WISHEK VINEYARD

- 68.26 +/- gross assessed acres
- 62.4 +/- total net acres of winegrape vineyards
- Planted in 2016 to Pinot Noir
- Mokelumne River frontage, long-term development potential
- 1 agricultural well

LINK TO PROPERTY LOCATION

LINK FOR NON-DISCLOSURE AGREEMENT

OVERVIEW ©

THE MENDRIN GROUP

Agricultural Brokerage, Consulting & Advisory Firm

EXECUTIVE SUMMARY

- 68.26 +/- gross assessed acres
- 6 total parcels, with 3 non-conforming (0.5 +/- acre each) in size to zoning.
- Mokelumne River frontage, long-term development potential
- 62.4 +/- net acres of winegrape vineyards planted in 2016 to Pinot Noir.
- Vineyards are currently *LODI Rules* sustainably farmed.
- Property contains one 150 H.P. agricultural well yielding an approximate 1,500 gallons per minute.
- 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 Tokay Fine Sandy Loam (Class I NRCS) soil series
- 2025-2026 Property Taxes $18,198.50. Zoning is AG-20 in San Joaquin County. Property is subject to a Williamson Act contract.
- 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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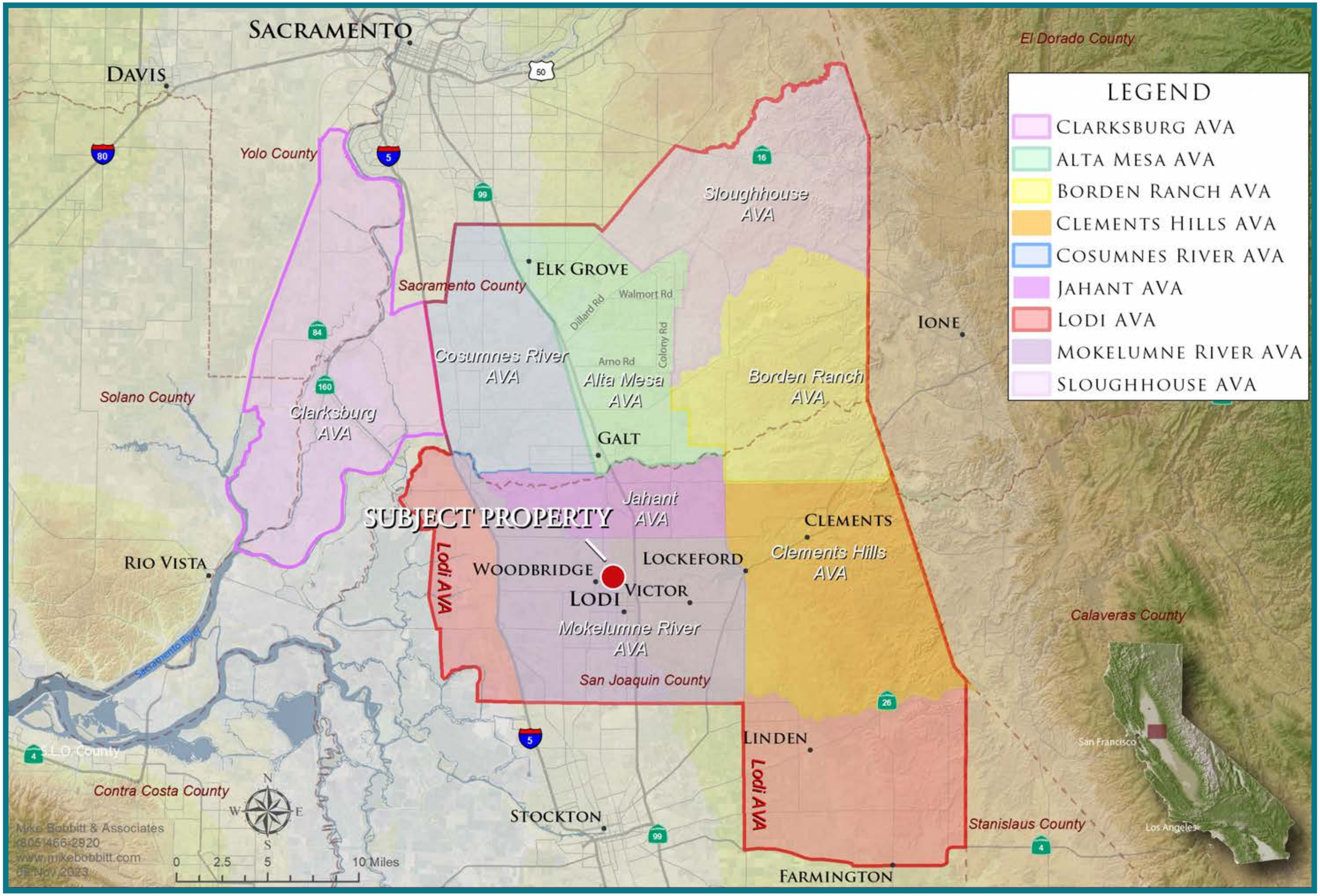
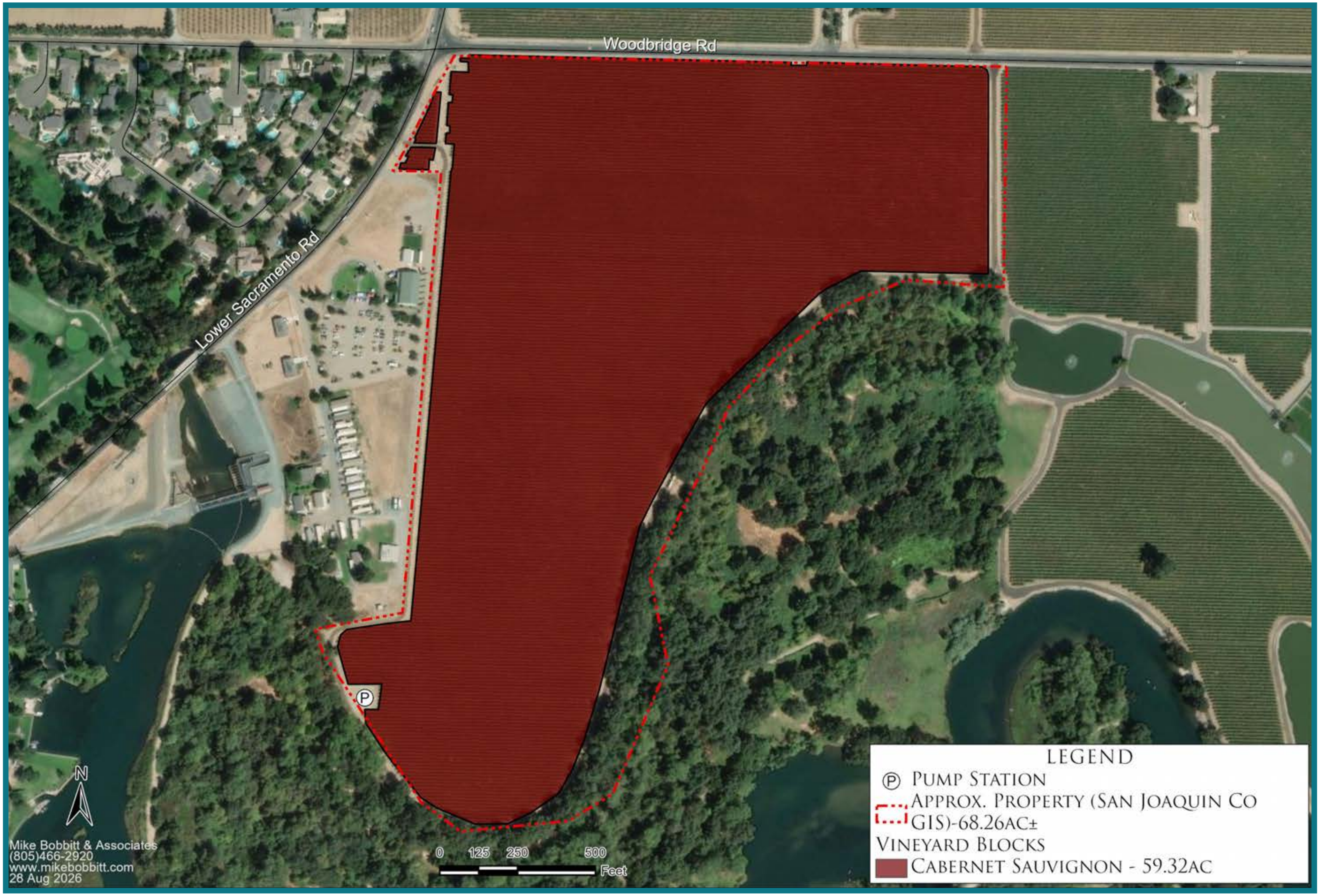
REGIONAL MAP



