

MICHAEL CRAIN PROPERTIES

VINEYARD AND ESTATE BROKERS



PEAR VALLEY ESTATE WINERY
4900 UNION ROAD, PASO ROBLES, CALIFORNIA



PROPERTY OVERVIEW

PEAR VALLEY ESTATE WINERY | CALIFORNIA



ADDRESS

4900 Union Road, Paso Robles, California

COUNTY

San Luis Obispo County

PARCEL NUMBER

015-053-009

CENSUS TRACT

103

LOCATION DESCRIPTION

The subject property is 3.2 miles SE up Union Road from Hwy 46, and 6.3 miles from the Town Plaza in Paso Robles. The area is one of gently rolling hills in a rural agricultural area with numerous other wineries on adjacent and nearby properties. Union Road is a well established wine trail frequented by wine tourists coming to tour wineries and taste wine. Many of the area's wineries and vineyards are producing world class wines. Paso Robles is nearly equal distant from both the San Francisco Bay Area and the Los Angeles Metropolitan Area. Visitation from both large Metro areas, and beyond, including out-of-state and international visitors, provides a robust year-round tourism industry.

SOIL TYPES

Arbuckle-Positas Complex, 9-15% Slopes	28.5 acres
Arbuckle-San Ysidro Complex, 2-9% Slopes	7.6 acres
Nacimiento-Los Osos Complex, 9-30% Slopes	43.5 acres
Sesame-Sandy Loams, 9-30% Slopes	2.5 acres

APPELLATION

Paso Robles AVA

ELEVATION

959' above sea level

ZONING

AG Agriculture

FLOOD ZONE

Not located in Flood Zone

WINERY USE PERMIT

Allowed uses include wine production, commercial visitation such as tours, tastings, retail sales, food service, and events (including weddings, music performance, public gatherings).

WELL & WATER STORAGE

On property well. See well information included in this Summary.

SEPTIC SYSTEMS

The tasting room and event center are serviced by a septic system; as are sanitary waste of the winery building. The wine production waste is processed via a bio-reactor system that flows from a weir at the crushpad to a series of microbial inhabited settling tanks, before being forwarded to the a the pond; which is estimated to be 2.0 to 3.0 acre feet in capacity. The water is then used for vineyard irrigation.

UTILITIES

Overhead, Three Phase Electricity Service and Propane Tank.

VINEYARDS

63+/- acre estate vineyard planted to 21 different varietals for use in estate wine production

BUILDINGS & IMPROVEMENTS

PEAR VALLEY ESTATE WINERY | CALIFORNIA



TASTING ROOM AND EVENTS BUILDING 4,610 SQFT

This stone wine hospitality building is situated on the high-point of the property and was built in 2010 with a wood frame, stone exterior, clay tile roof on a slab foundation. This building is Mediterranean in Style and appeal, with large open interior spaces and high ceilings. The building includes an area for kitchen and catering functions as well as an office. There is a large wine service bar with expansive indoor areas for seating and event functions. There are also large outdoor shaded garden areas with views overlooking the surrounding hills and vineyards.



WINERY BUILDING 13,567 SQFT

The Winery was also built in 2010 with a wood frame, stone exterior, clay tile roof on a slab foundation. This building is Mediterranean in Style and appeal, with large open interior spaces and high ceilings. The building includes an area for offices. The large building is partitioned into three areas for production, barrel storage and case goods storage.



BARN/SHOP BUILDING 3,000 SQFT

The Barn/Shop Building was also built in 2010 with a wood frame, stone exterior, clay tile roof on a slab foundation. This building is Mediterranean in Style and appeal, with large open interior spaces and high ceilings.



COVERED CRUSH PAD

The winery building and Barn/Shop building surround a very large crush pad that is completely covered and shaded by solar panels which are approximately 7 years old. The Solar panels provide all (or nearly all) the electricity needs for the winery. This covered crush pad area is where all grapes are delivered, processed/crushed, bins are stored, barrels cleaned etc,...

BUILDINGS & IMPROVEMENTS

PEAR VALLEY ESTATE WINERY | CALIFORNIA



VINEYARDS

Estimated 63 +/- vineyard acres planted to 20 varietal Blocks. Plantings are 10' x 5' & 10' x 6' row vine spacing. Vineyard is drip irrigated. Originally planted 2006 and 2007 with various replanting since that time. See vineyard data included in this Summary.



EQUIPMENT

All furniture, fixtures and equipment - winery equipment - oak barrels, .
See list of Equipment later in this Summary



WINERY OVERVIEW

The winery is currently producing 21 varietal wines, +/- 7,800 cases per year, has 3,200 wine club members, and sells 100% of its wine direct to consumer through the Pear Valley Wine Club and Tasting Room. Learn about the awards and wines and prices by visiting: www.pearvalley.com

