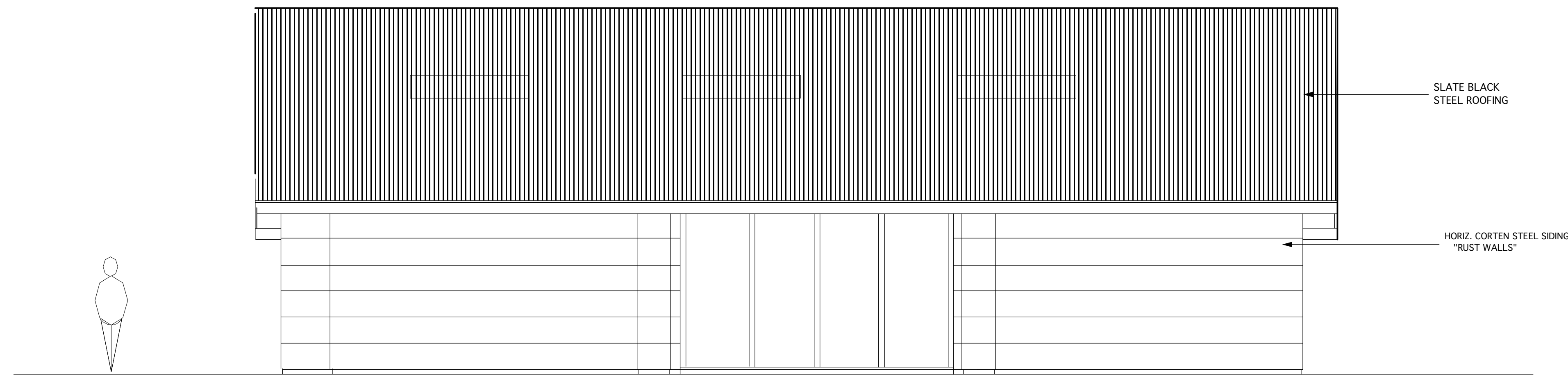
A.P.N. : 094-080-13
EL DORADO, COUNTY

SHEET

02/13/18

A 6

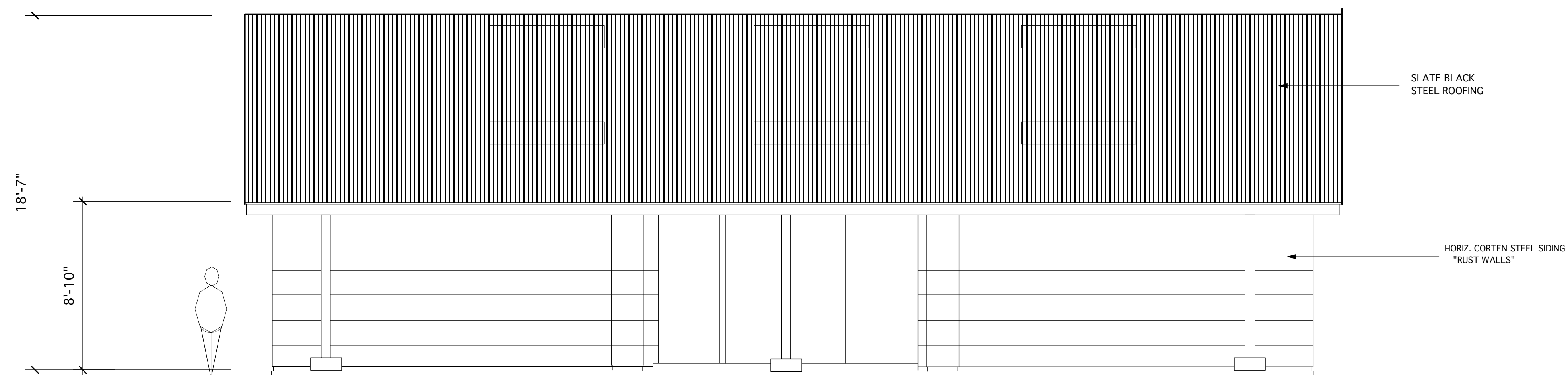
7 OF 17



EAST ELEVATION - REAR

1/4" = 1'-0"

