

SAN LUCAS VINEYARD

DRAFT | 07-20-26

Now Accepting Offers | SEALED BIDS DUE - NOVEMBER 06, 2026

1,802.50 +/- Gross Acres

- 251.3 +/- Acre Cabernet Sauvignon | 1,389.92 Fallow Blocks
- 5 agricultural wells, mainlines, and 2 reservoirs Approximately 7,845 GPMs.
- Highway 101 frontage, on/off ramp, and overpass to Property, Central Coast, Monterey County, California

[LINK TO PROPERTY VIDEO](#)



[LINK TO PROPERTY LOCATION](#)



[LINK TO REQUEST NDA](#)



POTENTIAL LAND USE:*

- | | | |
|---|--|--|
| ■ Renewable Energy & Battery Storage Development | ■ Vineyard , Winery & Tasting Room | ■ Cattle Ranch, Livestock Ranch, Poultry |
| ■ AI, Data & Advanced Computing Center | ■ Diversified Agricultural Farming Operations | ■ Equestrian Center & Horse-Breeding Operation |
| ■ AgriTech, Robotics & Agricultural Research Campus | ■ Regenerative Agriculture & Carbon Investment | ■ Private Estate, Family Compound or Corporate Retreat |

EXECUTIVE SUMMARY

- **Location:** Highway 101 frontage, on/off ramp, and overpass to Property Central Coast, Monterey County, California
- **Property Acres:** 1,802.50 +/- gross assessed acres, 251.3 +/- Cabernet Sauvignon Vineyard, 1,389.92 +/- fallow block acres, and 161.28 +/- acres of supporting and ancillary land.
- **Improvements:** Headquarters (with a Shop and Office), two storage yards, hillsides, paved/dirt roads and avenues, 5 agricultural wells, and 2 reservoirs.
- **Williamson Act:** The Property is enrolled in both Agricultural Preserve (Williamson Act) and Farmland Security Zone Contracts.
- **Irrigation Water:** Supplied by five agricultural wells, irrigation mainlines, booster/filter station sites, and two reservoirs. The 5 wells are located in an offsite well field and produce approximately 7,845 GPMs.
- **Zoning:** F/40 – Farmland: 40- to 160-acre minimum parcel size. PF/40 – Permanent Grazing: 10- to 160-acre minimum parcel size
- **Agricultural Contracts:** The property is enrolled in both an Agricultural Preserve under the Williamson Act and a Farmland Security Zone Contract.
- **Renewable Energy:** Fiber-optic infrastructure is installed along the east side of the property. A PG&E natural gas line, electrical transmission lines, and sub station are located near the Property.

SEALED BID SUMMARY

- Exclusive offering by The Mendrin Group
- Property viewings are by appointment only, tours begin on August 1, 2026
- Sealed bids shall be delivered to The Mendrin Group by 5:00pm PST on November 6, 2026
- Close of escrow on or before December 31, 2026
- Sales Price: Market Value
- Due diligence materials available upon Buyer's execution of Seller's Confidentiality & Non-Disclosure Agreement ("CNDA") page 3.
- Buyer's Property tours, sealed bids/offers, and due diligence inspections shall be directed exclusively through The Mendrin Group:

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 Fresno, California 93704



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 the Seller ("Seller") for the offering and sale of the *San Lucas Vineyard* located in Monterey 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 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>

* **Marketing Disclaimer:** Potential uses referenced herein are conceptual and subject to independent buyer investigation, applicable zoning, land-use approvals, agricultural contracts, environmental review, utility availability, water-resource verification and all required governmental entitlements.