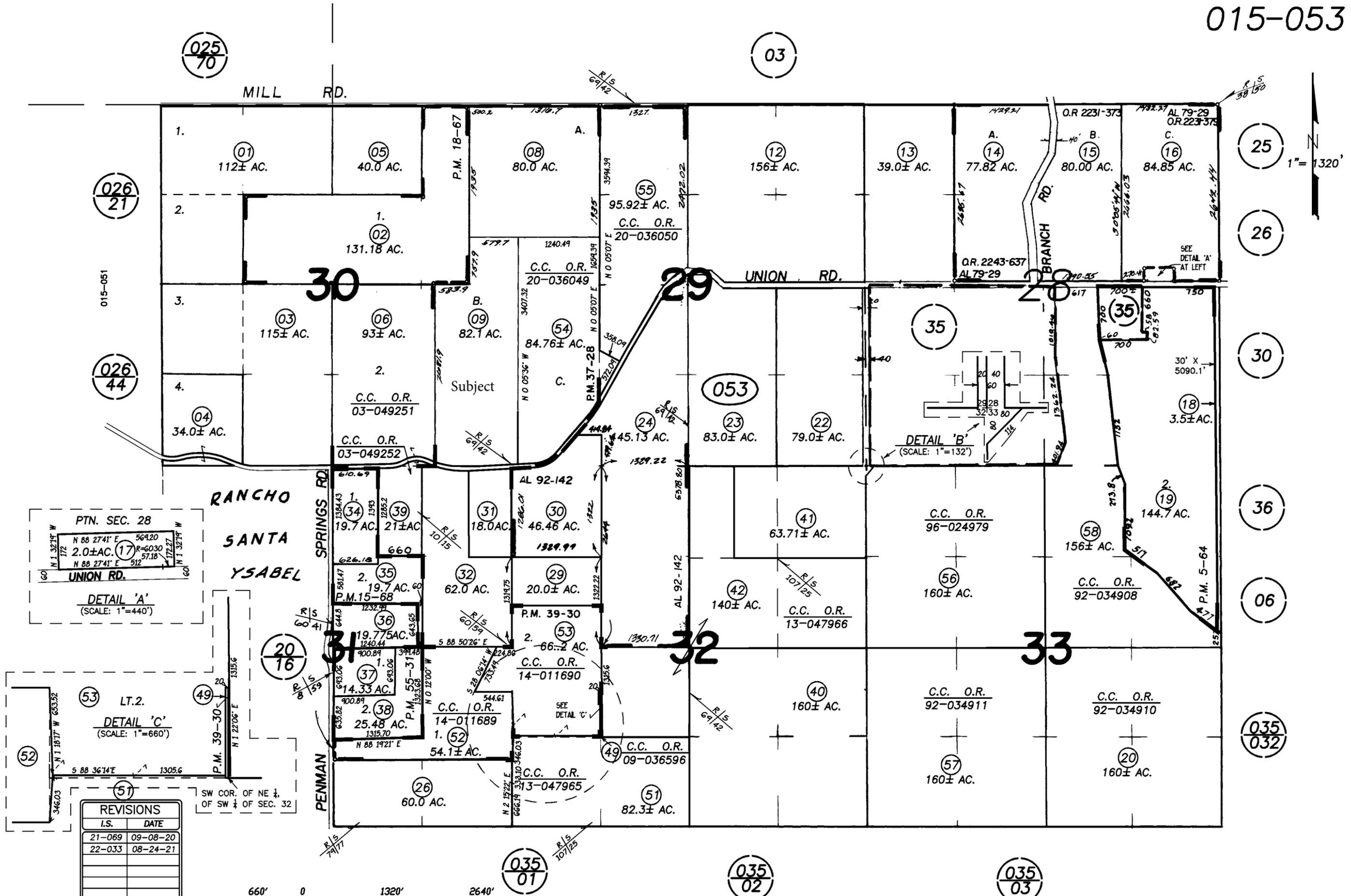
Advisory to the Reader:

This Summary is intended for use as a marketing document and attempts to summarize various details regarding the Pear Valley Estate Winery. All information in this Offering Summary was obtained or provided from either the property owner, or from from public sources believed to be reliable. Michael Crain Properties cannot and will not verify information provided by any third parties. Any interested reader is strongly advised to make their own investigations as to any and all information and facts regarding this property.

SOIL & WATER REPORTS

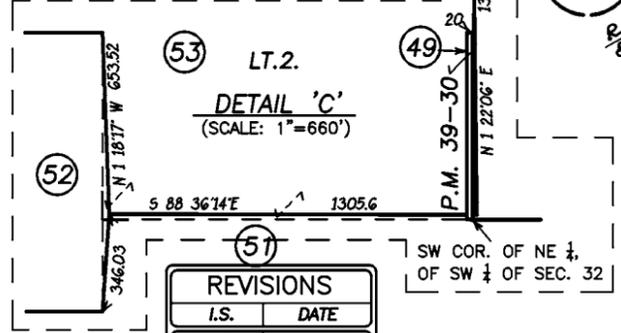
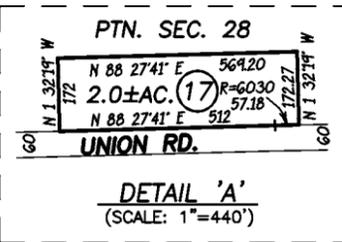
PEAR VALLEY ESTATE WINERY | CALIFORNIA





026
21

026
44



REVISIONS	
I.S.	DATE
21-069	09-08-20
22-033	08-24-21

660' 0 1320' 2640'

SW 12-27-03 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

T.26S. ; R.13E. ; SECTIONS 28 TO 33, M.D.B.& M.

PASO ROBLES VICINITY
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 015 PAGE 053

STATE OF CALIFORNIA
JLL COMPLETION REPORT
Refer to Instruction Pamphlet
No. **E024535**

DWR USE ONLY - DO NOT FILL IN

STATE WELL NO / STATION NO

LATITUDE LONGITUDE

APN/TRS/OTHER

Owner's Well No. #2 (10" Well)
Date Work Began 4/21/2005, Ended 4/27/2005
Local Permit Agency San Luis Obispo County
Permit No. 208-0000-01 Permit Date 2/28/2005

DEPTH FROM SURFACE		DESCRIPTION
Ft.	to Ft.	
0	3	TOP SOIL
3	67	BROWN CLAY
67	70	SAND & GRAVEL
70	83	BROWN CLAY
83	87	SAND & GRAVEL
87	101	BROWN CLAY
101	107	SAND & GRAVEL
107	120	BROWN CLAY
120	136	SAND & GRAVEL
136	140	BROWN CLAY
140	156	SAND & GRAVEL
156	182	BROWN CLAY
182	187	SAND & GRAVEL
187	200	BROWN CLAY
200	203	SAND & GRAVEL
203	236	BROWN CLAY
236	242	SAND & GRAVEL
242	300	BROWN CLAY
300	303	SAND & GRAVEL
303	327	BROWN CLAY
327	339	SAND & GRAVEL
339	443	BROWN SANDY CLAY
443	452	SAND & GRAVEL
452	458	BROWN SANDY CLAY
458	475	SAND & GRAVEL
475	493	BROWN SANDY CLAY
493	502	SAND & GRAVEL
502	506	BROWN CLAY
506	510	SAND & GRAVEL
510	560	BROWN SANDY CLAY

ORIENTATION (✓) VERTICAL — HORIZONTAL — ANGLE — (SPECIFY)
DRILLING METHOD **ROTARY** FLUID **Bentonite**
Describe material, grain, size, color, etc.

