

The Cedars Sales Offering,

Written by: Robert A. Luciano, Sr. (Bob's father)

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General description:

"The Cedars" is a sprawling, approx. 800 acre, private ranch/estate that was conceived and constructed by prominent Casino Operations Engineer/Designer, Bob Luciano, Jr. It is located approximately 5 miles south of the quaint town of Graeagle, CA. It is also a short, 49+/- scenic miles directly north of the Lake Tahoe/Truckee area on Rte. 89. Sub-divided from the overall 800 acres ranch is the 94 acres plot that contains the various buildings, improved lands, and aqueous features that, in total, make up this unique sales offering.

In addition to the luxurious and extensive multi-building structural attributes that this listing offers, the land also offers some of the best scenic features in the surrounding Plumas National Forest and nearby Sierra Buttes area. The early morning sunrises over the surrounding forests and mountains, through the fog, is breathtaking. Once dusk disappears and the darkness is present, you see a myriad of stars, a complete outline of the milky-way, and one cannot keep count of all of the shooting stars.

The Cedars Estate is a multi-building compound/retreat that was specifically created with large scale, luxurious, extended stay entertainment capabilities as a major objective. Depending on the singles/couple mix, the compound can comfortably accommodate up to 30 extended stay guests plus an additional one live-in, caretaking employee.

The Estate Features Included in this Offering:

Estate:

1. Carriage House,
2. Bunkhouse,
3. Main Lodge - Cedars,
4. Maintenance Building,
5. Stable,
6. Round Pen,
7. Two large Wine Caves (potential for multiple uses),
8. Care Taker's Cabin,
9. Original (1850's) Carmichael Ranch House (nonfunctional).

Features:

10. Central Water Stream,
11. 5 Ponds (Fish, Recreation, Irrigation, and Fire Protection),
12. Wine Processing Facilities,
13. Tennis Court,

14. Apple Orchards and Pasture Meadows,
15. Highly attractive and Unique Entrance Gates,
16. Outdoor Gazebo BBQ & Kitchen plus Outdoor Pizza Oven, BBQ, 2 BBQ Spickets, Kitchen,
17. An Offsite Airport Hangar (Small Jet Capable),
18. Surrounding, Residential Lots 10, 11B & 12A (vacant) included to makeup the 94 Acres,
19. The Historical Evans and Carmichael Ranch Families-dating back to 1875,
20. Gold Panning-2 old cabins near Wash Creek on Forest Service Land, easy walk to get to,
21. Wildlife-Eagles are the ones that put you at awe every time you see them,
22. Property Line backs up to Forest Service Land,
23. Several grazing areas for cattle, horses and sheep,
24. Twenty-three beds, 21 Toilets, 17 Spaces enclosed garage parking (5 negotiable)- Sleeps 30,
25. Four, large, covered Carports,
26. Weather Station (near Fire Pond),
27. All structures are Earthquake Proof,
28. Labeled map of all key features and estate on the 94 acres.

Descriptions:

Carriage House: The Carriage House was the first house built on the property, approx. 20 years ago. The two story home contains a luxuriously fitted studio above the two car garage underneath. The overall house and garage contains many, unique and original craftsman/artistic features. Much of the structural wood and trim used in the home emanated from trees that were logged on the property and milled locally. The location and site orientation of the house was especially chosen to take advantage of the magnificent views of the main ponds plus the surrounding mountains and forests.

The studio contains a complete, gourmet designed and equipped kitchen area with ample cooking, food storage, and refrigeration components. The bathroom is nothing less than magnificent. It features unique, all copper/brass plumbing fittings, put together in original designs. The kitchen floor has a beautiful painting of underwater fish and aqueous vegetation that was transferred onto tile. This painting was especially commissioned by and prepared for Bob by a local artisan. Even the coffee table in the sitting area was especially artisan prepared. The glass covered table has a three dimensional underwater/fish in a stream scene, carved from one piece of solid wood.

The Carriage House offers comfortable area to be used as a separate “Mother-in-Law”, live-in studio – near the family while still maintaining a daily live-in style with as much comfort and privacy as desired.

Bunkhouse: The Bunkhouse was the second house built on the Estate. Bob had several intents. One of his original purposes of the Cedars Estate was, among other things, to use the site for multi-day, periodic business meetings. The bunkhouse was meant to be used for lodging multiple guests that would attend such meetings.