TASTING ROOM

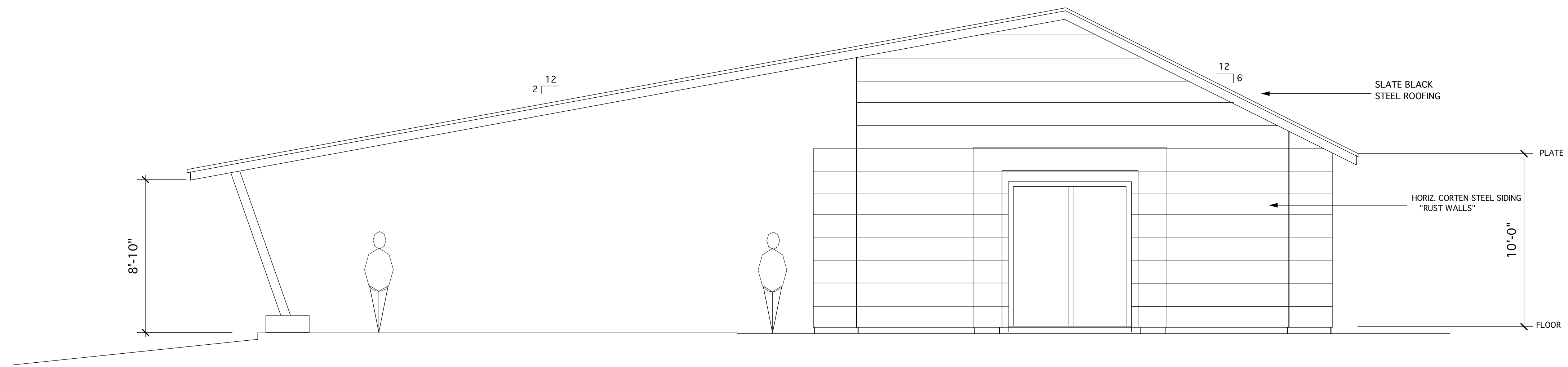


WEST ELEVATION - FRONT

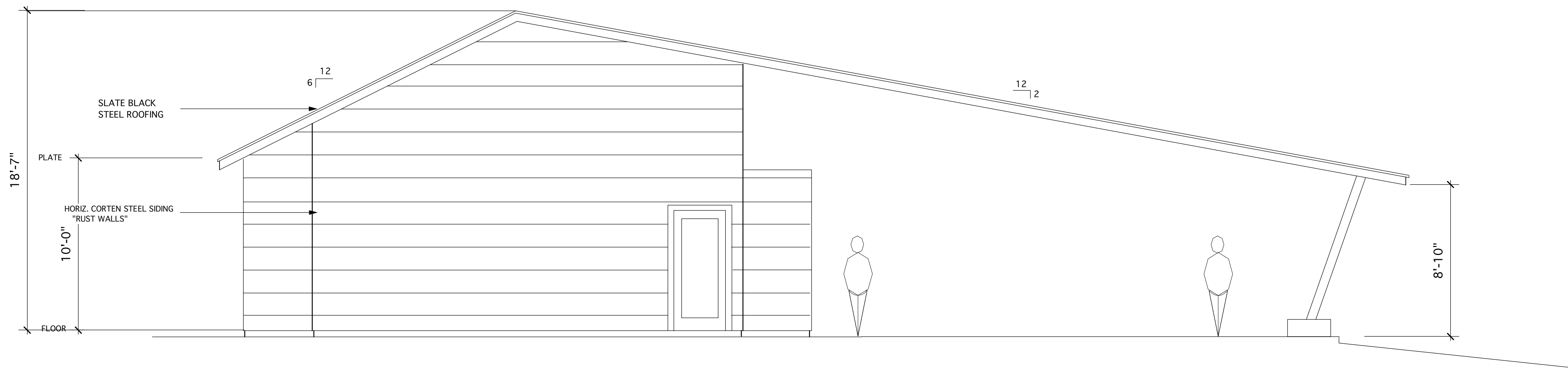
1/4" = 1'-0"

TASTING ROOM

ELEVATIONS



SOUTH ELEVATION - RIGHT
 1/4" = 1'-0" WINERY



NORTH ELEVATION - RIGHT
 1/4" = 1'-0" WINERY

PAS

CHRIS THOMAS

9160 TIBURON CIRCLE
 ATASCADERO, CA. 93422
 (805) 703-0380

DRAWN BY

TASTING ROOM
JOBBINS RESIDENCE
 7017 IDLEWILD ROAD
 EL DORADO COUNTY, CA.

GENERAL DATA

ZONE: RL-10
 OCCUPANCY: S
 PARCEL SIZE: 17.14 AC.
 BUILDING TYPE: Steel
 SPRINKLERS: REQ.
 STORIES: 1
 HEIGHT: 18'-7"
 (N) STORAGE BLDG: 1,262 SQ. FT.

LEGAL DATA

OWNER:
 CHARLIE JOBBINS & RENEE JOBBINS
 a PARTNERSHIP
 DBA RED POET & SKYHAWK LANE
 7017 IDLEWILD DRIVE
 EL DORADO, CA 93

A.P.N. : 094-080-13
 EL DORADO, COUNTY

SHEET

02/13/18

A 7

8 OF 17

ELEVATIONS

PAS

CHRIS THOMAS

9160 TIBURON CIRCLE
ATASCADERO, CA. 93422
(805) 703-0380

DRAWN BY

JOBIBNS WINERY

7017 IDLEWILD ROAD
EL DORADO COUNTY, CA.

DESIGN TEAM

DRAFTING:

CHRIS THOMAS
PASCO
9160 Tiburon Circle
Atascadero, CA. 93422
Phone: (805) 703-0380

SURVEY

MIKE HANSEN
CERTERPOINT ENGINEERING
1217 Pleasant Grove Blvd.
Suite 130
Roseville, CA. 95674
Phone: (916) 773-4006

GEOTECHNICAL

CHRIS THOMAS
PASCO
9160 Tiburon Circle
Atascadero, CA. 93422
Phone: (805) 703-0380

TABLE OF CONTENTS

SITE PLAN	T-1
SURVEY	T-1A
FLOOR PLAN:	A-1
FLOOR PLAN:	A-2
FLOOR PLAN:	A-3
FLOOR PLAN:	A-4
FLOOR PLAN:	A-5
ELEVATIONS:	A-6,7
ELEVATIONS:	A-7,8
ELEVATIONS:	A-8,9
ELEVATIONS:	A-10,11
ELEVATIONS:	A-12,13

SCOPE OF WORK

- (1) NEW WINERY BUILDING
- (2) NEW TASTING BUILDING
- (1) GUESTHOUSE
- (1) PRIMARY RESIDENCE

GENERAL DATA

ZONE:	RL-10
OCCUPANCY :	S
PARCEL SIZE:	17.14 Ac.
BUILDING TYPE:	Steel
SPRINKLERS:	REQ.
STORIES:	1
HEIGHT:	28'-9"