TOTAL DEPTH OF BORING 900 (Feet)
TOTAL DEPTH OF COMPLETED WELL 840 (Feet)

WELL OWNER
Name [Redacted] **P.U.**
Mailing Address 1 [Redacted]
Santa Ana CA 92705
CITY STATE ZIP

WELL LOCATION
Address Union Road
City Paso Robles CA
County San Luis Obispo
APN Book [Redacted] Page [Redacted] Parcel [Redacted]
Township [Redacted] Range [Redacted] Section [Redacted]
Latitude 36 [Redacted] 120 00 00 W
DEG. MIN. SEC. DEG. MIN. SEC.

LOCATION SKETCH
NORTH
WEST EAST
SOUTH
Illustrate or Describe Distance of Well from Roads, Buildings, Fences, Rivers, etc. and attach a map. Use additional paper if necessary. PLEASE BE ACCURATE & COMPLETE.

ACTIVITY (✓)
 NEW WELL
MODIFICATION/REPAIR
— Deepen
— Other (Specify)
— DESTROY (Describe Procedures and Materials Under "GEOLOGIC LOG")

PLANNED USES (✓)
WATER SUPPLY
 Domestic Public Irrigation Industrial
MONITORING
TEST WELL
CATHODIC PROTECTION
HEAT EXCHANGE
DIRECT PUSH
INJECTION
VAPOR EXTRACTION
SPARGING
REMEDICATION
OTHER (SPECIFY)

WATER LEVEL & YIELD OF COMPLETED WELL
DEPTH TO FIRST WATER _____ (FL) BELOW SURFACE
DEPTH OF STATIC WATER LEVEL 300 (FL) & DATE MEASURED 4/27/2005
ESTIMATED YIELD 400 (GPM) & TEST TYPE Air Lift
TEST LENGTH 4 (Hrs.) TOTAL DRAWDOWN _____ (FL)
May not be representative of a well's long-term yield.

DEPTH FROM SURFACE	BORE-HOLE DIA. (Inches)	TYPE (✓)				MATERIAL / GRADE	INTERNAL DIAMETER (Inches)	GAUGE OR WALL THICKNESS	SLOT SIZE IF ANY (Inches)
		BLANK	SCREEN	CON. TUBING	FILL PIPE				
0	450	18	✓			F-480 PVC	10	SDR 21	
450	530	18	✓			F-480 PVC	10	SDR 21	.040
530	550	18	✓			F-480 PVC	10	SDR 21	
550	630	18	Perf			F-480 PVC	10	SDR 21	.040
630	670	18	✓			F-480 PVC	10	SDR 21	.040
670	690	18	Perf			F-480 PVC	10	SDR 21	.040

DEPTH FROM SURFACE	ANNULAR MATERIAL TYPE			
	FL. to FL.	CE-MENT (✓)	BEN-TONITE FILL (✓)	FILTER PACK (TYPE/SIZE)
0	52	✓		
52	840		✓	Monterey Mix

- ATTACHMENTS (✓)**
- Geologic Log
 - Well Construction Diagram
 - Geophysical Log(s)
 - Soil/Water Chemical Analysis
 - Other
- ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.

CERTIFICATION STATEMENT
I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief.
NAME FILIPPONI & THOMPSON DRILLING
(PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)
ADDRESS P.O. BOX 845 ATASCADERO CA 93423
CITY STATE ZIP
Signed [Signature] DATE SIGNED 05/04/05 432680
WELL DRILLER/AUTHORIZED REPRESENTATIVE DATE SIGNED C-57 LICENSE NUMBER



STATE LICENSE NO. C57 432130

PV

P.O. Box 845 Atascadero, California 93423 (805) 466-1271

Name [Redacted] G/O Tom Maes
 Address 1312 E. Warner Ave. Santa Ana, CA 92705
 Job Location Union Road - Paso Robles
 Well size 10" Depth 840'
 Tested by B. Butler Rate of flow (gpm) 200
 Date 5/16/2005
 Phone _____
 Fax _____
 Duration of test 24 hours
 Static level 290.1

Well Test Report

Date	Time	Water level	G.P.M.
5/11/2005	8:30 a.m.	290.1	200
	8:35	317.9	200
	8:40	324.4	200
	9:00	335	200
	9:15	339.6	200
	9:30	344.2	200
	10:30	355.4	200
	11:30	362.5	200
	12:30 p.m.	368.3	200
	2:30	379.6	200
	3:30	382.4	200
	4:30	384.4	200
	5:30	386	200
	6:30	387.5	200
	7:30	390.5	200
5/12/2005	8:30	391.5	200
	9:30	393.2	200
	10:30	394.1	200
	11:30	395	200
	12:30 a.m.	397.5	200
	1:30	379.2	175
	2:30	382.3	175
	3:30	385.2	175
	4:30	387.1	175
	5:30	388.6	175
	6:30	389	175
	7:30	389.7	175
8:30	390.1	175	



STATE LICENSE NO. C57 432680

P.O. Box 845 • Atascadero, California 93423 • (805) 466-1271



PUMP INSTALLATION REPORT

Name Pear Valley Vineyard Date 10/9/2008
 Address C/O Tom Maas - 1312 E. Warner Ave - Santa Ana, 92705 Code 63 / Wes A.
 Location Union Road - Paso Robles Well # _____ Phone Howie: 674-1906

PUMP

Make Grundfos Model # 40S100-30
 H.P. 10 Serial # A11180030-P10538065 Voltage 460 / Three Phase
 Pipe size 2" Type Galvanized Wire size #10 Type Jacketed
 Depth Setting 609' Well Seal 6 x 2 Check Valve In Pump
 Motor Date S/N 08E18-23-0035 Motor Model # 2345958602
 Motor Serial # 337937916 Safety Rope _____
 Booster Pump Make _____ Model # _____
 Misc. _____

CONTROL

Control box _____ Make _____
 Pressure Switch _____ On _____ Lbs. Off _____ Lbs.
 Liquid Level _____ Low _____ High _____
 Relief Valve 3/4" Make _____ Setting 75 lbs.
 Pump Panel Make Square D 10 HP Voltage 460 Mag Size Size 1
 Heater/Overload _____ Fuses _____

Storage

Size _____ Galv Poly Fiberglass
 Pressure Tank Make _____ Size _____ Model _____
 Misc. _____

WELL

Casing Size 5" Type PVC w/ 6" Steel Protector
 Depth To Water 403.2' To Bottom 660'
 G.P.M. _____ @ _____ Ft. Tested By _____

