

# DIAMOND RIDGE VINEYARDS

- 771.07 +/- Gross Assessed Acres
- 189.73 +/- Planted Vineyard Acres | 2001 Plantings
- **160.27 +/- Potential Additional Plantable Acres**
- Primary Varietals Include Cabernet Sauvignon, Merlot, & Petite Sirah
- Portion of the Property Located in a **Very Low Priority SGMA Subbasin**
- Irrigation Water Provided via 5 Agricultural Wells & 1 Reservoir 
- **Red Ancient Volcanic & Alluvial Soils**
- Clear Lake AVA | Lake County | Grape Pricing District 2
- Entire 2023 Crop Currently Available

[CLICK FOR PROPERTY LOCATION](#)

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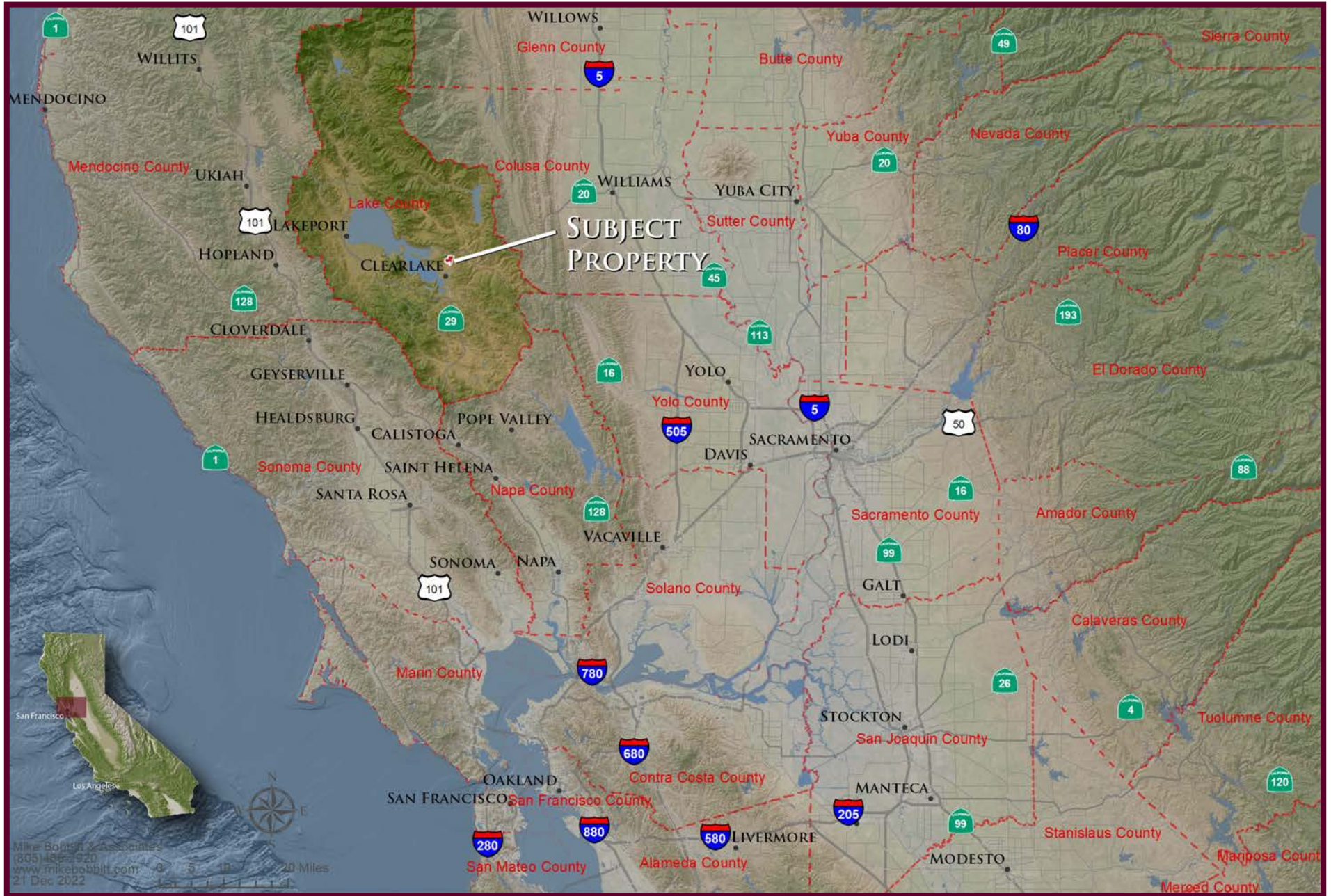


