

CREEKSID VINEYARD

(FEE TITLE & LEASEHOLD)

- 114.4 +/- gross acres (fee title)
- 216.67 +/- gross acres (leasehold)
- Winegrape vineyard acres include 70.6 +/- (fee title) and 189.2 +/- (leasehold)
- Planted in 2014 to Petite Sirah, Petit Verdot, Pinot Noir, Teraldego
- 3 agricultural wells, Dry Creek frontage
- Lodi AVA

[LINK TO PROPERTY VIDEO](#)

[LINK TO PROPERTY LOCATION](#)

[LINK FOR NON-DISCLOSURE
AGREEMENT](#)



OVERVIEW ©



EXECUTIVE SUMMARY

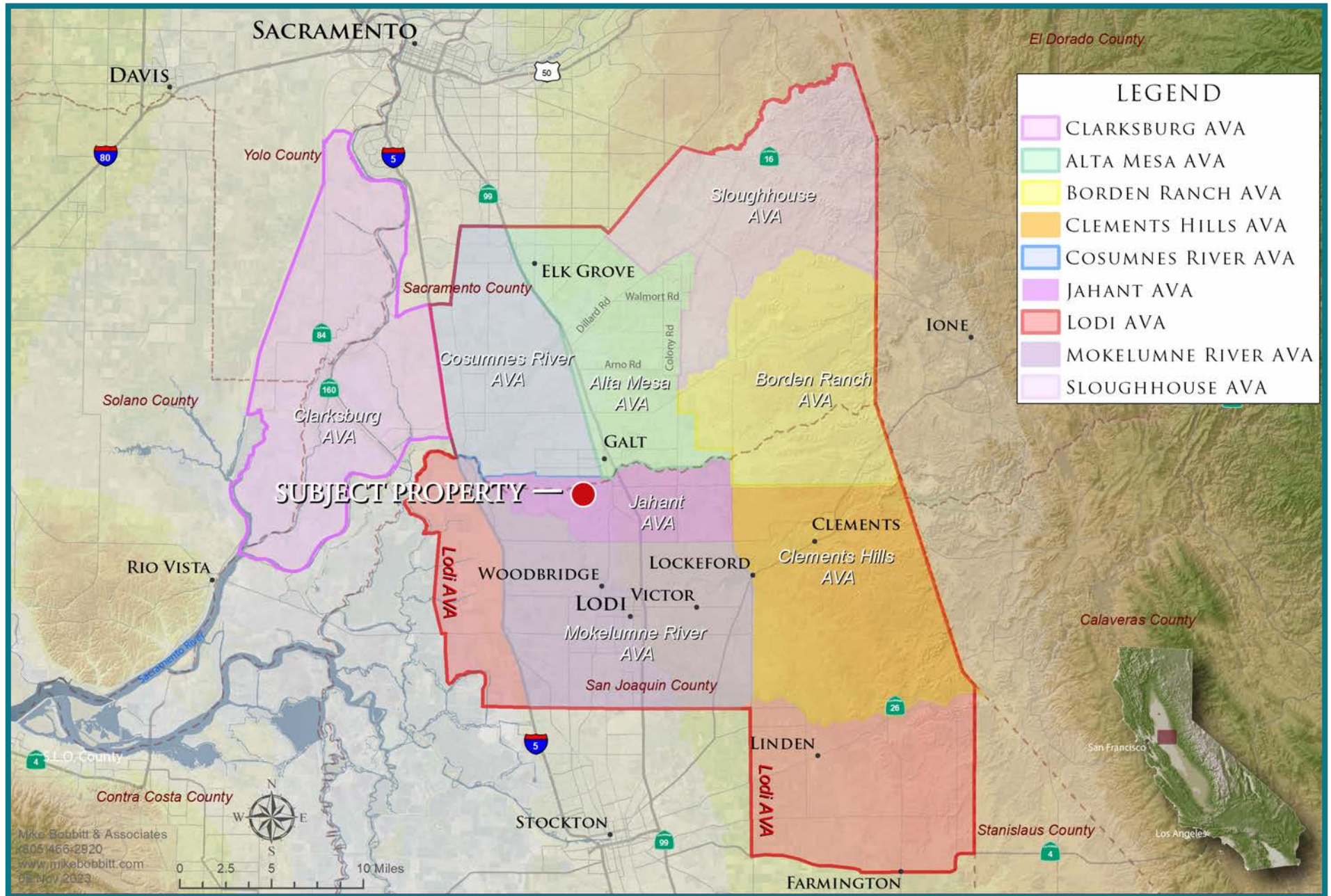
- 114.4 +/- gross acres (fee title)
- 216.67 +/- gross acres (leasehold)
- Winegrape vineyard acres include 70.6 +/- (fee title) and 189.2 +/- (leasehold)
- Leased-fee interest term is through 2042 on the following terms:
- Base rent is as follows, or 12% gross crop share, whichever is higher:
 - 2024-2028: \$80,000
 - 2029-2033: \$95,000
 - 2034-2037: \$110,000
 - 2038-2042: \$125,000
- Planted in 2014 to Petite Sirah, Petit Verdot, Pinot Noir, Teraldego
- Vineyards are currently *LODI Rules* sustainably farmed.
- Property contains 3 agricultural wells. Property also features an irrigation reservoir and solar. Dry Creek runs along the northern border of the Property.
- Property is located within the San Joaquin Valley – Eastern San Joaquin Basin (5-022.01), and managed by the North San Joaquin Water Conservation District GSA.
- Soils are primarily Class I-III NRCS soil series
- 2025-2026 Property Taxes \$61,656.24. Zoning is AG-40 in San Joaquin County.
- Purchase Price \$2,500,000 all cash at close of escrow.
- Property Tours: Private property tours are by appointment only by contacting The Mendrin Group.

