



Texas Rd. Vineyard Offering Memorandum

January 2015



+/-155 Acres with +/-85 Acre Vineyard

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EXECUTIVE SUMMARY

Pacifica Wine Division is pleased to exclusively represent Texas Rd. Vineyard for sale with its premium vineyard production. The property is located behind Rabbit Ridge winery 1172 San Marcos Rd, in the heart of the Paso Robles AVA. APN – 027-145-022

The entire Property is comprised of +/-155 acres. It has been planted with +/-85 acres of vineyards with another +/-30 acres of Merlot not being farmed.

There is one well on the Property with a test production of roughly +/-100-150 gallons per minute in 2001.

The Property is located on the Paso Robles aquifer and such has current water use restriction.

With the current market value of Merlot. The property chose to minimize production on a 30 acre parcel of Merlot and did not take a crop in 2014. This parcel, pending review, could be utilized for Merlot or grafted over to another varietal.

Texas rd. vineyard is a high quality vineyard holding grape contracts with premium local wineries, names include but are not limited to Tobin James, Opolo, Daou and Calcarous.

Texas rd. vineyard receives strong market values for the grapes with contracts in the \$2,000 to \$2,500 a ton range.

* Update on Grape Contracts, just signed a 5 year contract for 12.3 Acres of Petit Verdot at \$2,500 a acre up \$400 an acre from last year.

The Gross income from 2014 grape contracts was \$578,700

The Property is currently for sale at:

\$5,300,000



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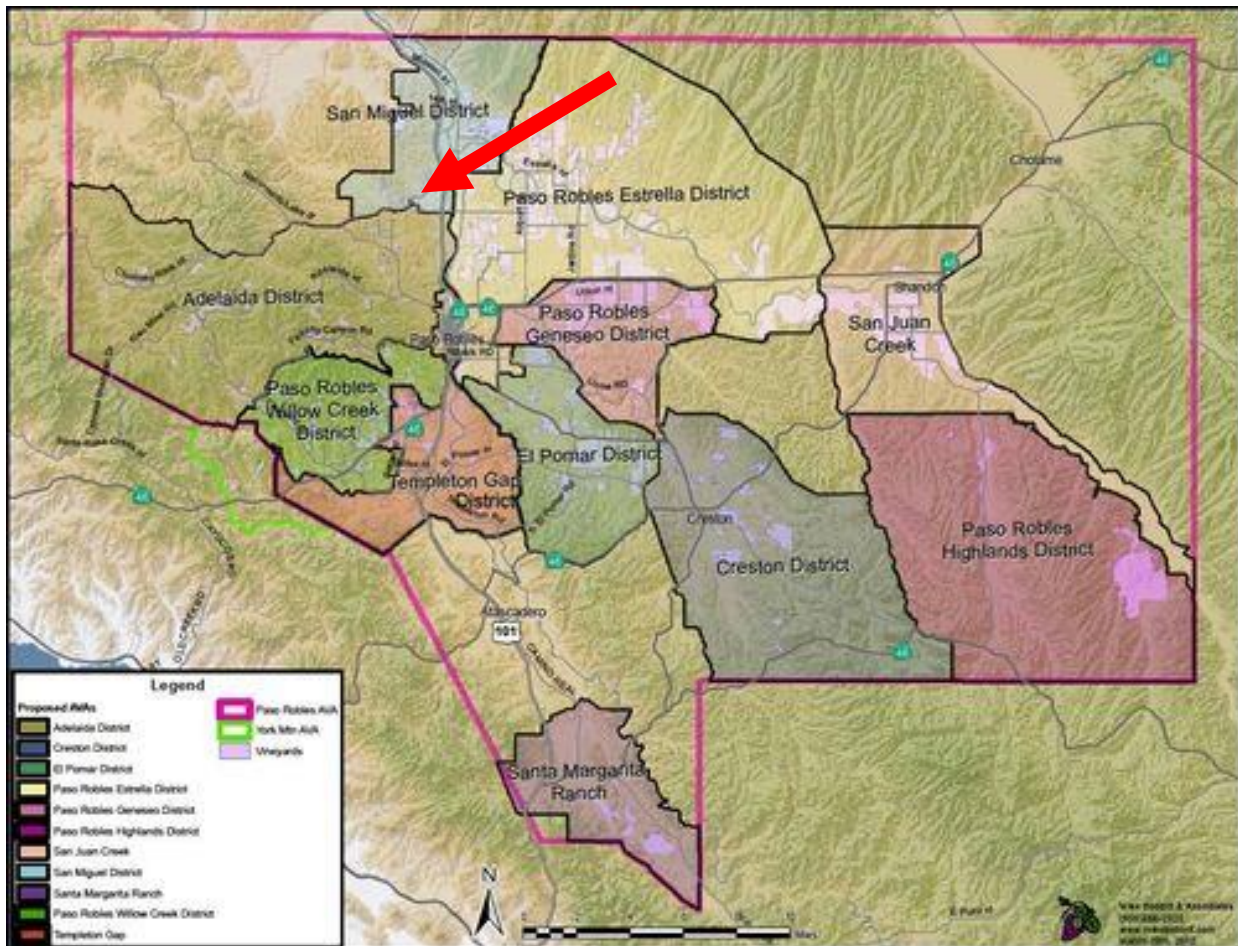
LOCATION

