INFORMATION MEMORANDUM

Yolo Winery Production Facility

Lease rate available upon request

26800 COUNTY ROAD 12A, ESPARTO, CALIFORNIA

Presented by:

David J. Carciere, Licensed Broker
CalDRE# 01769140

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707.479.2199
david@cruland.com
www.CruLand.com

Executive Summary

The Pamunkey Yolo Vineyard and Winery, formerly RH Phillips Winery, is locate in the heart of the Dunnigan Hills approximately 8 miles north of Esparto, CA. The winery is easily accessible from highway 505 to the South or highway 5 to the North providing mid-to-large sized wineries the opportunity for a centralized point of storage, whether case goods or bulk wine, with access to major transportation routes. The winery has recently installed a new refrigeration and fire suppression systems and is now poised to meet the demands of a wide variety of wineries from 1,000 to 15,000 tons.

In addition to storage, a winery could reduce custom processing expenses by increasing their internal processing capability with only modest investments in the Pamunkey facility. Additionally, fruit may be available for purchase from the 2,300 acres of vineyard onsite, further integrating the opportunity.

Property Specifications

ADDRESS	26800 County Road 12A, Esparto, California
APN	054-120-001
TOTAL FACILITY SIZE	212,681 square feet
ZONING	Agricultural Perserve (AP)
ACCESS	Interstate 505 to County Road 12A
ONSITE WATER	Well - 200 GPM with 10,000 gallons of storage
BUILDINGS	• 2 Offices/Lab • 2 Warehouses • Barrel Aging • Administration • Maintenance • Mechanical • Bottling • Loading Dock • Crush Pad/Tank Farm/Outdoor Processing
UTILITIES	PG&E, Telephone, Natural Gas and Propane
WASTE	Septic Tanks

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Site Characteristics

LOCATION	The Pamunkey Yolo Vineyard and Winery, is located on approximately 10 acres in the Dunnigan Hills approximately 8 miles north of Esparto, CA. The winery is easily accessible by highway 505 from the South and highway 5 from the North.
POWER	3,000 amps of 480 V 3 phase
WATER SYSTEM	The well supplies 200 gpm to 10,000 gallon domestic water storage tank and distribution system.
WASTE WATER	All winery buildings (except for casegood storeage), tank farm and crush pad are connected to centralize process waste water drain system which is pumped to a 1,000,000 gallon above ground storage pond.
REFRIGERATION	Pamunkey has recently installed a new 200 ton air cooled refrigeration system which also included new glycol distribution tanks, pumps and lines. In addition, Pamunkey has also installed a state of the art computerized temperature control system to all buildings and tanks. The refrigeration system can be expanded up to 800 tons.
CRUSH PAD	Previous owner has removed all existing crush equipment and tank presses. The Pamunkey facility is design to accommodate (2) 50 ton per hour crushers and (4) 320L presses or an accommodation of smaller or larger presses.
SCALE	The winery has a 70 ft. certified public scale.
AVAILABLE	2,300 acre newer vineyard on-site with options to purchase grapes (CDFA District 17 - Yolo County)

Disclaimer: All information contained herein, including but not limited to well information, soil series, slopes, aspect and elevation, has been provided by the property owner, by independent third parties or located from public records, and is deemed to be reliable. However, we cannot guarantee the accuracy of this information. Statements regarding plantable acres are based on our preliminary observations only. Interested parties should consult their own experts to verify accuracy of all information.

STAINLESS STEEL WINE STORAGE AND FERMENTATION TANKS

Previous owner has removed all wine storage and fermentation tanks except for (4) 52,000 and (4) 108,000 gallon tanks. Which give us a current tank capacity of 640,000 gallons.

The winery has a theoretical maximum storage capacity of 3.5 million gallons in a variety of tank sizes from 1,400 to 25,000 gallons on the existing vacated tank pads.

BARREL STORAGE BUILDING

Barrel building No. 1 is 18,000 ft with drains, CO2 monitoring and evacuation system, 120 tons of cooling capacity, and equipped with computerized temperature and monitoring control system.