VINEYARDS

PEAR VALLEY ESTATE WINERY | CALIFORNIA

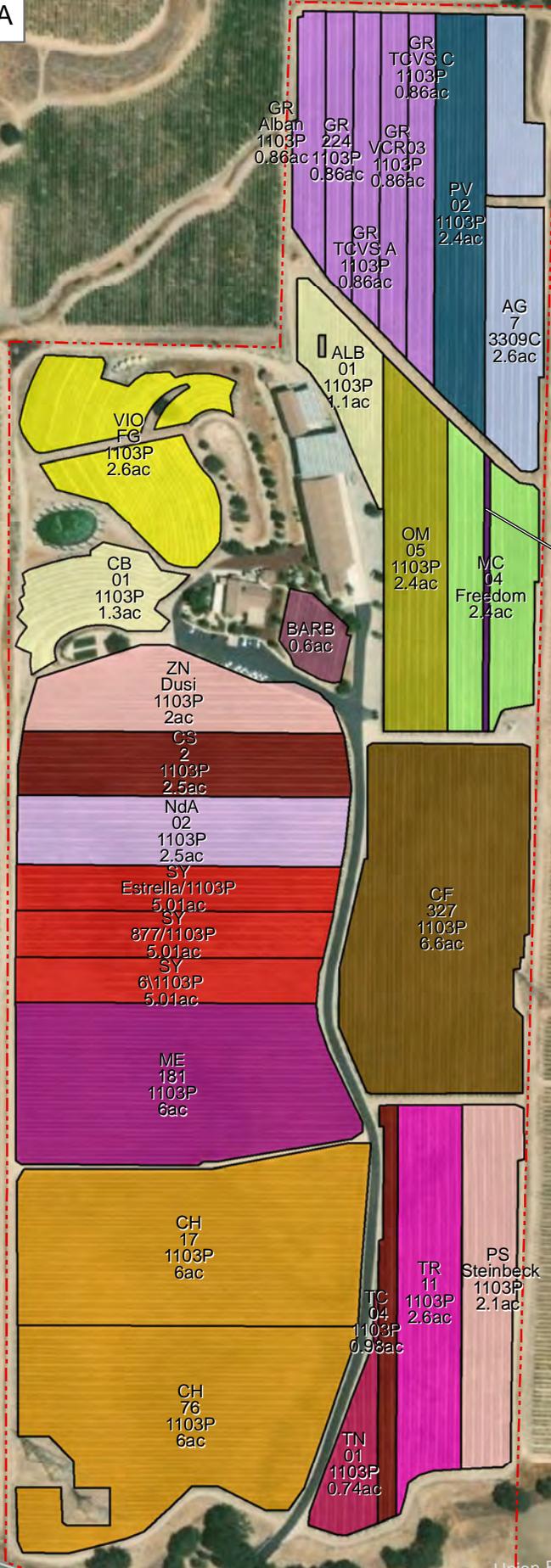


APN 015-053-009

4900 Union Road Paso Robles, CA

Legend

- Approx Property (SLO Co)
- Variety Blocks - 62.83ac
- Aglianico - 2.6ac
- Albarino - 1.1ac
- Barbera - 0.6ac
- Cabernet Franc - 6.6ac
- Cabernet Sauvignon - 2.5ac
- Carménère
- Chardonnay - 12.0ac
- Chenin Blanc - 1.3ac
- Grenache - 4.3ac
- Merlot - 6.0ac
- Muscat Canelli - 2.4ac
- Nero d'Avola - 2.5ac
- Orange Muscat - 2.4ac
- Petit Verdot - 2.4ac
- Petite Sirah - 2.1ac
- Syrah - 5.01ac
- Tinta Cao - 0.98ac
- Tinta Roriz - 2.6ac
- Touriga Nacional - 0.74ac
- Viognier - 2.6ac
- Zinfandel - 2.0ac



Union Rd



Mike Bobbitt & Associates
 (805) 466-2920
 www.mikebobbitt.com
 14 Sep 2022

Disclaimer: The information herein was compiled from multiple publicly available sources, is considered reliable and the most current available; it is, however, provided without warranty, either express or implied. No liability is assumed either directly or indirectly. Contact a licensed Land Surveyor for any questions regarding legal property boundaries

Pear Valley Estate Vineyard - Union Road

Vineyard Data & Row Description

Variety	Clone/Rootstock	Acres	Total Rows	Row #	Spacing	Vineyard	Planted/Grafted
Aglanico	7/3309C	2.6	12	340-351	5x10	UR	2007
Albarino	01/1103P	1.1	19	352-370	5x10	UR	2007
Barbera		0.6	15	283-297	5x10	UR	2009
Cabernet Sauvignon	02/1103P	2.5	14	170-185	6x10	UR	2016
Cabernet Franc	327/1103P	6.6	41	405-445	5x10	UR	2006
Chardonnay	76/1103P	6	89	1-49	5x10	UR	2006
	17/1103P	6	11	50-89	5x10	UR	2006
Chenin Blanc	01/1103P	1.3	16	203-218	5x10	UR	2009
Grenache	Alban/1103P	0.86	31	298-	5x10	UR	2007
	224/1103P	0.86	11		5x10	UR	2007
	TCVS A/1103P	0.86	11		5x10	UR	2007
	VCR03/1103P	0.86	11		5x10	UR	2007
	TCVS C/1103P	0.86	11	-328	5x10	UR	2007
Merlot	181/1103P	6	35	90-124	5x10	UR	2006
Muscat Canelli	04/Freedom	2.5	20	385-404	5x10	UR	2007
Nero d'Avola	02/1103P	2.5	15	155-169	5x10	UR	2016
Orange Muscat	05/1103P	2.4	14	371-384	5x10	UR	2006/2010
Petit Verdot	02/1103P	2.4	11	329-339	5x10	UR	2007
Petite Sirah	Steinbeck/1103P	2.1	13	479-491	5x10	UR	2006/2010
Syrah	6/1103P	1.67	10	125-134	5x10	UR	2020
	877/1103P	1.67	10	135-144	5x10	UR	2016
	Estrella/1103P	1.67	10	145-154	5x10	UR	2016
Tinta Roriz	11/1103P	2.6	14	465-478	5x10	UR	2006/2010
Tinto Cao	04/1103P	0.98	4	461-464	5x10	UR	2006/2010
Touriga Nacional	01/1103P	0.74	15	446-460	5x10	UR	2006/2010
Viognier	FG Scion cuttings	2.6	64	219-282	5x10	UR	2009
Zinfandel	Rockpile/1103P	2	19	184-202	5x10	UR	2007 - 2016
Zinfandel	Dusi Heritage/1103P		17	186-202	5x11	UR	2019

