



Frequently Asked Questions

- Well Reports and Locations?

Pump test by Stewart Johnston Pumps dated November 1, 2001 and Test Reports by Abercrombie dated 5/8/01, 5/11/01 and 5/18/01. Well Completion Report 459609 dated 1/25/1994, 2459610 /28/1994 and 459611 dated 2/28/1994 provided by request.

There are five wells noted on the property:

Well #1: Located 1,015'± north of the southern property line in Van Gordon Creek valley, 180'± feet from the centerline of Van Gordon Creek Rd. This well is improved and currently supplies the vast majority of water used on the property. Date drilled is unknown. Was last tested by Stewart Johnston Pumps on November 1, 2001, at 120 gpm. Depth of the well is 54'± below ground level.

Well #2: Located 1,077'± north of the southern property line, 285'± from the centerline of Van Gordon Creek Rd. This well at one time was powered by a windmill (remnants of which still exist) and was most recently used to determine water table depths for Well #1.

Well #3: Located 30'± north of the southern property line, 384'± from the centerline of Van Gordon Creek Rd. Drilled by Rauch Drilling of Templeton in 1994. Well was never improved and recent inspection determined that it is no longer visible.

Well #4: Located between the avocado grove and the storage shed opposite the residence's garage, this well was presumably drilled to supply water for domestic use. This well is currently not improved and has been capped with a welded-on cover.

Well #5: Located 2,112'± north of the southern property line, in the pasture NE of the residence. Drilled by Rauch Drilling in 1994; never improved and is currently visible.

Also see "Water System" printout provided with brochure.

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- Will owner consider carrying a note?

No.

- Production Reports, Customer List and Business Records?

See table below. Vineyard Census for the last three years crop production provided by request.

A list of customers for the previous three years will be delivered at close of escrow.

While any prospective purchaser has a right to do the due diligence any prudent buyer would perform, that right is only operative once there has been a mutually agreed upon purchase commitment and escrow has been opened. Further, although a business is conducted on the property, this offering is for the real property; the business is not for sale and is not being sold. Accordingly, business records that relate to the business will not be disclosed. Any other pertinent records will be delivered in accordance with the terms of a fully executed purchase agreement.

| Production Totals by Varietal | | | | | |
|-------------------------------|---------------|-----------|-----------|-----------|-----------|
| Varietal | Vines | Acres | 2020 Tons | 2021 Tons | 2022 Tons |
| Original Pinto Noir | 58,885 | 52 | 23 | 21 | 19 |
| VGCV Pinot Noir | 2,154 | 1 | 0 | 0 | 0 |
| Pinot Gris | 6,323 | 9 | 8 | 8 | 6 |
| Syrah | 3,485 | 2 | 2 | 2 | 2 |
| Chardonnay | 16,616 | 8 | 22 | 33 | 31 |
| Pinto Meunier | 2,105 | 1 | 2 | 3 | 3 |
| TOTALS | 89,538 | 72 | 56 | 67 | 62 |





- Soils Report?

See soil map enclosed or download at clarkcompany.com/properties/sansimeon/.

- Grazing Lease Terms?

The grazing lease is year-to-year. Copy of lease available by request.

- Title Records?

Provided by request.

- Ag and County Permits?

The permits in place are the property of the Seller/business and will not be included in any sale. It will be the Buyer's responsibility to obtain the necessary permits to conduct whatever activities they have planned.

Please note: For information about additional development of the property, please contact the County of San Luis Obispo, Planning & Building Department as well as the California Coastal Commission. It is the responsibility of a purchaser to contact the state and local departments for allowable use and development potential.

- Surveys, Environmental, Water, and Well Reports, plus Easement Documents?

Documents will be available through escrow in accordance with the mutually agreed upon terms of a purchase and sale agreement.





- What equipment is included?

The only equipment used exclusively for the vineyard operations that would be included in the sale would be the bird netting and the associated three-point hitch mounted installation platforms.

All farming operations are conducted by Derby Wine Estates and all tractors and implements are owned by them. Any implement that is used exclusively for the farming operations on the property may be available for purchase under separate negotiation.

- Want to see the interior of the house and buildings?

The house is tenant occupied and tenants are not to be disturbed. Touring the interior would be permitted after an agreed-upon purchase offer and subsequent escrow is in place.

Keys to the two metal buildings and main barn have been provided to Pete Clark, Listing Broker, to show a prospective purchaser.

- Need more time to explore the property after we move forward?

Due to insurance and liability issues, any “exploration” of the property must be done under the supervision and accompaniment of you or your representative and requires prior approval by the current owners of record.

- How to request additional documents noted herein?

Please email requests to info@clarkcompany.com or text (805) 635-5246.