The Property is located directly behind Rabbit Ridge Winery, 1172 San Marcos Rd, Paso Robles. The property is located on the desirable west side of Highway 101, right between the future Adelaida and San Miguel AVA District.

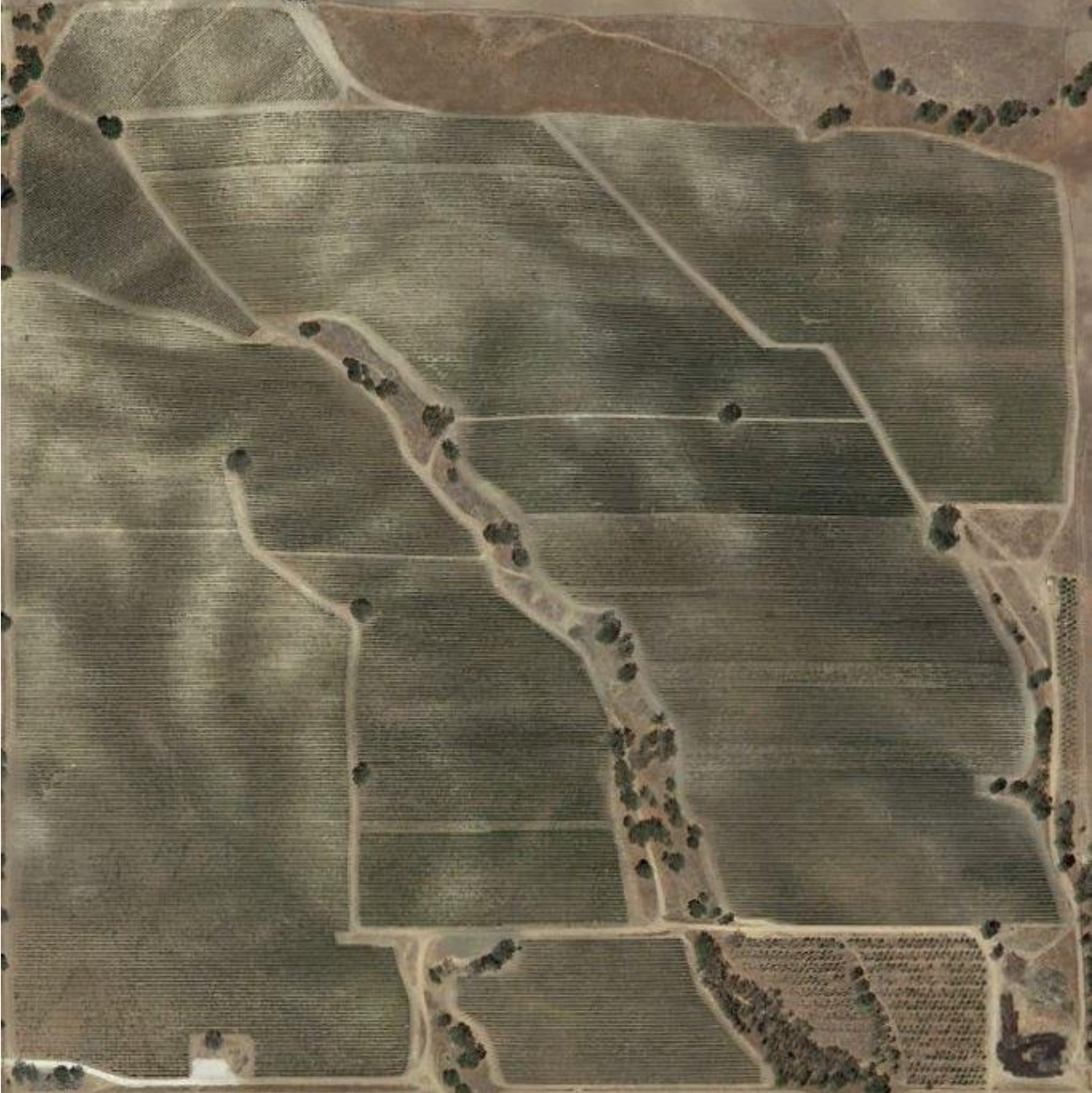
The Property is uniquely located to provide excellent conditions for wine grape production, featuring:

