

LEDGEWOOD CREEK VINEYARDS & WINERY

- **Turn-key 14,000+ square-foot winery** located in California's #1 Rated Wine Destination in 2025
- **Close Proximity to Interstate 80** (+/- 1 mile)
- 511.45 Assessed Acres | 427.20 +/- Net Acres of Winegrape Vineyards
- **2015-2024 Plantings** | Located within the **Suisun Valley AVA & North Coast AVA**
- **Multiple Water Sources** via Solano Irrigation District & Agricultural Wells

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Header #

OVERVIEW ©



PROPERTY OVERVIEW

- 511.45 +/- gross assessed acres located in Solano County.
- Located with both the **Suisun Valley AVA** and **North Coast AVA**
- **Close Proximity to Interstate 80 and off-ramp (+/- 1 mile)**
- Structures Details:
 - Turn-key winery located in **California's #1 Rated Wine Destination in 2025** (USA Today)
 - ~14,000 square-foot winery and tasting room
 - **Winery has been permitted for 30,000 cases, with potential up to 50,000**
 - Forced-air chilled barrel room and laboratory
 - Fire suppression system and Zenon water treatment system
 - Three residences, office, shop (~4,000 square-feet), storage outbuildings

■ Vineyard details:

- 511.45 +/- gross assessed acres located in Solano County.
- **427.20 +/- planted vineyard acres**
- **41.30 +/- open land acres**
- 42.95 +/- acres of winery structures, buildings, including supporting and ancillary land
- **2015-2024 plantings**
- Historical yields in the **7-12+ tons per acre** on mature vineyard blocks

Varietal	Net Acres (+/-)	Breakdown
Chardonnay	256.59	60%
Sauvignon Blanc	51.96	12%
Pinot Gris	53.18	12%
Pinot Noir	33.80	8%
Petite Sirah	31.73	7%
Total	427.26	100%

- The Property contains +/- **100% NRCS Class I and II** irrigated land capability soil types.
- **Multiple-source irrigation water** is currently supplied to the Property via surface water deliveries from the Solano Irrigation District, with supplemental water provided via **three operating agricultural wells** located on-site. Irrigation water is distributed throughout the Property's vineyard blocks via booster pumps and filter stations, through main and submain pipelines. The Property is irrigated via a single-line drip system with emitters. Solano Irrigation District **water costs in 2025 are approximately \$54.97 per acre-foot.**
- According to the CA Department of Water Resources' website, the Property is located in the Sustainable Groundwater Management Act ("SGMA") Bulletin 118 Basin "2-003", Suisun-Fairfield Valley, which is **not under the jurisdiction of any existing groundwater sustainability agency, and recognized as a "Low Priority" basin.**
- **Purchase Price:** Please contact The Mendrin Group regarding pricing and terms acceptable to Seller.

Al D. Mendrin
 Broker/President
 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



PROPERTY OVERVIEW CONT'D

CDFA District Average Pricing: The planted vineyard blocks of the LedgeWood Creek Vineyards & Winery lie within Solano County, the North Coast and Suisun Valley AVA's, and California Grape Crush District 5. According to the California Department of Food and Agriculture ("CDFA") Grape Crush Report's "Table 10" data for California Grape Crush District 5, the weighted average price per ton (non-related purchases) received for the planted varieties on the Property from 2020 to 2024 is shown in the chart below.