LEGAL DATA

OWNER:
CHARLIE JOBBINS & RENEE JOBBINS
a PARTNERSHIP
DBA RED POET & SKYHAWK LANE
7017 IDLEWILD DRIVE
EL DORADO, CA 93

A.P.N. : 094-080-13

EL DORADO, COUNTY

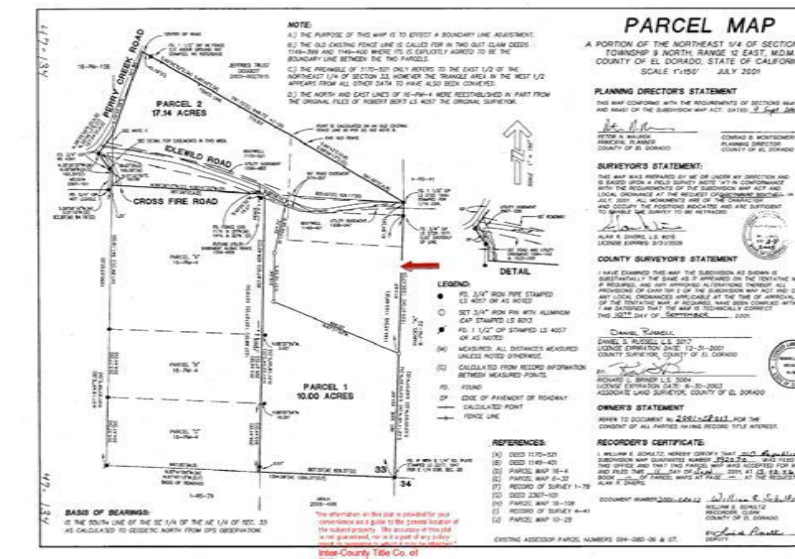
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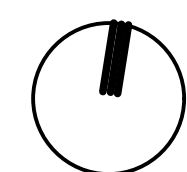
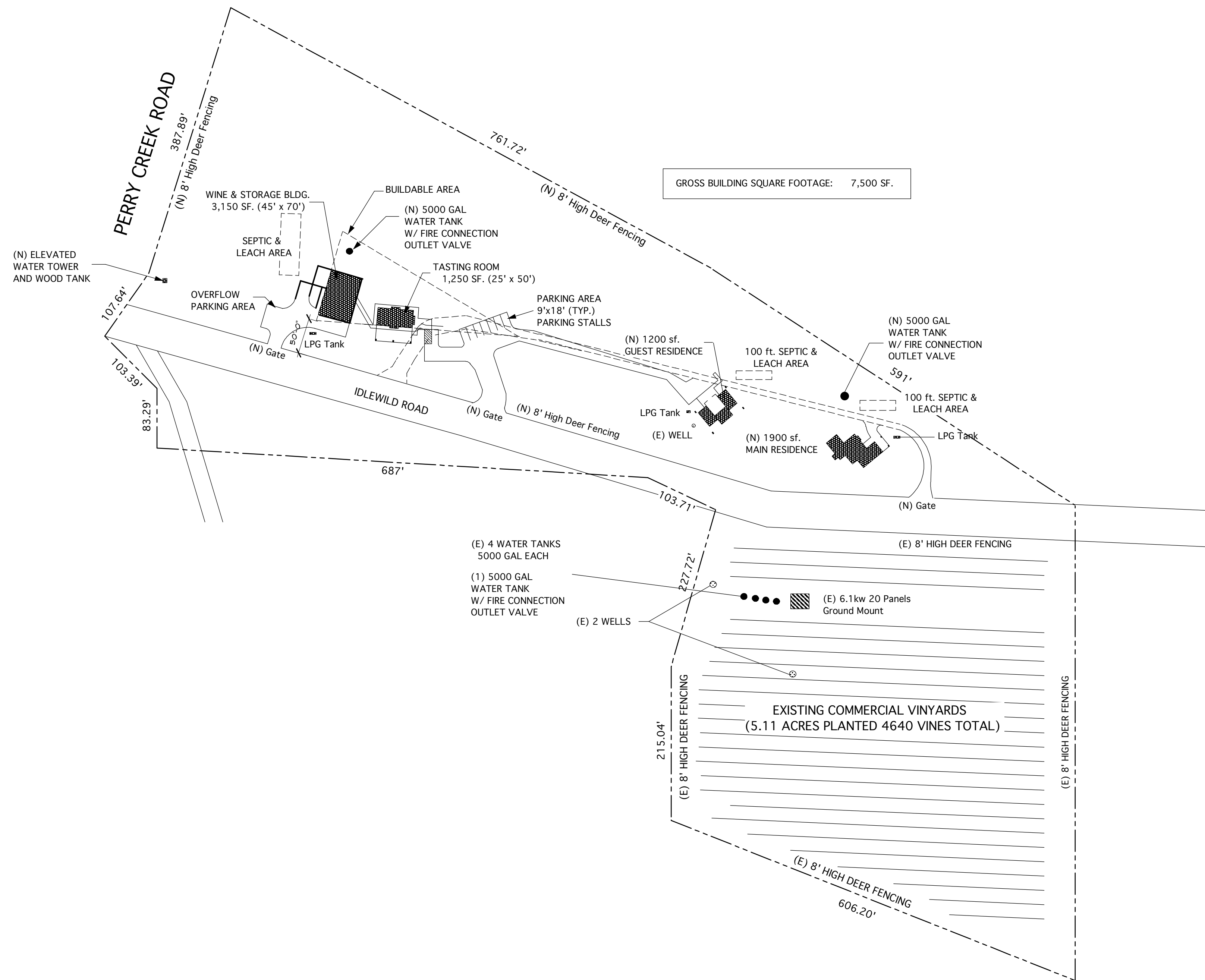
T 1

1 OF 17

COVER SHEET



VICINITY MAP

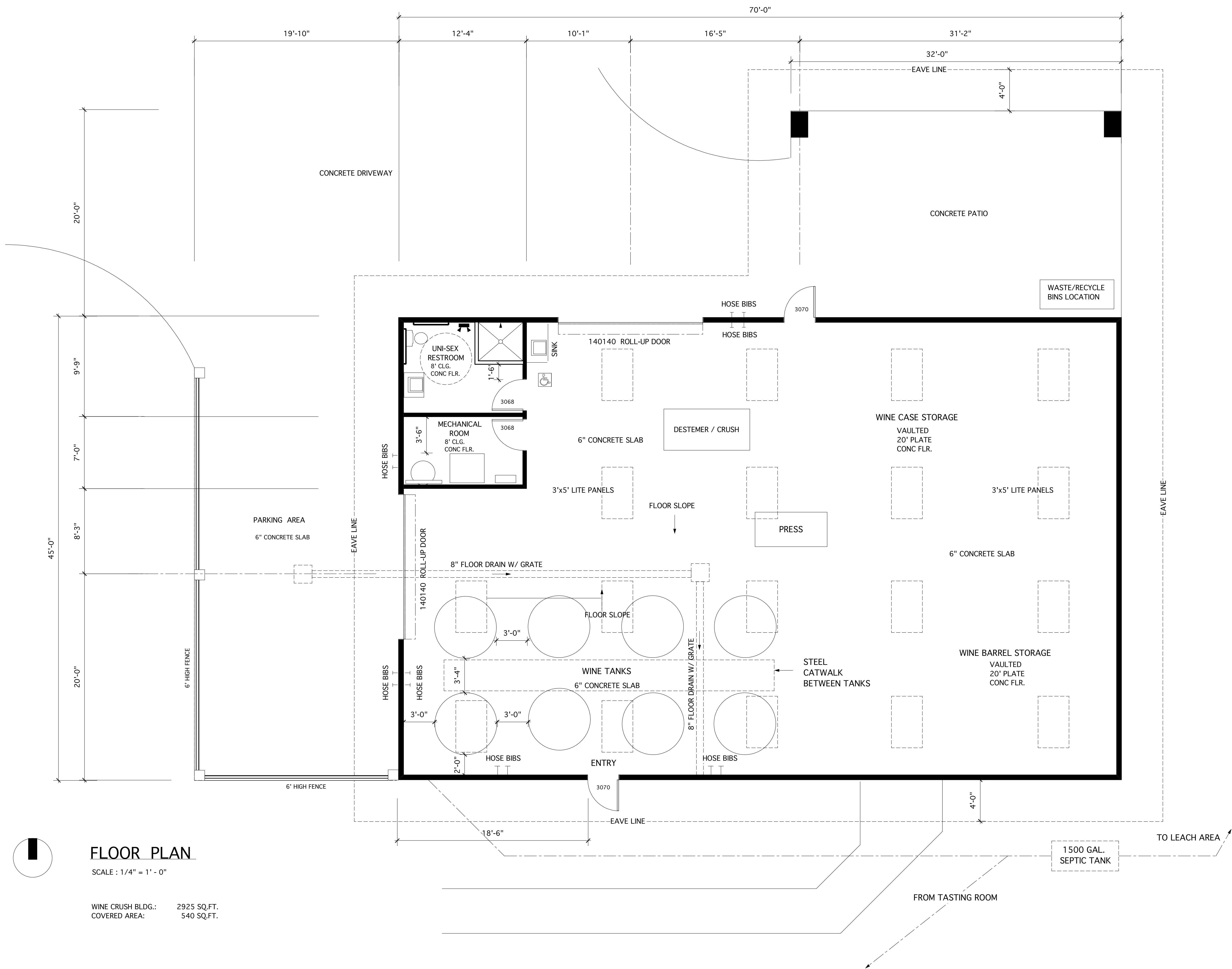


SITE PLAN

SCALE : 1" = 100' - 0"