- Quality Production History, 2.5 to 3.5 Tons per acre
- \$2,100 Average per Ton 2014 sale price
- Westside environment and rolling hills provide assistance in frost protection

LOCATION MAP

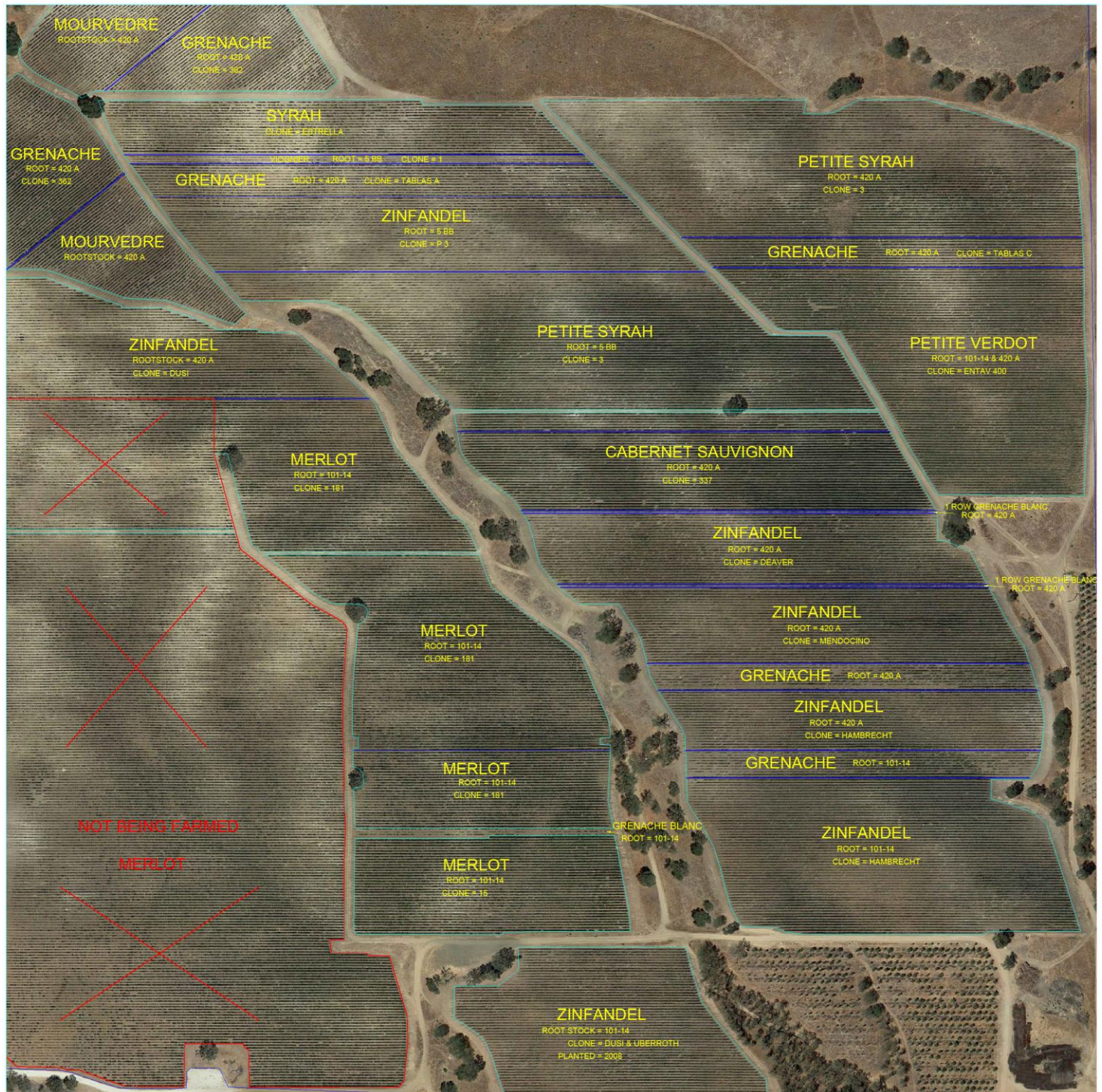


AERIAL PHOTO





Vineyard Map



* All Varietals are approximate and may vary in total rows planted



Photographs







Vineyard Plantings

TEXAS ROAD

BLOCK	VARIETAL	CLONE	ROOTSTOCK	SPACING	YEAR PLANTED YEAR T-BUDED	ROBERT ACRES
FIELD ONE						
1	MERLOT	181	101-14	6.5 x 4	2003	
2	MERLOT	181	101-14	6.5 x 4	2003	
3	MERLOT	181	101-14	6.5 x 4	2003	
4	MERLOT	181	420 A	6.5 x 4	2003	
5	MERLOT	181	420 A	6.5 x 4	2003	
6	MERLOT	181	420 A	6.5 x 4	2003	
7	SANGIOVESE	BRUNELLO	420 A	6.5 X 4	2008 ?	
7	MERLOT	181	420 A	6.5 X 4	2003	
8	MERLOT UPPER	181	5 BB	6.5 X 4	2003	
8	MERLOT LOWER	181	420 A	6.5 X 4	2003	
8	ZINFANDEL	DUSI	420 A	6.5 x 4	2008?	1.23

1.23

FIELD TWO

1	ZINFANDEL	DUSI	101-14	6.5 X 4	2008 ?	2.53
1	ZINFANDEL	UBERROTH	101-14	6.5 X 4	2008 ?	1.92
2	MERLOT	15	101-14	6.5 X 4	2003	3.23
2	GRENACHE BLANC		101-14	6.5 X 4	2009	0.36
3	MERLOT	181	101-14	6.5 X 4	2003	3.99
4	MERLOT	181	101-14	6.5 X 4	2003	3.81
5	MERLOT	181	101-14	6.5 X 4	2003	2.85

