

FRAZIER VINEYARD

- 254.61 +/- Gross Assessed Acres | San Joaquin County
- 240.23 +/- Block Acres
- Chardonnay Vineyard | Planted in 1996-1999
- Irrigation Water Provided via 1 Agricultural Well
- Stockton East Water District & North San Joaquin Water Conservation District
- Lodi AVA & Clements Hills Sub-AVA | Grape Pricing District 11

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CONFIDENTIAL INFORMATION
MEMORANDUM ("CIM")



OVERVIEW ©



OVERVIEW

- ◆ 254.61 +/- gross assessed acres located in San Joaquin County, comprised of 240.23 +/- block acres, and 14.38 +/- acres of ancillary and supporting land which includes a Headquarters/Yard (with a well site, filter and booster station), and dirt roads/avenues.
- ◆ Entire vineyard is planted to Chardonnay.
- ◆ 1996 to 1999 plantings, with a 5-year average yield of approximately 7.08 tons per acre (based on total block acres).
- ◆ Irrigation water is currently supplied to the vineyard blocks via 1 operating agricultural well, pumping at a rate of approximately 1,495 +/- gallons per minute ("GPM"), which is distributed throughout the Property via PVC underground main and lateral pipelines to driplines with emitters.
- ◆ Portions of the Property are currently located within the boundaries of the Stockton East Water District and North San Joaquin Water Conservation District, but does not currently have infrastructure in place to receive surface water deliveries. **Seller is currently working with the Stockton East Water District ("SEWD") Groundwater Sustainability Agency ("GSA") and the San Joaquin Local Agency Formation Commission ("LAFCO") to potentially enter the entire Property within the boundaries of the SEWD and SEWD GSA. Further information will be provided to Prospective Buyers that show interest in the vineyard when available from the Seller.**
- ◆ The Wine Group (*2nd largest U.S. winery by case sales) is currently leasing the Frazier Vineyard via a triple-net lease which terminates in December 2023. (*Per a Wine Business Monthly Article - February 2023)
- ◆ Vineyard is located in the Lodi American Viticultural Area ("AVA"), Clements Hills sub-AVA, and California Grape Pricing District 11.
- ◆ **Purchase Price:** \$7,200,000 (\$28,279 +/- per gross acre) all cash at the close of escrow.
- ◆ For further information, please contact:

Al D. Mendrin
Broker
c. (559) 288-0671
e. al@mendrins.com
Lic. #01084243

Josh A. Mendrin
Broker Associate
c. (559) 448-7085
e. josh@mendrins.com
Lic. #01894670

Daniel A. Mendrin
Real Estate Analyst / Agent
c. (559) 448-6963
e. daniel@mendrins.com
Lic. #02117712



SELLER'S RIGHTS & DISCLAIMERS

Seller's Rights: Seller reserves the right in its sole discretion to accept or reject any bid or offer, terminate negotiations, withdraw the Property from market without notice, amend the price, terms, conditions, and acreages being offered, and negotiate with multiple Prospective Purchasers concurrently until a definitive, legally binding Purchase and Sale Agreement ("PSA") is fully executed by Seller and Buyer. Seller also reserves the right to accept back up offers until the close of escrow, and have the sale of the Property subject to Seller affecting a 1031 tax exchange for suitable property.

Buyer/Recipient does not and will not have any claims whatsoever against the Seller, any of their subsidiaries or affiliated corporations, nor against any of their directors, officers, employees, stockholders, affiliates, agents or representatives, arising out of or relating to this Copyrighted Confidential Overview ("Overview"), rejection of any Letter of Intent relating to the process, or procedures for exploring a transaction with the Seller. Buyer/Recipient will bear all costs of their investigation and evaluation of a transaction, including the fees and disbursements of their counsel, advisors, agents, and professional representatives in determining the suitability of the Property for their intended uses.