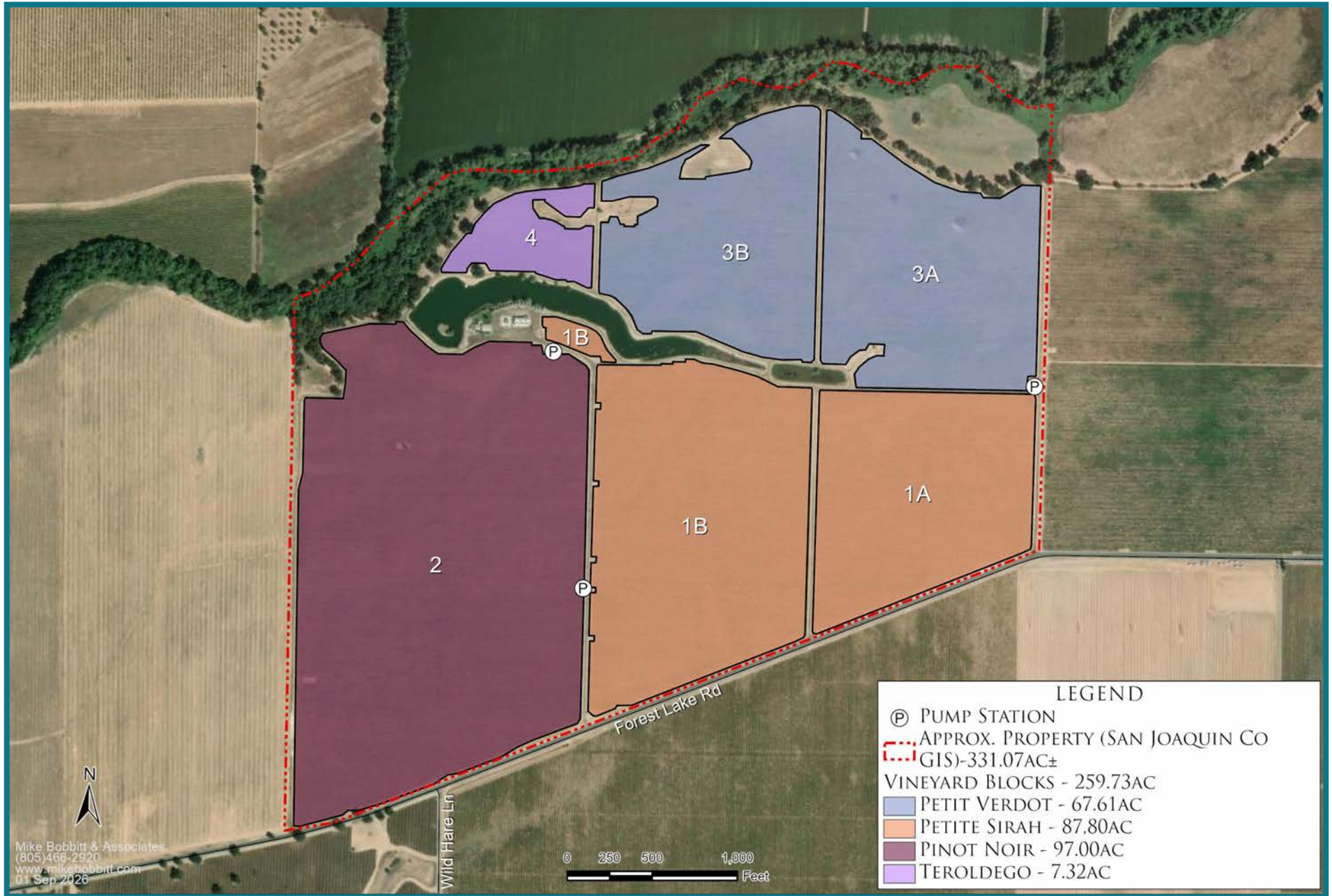


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