18.69

FIELD THREE

1	ZINFANDEL	HAMBRECHT	101-14	6.5 X 4	2003	4
2	ZINFANDEL	HAMBRECHT	101-14	6.5 X 4	2003	2.88
2	GRENACHE BLANC		420 A	6.5 X 4	2009	1.17
3	ZINFANDEL	HAMBRECHT	420 A	6.5 X 4	2003	2.96
3	GRENACHE BLANC		420 A	6.5 X 4	2009	1.07
4	ZINFANDEL	MENDOCINO	420 A	6.5 X 4	2003	3.83
4	GRENACHE BLANC		420 A	6.5 X 4	2009	0.15
5	ZINFANDEL	DEAVER	420 A	6.5 X 4	2003	3.91
5	GRENACHE BLANC		420 A	6.5 X 4	2009	0.15
6	CABERNET SAUVIGNON	337	420 A	6.5 X 4	2003	3.96
7	PETITE SIRAH	3	5 BB	6.5 X 4	2003	4.02
8	PETITE SIRAH	3	5 BB	6.5 X 4	2003	4.03
9	ZINFANDEL	P 3	5 BB	6.5 X 4	2003	3.93
10	GRENACHE	TABLAS A	420 A	6.5 X 4	2007	1.19
10	VIOGNIER	1	5 BB	6.5 X 4	2007	0.84
10	GRENACHE	TABLAS D	1103	6.5 X 4	2007	1.99
11	GRENACHE BLANC		420	6.5 X 4	2007	0.49
11	SYRAH	ESTRELLA		6.5 X 4	2003	3.08

43.65

FIELD FOUR

Fiel # 4						
1	PETITE VERDOT	ENTAV 400	101-14	6.5 X 4	2003	4.06
2	PETITE VERDOT	ENTAV 400	420 A	6.5 X 4	2003	4.02
3	PETITE VERDOT	ENTAV 400	420 A	6.5 X 4	2003	1.44
3	GRENACHE	TABLAS C	420 A	6.5 X 4	2007	1.38
3	PETITE SIRAH	3	420 A	6.5 X 4	2003	1.29
4	PETITE SIRAH	3	420 A	6.5 X 4	2003	3.86

16.05

FIELD 5 NORTH

Field # 5						
1	MOURVEDRE		420 A	6.5 X 2	2008	1.7
2	GRENACHE	362	420 A	6.5 X 2	2008	1.7

3.4

FIELD 6 SOUTH

Field # 6						
1	MOURVEDRE		420 A	6.5 X 2	2008	1.7
2	GRENACHE	362	420 A	6.5 X 2	2008	1.7

3.4

TEXAS RANCH 84.72



2014 Sales Contracts

2014 TEXAS ROAD GRAPES CONTRACTED

VARIETY	WINERY	TONS	TONS LEFT	PRICE PER TON	DOLLAR VALUE
CABERNET SAUVIGNON	PALI	15		\$ 2,300.00	\$ 34,500.00
MERLOT	TOBIN JAMES	25		\$ 2,000.00	\$ 50,000.00
PETITE SIRAH	RABBIT RIDGE	10		\$ 2,000.00	\$ 20,000.00
GRENACHE					
MOURVEDRE	OSO LIBRE	3		\$ 2,500.00	\$ 7,500.00
GRENACHE BLANC	PALI	3		\$ 1,800.00	\$ 5,400.00
GRENACHE	TOBIN JAMES	6		\$ 3,000.00	\$ 18,000.00
PETITE VERDOT	RABBIT RIDGE	5		\$ 2,000.00	\$ 10,000.00
PETITE VERDOT	TOBIN JAMES	35		\$ 2,100.00	\$ 73,500.00
PETITE SIRAH	TOBIN JAMES	35		\$ 2,000.00	\$ 70,000.00
BLOCK 4 ZINFANDEL	PURPLE WINE COMPANY	50		\$ 2,000.00	\$ 100,000.00
DUSI/UBEROOTH ZINFANDEL	TOBIN JAMES	25		\$ 2,000.00	\$ 50,000.00
DUSI CLONE ZINFANDEL	TOBIN JAMES	10		\$ 2,000.00	\$ 20,000.00
ZINFANDEL	OPOLO	15		\$ 2,000.00	\$ 30,000.00
ZINFANDEL HAMBRECHT	RABBIT RIDGE	20		\$ 2,200.00	\$ 44,000.00
PETITE VERDOT	DAOU	10		\$ 2,300.00	\$ 23,000.00
MOURVEDRE	NICORA	1		\$ 2,500.00	\$ 2,500.00
PETITE VERDOT	CALCAROUS	5		\$ 2,300.00	\$ 11,500.00
GRENACHE NORTH SIDE					
PETITE SIRAH	HOYT	4		\$ 2,200.00	\$ 8,800.00
		277	0		\$ 578,700.00