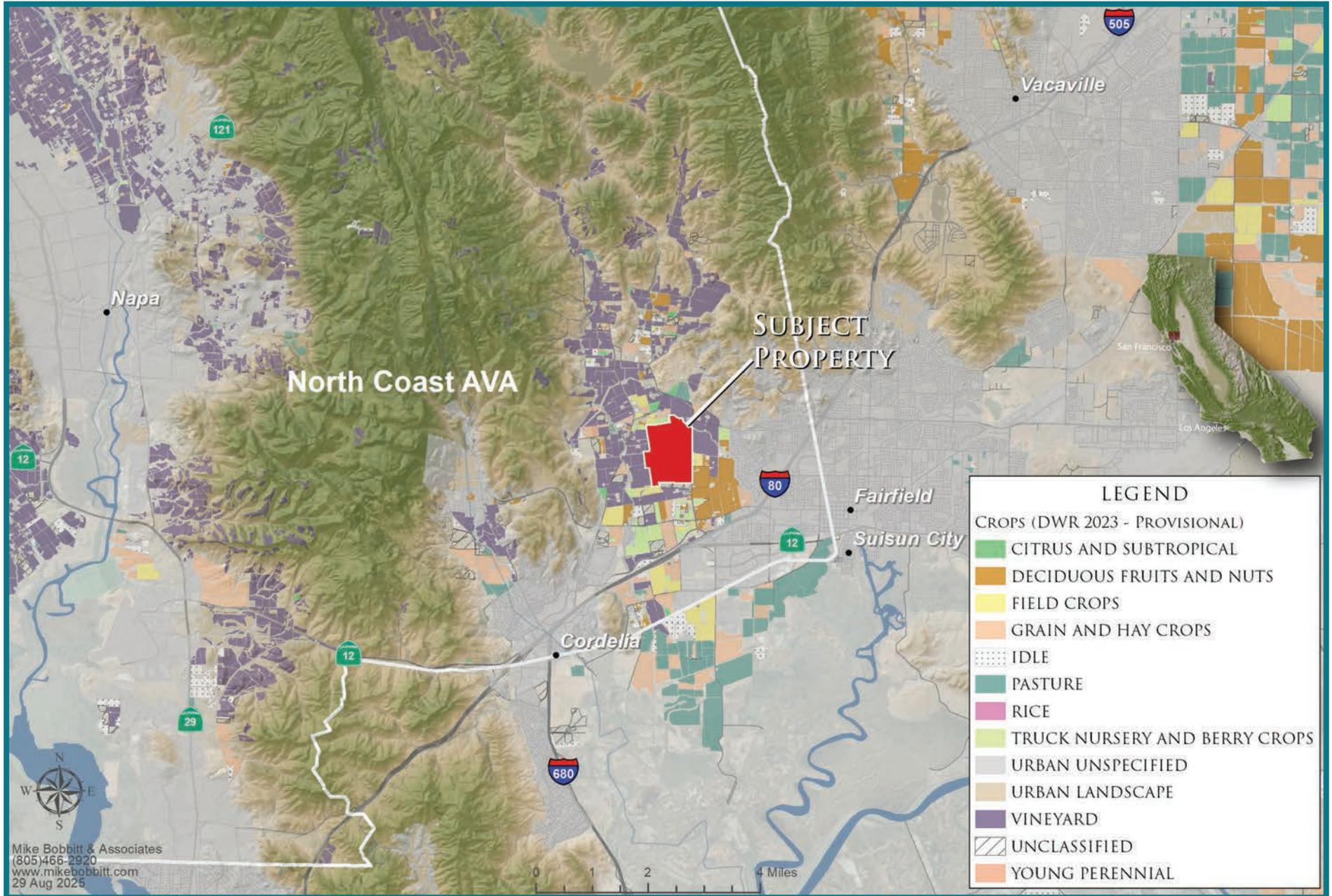
Year	Chardonnay	Pinot Gris	Pinot Noir	Sauvignon Blanc
2024	\$1,135	\$652	\$758	\$1,441
2023	\$942	\$673	\$845	\$1,462
2022	\$1,002	\$706	\$882	\$1,308
2021	\$1,047	\$671	\$843	\$994
2020	\$901	\$625	\$857	\$961
3-Yr. Avg. (2022-2024)	\$1,026	\$677	\$828	\$1,404
5-Yr. Avg. (2020-2024)	\$1,005	\$665	\$837	\$1,233

- Source: https://www.nass.usda.gov/Statistics_by_State/California/Publications/Specialty_and_Other_Releases/Grapes/Crush/Reports/index.php