Net Vine Acres

62.83

PARCEL & TITLE RECORDS
PEAR VALLEY ESTATE WINERY | CALIFORNIA



4900 Union Rd, Paso Robles, CA 93446-9345, San Luis Obispo County

APN: 015-053-009 CLIP: 2289474344

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	N/A	N/A	\$600,000	N/A
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	N/A	3,576,276	N/A	AGR-NEC	

OWNER INFORMATION			
Owner Name	Maas Kathleen J Trust	Tax Billing Zip	93447
Tax Billing Address	Po Box 5120	Tax Billing Zip+4	5120
Tax Billing City & State	Paso Robles, CA	Owner Occupied	No

LOCATION INFORMATION			
Census Tract	103.02	Topography	Type Unknown
Carrier Route	R005	Subdivision	Parcel Map Co 83-223
Zoning	AG		

TAX INFORMATION			
Tax ID	015-053-009	% Improved	92%
Tax Area	104001	Lot	1
Legal Description	PM 37-28 PAR B		

ASSESSMENT & TAX			
Assessment Year	2021	2020	2019
Assessed Value - Total	\$4,434,577	\$4,380,134	\$4,303,770
Assessed Value - Land	\$334,965	\$314,169	\$297,424
Assessed Value - Improved	\$4,099,612	\$4,065,965	\$4,006,346
YOY Assessed Change (\$)	\$54,443	\$76,364	
YOY Assessed Change (%)	1.24%	1.77%	
Tax Year	Total Tax	Change (\$)	Change (%)
2019	\$46,639		
2020	\$47,467	\$828	1.77%
2021	\$48,057	\$590	1.24%

CHARACTERISTICS			
Approx Lot SqFt	3,576,276	Topography	Type Unknown
Lot Acres	82.1	Land Use - Universal	Agricultural (NEC)
Land Use - County	Vacant Rural >80 A		

SELL SCORE	
Value As Of	2022-06-05 03:54:19

ESTIMATED VALUE	
Value As Of	05/26/2022

- (1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.
- (2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.
- (3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LAST MARKET SALE & SALES HISTORY					
Recording Date	09/08/2004		Seller	Nshe Murray	
Sale Price	\$600,000		Document Number	79364	
Owner Name	Maas Kathleen J Trust		Deed Type	Grant Deed	
Recording Date	02/09/2021	12/15/2020	12/15/2020	10/29/2019	03/03/2008
Sale Price					
Nominal	Y	Y	Y	Y	Y
Buyer Name	Maas Kathleen J Trust	Maas Kathleen J Trust	Maas Kathleen J Trust A	Owner Record	Maas Frederick Jr & K J Trust
Seller Name	Maas Kathleen J Trust A	Maas F Jr & K J Trust	Maas F Jr & K J Trust	Maas Frederick T	Maas Frederick T Jr

Document Number	10453	74262	74261	47848	10415
Document Type	Grant Deed	Grant Deed	Grant Deed	Affidavit	Quit Claim Deed

Recording Date	09/08/2004
Sale Price	\$600,000
Nominal	
Buyer Name	Maas Frederick T Jr
Seller Name	Nshe Murray
Document Number	79364
Document Type	Grant Deed

MORTGAGE HISTORY					
Mortgage Date	03/01/2019	12/10/2018	10/19/2018	06/21/2013	06/03/2008
Mortgage Amt	\$2,305,000	\$2,305,000	\$2,500,000	\$1,800,000	\$1,260,000
Mortgage Lender	American Riviera Bk	American Riviera Bk	Umpqua Bk	Umpqua Bk	Farm Credit W Pca
Mortgage Type	Conventional	Conventional	Conventional	Conventional	Conventional
Borrower Name	Maas Frederick Jr	Frederick Maas Jr & Kathleen J	Maas F Jr & K J Trust	Maas Frederick Jr & K J Trust	Maas Frederick Jr & Kathleen J



*Lot Dimensions are Estimated

Parcel Information

APN: 015-053-009

Owner Address:

PO BOX 5120 PASO ROBLES

CA 93447

Site Address:

04900 UNION RD

Description: PM 37-28 PAR B

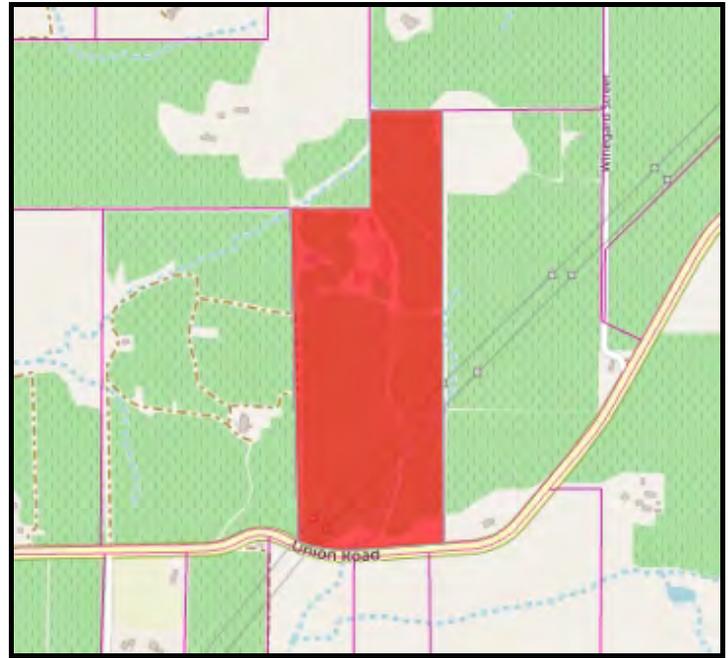
Tax Rate Area Code: 104001

Estimated Acres: 81.3

Community Code: NCELPO

Supervisor District: Supdist 1

Average Percent Slope: 9



Selected Parcel

Land Use Information

Land Uses

Combining Designations

AG	
	Airport Review Area



Parcel location within San Luis Obispo County

Permit Information

Permit	Description		Application Date
PMT2014-01146	PMTC - Commercial Permit	Renewable Energy	10/28/2014 2:08:35 PM
PMT2008-00889	PMTC - Commercial Permit	Tanks	10/31/2008 3:07:19 PM
PMT2008-00887	PMTC - Commercial Permit	Tanks	10/31/2008 2:40:52 PM



