




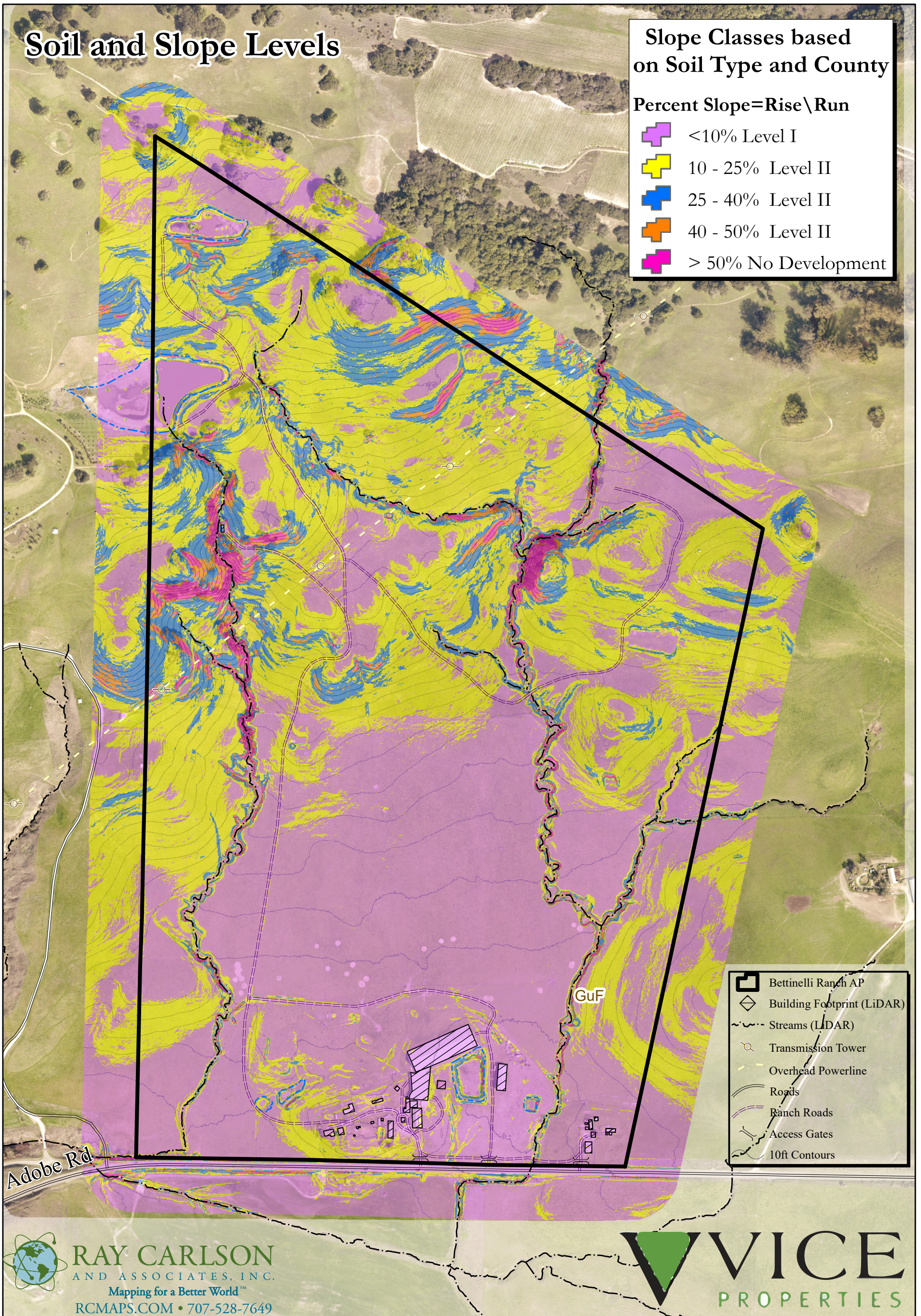


Soil and Slope Levels

Slope Classes based on Soil Type and County

Percent Slope=Rise\Run

-  <10% Level I
-  10 - 25% Level II
-  25 - 40% Level II
-  40 - 50% Level II
-  > 50% No Development



-  Bettinelli Ranch AP
-  Building Footprint (LiDAR)
-  Streams (LiDAR)
-  Transmission Tower
-  Overhead Powerline
-  Roads
-  Ranch Roads
-  Access Gates
-  10ft Contours

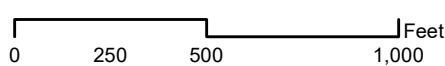
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 **VICE**
PROPERTIES

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1 inch = 500 feet



Aerial perSonoma County Ortho Pictometry 2021, Flown 2021.
Elevations, Building Outlines and Creeks per Sonoma County Vegetation Mapping and LiDAR Consortium, NASA, University of Maryland, Watershed Sciences, Inc., Tukman Geospatial LLC. Lidar was flown in 2013.
Appellation boundaries by Ray Carlson & Associates, Inc. based on Alcohol and Tobacco Tax and Trade Bureau USGS map metes and bounds descriptions.

©November 5, 2024 JOB NO. 2024-43Vice-Bettinelli

Bettinelli Ranch
300± Acres

4695 Old Adobe Road
Petaluma, CA 94954
[APN 068-040-016]

Crawford Cooley
707.953.5705
crawford.cooley@gmail.com

Darryl J. Vice
707.889.4569
dvice@viceproperties.com