The second purpose for the Bunkhouse was to house the projected wine processing operations on its ground floor.

However, the Bunkhouse has proved to be useful in several other ways. Bob's extended family is large and he has hosted many successful family gatherings there. The Bunkhouse has been rented out for the guests of several weddings that have been performed on site. Bob has continued the Carmichael Ranch tradition of throwing an annual 4th of July party for the surrounding neighbors, community and family friends. This has become a highly anticipated event.

The Bunkhouse is a highly functional place, one, especially for large gathering entertainment purposes. This home, also, has a gourmet designed kitchen area on its second floor with ample room for food storage and refrigeration. The kitchen area includes a special dining area that features a large, special, Idaho based, artisan designed and built table that can seat 10 people. There is a duplicate table in the opposite end sitting room. Both kitchen and sitting room have hand crafted copper/glass wood fireplaces. The home has two, normally fully stocked bars, each with dedicated plumbing, ice making, refrigeration and beverage storage facilities.

The front door opens from an outside sitting porch into a good sized foyer that contains the "Tequila Bar". This is an onsite designed and built rustic bar that contains full facilities for storing, displaying, and serving – mostly tequila. Yet, any other kind or type of soft or hard drinks are an option. There are independent bedrooms to both the right and left sides of the foyer. The right side bedroom also contains an elevated sleeping loft. A straight ahead door leads to the large sized "wine making room" and a stairway to the right leads upward to the living quarters on the 2nd floor. Lightly stained local woods and paneling are used throughout the house. The large multiple windows provide panoramic views of the surrounding mountains, apple orchard and meadows that are truly spectacular.

The second floor bar is in the kitchen area and is known as "the Jack Daniels bar". It has been continually, and popularly, used to stock and service that beverage for many years now. This bar is very unique. All of its structural and decorative construction was completely designed and manually constructed on site. It is replete with a beautiful river stone masonry periphery that in the end required special shoring underneath to adequately support the completed bar's weight. The bar was built to honor Bob's dad along with his favorite beverage.

Also in the kitchen area is a specially designed and constructed, black iron, wood copper/glass fireplace with a custom built copper chimney. Bob looked for several years before he found the right blacksmith/artisan to design, build, and install this fireplace. The artisan also built and installed a duplicate glass fireplace in the opposite end sitting room of the house. To complete the special features of the kitchen area, there is an installed, designed and made on site, full size Murphy bed which folds into the wall when not in use. Just outside the kitchen door is a small, but adequate, laundry area replete with three washer/dryer combo machines.

The two bunk areas sit between the kitchen area on one end of the building and a sitting room area on the other end. There are two parallel bunk areas that are separated by a wide "hallway" that stretches between the kitchen and sitting areas. The hallway contains a small kitchen area for drinks and snacks and two video games for all ages. One bunk area is named the "girls' side" and the other the "boys' side". Each side has three double bunk beds all parallel stretching the length of the room, with sufficient closet space. Each bunk room has its own dedicated bathroom located at the head end of the room on each side.

The bunks and Murphy beds are all unique. They were completely designed and built with the onsite lumber, milled, and finished from the woodshop. The bathrooms are also unique, with all the plumbing being specially designed. Each bathroom has two showers and two toilets and accompanying sinks, all in special copper/brass plumbing. The toilets have overhead water closets with pull chains.

Finally the exterior construction has special features. The roof, as with all the buildings in the estate, are copper. Anti-snow slide features and an onsite made weathervane. Much of the wood used in the construction came from trees lumbered on the property and milled locally. As with all of the estate buildings, the foundation piers holding up the bunkhouse are made from the same river stone masonry and patterns that are featured throughout the estate.

The Main Lodge: The lodge is unquestionably the “Crown Jewel” of the estate. The exterior predominates with pleasantly various stains of darker brown colored woods, a plethora of specially designed and individually made windows (made to order in South America), river-stone masonry, black wrought iron rail balconies, and a copper roof that features a specially designed weather vane, and anti-snow slide features. There is a unique, building length cholestory (continuous windows over river-stone masonry) along the top back roof. Also incorporated in the roof are five river-stone chimneys. The stone work on the roof is constructed with full size river rocks. The extra weight from the rocks required extra shoring elements underneath for support.