PMT2008-00885	PMTC - Commercial Permit	New Structure	10/31/2008 2:20:39 PM
PMT2008-00061	PMTC - Commercial Permit	Fire Suppression	7/10/2008 2:03:12 PM
PMT2008-00060	PMTC - Commercial Permit	Fire Suppression	7/10/2008 1:56:26 PM
PMT2007-02120	PMTC - Commercial Permit	New Structure	2/26/2008 4:23:37 PM
PMT2007-01527	PMTC - Commercial Permit	New Structure	12/26/2007 10:33:29 AM
PMT2007-01526	PMTG - Grading Permit	Major Grading - over 10% slope or 5000 cu yds	12/26/2007 10:26:03 AM
PMT2007-00730	PMTG - Grading Permit	Major Grading - over 10% slope or 5000 cu yds	9/21/2007 11:08:36 AM
PMT2005-00236	PMTC - Commercial Permit	Additions/Alterations	7/20/2005 2:39:05 PM
PMT2005-00153	Determination	AG Exempt Building	7/15/2005 12:00:49 PM
DRC2004-00241	Land Use	Conditional Use Permit	5/11/2005 1:38:50 PM
PMT2004-01937	PMTG - Grading Permit	Major Grading - over 10% slope or 5000 cu yds	1/5/2005 12:00:00 AM

Property Addresses

Recorded Ownership Documents

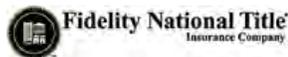
Parcel History

APN Is (Child Parcel)	APN Was (Parent Parcel)
015-053-009	015-051-071

4900 UNION RD
PASO ROBLES, CA 93446-9345

Document Contents

- Profile Cover Sheet
- Property Overview
- Property History Page
- Neighborhood
- Plat Map



Provided By

Laura Fitchie
285 Second Street
Sonoma, CA 95476
lfitchie@fnf.com

Property Overview

Fidelity National Title

Primary Owner: MAAS, KATHLEEN J; KATHLEEN J MAAS TRUST REVOCABLE TRUST,

Secondary Owner:

Mail Address: PO BOX 5120
PASO ROBLES, CA 93447-5120

Site Address: 4900 UNION RD
PASO ROBLES, CA 93446-9345

APN: 015-053-009

Housing Tract Number:

Lot Number:

Legal Description: Legal Brief Description: PM 37-28 PAR B

Property Details

Bedrooms: 0	Year Built:	Square Feet:
Bathrooms: 0	Garage:	Lot Size: 82.1 AC
Total Rooms:	Fireplace:	Number of Units: 0
Zoning: AG	Pool:	Use Code: Vacant Land (General)
No of Stories:		
Building Style:		

Sale Information

Transfer Date: 02/09/2021	Seller: MAAS, KATHLEEN J; KATHLEEN J MAAS TRUST,
Transfer Value: \$0.00	Document#: 2021010453
Title Company: NONE AVAILABLE	Cost/Sq Feet:

Assessment and Taxes

Assessed Value: \$4,434,577.00	Percent Improvement: 92.45%	Homeowner Exemption:
Land Value: \$334,965.00	Tax Amount: \$48,056.60	Tax Rate Area: 104-001
Improvement Value: \$4,099,612.00	Tax Account ID:	Tax Status:
Market Improvement Value:	Market Land Value:	Market Value:
Tax Year: 2021		



Property History
Fidelity National Title

MAAS, KATHLEEN J; KATHLEEN J MAAS TRUST REVOCABLE TRUST,
4900 UNION RD, PASO ROBLES, CA 93446-9345
APN: 015-053-009 SAN LUIS OBISPO COUNTY
Prior Transfer - 02/09/2021

Recording Date:	02/09/2021	Document#:	2021010453
Price:	\$0.00	Document Type:	Intra-family Transfer or Dissolution
First TD:		Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Lender Name:			
Buyer Name:	MAAS, KATHLEEN J; KATHLEEN J MAAS TRUST REVOCABLE TRUST	Buyer Vesting:	RT
Seller Name:	MAAS, KATHLEEN J; KATHLEEN J MAAS TRUST		
Legal Description:	Lot Number: B Subdivision: AMENDED PARCEL MAP CO 83 223 Map Ref: MB 37 PG 28 City / Muni / Twp: UNINCORPORATED		

Prior Transfer - 12/15/2020

Recording Date:	12/15/2020	Document#:	2020074261
Price:	\$0.00	Document Type:	Intra-family Transfer or Dissolution
First TD:		Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Lender Name:			
Buyer Name:	MAAS, KATHLEEN J; MAAS, KATHLEEN J	Buyer Vesting:	TR
Seller Name:	MAAS, KATHLEEN J; DECLARATION OF TR OF FREDERICK J MAAS JR		
Legal Description:	Lot Number: B Subdivision: AMENDED PARCEL MAP CO 83 223 Map Ref: MB 37 PG 28 City / Muni / Twp: UNINCORPORATED		

Release Record - 05/20/2019

Recording Date:	05/20/2019	Document#:	2019018596
Price:		Document Type:	Release of Mortgage
TD Due Date:		Type of Financing:	
Lender Name:			
Lender Type:		Borrowers Name:	FREDERICK MAAS JR AND KATHLEEN J MAAS TRUSTEES OF THE AMENDED AND RESTATED DECLARATION OF TRUST OF FREDERICK MAAS JR AND KATHLEEN J MAAS UADT DATED FEBRUARY 26 2008, AS COMMUNITY PROPERTY
Vesting:			
Legal Description:			