APPLICABLE CODES

- CRC - 2016 CALIFORNIA RESIDENTIAL CODE
- CBC - 2016 CALIFORNIA BUILDING CODE
- CPC - 2016 CALIFORNIA PLUMBING CODE
- CEC - 2016 CALIFORNIA ELECTRICAL CODE
- CMC - 2016 CALIFORNIA MECHANICAL CODE
- 2016 ENERGY CODE
- 2016 CALIFORNIA GREEN CODE
- LOCAL FIRE CODE



PAS
 CHRIS THOMAS
 9160 TIBURON CIRCLE
 ATASCADERO, CA. 93422
 (805) 703-0380

DRAWN BY

JOBBINS WINERY
 7017 IDLEWILD ROAD
 EL DORADO COUNTY, CA.

GENERAL DATA

ZONE:	RL-10
OCCUPANCY:	S
PARCEL SIZE:	17.14 Ac.
BUILDING TYPE:	Steel
SPRINKLERS:	REQ.
STORIES:	1
HEIGHT:	28'-9"

LEGAL DATA

OWNER:
 CHARLIE JOBBINS & RENEE JOBBINS
 a PARTNERSHIP
 DBA RED POET & SKYHAWK LANE
 7017 IDLEWILD DRIVE
 EL DORADO, CA 93

A.P.N. : 094-080-13
 EL DORADO, COUNTY

SHEET

02/13/18

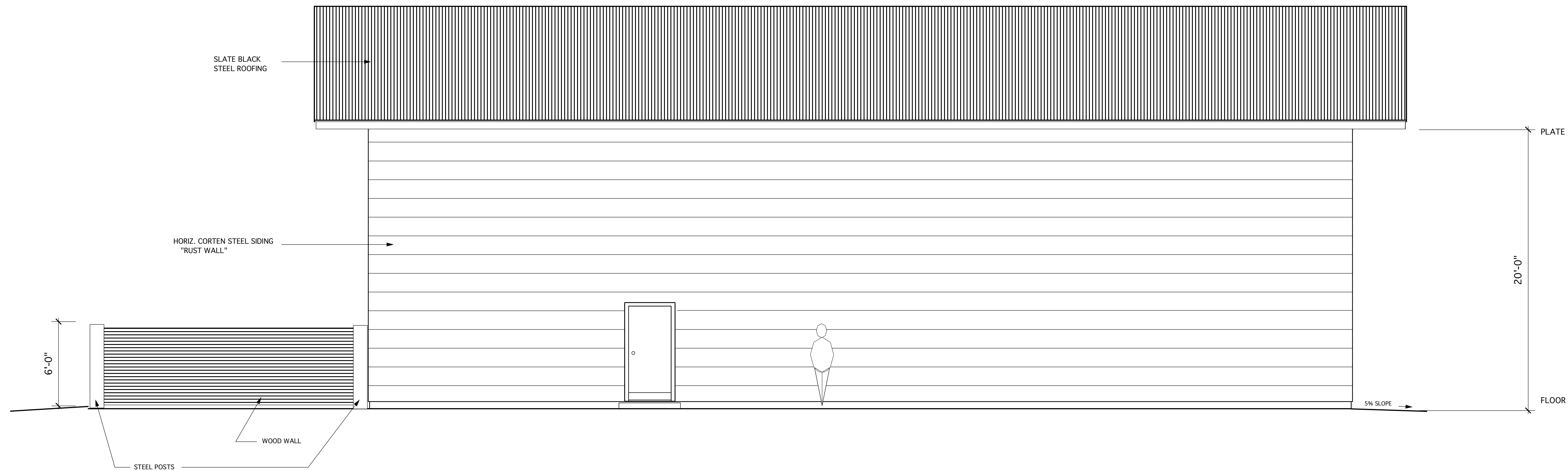
A 1
 3 OF 17

FLOOR PLAN

FLOOR PLAN

SCALE : 1/4" = 1' - 0"

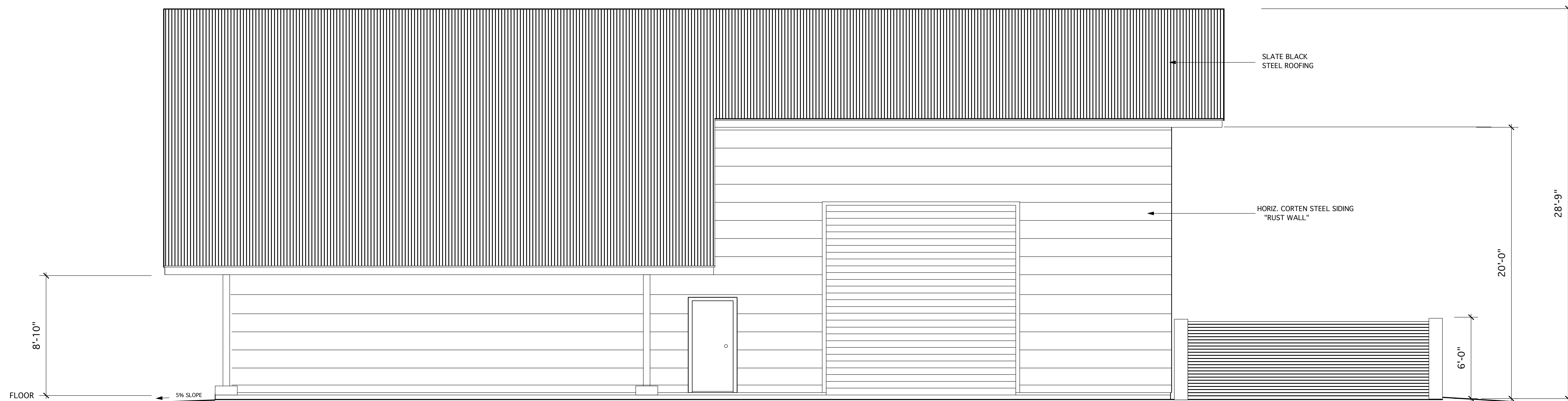
WINE CRUSH BLDG.: 2925 SQ.FT.
 COVERED AREA: 540 SQ.FT.