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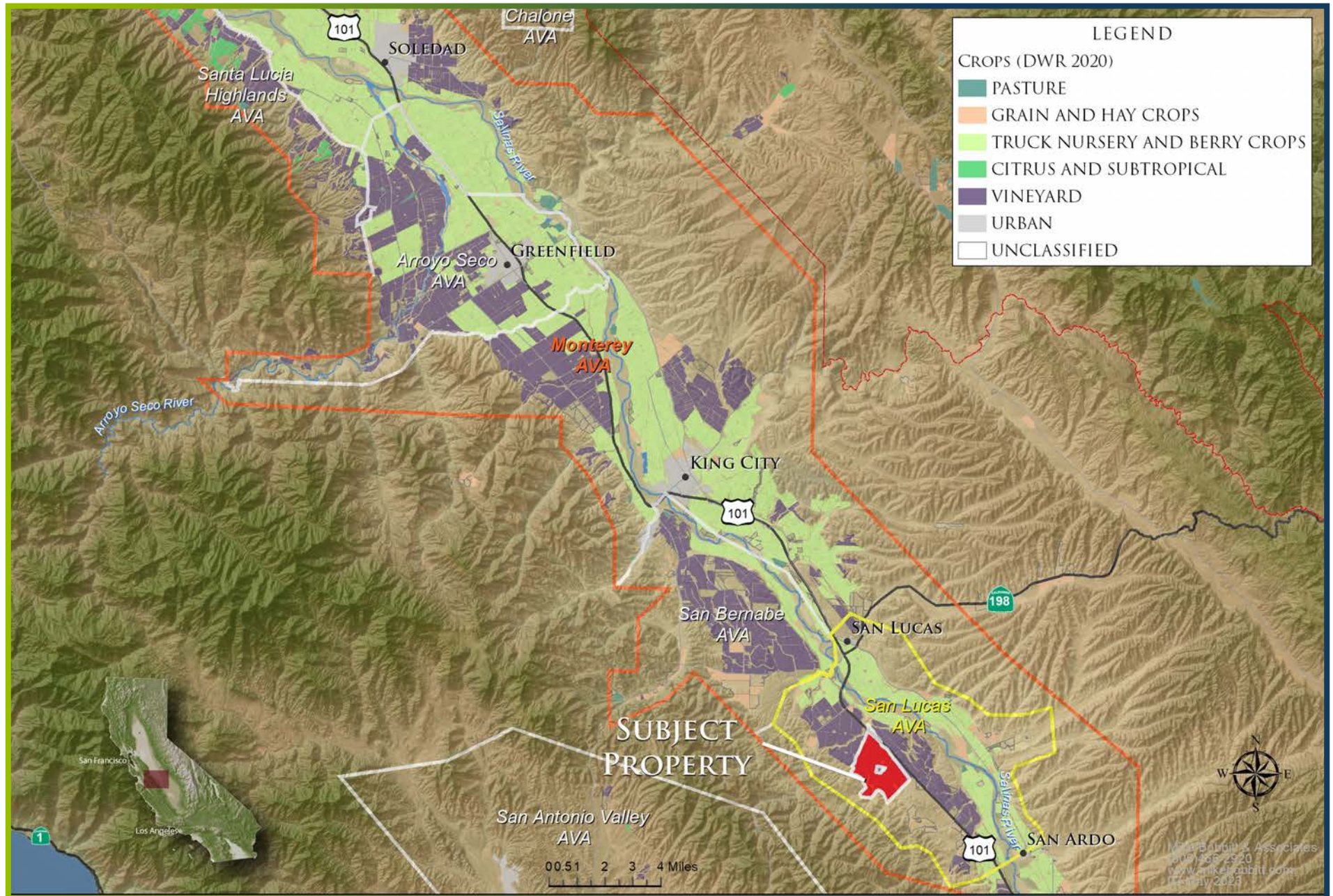
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REGIONAL MAP