The Lodge is 16,300+/- sq. ft. in size and it is ideally situated on a hillside to take advantage of spectacular views on every side of the Lodge. Literally, no expense was spared in the design and construction of this building which is a testament to Bob Luciano Jr’s unerringly good taste and creativity in design and construction. The creative aspects and attention to detail throughout both the exterior and the interior of the building are truly unique and remarkable.

The main entrance into the building is through a set of specially made glass, double doors that front on an overly sized, ruggedly tasteful, Porte-Cochere. The Porte-Cochere is quite large – large enough to shield at least 4 vehicles from inclement weather when unloading guests or supplies. Before entering the building, look up, at the magnificent structural trusses of the Porte-Cochere! They were specifically made to shape and formed in Montana to Bob’s design and specifications and they are impressive!

Due to the topography of the ground surrounding the Lodge, the main entrance from the Porte-Cochere enters the building at the 2nd floor level, with the back of the building being at the lower 1st floor level. When walking through the main entrance double doors one is facing due east. Directly in front of the entrance foyer is the central feature of the building - a circular, open, gas, fireplace that has a copper faced floating chimney, surrounded by an outer ring of a continuous, upholstered seating arrangement. On the left side of the outer ring is a black wrought iron rail, curved stairway leading to the upper, 3rd floor. The centerpiece of the fireplace is the oversized, square, copper faced, floating metal chimney that is two stories in length and is attached to and extends downward from the upper floor roof rafters. Directly past the fireplace is a raised stage with a Steinway Grand Piano. Past the stage, step down to the area that contains an impressively long, crossways, wooden table that is capable of seating up to 22 people.

The table was designed and made onsite with wood that was lumbered, milled, and finished from trees taken from the estate property. The table is replete with 22 high quality chairs which also have a “story”. They were specially made housewarming gift from a former business associate/friend of Bob’s. A gift of 100 chairs!! You will find these ergonomic chairs across the United States in hundreds of casinos. Directly parallel to and behind the table is a row of large window/doors that open on a patio/walkway that extends for the entire length of the building. The view is magnificent! It looks directly eastward over the main pond and cattle pastures to the slightly distant mountains. The mountains are green in the summer, snow covered white in the winter, and darkish, smoky purple in color at dusk. This spot is a storybook view.

To the left of the entrance foyer (north) is the kitchen area. The kitchen is highly impressive. This was designed and installed by Bob and a consultant chef, Tim Carter, a well known & successful restaurant owner in Reno, Nevada and then taught cooking classes at a local high school for years. It is a plethora of stainless steel kitchen cabinets, refrigeration and cooking devices. Gourmet capable cooking capabilities on a large scale would be an understatement.

Directly on the floor below the main kitchen area is a second, “pastry kitchen”, again super equipped with all stainless steel tables, ovens, refrigerators, and other cooking equipment. There is a dedicated service elevator connecting the two kitchens. Alongside of the pastry kitchen is a large walk-in refrigerator and freezer.

Back on the main, 2nd floor, there is a large open area, parallel to the kitchen and north of the fireplace is a dining area that is a long, made onsite table that is somewhat smaller than the other table but is still able to accommodate 14 people. This, too, is replete with the same special chairs as with the first table.

Beyond the table is a good sized sitting area featuring a river-stone fireplace, overstuffed couches and an overhead, pulldown screen for in house movies and computer visuals. Along the walls on either side of the table are continuous countertop high cabinets, cupboards and refrigeration units, capable of containing generous supplies of cold drinks, beer, cups, dishes, silverware, etc. Continuing out the end doors (north) is an outdoor patio that contains BBQ, two spicket BBQs for large animal rotisserie purposes and a terracotta dome, wood burning pizza oven that was ordered and imported from Italy. The superb views from this patio are of the surrounding pastures and mountains!