SOUTH ELEVATION - FRONT

1/4" = 1'-0"

WINERY



NORTH ELEVATION - REAR

1/4" = 1'-0"

WINERY

PAS

CHRIS THOMAS

9160 TIBURON CIRCLE
ATASCADERO, CA. 93422
(805) 703-0380

DRAWN BY

JOBBINS WINERY

7017 IDLEWILD ROAD
EL DORADO COUNTY, CA.

GENERAL DATA

ZONE: RL-10
OCCUPANCY: S
PARCEL SIZE: 17.14 Ac.
BUILDING TYPE: Steel
SPRINKLERS: REQ.
STORIES: 1
HEIGHT: 28'-9"

LEGAL DATA

OWNER:
CHARLIE JOBBINS & RENEE JOBBINS
a PARTNERSHIP
DBA RED POET & SKYHAWK LANE
7017 IDLEWILD DRIVE
EL DORADO, CA 93

A.P.N. : 094-080-13

EL DORADO, COUNTY

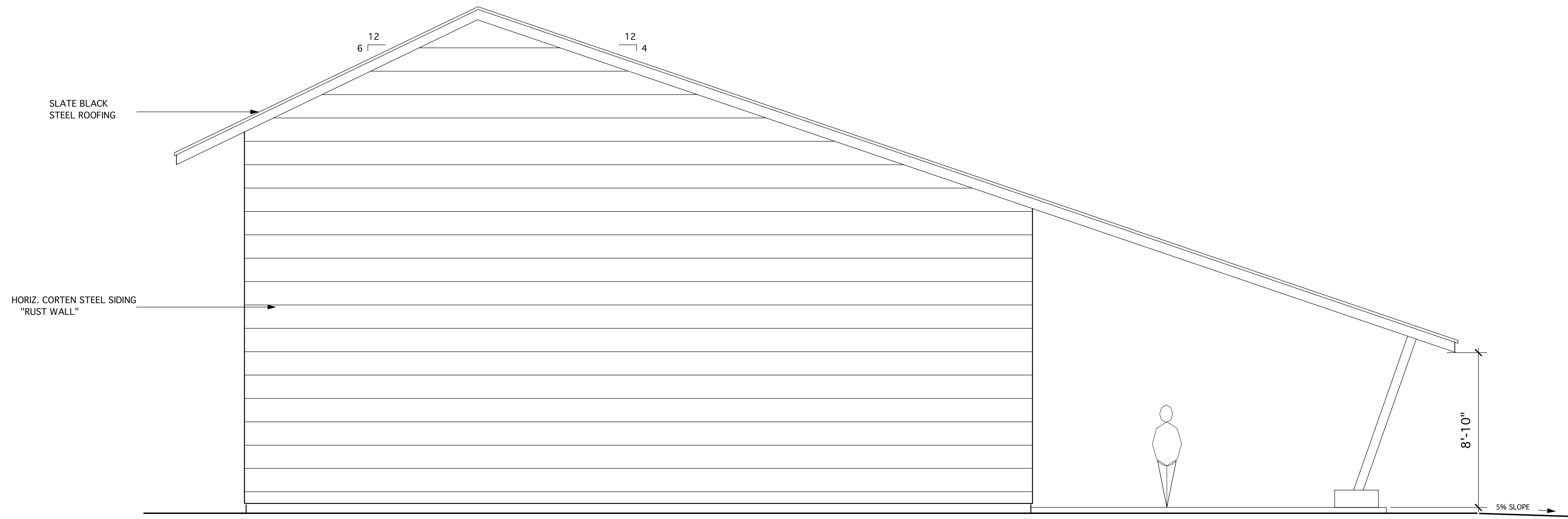
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02/13/18

A 4

4 OF 17

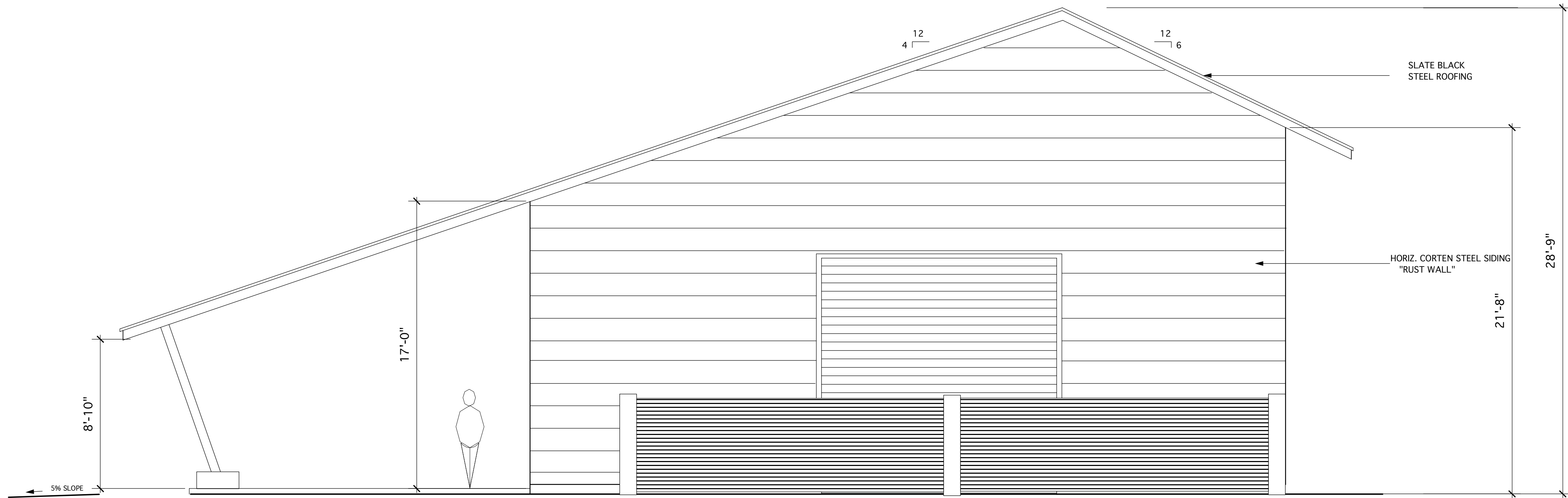
ELEVATIONS



EAST ELEVATION - RIGHT

1/4" = 1'-0"

WINERY



WEST ELEVATION - LEFT SIDE

1/4" = 1'-0"