Barrel building No 2 is 25,000 ft with drains, C02 monitoring and evacuation system, 140 tons of cooling capacity, and equipped with a computerized temperature and monitoring control system.

REFRIGERATED CASE GOOD STORAGE

Casegoods storage building No. 1 is 10,000 ft2 (owner will inspect and repair cooling system as needed and connect to computerized monitoring system)

Casegoods storage building No. 2 is 8,000 ft2, (owner will inspect and repair cooling system as needed and connect to computerized monitoring system)

BOTTLING BUILDING

The bottling building is 7,000 ft. The 120 bpm. Line was removed by previous owner. (owner will inspect and repair cooling system as needed and connect to computerized monitoring system)

MAINTENANCE SHOP

The facility is equipped with a 4,200 maintenance shop. (owner will inspect and repair cooling system as needed and connect to computerized monitoring system)

HOSPITALITY CENTER

Tasting room and demonstration cooking kitchen are approximately 1,200 ft with custom made counters, sinks, stove and cabinetry. The tasting room has its own parking lot with outside patios which can handle events of 60 – 120 people.

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Buildings Detail

BUILDING	SQUARE FOOTAGE	FRAME	EXTERIOR	ROOF	FOUNDATION
2-Story Office	8,500	Steel/Wood	Metal	Metal	Concrete Slab
Building A - Barrel Aging Building	18,000	Concrete	Metal	Metal	Concrete Slab
Building B - Maintenace Building	7,000	Steel	Metal	Metal	Concrete Slab
Building C - Bottling Building	8,500	Steel	Metal	Metal	Concrete Slab
Building D - Warehouse	8,500	Steel	Metal	Metal	Concrete Slab
Building E - Warehouse	10,500	Steel	Metal	Metal	Concrete Slab
Building F - Warehouse (Leased out through 2023)	25,000	Steel	Metal	Metal	Concrete Slab
Building G - Administration Building	1,200	Steel/Wood	Metal	Metal	Concrete Slab
Mechanical Building	1,200	Steel	Metal	Metal	Concrete Slab
Loading Dock	2,200	Steel	Metal	Metal	Concrete Slab
Restroom/Office	540	Steel/Wood	Metal	Metal	Concrete Slab
Crushpad/Tankfarm/Outdoor Processing	146,541	N/A	N/A	N/A	Concrete Slab
Hospitality Center	4,200	TBD	TBD	TBD	TBD

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Location Map

Aerial Map

Property Photos

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Disclaimers

Seller, Landlord or Lessee Rights: Seller reserves the right in its sole discretion to accept or reject any 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 is fully executed by Seller and Buyer. Seller also reserves the right to accept back up offers until the close of escrow.

Sellers Disclaimers: This Offering Memorandum has been prepared for Buyer and Buyers Representatives' 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 enclosed Property information. It is the Buyer'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 Buyers intended use. Buyer is also advised that this Property Offering information is dated, and that changes may have occurred prior to, during and after the time that it was prepared. 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.

Communications, Offering Process, Viewing of Property: All communications, letters of intent, offers, requests for additional copies of this Property Offering and viewing the Property shall be made directly by contacting: David Carciere at 707.479.2199.

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About Us

Cru Land Company

Cru Land Company is a boutique Real Estate brokerage and advisory firm whose primary focus is investment-grade agricultural land. We provide landowners, investors, wine producers and agricultural processors a local presence and a platform for growth within the rapidly accelerating Agricultural Investment space.

Initially rooted in the North Coast with a focus on vineyard land, Cru represents a progression into new markets and new crops. Our expansion into the Central Coast and Sacramento Valley regions provides us the opportunity to support our clients that are already invested locally and are seeking additional investment exposure in these markets. At the same time, it allows us to cultivate new relationships with growers, landowners, and operators to assist them in achieving their individual goals by applying the knowledge and expertise that we have developed over more than a decade in the industry.

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