Back inside the 2nd floor, to the other side of the fireplace (south), is a full length, completely equipped liquor bar with appropriate bar stools – it is a quality setup that would be the envy of any bartender! The bar is capable of being generously stocked with most types of alcoholic drinks, plus a full range of refrigerated beers, soft drinks, mixers, etc. There is an under-bar ice maker, stainless steel sinks, glass washing/rinsing stations, etc. Along the wall, behind the bar, is stainless steel, counter-high, lockable, refrigerated cabinetry, with above counter display shelves. Directly in front of the bar is a wide stairway leading down to the 1st floor. To complete this room is a good sized sitting area, a riverstone wood fireplace, and a cubby area containing 2 computers and a wi-fi modem. Next to this is a mudroom with an outdoor shower. The bar, also, has a game area with pool table, shuffleboard, poker table and arcade games. In the corner next to the foyer is an elevator that connects the three floors.

On the 3rd floor there are two large, building wide, luxurious master bedroom suites. One on each end (north-south) of the building. Each bedroom features a large, king sized bed, a river-stone fireplace, a walk-in closet, overstuffed couches and chairs, a vertically retractable TV screen, one washer-dryer set within the closet, and a very large, his/her bathroom ensemble that features a separate, private toilet, a

large copper/brass bathtub, multi-head/ multi-jet showers and separated, "his and her", copper/brass wash sinks. Overhead the stained wooden, massive ceiling trusses are impressive. There are ample windows on each of the outside walls with its own magnificent views. These views continue to private wood decks and spiral, iron staircases on each side of the suites.

The center portion of the 3rd floor is one common, large sitting room area that, in reality, completes the two bedroom suites. Surrounding the copper floating chimney (north) is a large round diameter, wrought iron railed, open to the downstairs floor. The large, square copper clad chimney of the downstairs fireplace protrudes upward to the roof through this round opening. On the one side of the opening is the black wrought iron railed, curved stairway leading you to the second floor. In the one corner of the room adjacent to the foyer is the elevator and directly across, on the west wall, is a small kitchenette for snacks and drinks. Along the north side of the room is a raised sleeping loft. To complete the room are library shelves, a chess table, a TV/stereo, overstuffed chairs, a couch and, a table/chair set appropriate for games and puzzles. The view from the back, east, windows are of the pond, meadows, and the mountains are spectacular - perhaps the best in this lodge. Again, looking overhead, the stained wooden ceiling trusses are on fine display.

Two flights down to the first floor is a complete spa/sauna complex on the south end of the building. Proceeding to the left, outside the exercise room is the hot tub/spa. The spa is special and fancy, overlaid with bright colored frescoes of underwater coral and sea-life. Bob hired a special local artisan do this unique and beautiful artwork. Next to the spa is a steam room and sauna. Full size bathroom with two showerheads completes this spa area. The workmanship throughout this complex is superb and, in particular, the artistic workmanship in the hot tub/spa room is beautiful. Next to the spa, east, from the back of the lodge, ground level entrance, one enters a spacious exercise room replete with mechanical exercise machines and weights. The north wall has ceiling to floor mirrors.

Turning right from the spa area is a long hallway that travels north. On the right hand side of the hall there are entrance doors to two successive bedroom suites. While not as large or grand as the 3rd floor master suites; yet, these suites are also impressive. They are each large, contain a king size bed, their own internal bathrooms, sufficient closet space, and each has its own kitchenette and refrigeration units. The back wall of each has a large window, double door unit that opens onto the ground floor patio of pavers, overlooking a swiftly running stream with a magnificent overview of the pond, the meadows and the surrounding mountains.

Also, along this same hallway as the entrances into the bedrooms is a stretched out wine "grotto" with more original painted fresco artwork depicting grapevine scenery on the hallway walls. Also, along the wall are quaint cedar top (made onsite) tables and chairs appropriate for sitting and enjoying a glass of wine. Directly across the hall from the grotto (west) is a wrought iron "see through" lockable gate door that is decorated in a vineyard motif. The gate leads into a stunning wine room that contains a beautiful wine bar with wine cellar racks for the horizontal storage of wine bottles lining each side of the room. The whole wine scene (grotto and bar) is extremely authentic and aesthetically well done. This room is certainly conducive to stopping and enjoying a glass of wine.

Directly behind the wine bar is a door that surprisingly leads into a large and fully equipped, business conference room (and a sometimes cigar bar when appropriate). This room contains a conference table that will accommodate up to 18 attendees. The room is fully functional for business meetings. In addition to the normal wall screen and flip board on one end, it has 4 large screen TV's and an overhead

projector that will easily handle PowerPoint projections, slides, DVD's, etc. This room features a fully functional sound system, table top integrated telephones, and comfortable chairs for long meetings.