WINERY

PAS

CHRIS THOMAS

9160 TIBURON CIRCLE
ATASCADERO, CA. 93422
(805) 703-0380

DRAWN BY

JOBBINS WINERY

7017 IDLEWILD ROAD
EL DORADO COUNTY, CA.

GENERAL DATA

ZONE: RL-10
OCCUPANCY: S
PARCEL SIZE: 17.14 Ac.
BUILDING TYPE: Steel
SPRINKLERS: REQ.
STORIES: 1
HEIGHT: 28'-9"

LEGAL DATA

OWNER:
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EL DORADO, CA 93

A.P.N. : 094-080-13

EL DORADO, COUNTY

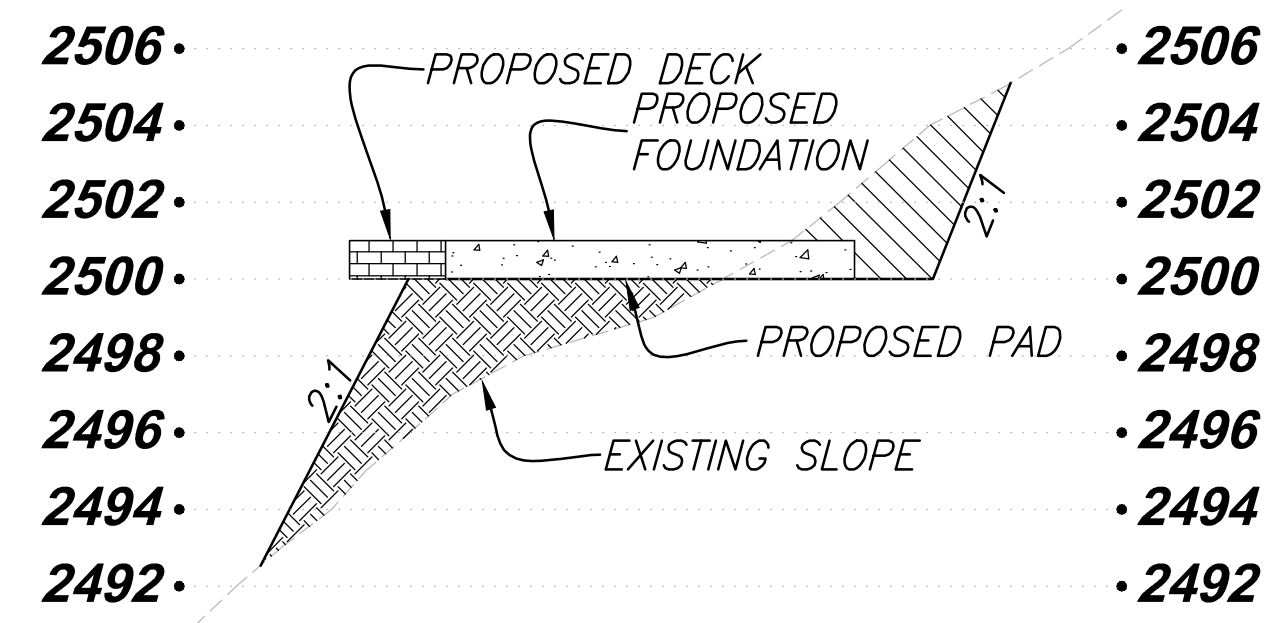
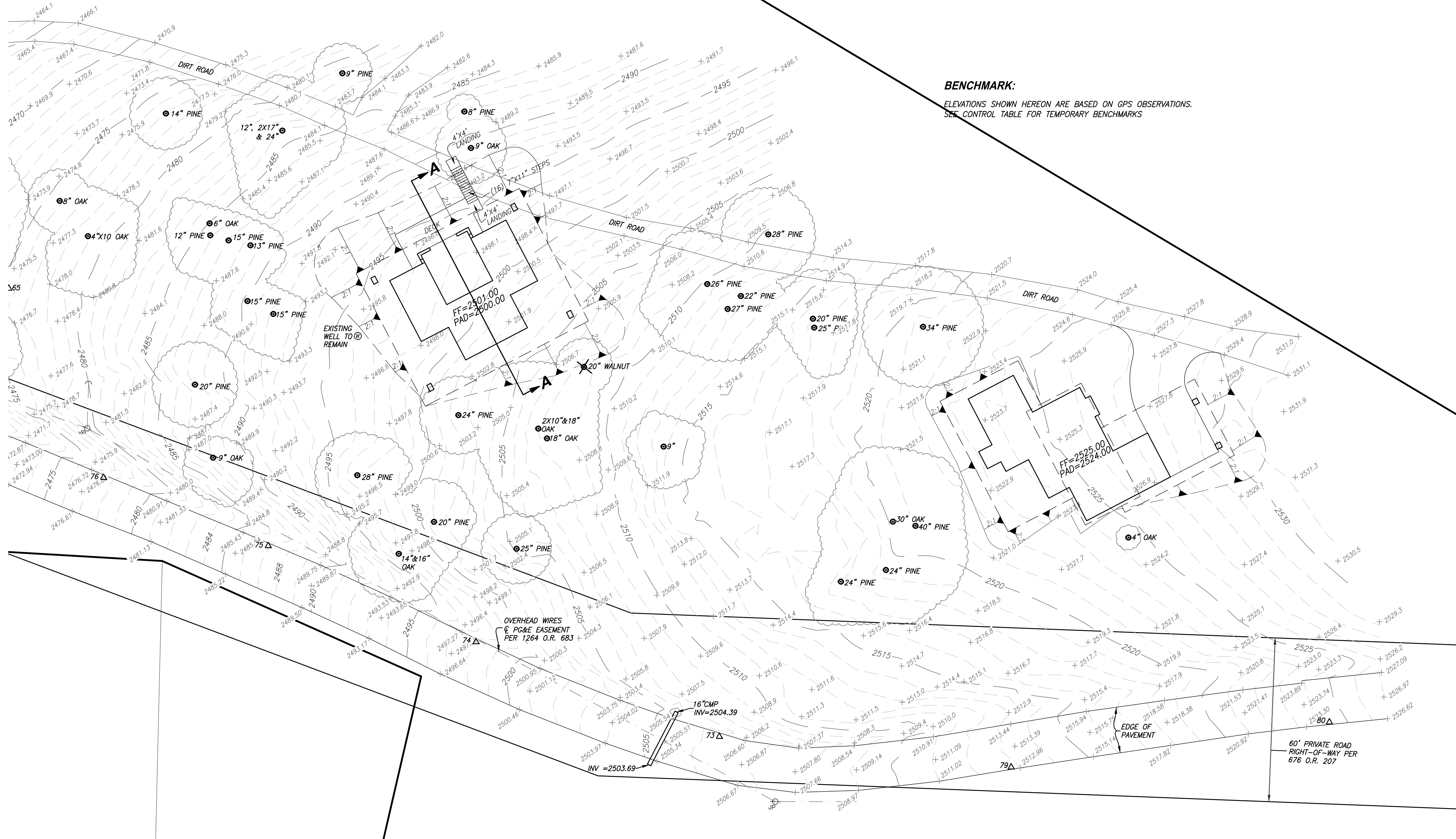
SHEET