Seller's Disclaimers: This Copyrighted Confidential Overview has been prepared by The Mendrin Group for Buyer/Recipient and Buyers/Recipients Representative's use in considering the Property for a potential future acquisition, and contains only a general overview of the Property. Although information herein and subsequent information provided are from sources deemed reliable, neither Seller, nor Broker makes any warranties or representations, express or implied, as to the accuracy and completeness of the Property information. It is Buyer's/Recipient's sole responsibility to conduct an independent investigation and Due Diligence of the Property and its attributes and characteristics in its entirety. Buyer is strongly advised to use qualified industry professionals to determine the suitability of the Property for Buyer's/Recipient's intended use. Buyer/Recipient is also advised that this Overview and Property information is dated, and that changes may have occurred prior to, during, and after the time that this Overview and the Property information was prepared (including sourced data). Information in maps and charts in this Overview have been prepared for illustration purposes only and must be verified by Buyer/Recipient. The Property is being sold in its present As-Is condition, subject to the terms and conditions of a fully executed, definitive Purchase and Sale Agreement ("PSA"), including Seller's Board Approval. Seller referenced herein include: Principals, Directors, Officers, Board Members, Shareholders, Partners, Associates, Employees, Legal Counsel, Accountants, Agents, Appraisers, and Brokerage and Advisory firms, of Seller.

Exclusive Representation Rights & Agency: Alex D. Mendrin, Inc. dba The Mendrin Group (Broker Lic. #01978317) and Mendrin & Mendrin, Inc. (Broker Lic. #02040909) have been granted Exclusive Representation Rights and Exclusively Represent *Frazier Institutional Vineyard Investors, LLC*, and *Terrace View Vineyards - CA, LLC* ("Seller") for the offering and sale of the *Frazier Vineyard* located in San Joaquin County, California, U.S.A.

Buyer's communications, additional copies of this Copyrighted Confidential Overview, copies of the Copyrighted Confidential Information Memorandum ("CIM"), viewing of the Property, Letter of Intent submissions, Property Due Diligence data requests, and Property Due Diligence site visits shall be directed through Seller's exclusive representative, **The Mendrin Group**.

Private Property tours are strictly by appointment only with 48 hours prior notice.

California Sustainable Groundwater Management Act ("SGMA") & Surface Water Rights Disclaimer: The State of California enacted the Sustainable Groundwater Management Act ("SGMA") in 2014, requiring groundwater basins to each establish a Groundwater Sustainability Agency ("GSA") as governing bodies in addition to the creation of a Groundwater Sustainability Plan ("GSP"). Each GSP outlines the groundwater basin's plan to halt overdraft and achieve long-term sustainability by 2040. Draft GSPs for critically overdrafted high- and medium-priority basins were due to the California Department of Water Resources ("DWR") by January 31st, 2020, with draft GSPs for the remaining non-critically-overdrafted high- and medium-priority basins due to the DWR by January 31st, 2022. SGMA GSP's effects on groundwater wells and their ability to extract water may be curtailed, reduced, halted, and/or prohibited. Costs may also be incurred by the managing GSAs and related GSPs via assessments and/or rates of extracting groundwater (other costs may apply). Buyer/Recipient, Tenants, and their Representatives are strongly encouraged to consult with all Federal, State, and local Governmental Agencies, water attorneys, hydrologists, geologists, civil engineers, and water districts, in addition to the managing GSA(s) regarding the Property, its location and water rights within a groundwater Basin(s)/Subbasin(s), surface water rights, and its ability going forward to achieve Buyer/Tenant's intended use and farming plan with regards to groundwater pumping and feasibility. Broker does not make any warranties or representations, express or implied, as to the effect of SGMA on the Property, the Property's location within a GSA or groundwater Basin/Subbasin, or the measure, existence, ability, quality, quantity, or cost of groundwater and surface water relating to the Property. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal: <https://sgma.water.ca.gov/portal/>; California Department of Water Resources - Contact: <https://water.ca.gov/Contact>



Al D. Mendrin
Broker
 c. (559) 288-0671
 e. al@mendrins.com
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 e. daniel@mendrins.com
 Lic. #02117712

www.mendrins.com
 f. (559) 436-0151
Fig Garden Financial Center
 5250 N. Palm Avenue, Suite 212
 Fresno, California 93704