The ventilation for this room is oversized to keep the air clear and not stuffy and if the desire to smoke a cigar arises. For Bob's business purposes, this room has served him well, with several important meetings being held there.

The conference room borders the Butler (Prep) Kitchen, the Pastry Kitchen, Service Elevator, Walk-in Refrigerator & Freezer Complex. Next to these units is a two car sized garage at ground level, built under the north end of the building for weather protected loading and unloading of supplies.

The Importance of Water: One of the most important aspects of the estate is water rights. Water is accessible 365 days a year from multiple streams, creeks, ponds and underground. The main source of water is from a diversion of Wash Creek, installation of French Drains in the wetland areas and successful drilling for underground and geothermal water. The water rights provide 6 different usages of water and necessary means to the estate's proper functioning:

1. Agriculture purpose: cattle, sheep, horses;
2. Irrigation purpose: grazing land, landscapes, orchards, farming;
3. Potable Water;
4. Geothermal water purpose: radiant heating for the Cedars Lodge;
5. The perennial running stream purpose: agriculture, irrigation, ditches, streams and ponds;
6. The 5 ponds on the property provide a lush environment for wildlife, fish and fire prevention.

Potable Water: There is an 800 ft. deep, drilled well that is underground piped into each building and is the source of drinkable water for each of the various buildings on the estate. There is a dedicated pump house on the property for this purpose.

Geothermal Water: The property sits over underground geothermal water sources. These sources have been tapped and the heated water is circulated through a system of underground piping to provide heating in the Cedars Lodge. It is also part of Bob's master plan to use the geothermal water to induce and improve the growing of grape vines. This plan has never been implemented.

The Stream: There is a perpetually fast running stream that cuts west to east through the center of the property. The capabilities that were attainable from this stream were the primary reasons why the Carmichaels were able to successfully farm/ranch the property for so many years. The stream provided drinking water for both the people and their animals, irrigation for their crops and meadows, plumbing and toilet capabilities for the house, fishing capabilities, and a source for the onsite generation of electricity, long before central electricity was available (parts of their Pelton Wheel generating system still are present on the property). Also, the stream was a source for profit by successfully panning for gold. It's still possible to pan and get some small amounts of gold.

Presently the fields and meadows are irrigated through a gravity actuated rock lined system of "ditches" to allow the successful grazing of cattle and sheep. Most importantly the flow from the stream enables the system of most of the ponds that have been fabricated on the property. This allows for fishing and recreation as well as scenic beauty.

The 5 Ponds: Four of the ponds emanate from the stream. The most important of these ponds is the largest, 2+ acre pond. This pond was the first improvement made to the Cedars estate – before any of the buildings were built. It was constructed under the guidance of professional “pond consultants” to attain the correct balance of plant and fish life. During construction of the pond, the southwest side was dug to a 20’ depth. This allows a helicopter to successfully drop and fill the bucket for fire purposes.

This main pond contributes to the estate in many ways. It provides a source for recreational activities: kayaks, canoes, swimming, fishing, sunbathing, etc. The pond was originally stocked with a ecobalance of large rainbow & brown trout about 10 years ago. The eagles love to fish, and are often spotted on the tree branches near the pond. They usually swoop down and catch a fish every 3 days, or so. Along the north side of the pond is a “fish spawning channel” with 14 steps for the spawning process that begins from the upper pond and exits to the big pond. It enables the Rainbow & Brown trout to swim in the aerated water and breed. Also, this pond is a focal point for much of the scenic beauty of the estate.

The Fire Pond: This pond is the only one of the five that does not emanate from the stream. It is located on the highest, western edge of the property and it is fed from a different water source than the stream. Its purpose is to provide firefighting capabilities in case of a fire anywhere on the estate. A system of underground piping feeds, via gravity, the water that is “stored” in the pond to a system of strategically located 6 fire hydrants distributed throughout the estate. There is, also, 200 Gallon Water Tank on the estate with a fire hose valve. Further, Bob has also instituted a program of defensible space all throughout the perimeter and within the property especially around structures.