02/13/18

A 5

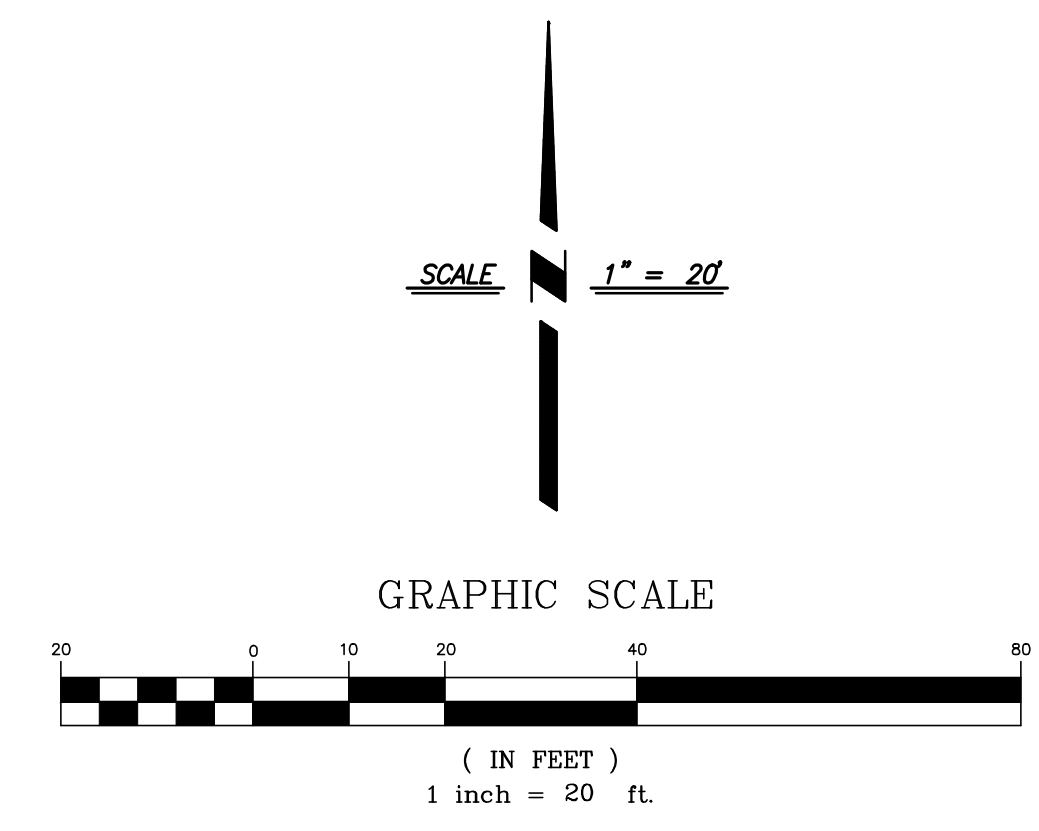
5 OF 17

ELEVATIONS



SECTION A-A
N.T.S.
VERTICAL SCALE
EXAGGERATED 4X

CUT/FILL QUANTITIES:
GUEST HOUSE PAD: 148 YDS FILL
MAIN RESIDENCE PAD: 291 YDS CUT



PREPARED UNDER THE DIRECTION OF:

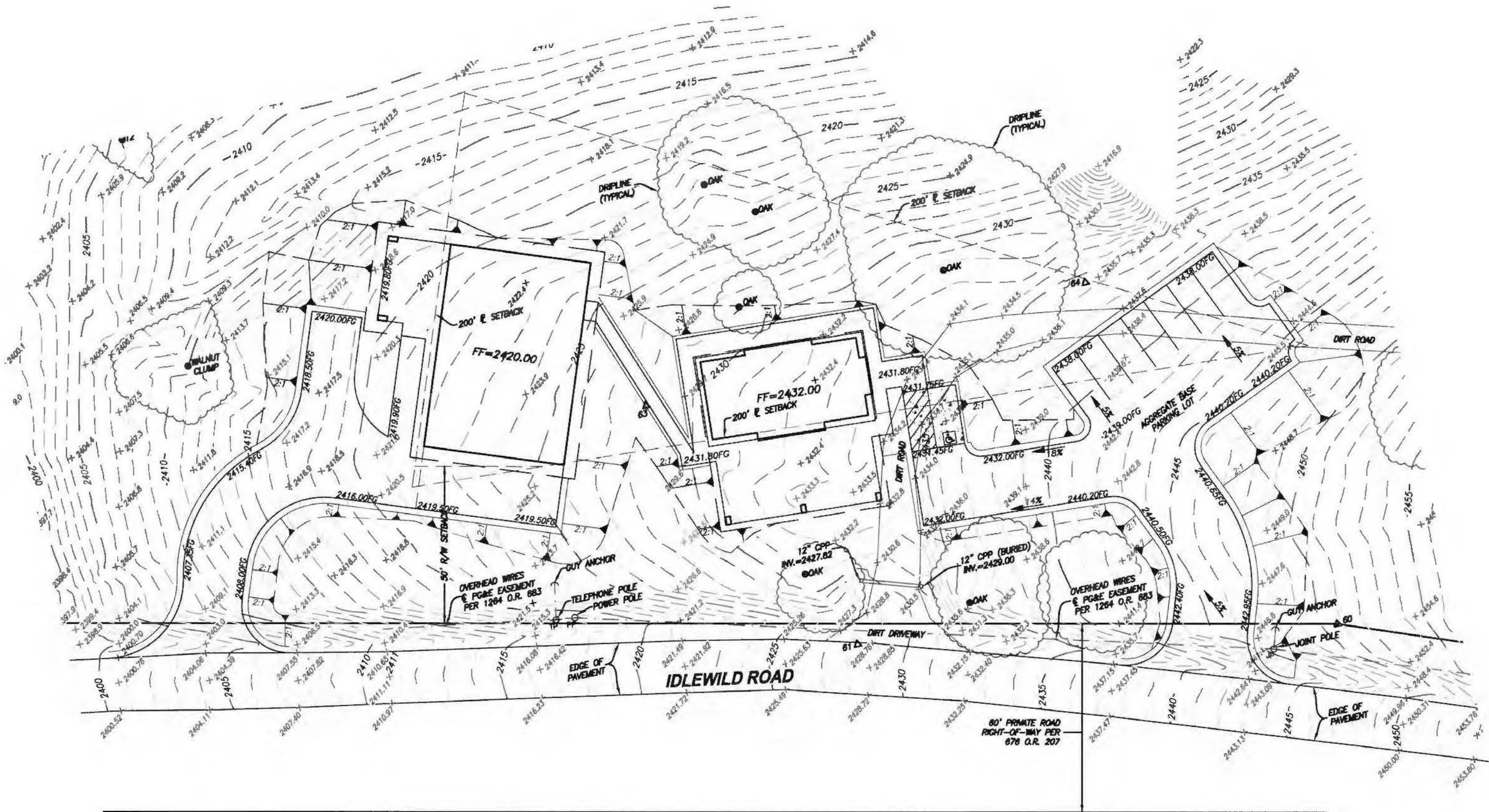
NO	DESCRIPTIONS	DATE	APPROVED

CenterPoint Engineering, Inc.
 Civil Engineering & Land Surveying
 1217 Pleasant Grove Blvd, Suite 130 · Roseville, CA · 95678
 Phone: 916-773-4006 · Fax: 916-773-4498