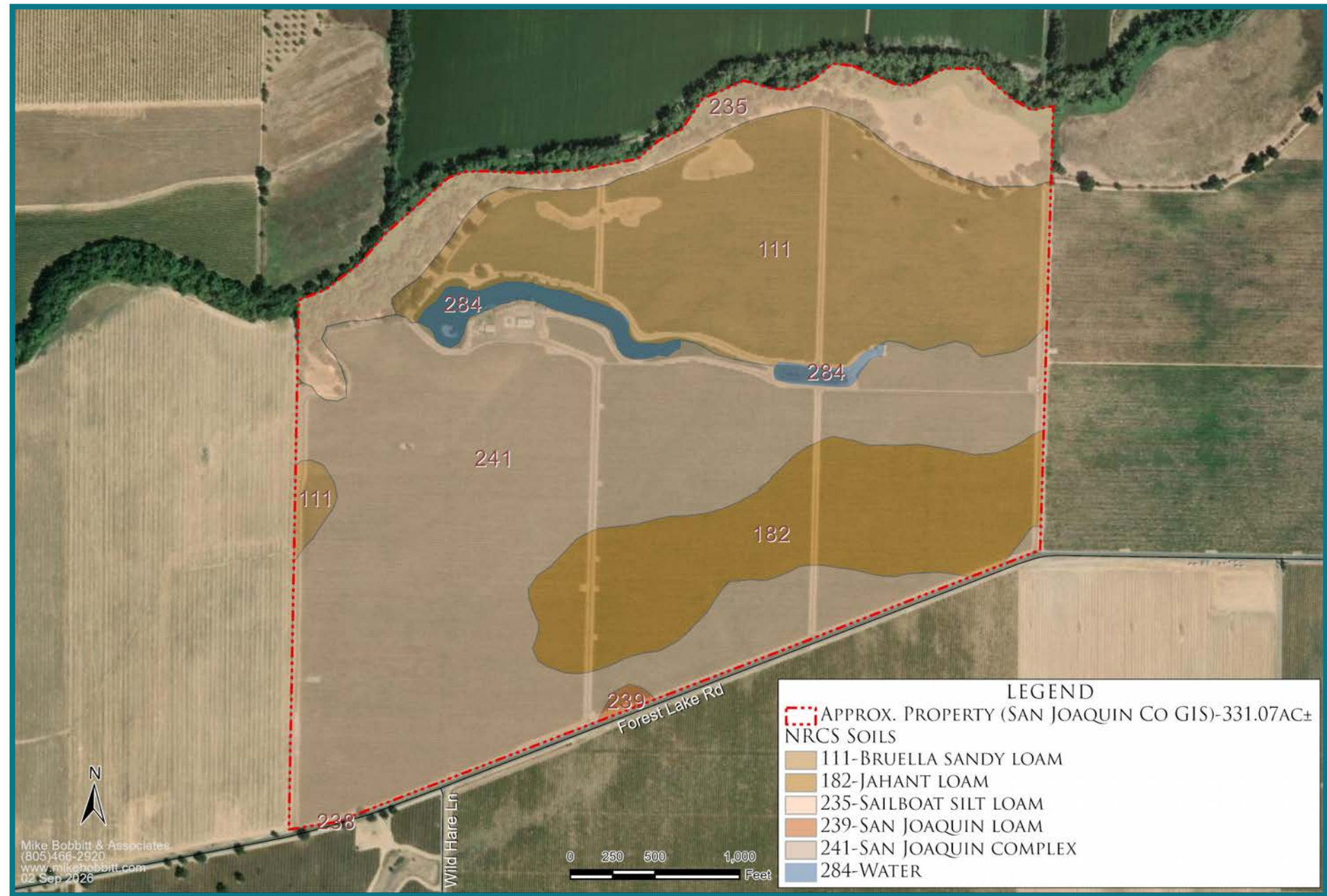
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CREEKSIDE VINEYARD
SOILS MAP