Release Record - 05/01/2019

Recording Date:	05/01/2019	Document#:	2019015724
Price:		Document Type:	Release of Mortgage
TD Due Date:		Type of Financing:	
Lender Name:			
Lender Type:		Borrowers Name:	FREDERICK MAAS JR. AND KATHLEEN J. MAAS, TRUSTEES OF THE AMENDED AND RESTATED DECLARATION OF TRUST FREDERICK MAAS, JR AND KATHLEEN J. MAAS, U.A.D.T DATED FEBRUARY 26 2008
Vesting:			
Legal Description:			

Mortgage Record - 03/01/2019

Recording Date:	03/01/2019	Document#:	2019007214
Loan Amount:	\$2,305,000.00	Loan Type:	Commercial Loan
TD Due Date:		Type of Financing:	
Lender Name:	AMERICAN RIVIERA BANK		
Lender Type:		Borrowers Name:	MAAS JR, FREDERICK; MAAS, KATHLEEN J
Vesting:	TR		



Property History
Fidelity National Title

Release Record - 12/24/2018

Recording Date: 12/24/2018 **Document#:** [2018052526](#)
Price: **Document Type:** Substitution of Trustee and Full Reconveyance
TD Due Date: **Type of Financing:**
Lender Name:
Lender Type: **Borrowers Name:** FREDERICK MAAS, JR. AND KATHLEEN J. MAAS,
 TRUSTEES OF THE AMENDED AND RESTATED
 DECLARATION OF TRUST OF FREDERICK MASS,
 JR AND KATHLEEN J. MAAS, U.A.D.T. DATED
 FEBRUAYR 26 2008
 Vesting:
Legal Description:

Mortgage Record - 10/19/2018

Recording Date: 10/19/2018 **Document#:** [2018043938](#)
Loan Amount: \$250,000.00 **Loan Type:** Commercial Loan
TD Due Date: **Type of Financing:**
Lender Name: UMPQUA BANK
Lender Type: **Borrowers Name:** MAAS JR, FREDERICK FREDERICK;
 MAAS, KATHLEEN J
 Vesting: TR
Legal Description: **Lot Number:** B
Subdivision: PARCEL MAP # 83-223
Map Ref: 0

Release Record - 06/18/2014

Recording Date: 06/18/2014 **Document#:** [2014023964](#)
Price: **Document Type:** Release of Mortgage
TD Due Date: **Type of Financing:**
Lender Name:
Lender Type: **Borrowers Name:** FREDERICK MAAS JR AND KATHLEEN J. MAAS,
 TRUSTEES OF THE AMENDED AND RESTATED
 DECLARATION OF TRUST OF FREDERICK MAAS,
 JR AND KATHLEEN J. MAAS, U.A. D.T. DATED
 FEBRUARY 26, 2008
 Vesting:
Legal Description:

Mortgage Record - 06/21/2013

Recording Date: 06/21/2013 **Document#:** [2013036095](#)
Loan Amount: \$1,800,000.00 **Loan Type:** Unknown Loan Type
TD Due Date: **Type of Financing:**
Lender Name: UMPQUA BANK
Lender Type: **Borrowers Name:** MAAS JR, FREDERICK; MAAS,
 KATHLEEN J
 Vesting: TR
Legal Description: **Lot Number:** B
Map Ref: 0
City / Muni / Twp: UNINCORPORATED

Mortgage Record - 06/03/2008

Recording Date: 06/03/2008 **Document#:** [2008028854](#)
Loan Amount: \$1,260,000.00 **Loan Type:** Unknown Loan Type
TD Due Date: **Type of Financing:**
Lender Name: FARM CREDIT WEST FLCA
Lender Type: **Borrowers Name:** MAAS JR, FREDERICK; MAAS,
 KATHLEEN J
 Vesting: TR
Legal Description: **Lot Number:** B
Map Ref: 0
Legal Brief Description: PARCEL MAP CO83-223



 **Property History**

Fidelity National Title



Prior Transfer - 09/08/2004

Recording Date:	09/08/2004	Document# :	2004079364
Price:	\$600,000.00	Document Type:	Grant Deed
First TD:		Type of Sale:	Full-Computed from Transfer Tax
Lender Name:		Buyer Vesting:	
Buyer Name:	MAAS JR, FREDERICK THOMAS		
Seller Name:	NSHE MURRAY		
Legal Description:	Lot Number: B		
	Map Ref: PM CO 83-223MB37PG28		
	City / Muni / Twp: UNINCORPORATED		



Neighborhood Overview
Fidelity National Title

Nearby Neighbors
MAAS, KATHLEEN J; KATHLEEN J MAAS TRUST REVOCABLE TRUST,

 4900 UNION RD , PASO ROBLES , CA , 93446
 APN: 015-053-009
 Bedrooms: 0 Bathrooms:
 Square Feet: Lot Size: 82.1 AC
 Year Built: Garage:

STEINBECK VINEYARDS 2 LLC,

 4950 UNION RD , PASO ROBLES , CA , 93446
 APN: 015-053-054
 Bedrooms: 3 Bathrooms: 2.5
 Square Feet: 1,506 Lot Size: 95.92 AC
 Year Built: 1975 Garage: G

GRAPE PLANTATION LLC

 4550 UNION RD , PASO ROBLES , CA , 93446
 APN: 015-053-006
 Bedrooms: 3 Bathrooms: 4.5
 Square Feet: 4,853 Lot Size: 93 AC
 Year Built: 1999 Garage: G

WALTZ, CODY M; WALTZ, EMILY D

 4995 UNION RD , PASO ROBLES , CA , 93446
 APN: 015-053-031
 Bedrooms: 3 Bathrooms: 2
 Square Feet: 1,744 Lot Size: 18 AC
 Year Built: 1949 Garage:

EMERY ANDREA L (TRE)

 UNION RD , CA , 93446
 APN: 015-053-030
 Bedrooms: 0 Bathrooms:
 Square Feet: Lot Size: 46.46 AC
 Year Built: Garage:

CORRIGAN PATRICIA A

 4775 UNION RD , PASO ROBLES , CA , 93446
 APN: 912-000-295
 Bedrooms: 2 Bathrooms: 2
 Square Feet: 1,104 Lot Size:
 Year Built: 2014 Garage: C

PETTIGREW CHRISTINE J (TRE)

 4775 UNION RD , PASO ROBLES , CA , 93446
 APN: 015-053-039
 Bedrooms: 3 Bathrooms: 2
 Square Feet: 2,532 Lot Size: 21 AC
 Year Built: 2006 Garage: G