GRADING PLAN
JOBBINS WINERY
 PARCEL 1, 47 P.M. 134
 EL DORADO COUNTY, CALIFORNIA

JOB NO. 177400
 DATE 1-27-18
 DR BY MCH
 CK BY MH
 SCALE 1" = 20'

SHEET NUMBER
2
 OF 2 SHEETS



IDLEWILD ROAD

60' PRIVATE ROAD
RIGHT-OF-WAY PER
678 O.R. 207

EDGE OF PAVEMENT

EDGE OF PAVEMENT

WALNUT CLUMP

TELEPHONE POLE
POWER POLE

OVERHEAD WIRES
& PG&E EASEMENT
PER 1264 O.R. 683

OVERHEAD WIRES
& PG&E EASEMENT
PER 1264 O.R. 683

12" CPP
INV.=2427.82
OAK

12" CPP (BURIED)
INV.=2429.00
OAK

DRIFLINE
(TYPICAL)

DRIFLINE
(TYPICAL)

GUY ANCHOR

GUY ANCHOR

DIRT ROAD

AGGREGATE BASE
PARKING LOT

DIRT DRIVEWAY

30' R/W SETBACK

61' Δ

64' Δ

60

9.0

2410

2430

2445

2420

2410

2430

2435

2415

2430

2440

2445

2425

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2445

2400

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2445

2425

2440

2445

2400

Martinez Orchards, Inc.
2017 VINE ORDER CONTRACT
Contract #17287
Date 02/25/2017

Buyer
 Skyhawk Vineyard
 c/o RW Sales
 P.O. Box 941
 Somerset, CA 95684

BUYER AND SELLER AGREE TO PURCHASE AND SELL THE FOLLOWING NURSERY MATERIAL UPON THE FOLLOWING TERMS AND CONDITIONS:

Quantity	Type of Material	Unit Price	Total Price
4,775	Various * #1 Greengrowing Benchgraft	\$3.40	\$16,235.00
4,775	Total Pieces	Subtotal	\$16,235.00
	CDFA @1%		162.35
	FPS \$.048/piece		93.00
	FPS \$.040/piece		113.00
	CGRIC \$.015/piece		71.63
	Total		\$16,675.58
	50% Deposit		\$8,337.79

* - See Addendum A attached for quantity and description.

AGREEMENT: To form an agreement, (i) Buyer must sign this contract, (ii) Seller must receive the signed contract with Buyer's deposit payment on or before March 24, 2017 and (iii) a person authorized by Seller to accept such offers must sign to indicate acceptance of this contract on behalf of Seller. Once the above conditions are fulfilled an agreement will be formed. No other method of oral or written acceptance and contract formation will be valid or binding.

PAYMENT OF PURCHASE PRICE: Fifty percent (50%) of the total sales price is due and payable upon execution of the contract, to be refunded only in the event materials is not available for delivery or is defective and not replaced with conforming material. Balance of purchase price due and payable within thirty (30) days of pick-up by the Buyer or May 1st of the contract year, whichever occurs first. Any purchase price not paid when due shall bear interest at the rate of eighteen percent (18%) per annum.

WARRANTY: Seller makes no warranties, expressed or implied, as to the description, quality, purity or productiveness, or to any matter of merchantability, or fitness, relative to the above merchandise.

SELLER'S LIABILITY: Buyer agrees and acknowledges that Seller shall not be liable for failure to have available for pick-up any or all of the above quantity of material if such failure is due to conditions beyond the control of the Seller, including, but not limited to, frost, hail, flood, wind, heat, pest, pesticides, fungus, fungicides, war or damages caused by third parties, or any cause, which results in below normal production of Seller's nursery. Buyer's sole remedy and Seller's sole liability for breach of any provision of this contract shall be a refund to Buyer of any deposits or replacement of the deficient merchandise, if available. Buyer acknowledges and agrees that by this contract Buyer waives all rights to consequential damages which may arise from the misdescription, inadequacy, failure or unavailability of the above merchandise. If any legal action is necessary to enforce this agreement, the unsuccessful litigant shall pay the successful litigant reasonable attorney fees and court cost.

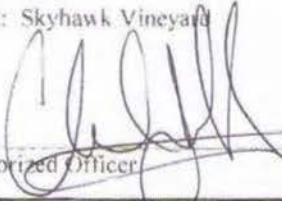
INSPECTION AND PICK-UP: Buyer shall inspect all material within one (1) week of pick-up. All merchandise is F.O.B. Point of origin. Buyer shall notify Seller within two (2) weeks of pick-up of any non-conforming material. Upon return of the non-conforming material, Seller shall either credit or refund the value of the material or replace such non-conforming material, if available.

COLD STORAGE: Seller shall provide, at no expense to Buyer, cold storage, for the above quantity of material, until Buyer's pick-up of the material until no later than May 1st of the contract year. Buyer agrees to pay and hold Seller harmless from all cold storage expenses incurred after May 1st in the contract year.

CONTINUITY OF CONTRACTS: The parties agree that in some instances the parties may have separate contracts for different years; in such instance, either party's failure to perform under the terms and conditions of the current year's contract shall act as a failure of the consideration of the subsequent year's contracts and either party may terminate the subsequent year's contract. Any prepaid deposit shall be refunded upon such termination.

BUYER: Skyhawk Vineyard

SELLER: Martinez Orchards, Inc.

By 
 Authorized Officer

By _____
 Authorized Officer

Martinez Orchards Inc., a California corporation doing business in Winters, CA, is a participating nursery in the California Grapevine Registration And Certification Program. All material sourced directly from Martinez Orchards Inc. is registered with Foundation Plant Services, University of California, Davis and certified by the California Department of Food and Agriculture.

Seller's Copy

Exhibit G