PROPERTY OVERVIEW

■ Block Data Summary:

Block	Varietal	Net Acres (+/-)	Year Planted/ Grafted	Rootstock	Clone	Spacing (Row by Vine)	Vines Per Acre	Pruning	Vine Training	Trellis Type	Harvest Method	Irrigation Method
1A	Petite Sirah	34.07	2014	SO4	3	11' x 5'	792	Spur	Quadrilateral	Quad	Mechanical	Single-line Drip
1B	Petite Sirah	53.73	2014	SO4	3	11' x 5'	792	Spur	Quadrilateral	Quad	Mechanical	Single-line Drip
2	Pinot Noir	97.00	2014	SO4	23	11' x 5'	792	Spur	Quadrilateral	Quad	Mechanical	Single-line Drip
3A	Petite Verdot	36.48	2014	SO4	400	11' x 5'	792	Spur	Quadrilateral	Quad	Mechanical	Single-line Drip
3B	Petite Verdot	31.13	2014	SO4	400	11' x 5'	792	Spur	Quadrilateral	Quad	Mechanical	Single-line Drip
4	Teroldego	7.32	2014	SO4	400	11' x 5'	792	Cane	Quadrilateral	Quad	Mechanical	Single-line Drip
Total Net Vineyard Acres		259.73										

■ Vineyard Production History:

Block	Varietal	Net Acres (+/-)	Year Planted/ Grafted	2020 TPA	2021 TPA	2022 TPA	2023 TPA	2024 TPA	2025 TPA
1A	Petite Sirah	34.07	2014	11.70	10.82	14.41	9.87	11.64	14.37
1B	Petite Sirah	53.73	2014	11.77	10.94	14.55	9.60	11.28	8.83
2	Pinot Noir	97.00	2014	11.71	9.20	10.49	12.47	10.77	11.97
3A	Petit Verdot	36.48	2014	13.77	10.88	13.25	13.28	11.17	14.52
3B	Petit Verdot	31.13	2014	13.55	10.84	12.86	13.05	11.38	15.48
4	Teroldego	7.32	2014	10.72	11.48	15.33	16.50	10.46	17.13
Total Net Vineyard Acres		259.73							



CREEKSIDE VINEYARD

PROPERTY OVERVIEW

CDFA Crush District Average Pricing:

Varietal	District 11				
	2021	2022	2023	2024	2025
Petite Sirah	\$712.18	\$721.11	\$707.12	\$683.92	\$638.90
Petite Verdot	\$666.55	\$674.73	\$668.55	\$714.19	\$631.75
Pinot Noir	\$650.26	\$658.68	\$634.91	\$629.67	\$596.59
Teroldego	\$666.39	\$701.84	\$698.66	\$729.55	\$681.20