BLOCK MAP


Woodbridge Rd
Lower Sacramento Rd
N
Mike Bobbitt & Associates
(805)466-2920
www.mikebobbitt.com
28 Aug 2026
0 125 250 500
Feet
LEGEND
Pump Station
Approx. Property (San Joaquin Co GIS)-68.26ac±
Vineyard Blocks
Cabernet Sauvignon - 59.32ac

SOILS MAP

REFER TO SELLER'S RIGHTS & DISCLAIMERS, PAGE 10

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
1	Cabernet Sauvignon	59.32	2016	Freedom	8	11' x 6'	660	Spur	Quadrilateral	Quad	Mechanical	Single-line Drip
Total Net Vineyard Acres		**59.32**										

Vineyard Production History:

Block	Varietal	Net Acres (+/-)	Year Planted/ Grafted	2020 TPA	2021 TPA	2022 TPA	2023 TPA	2024 TPA	2025 TPA
1	Cabernet Sauvignon	59.32	2016	10.25	9.77	9.26	13.67	8.63	9.55
Total Net Vineyard Acres		**59.32**							

REFER TO SELLER'S RIGHTS & DISCLAIMERS, PAGE 10

PROPERTY OVERVIEW

- **CDFA Crush District Average Pricing:**

District 11					
Varietal	**2021**	**2022**	**2023**	**2024**	**2025**
Cabernet Sauvignon	$680.73	$694.59	$685.69	$673.83	$633.89

PROPERTY OVERVIEW

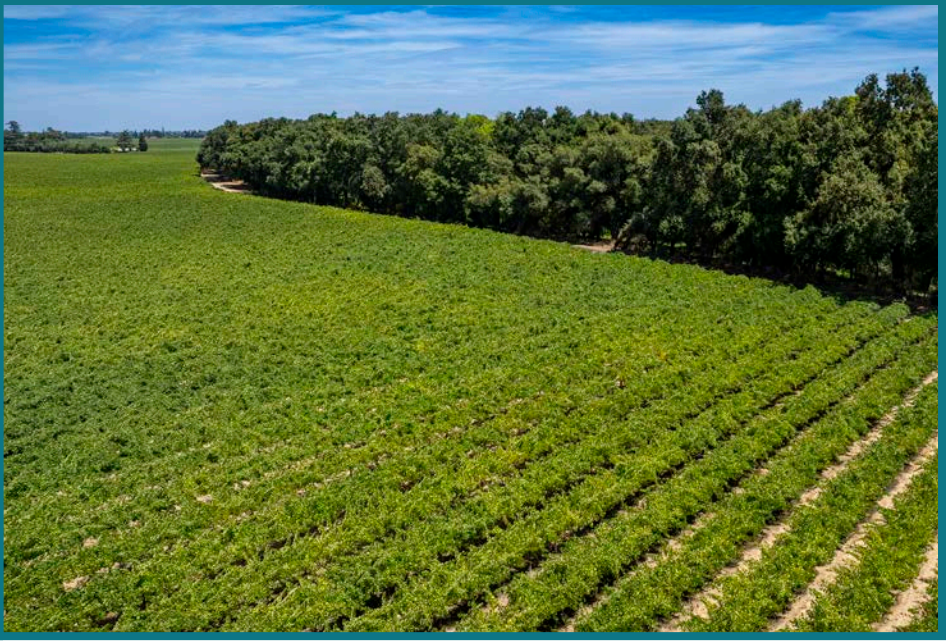
Soils:

Soil Type Symbol	Soil Name	Slope Percentage	CA Revised Storie Index Rating Class	Irrigated Land Capability Classification/Subclassification	NRCS Acres (+/-)	Approx. Percentage of Area
132	Columbia Fine Sandy Loam	0% - 2%	Grade 3 - Fair	Class IIII	3.2	4.7%
256	Tokay Fine Sandy Loam	0% - 2%	Grade 1 - Excellent	Class I	63.4	93.3%
W	Water	N/A	Not Rated	N/A	1.4	2%
Total					**68.0**	**100%**

Partial Legal Data & Property Taxes:

County	A.P.N.	Gross Acres	Zoning	2025-2026 Property Taxes
San Joaquin	013-230-390	20.37	AG-20	$5,388.02
	013-230-250	0.56	AG-20	$464.76
	013-230-260	0.60	AG-20	$407.52
	013-230-370	26.26	AG-20	$6,853.66
	013-230-380	20.47	AG-20	$5,084.54
Total		**68.26**		**$18,198.50**

PROPERTY PHOTOS



REFER TO SELLER'S RIGHTS & DISCLAIMERS, PAGE 10

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 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 *Wishek 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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WISHEK VINEYARD

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