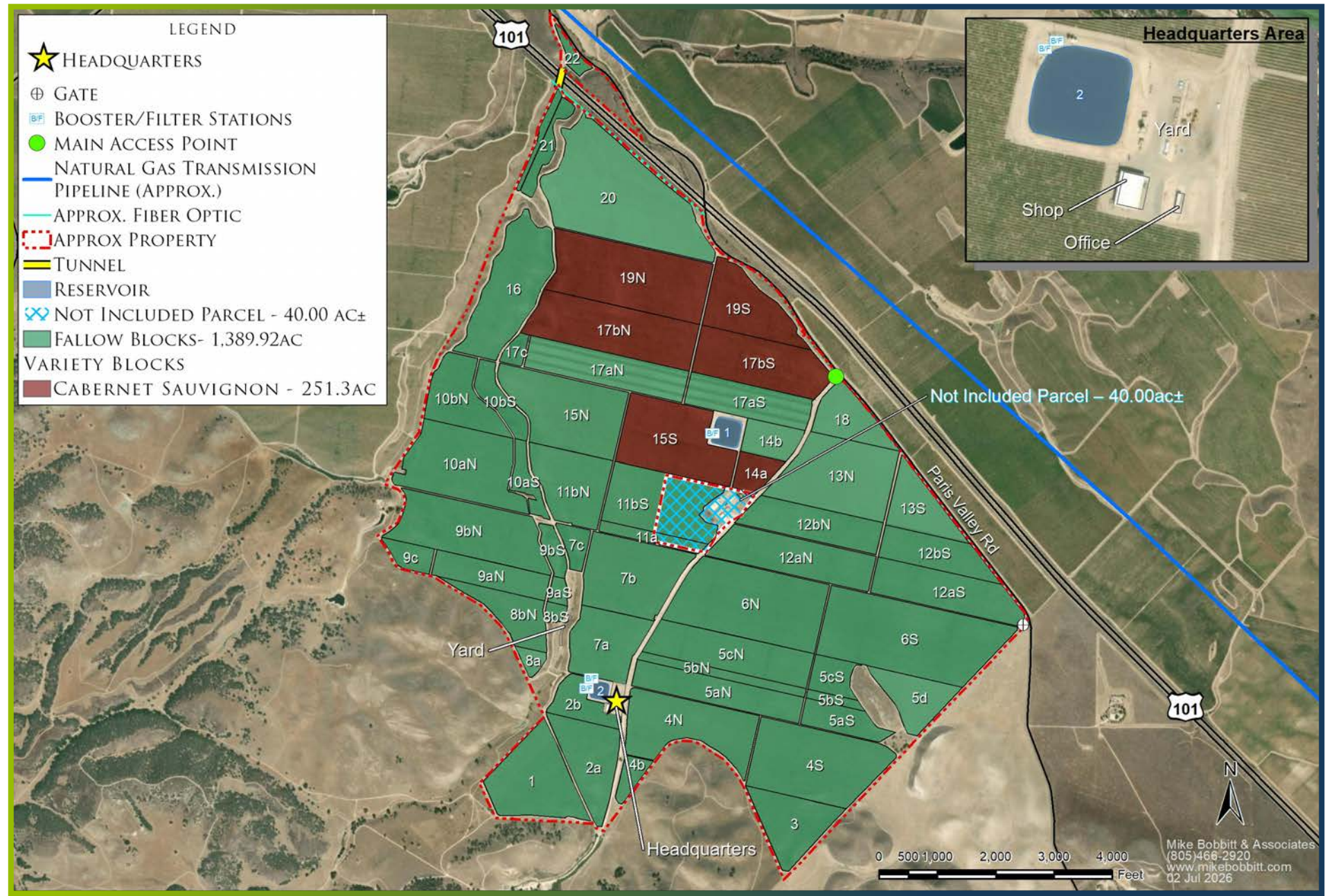
AREA DWR MAP



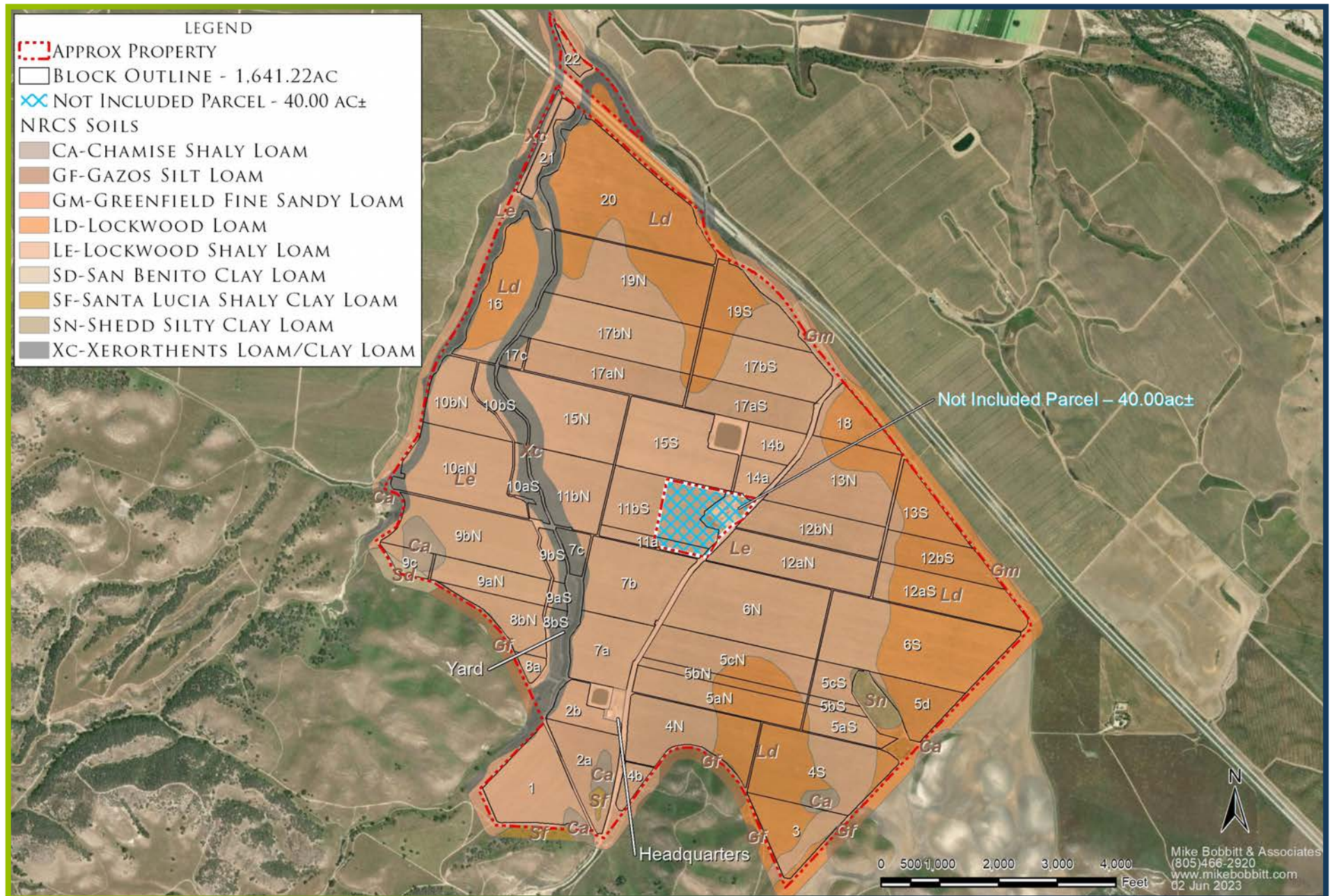
PROPERTY LOCATION & ACCESS