PROPERTY OVERVIEW

■ Soils:

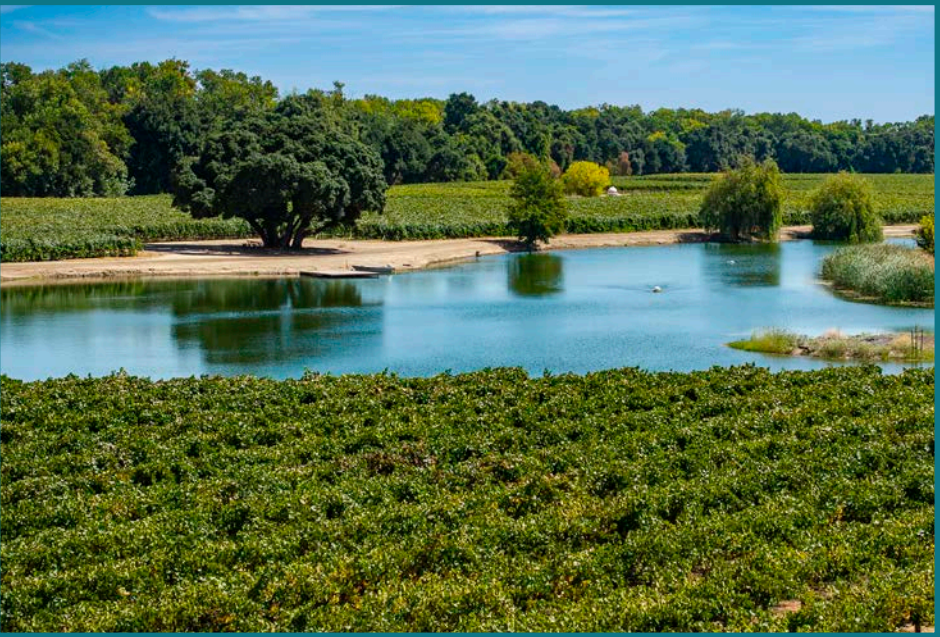
Soil Type Symbol	Soil Name	Slope Percentage	CA Revised Storie Index Rating Class	Irrigated Land Capability Classification/Subclassification	NRCS Acres (+/-)	Approx. Percentage of Area
208	Sailboat Silt Loam	0% - 2%	Class 2 - Good	Class I	0.4	0.2%
111	Brueella Sandy Loam	0% - 2%	Grade 1 - Excellent	Class I	86.5	30.1%
182	Jahant Loan	0% - 2%	Grade 2 - Good	Class III	31.1	10.8%
235	Sailboat Silt Loam	0% - 2%	Grade 2 - Good	Class I	31.0	10.8%
238	San Joaquin Loam	0% - 2%	Grade 4 - Poor	Class IIII	0.0	0%
241	San Joaquin Complex	0% - 1%	Grade 4 - Poor	Class III	132.6	46%
W	Water	N/A	Not Rated	N/A	6.3	2.2%
Total					287.9	100%

■ Partial Legal Data & Property Taxes:

County	A.P.N.	Gross Acres	Zoning	2025-2026 Property Taxes
San Joaquin	003-120-080	57.13	AG-40	\$12,221.70
	003-120-120	57.27	AG-40	\$12,973.24
Fee Simple Total		114.40		\$25,194.94
	003-120-040	44.88	AG-40	\$9,705.14
	003-120-050	40.00	AG-40	\$8,702.94
	003-120-060	40.00	AG-40	\$7,303.34
	003-120-070	48.44	AG-40	\$10,749.88
	003-120-010	43.35	AG-40	\$0.00
Lease Fee Total		216.67		\$36,461.30



CREEKSIDE VINEYARD
PROPERTY PHOTOS



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 Property 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 (including all provided contents within the Virtual Due Diligence Data Room) 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 and Virtual Due Diligence Data Room 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: The Mendrin Group has been granted Exclusive Representation Rights and Exclusively Represent *R.J.M. Vineyards, LLC* ("Seller") for the offering and sale of *Creekside Vineyard* located in San Joaquin 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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