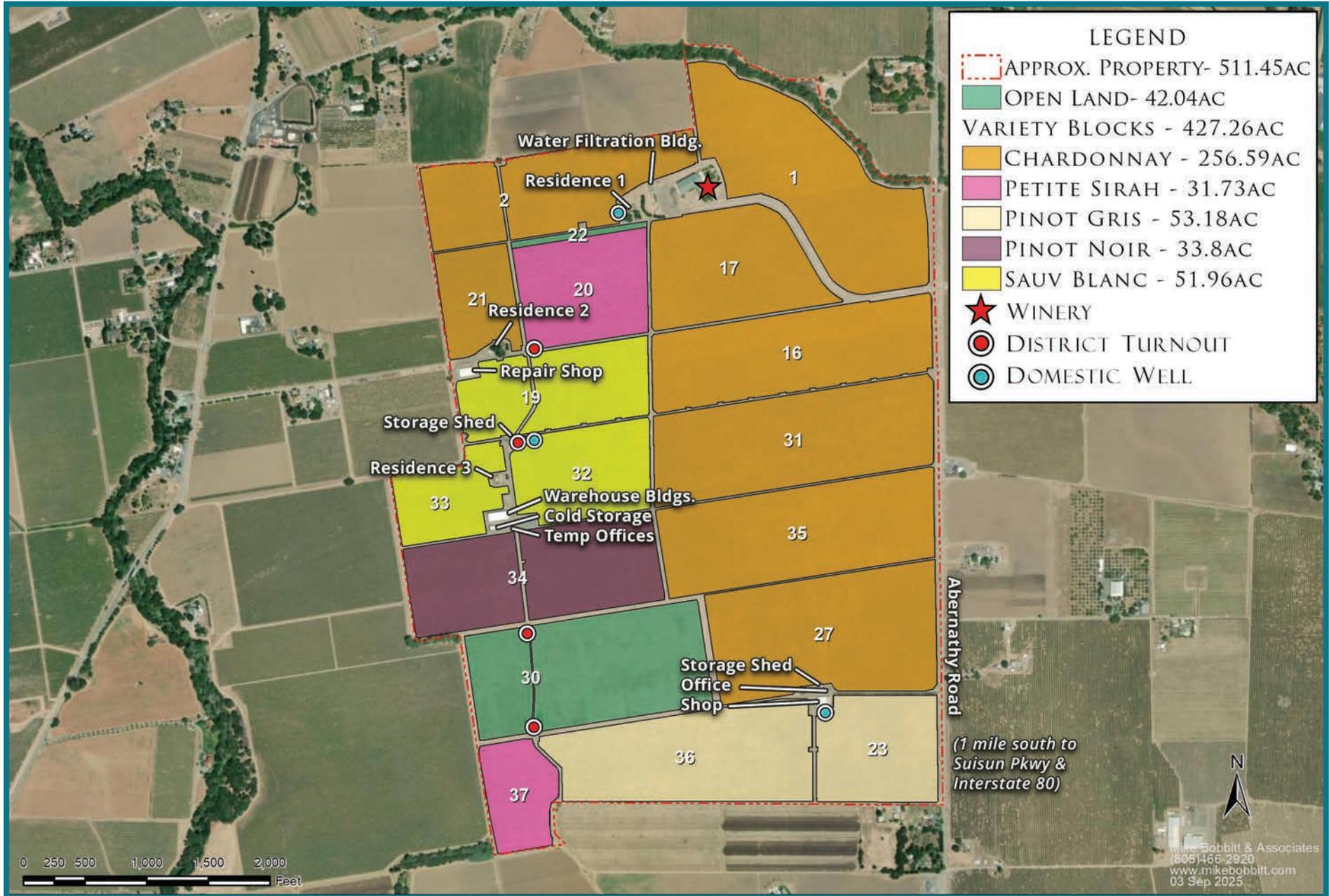
Sustainability: The LedgeWood Creek Vineyards & Winery have been a participant in the Certified California Sustainable Winegrowing program since 2015. Launched in 2010, Certified California Sustainable Winegrowing (CCSW) grew out of the Sustainable Winegrowing Program and provides third-party verification that a winery and/or vineyard is adopting and implementing sustainable practices. All certified wineries and vineyards must meet defined prerequisite practices that ensure key sustainability areas such as soil health, water, energy, habitat, etc. are addressed. Certified wineries and vineyards must also continuously improve their sustainability practices each and every year that they are certified. Certification under the CCSW is a voluntary option. For further information, visit the below link.



AREA DWR MAP



VINEYARD MAP



PROPERTY PHOTOS



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.

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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 *GALLO VINEYARDS, INC* ("Seller") for the offering and sale of the *LedgeWood Creek Vineyards & Winery* located in Solano County, California, U.S.A.

Buyer's communications, additional copies of this Copyrighted Overview, 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 and Subbasins to 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/Subbasin'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's/Tenant's intended use and farming plan with regards to groundwater pumping and feasibility. Seller and Broker do 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, the GSP details/effects, 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>



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 Lic. #01894670

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



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