[CONFIDENTIAL OVERVIEW ©](#)



# DIAMOND RIDGE VINEYARDS

## REGIONAL MAP



## OVERVIEW

- ◆ 771.07 +/- gross assessed acres located in Lake County, comprised of **189.73 +/- planted vineyard acres, 160.27 +/- potential additional plantable acres**, and 421.07 +/- acres of supporting land which includes well sites, a reservoir, booster pump stations, a filter station, equipment yards, paved/dirt roads, and rolling foothills.
  - ◆ The 160.27 +/- potential additional plantable acres are subject to Buyer's independent investigation and due diligence with all applicable governmental agencies in determining the feasibility of the additional plantable acres for Buyer's intended use(s).
- ◆ Planted winegrape **varietals** include Cabernet Sauvignon (147.80 acres), Merlot (17.90 acres), Petite Sirah (15.42 acres), Cabernet Franc (4.98 acres), and Malbec (3.63 acres).
- ◆ 2001 plantings (one 4.62-acre block grafted in 2006), with a **7-year weighted average yield** (2015-2022) of approximately **4.05 tons per acre**.
- ◆ Historical average **winegrape pricing** received (2017-2022): Cabernet Sauvignon (\$2,259/ton), Merlot (\$1,500/ton), Petite Sirah (\$1,902/ton), Cabernet Franc (\$1,875/ton), and Malbec (\$1,978/ton).
- ◆ 2023 **farming and harvest costs** estimated at \$750,000 (\$3,953 per net planted acre).
- ◆ Entire 2023 crop currently available.
- ◆ Irrigation water is supplied to the vineyard blocks from 5 agricultural wells pumping at a combined estimated rate of approximately 1,150 to 1,400 GPM (water pumped to a 30 acre-foot on-site reservoir), which is then distributed from the reservoir to the vineyard blocks via a booster pump and filter station to driplines with emitters (reservoir booster pump station yields an estimated 1,500 GPM).
- ◆ **Approximately 300 acres of the Property (39%) is located in the Burns Valley Basin/Subbasin, which is classified by SGMA as a Very Low Priority, Non-Critically Overdrafted Basin/Subbasin.** The remainder of the Property is not located in a SGMA Basin/Subbasin. The Property is not located within a water district.
- ◆ Vineyard is located in the Clear Lake American Viticultural Area ("AVA") and California Grape Pricing District 2. **[LINK: CLEAR LAKE AVA WEBSITE]**
- ◆ **Ancient red volcanic soils and alluvial sediments**, with the majority of Property soil types including: Phipps Complex, Sobrante-Hambright-Guenoc Complex, Bressa-Millsholm Loams, Pomo-Bressa Loams, Maymen-Millsholm-Bressa Complex, Millsholm-Bressa Loams, and Sobrante-Guenoc-Hambright Complex. **Approximately 76% of the Property contains NRCS Grade I - III CA Revised Storie Index Rated soil types.**  
**[LINK: CLEAR LAKE WINE] & [LINK: RED VOLCANIC SOIL IS REAL GEM FOR LAKE COUNTY VINTNERS]**
- ◆ The topography of the Property is primarily defined by rolling foothills, with undulating slopes and flat areas, and elevations ranging from approximately **1,480 to 1,960 feet above sea level** (increasing in overall elevation from south to north).
- ◆ **Vineyard is in process to become a participant in the Certified Sustainable Winegrowing program for 2023** (administered by the California Sustainable Winegrowing Alliance). **[LINK: CSWA WEBSITE]**
- ◆ **Purchase Price:** Fifteen million dollars (\$15,000,000) all cash at the close of escrow, with cultural cost reimbursement for the 2023 crop to Seller.
- ◆ **For further information, please contact:**