SRAN VINEYARDS LLC

 4825 MILL RD , PASO ROBLES , CA , 93446
 APN: 015-053-002
 Bedrooms: 4 Bathrooms: 3
 Square Feet: 4,172 Lot Size: 131.18 AC
 Year Built: 1984 Garage: G

PERNEY JERRY L

 4603 UNION RD , PASO ROBLES , CA , 93446
 APN: 913-000-103
 Bedrooms: 0 Bathrooms:
 Square Feet: Lot Size:
 Year Built: Garage:

PERNEY JERRY

 4603 UNION RD , PASO ROBLES , CA , 93446
 APN: 913-002-263
 Bedrooms: 0 Bathrooms:
 Square Feet: Lot Size:
 Year Built: Garage:

PERNEY JERRY L (TRE)

 4603 UNION RD , PASO ROBLES , CA , 93446
 APN: 015-053-034
 Bedrooms: 0 Bathrooms:
 Square Feet: 1,524 Lot Size: 21.121 AC
 Year Built: 1982 Garage: G

STEINBECK VINEYARDS #2 LLC

 4995 MILL RD , PASO ROBLES , CA , 93446
 APN: 015-053-008
 Bedrooms: 3 Bathrooms: 3
 Square Feet: 4,649 Lot Size: 80 AC
 Year Built: 1999 Garage: G

3IN WINERY INC

 5185 UNION RD , PASO ROBLES , CA , 93446
 APN: 015-053-024
 Bedrooms: 2 Bathrooms: 1
 Square Feet: 1,134 Lot Size: 145.13 AC
 Year Built: 1962 Garage: G

ANDERSON DARLEENE (TRE)

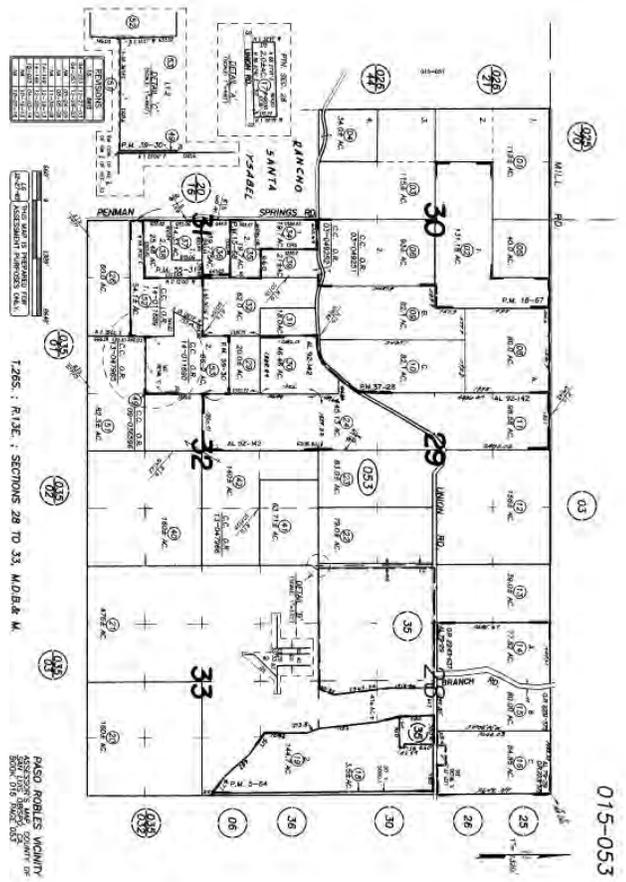
 4975 UNION RD , PASO ROBLES , CA , 93446
 APN: 015-053-032
 Bedrooms: 0 Bathrooms:
 Square Feet: 1,053 Lot Size: 62 AC
 Year Built: 1937 Garage:

HEVERT, JEFFREY WILLIAM; HEVERT, DINA BEHAR

 4380 UNION RD , PASO ROBLES , CA , 93446
 APN: 015-053-003
 Bedrooms: 5 Bathrooms: 3.5
 Square Feet: 1,853 Lot Size: 115 AC
 Year Built: 1988 Garage: G



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



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ADDITIONAL PHOTOS

PEAR VALLEY ESTATE WINERY | CALIFORNIA



Pear Valley Winery Equipment

Dated:

<u>Item</u>	<u>Capacity</u>	<u>Units</u>	<u>Description/Manufacture/Model Info</u>
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Winery

Stainless Steel Fermentation Tanks	1,693/Gal	6	
Stainless Steel Fermentation Tanks	3,305/Gal	4	
Stainless Steel Fermentation Tanks	5,094/Gal	2	
Stainless Steel Fermentation Tanks	500/Gal	2	
Stainless Steel Fermentation Tanks	600/Gal	2	Criveller
Stainless Steel Fermentation Tanks		4	Small Batch Tanks

Berry Sorter Shaker Table			
Destemmer			Diemme Kappa
Basket Press			Diemme Vintage
Bladder Press			Diemme Velvet
Ozone Sanitation Press			
Pressure Washer			Poseidon
Tank Washer			Cloud Model 360
Tank Thermometer System			Acrolon
Toyota Electric Fork Lift			#M2501808525BU
Propane Fork Lift			#582746A
Augers and Pumps			
Hydraulic Bin Dumper Solenoid Valves			
Floor Scale			
Large and Small Hoppers			
Four Barrell Winery Ladder			
Pump Over Cart			
Barrell Racks			
Barrel Steam Cleaner			
Hose Rack			
Membrane Filter			
John Deere Tractor			
Sprayer			
Water Purification System			
Sun Shades and Awnings			
Sund System			

Tasting Room

Commercial Dishwasher			
Commercial Refridgerator & Freezer			
Awning			
Wedding Chairs			
Patio Furniture			
Alto Sham Oven			

Portable Bar
Built-in Office Cabinets
Computer Server
Ice Machine
Office Computer

MICHAEL CRAIN PROPERTIES

VINEYARD AND ESTATE BROKERS

Listed by Michael Crain of Michael Crain Properties, Vineyard and Estate Brokers.



MICHAEL CRAIN

Contact me for more information

707-815-6290

michael@vineyardadvisors.com

DRE 00960752

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