

BILL OF SALE

For good and valuable consideration, the sufficiency of which is hereby acknowledged, the undersigned, Carneros Cottages, LLC., a California limited liability company (“Assignor”), for valuable consideration, by this Bill of Sale, does hereby grant, assign, transfer and set over to The Orchard at Carneros Association, a California nonprofit mutual benefit corporation (“Assignee”), all of Assignor’s right, title and interest in and to all of the Assets described on Schedule “A” attached hereto and by this reference made a part hereof, to have and to hold the same unto Assignee, its successors, assigns and transferees for their own use forever.

Assignor has duly executed this Bill of Sale on \_\_\_\_\_, 200\_.

“ASSIGNOR”

CARNEROS COTTAGES, LLC,  
a California limited liability company

By: CARNEROS HOLDINGS, LLC,  
a California limited liability company,  
Its Manager

By: THE RONALD FAMILY TRUST A,  
a family trust created under Nevada law,  
Its Manager

By: NEWSOM INVESTMENTS, Ltd.,  
a Nevada corporation  
Its Trustee

By: \_\_\_\_\_  
(Trustee Signature)

Name: William A. Newsom  
Its: President

## Schedule "A"

### Assets

#### **KITCHEN and DINING ROOM**

##### **Utensils/Tools**

hand grater	1
strainer (hand held)	1
measuring cups	1
measuring spoons	1
knife block w/scissors	1
cutting board (wooden & plastic)	2
utensil holder	1
tongs, 3 wood. spoons, 2 spatulas, 1 slot. spoon, rubber spoon, whisker	
pizza slicer	1
ice cream scoop	1
garlic press	1
can opener	1
peeler	1
cheese slicer	1
oven mits (square & glove)	2

##### **Serving**

bread basket	1
paper napkins/holder	1
sugar bowl w/sugar packets	1
creamer	1
coffee cups	8
plastic pitcher w/lid	1
glass pitcher	1
acrylic cups	8
juice glasses	8
water glasses	8
bowls	8
salad plates	8
dinner plates	8
serving platter	1
salad serving bowl w/serving fork & spoon	1
soup spoons	8
stainless steak knives	8
dinner knives	8
regular spoons	8
salad forks	8
dinner forks	8
serving pieces	4

cheese dome/server/board	1
wooden serving tray (large)	1
wine sealers	2
wine opener	1
coasters sets	2
ice bucket/tongs	1
decanter	1
champagne flutes	8
red wine glasses	8
white wine glasses	8
silver wine cooler/flower vase	1

### **Bakeware/Cookware, Etc.**

cookie sheet	2
cooling rack	1
pizza pan	1
mixing bowls - plastic	1
clear glass nesting bowls	1
glass casserole pan	1
saute pans (2)	2
pots w/lids (3)	3
salad spinner	1
disposable tupperware	1
tea kettle	1
spice rack	1
salt and pepper shaker/grinde	1

### **Linens**

dish towels	6
placemats/napkins (wipeable)	8
placemats/napkins (linen)	8
napkin rings	8

### **Appliances**

toaster	1
blender	1
coffee bean grinder	1
coffee filters	1
coffee maker	1

### **Cleaning/Consumables/Miscellaneous**

liquid soap dispenser	1
sponge holder	1
paper towel holder	1
broom and dust pan set/or dustbuster (to be stored under sink)	1
black plastic trash can	1
bottle brush	1
dish drying rack ( <i>compact or collapsible</i> )	1

cordless phone/phone book	1
flashlight	1
first aid kit	1

### **Furnitures, Fixtures and Equipment**

dining table 48" x 32" w/mable top	1
dining table 48" x 32" w/mable top	1
large mirror 46" x 54"	1
Shaun dining chair # 1542T	1
dining pendant	1

### **LIVING ROOM**

Marcel coffee table, 54" x 24"	1
window seat cushions 114"w	1
fab #1 seat - stance 461380, 003	1
G10 lounge chair	2
Living room drapes	4
window seat pillows 20" x 20"	12
floor lamp	1
Pablo Elise lamp	1
Solure 6175-6119 10' x9'	1
lighter	1
ashtrays/matches	2
fireplace tools	1