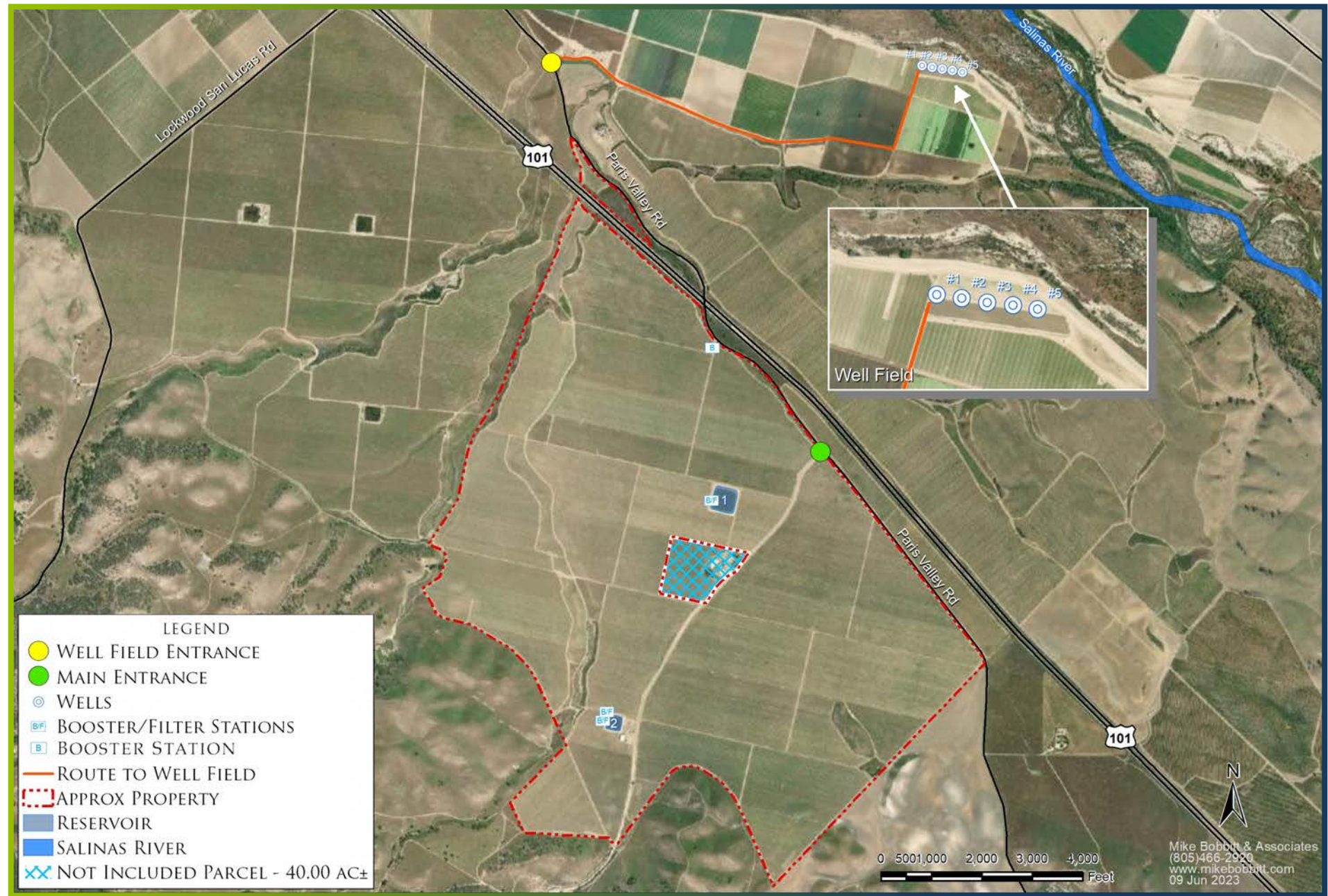
BLOCK MAP



NRCS SOILS MAP



WELL FIELD MAP



PROPERTY PHOTOS



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