PROPERTY DESCRIPTION

The property is a producing vineyard, improved with perimeter fencing, internal roads, wells, water distribution and irrigation systems. It contains 160 acres, 85 acres of land has been planted with a variety of grapes and 30 acres are currently non-producing merlot.

The Property has rolling hills with a steep elevation change in the north west section of the vineyard. The soil designations are (unknown) . There are oak trees scattered across the Property with a small section of olive oil trees in the south east corner. There is a possible building site on the east side of the vineyard with 360 degree views.

Accesses is granted from either Texas Rd, through a gated entrance. Or a separate entrance from behind Rabbit Ridge winery.

Vineyards

Field 1

Field 2 +/- 18.69 Acres planted with Zinfandel, Merlot and Grenache Blanc

- +/- 4.45 Acres of Zinfandel with 6.5 x 4 spacing, planted in 2008
- +/- 13.88 Acres of Merlot with 6.5 x 4 spacing, Planted in 2008
- +/- .36 Acres of Grenache Blanc with 6.5 x 4 spacing, planted in 2009
- For Varietals and clones see Page 5 (vineyard Plantings)

Field 3 +/- 43.65 Acres planted with Zinfandel, Grenache Blanc, Cabernet Sauvignon, Petite Sirah, Grenache, Viognier, Syrah

- +/- 21.51 Acres of Zinfandel with 6.5 x 4 spacing, planted in 2003
- +/- 3.03 Acres of Grenache Blanc with 6.5 x 4 Spacing, planted in 2009
- +/- 3.96 Acres of Cabernet Sauvignon with 6.5 x 4 spacing, planted in 2003
- +/- 8.05 Acres of Petite Sirah with 6.5 x 4 spacing, planted in 2003
- +/- 3.18 Acres of Grenache with 6.5 x 4 spacing, planted in 2007
- +/- .84 Acres of Viognier with 6.5 x 4 spacing, planted in 2007
- +/- .49 Acres of Grenache Blanc with 6.5 x 4 spacing, planted in 2007
- +/- 3.08 acre of Syrah with 6.5 x 4 spacing, planted in 2003
- For Varietals and clones see page 5 (Vineyard Planting)

Field 4 +/- 16.05 Acres planted in Petite Verdot, Grenache and Petite Sirah

- +/- 9.52 Acres of Petite Verdot with 6.5 x 4 spacing, planted in 2003
- +/- 1.38 Acres of Grenache with 6.5 x 4 spacing, planted in 2007
- +/- 5.15 Acres of Petite Sirah with 6.5 x 4 spacing, planted in 2003



Field 5 +/- 3.4 Acres planted in Mourvedre and Grenache

- +/- 1.7 Acres of Mourvedre with 6.5 x 2 spacing, planted in 2008
- +/- 1.7 Acres of Grenache with 6.5 x 2 spacing, planted in 2008
- For Varietals and clones see page 5 (Vineyard Planting)

Field 6 +/- 3.4 Acres planted in Mourvedre and Grenache

- +/- 1.7 Acres of Mourvedre with 6.5 x 2 spacing, planted in 2008
- +/- 1.7 Acres of Grenache with 6.5 x 2 spacing, planted in 2008
- For Varietals and clones see page 5 (Vineyard Planting)

Water

Wells

The ranch has 1 producing well;

1. 8" casing, produces +/- 100 – 150 gallons per minute, depth of 562 feet