### **MASTER BEDROOM & MASTER BATHROOM**

Eames long chr- bedroom, ivory/wal	1
MBR/Bath drapes	2
bench w/cushion top	1
pipe floor lamp, pol nickel	1
fabricate headboard drape	1
bedskirt	1
dresser w/drawers	1
King Headboard 73"w x 90"h	1
fabricate headboard drape	1
artwork #2	2
bedside light	2
MF 904 fans, galvanized	1
bedside rug 60" x 36"	1
extra blanket	1
robes	2
slippers	2
2 king pillows/2 standard pillows	4
hangers (10-shirt/10-pant/4-padded)	24
luggage racks	2
umbrella	2

plunger	1
trash cans	2
blow dryer	1
glasses	2
tissue holder	1
soap dishes	1
q-tip/cottonball holder	1
clock w/ipod player	1
laundry basket	1
ironing board/iron	1
vanities 68"l x 22"d x 36"h	1
Chrome folding mirror	1
vanity wall sconce	2

## **GUEST BEDROOM & BATHROOM**

fabricate headboard drape	1
bedskirt	1
dresser w/drawers	1
King Headboard 73"w x 90"h	1
fabricate headboard drape	1
artwork #2	2
bedside light	1
MF 904 fans, galvanized	1
bedside rug 60" x 36"	1
Panama side table 18.5" x 18.5"	2
fabric- padded bolster -ultra suede	1
Le Corbusier Basculant armchair	1
Guest room drapes- cottage	2
table lamp	1
extra blanket	1
robes	2
slippers	2
2 king pillows/2 standard pillows	4
hangers (10-shirt/10-pant/4-padded)	24
luggage racks	2
umbrella	2
trash cans	2
blow dryer	1
glasses	2
tissue holder	1
soap dishes	1
q-tip/cottonball holder	1
clock w/ipod player	1
laundry basket	1
vanities 68"l x 22"d x 36"h	1
Chrome folding mirror	1
vanity wall sconce	2

## LAUNDRY CLOSET

step stool	1
fire extinguisher	1
stacking washer/dryer	1

## OUTDOOR LIVING ROOM

Devon round table 48" dia	1
Barcelona cock tbl 29.5"x29.5"	1
Panama dining table 39.25"x39.25"	1
Tissage arm chair TH-W13A	4
fireplace screen- Rivet	1
outdoor floor lamp	1
Outdoor pendant	1
Barcelona 2-S sofa w/cushion	1
Saranac end table 22" x 22"	1
Classic Chaise CL-70	2
market umbrella and base	1
cocoa mat	2
fab- jake stripe, color seagrass cushions	2

## OUTDOOR PAVILLION and COVERED BED

Barcelona 2-S sofa w/cushion	1
Panama dining side chair w/cush	1
Barcelona 2-S sofa w/cushion	1
Panama dining side chair w/cush	1
bed cushion	1
drapery- covered bed	1
covered bed pillows 20" x 20"	8

## FRONT PORCH

wood rocker, white	1
Quadrasyl wall lamp	1

## MISCELLANEOUS PROPS

Smart Candles	1
PlumpJack Book	1
Pillows on white bed	8
Throw	3
Back in time clock	1
Capiz 16" mosaic bowl	1

Pillows	6
Green Glass Vases	2
Chess Game	1
Books	6
Bradford Hurricane	1
Wood vases	2
Diva candleholder	1
Wine Rack	1
Shesham Candlesticks at Fireplace	1
Sofa pillows	6
Stainless steel fruit bowl	1
Cheese Plate	1
Ivory candles and plates	2
Starck clock	1
TV'S	2
Photographs	4
Casamidy Hurricanes	1
Outdoor door mat	3
Indoor door mat	4
Mailbox	1

## **OWNERS LOUNGE**

Sofas	2
Lounge Chairs	4
Side Tables	2
Coffee Table	1
Window Banquette	1
Curtains	
Area Rug	1
Outdoor Chairs	6
Outdoor Sofa	1
Outdoor Dining Tables	2
Desks	2
Office Chairs	6
Owner/guest phones	2
Kleenex holder	2
Soap dispenser	1
Trash can	1
Paper Towel Dispenser/Hiolder	3
Extras of Cottage Inventory i.e., dishes, glasses, vacuum/dustbuster	
Wine Cooler	1
Caraffe	4
Wine Glasses	36
Glasses	36
Dishes	36
Silverware	36
Placemats/Cloth Napkins	12

Serving Trays	3
Baskets	3
Cutting Board	2
Knife Set	1
Framed Photos	5
Compendium	1
Games (basket for storage)	6
Bookshelves/Books	
Umbrella Holder	1
Magazine Rack/Holder	2
Fireplace Tools and Lighter (Outdoor Fireplace)	1
Extra Laptop	1
Coat Rack	1