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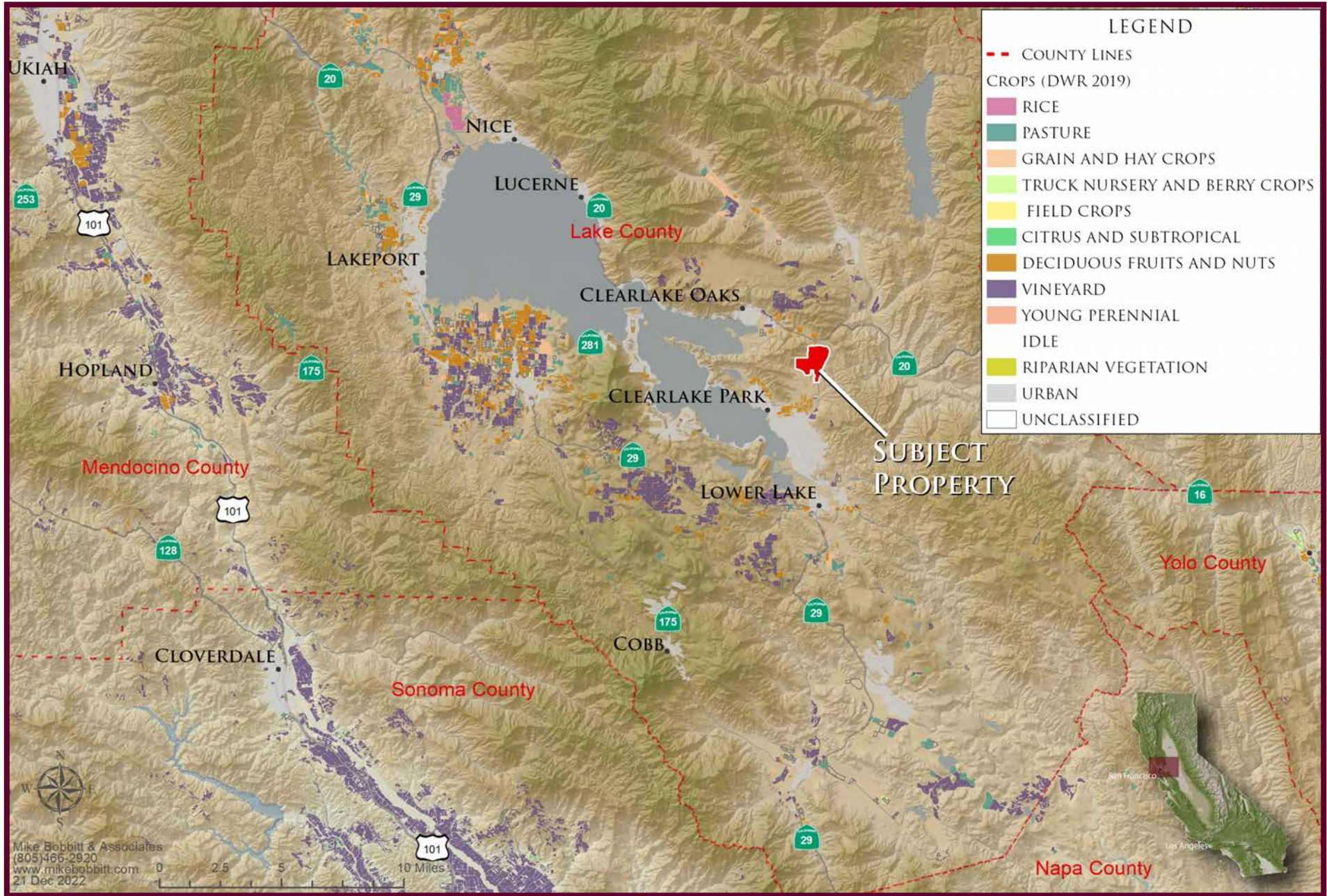
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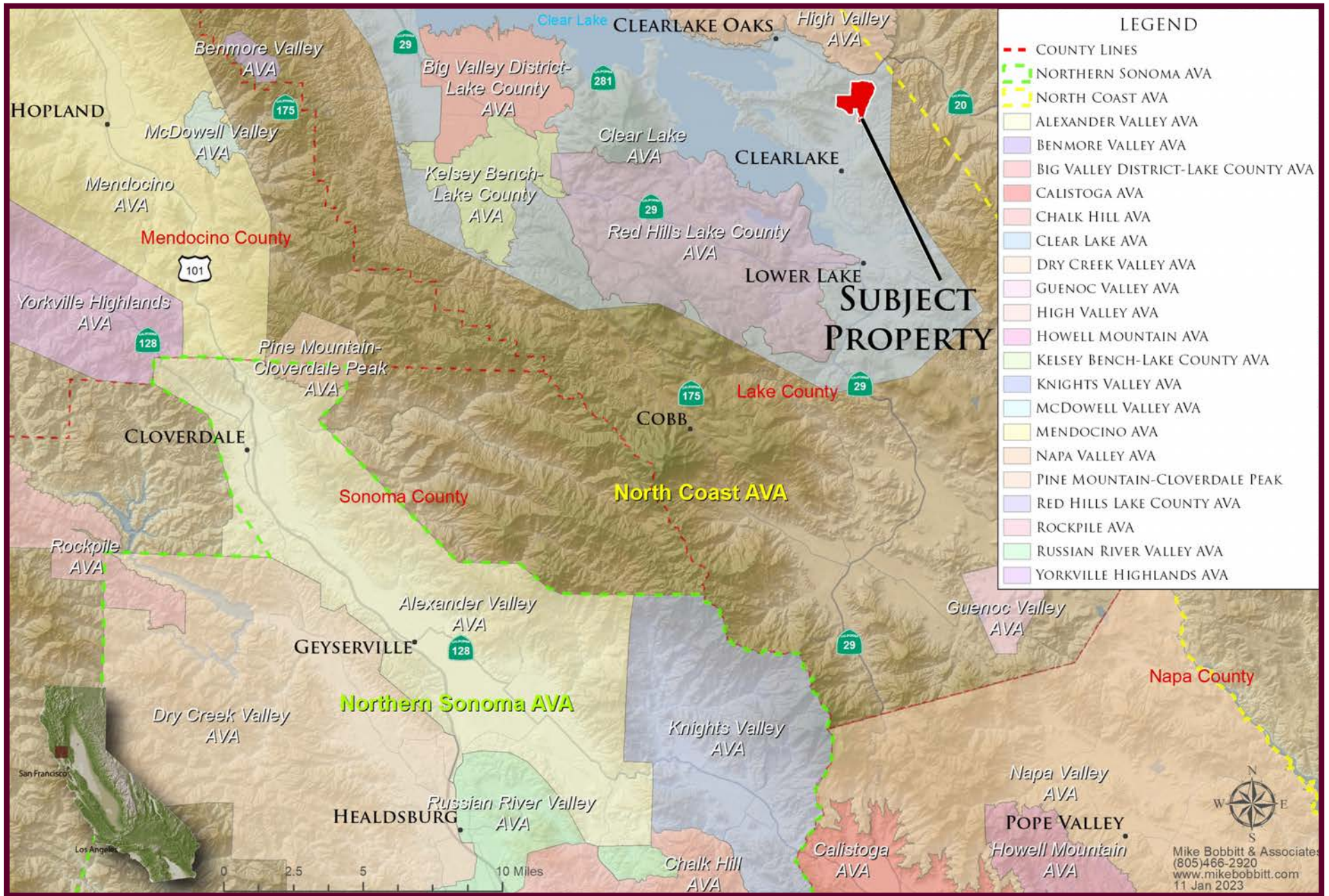
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AMERICAN VITICULTURAL AREA ("AVA") MAP





## SELLER'S RIGHTS &amp; 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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**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 has been granted Exclusive Representation Rights and Exclusively Represents *Delta Breeze Vineyards, LLC* ("Seller") for the offering and sale of the *Diamond Ridge Vineyards* located in Lake County, State of California, U.S.A.

Buyer's communications, additional issued copies of this Copyrighted Confidential Overview ("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 to each 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 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 31<sup>st</sup>, 2020, with draft GSPs for the remaining non-critically-overdrafted high- and medium-priority basins due to the DWR by January 31<sup>st</sup>, 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/Tenant's intended use and farming plan with regards to groundwater pumping and feasibility. Broker does 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, 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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