



9308 Chimney Rock Road, Paso Robles - Offered at \$4,500,000



Premier Westside Vineyard Potential

This 86 acre parcel in the heart of Adelaide fronts onto Chimney Rock Road and is surrounded by vineyards. The property is deer-fenced and has four wells, two of which are being used actively. Currently used for cattle grazing, this land has great potential as a vineyard with excellent road frontage and visibility. There is a historic barn and two manufactured homes on the hilltop overlooking the valley. The land is under Williamson Act Contract and it adjoins the Starr Ranch & Vineyard (now owned by Justin Winery).

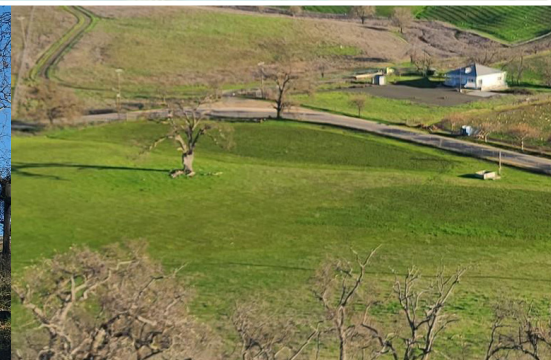
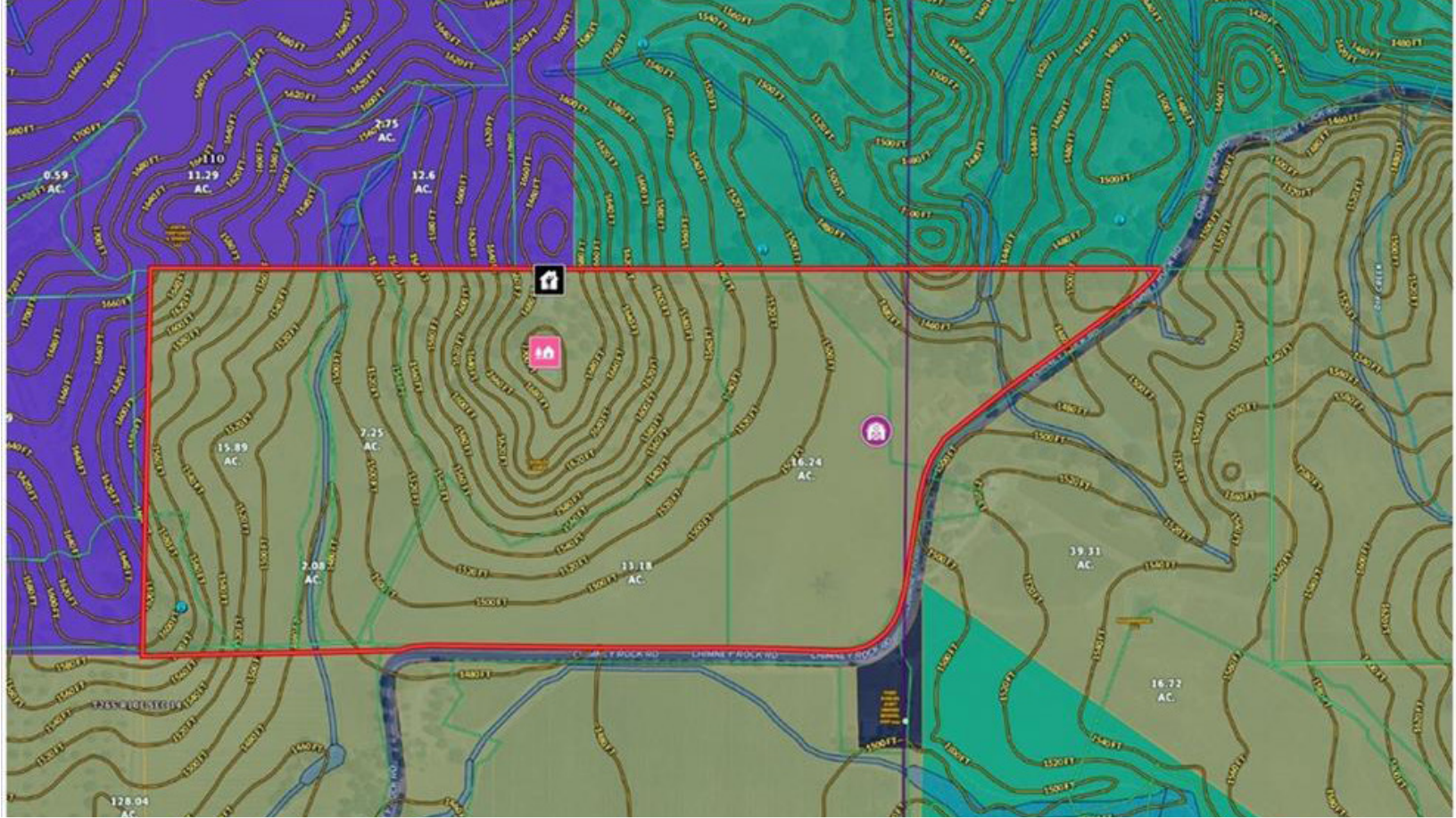
A Paso Robles native, Jim brings insider knowledge and 30+ years of experience to every deal!

DRE License: 00981882

Jim IRVING

805-610-7070

**Jim@JimIrving.com
www.JimIrving.com**



Listing Profile & Amenities

- Price: \$4,500,000
- Lot Size: 86 acres
- Est. Plantable: 50-65 acres
- 2 Manufactured Homes:
2,720 +/- sqft
- Year Built: 1999
- Primary Residence:
4 bedrooms, 2 baths
- Guest House: 2 bedrooms, 1 bath

- Roof: Composition
- Heating: Central (Propane)
- Cooling: Central (Electric)
- Primary Kitchen: Formica
Counters, Disposal, Range & Oven,
Dishwasher, Refrigerator
- Primary Extras: Washer & Dryer
- Sewer: Septic
- Water: 4 Wells

- Outside: Wood Deck & Trex
Decking at Primary, Historic Barn
on Permanent Foundation with
Electricity & Water
- Zoning: Ag/Williamson Act
Contract
- Location: Adelaide
- ID: NS24025777
- APN: 014-311-036

RE/MAX[®]
Parkside Real Estate

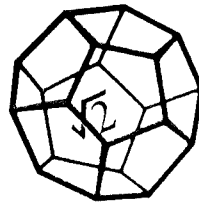
711 12th Street, Paso Robles, CA

Equal Housing Opportunity. This information was supplied by Seller and/or other sources. Broker believes this information to be correct but has not verified this information and assumes no legal responsibility for its accuracy. Buyers should investigate these issues to their own satisfaction.

Appointment Only!
805-610-7070

Jim
IRVING

DRE License: 00981882



**NORTH COAST
LABORATORIES LTD.**

January 06, 2000

Creek Environmental Lab.
141 Suburban Road, Suite C-5
San Luis Obispo, CA 93401-5704

Order No.: 9912585
Invoice No.: 4041
PO No.:

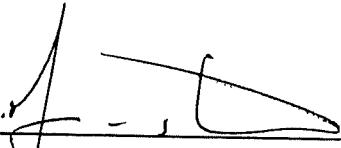
Attn: Orval Osborne

RE: Janes Ranch G3507

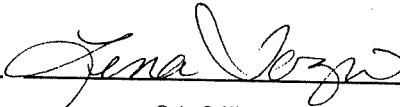
SAMPLE IDENTIFICATION

Fraction	Client Sample Description
01A	Janes Ranch S.W. Well; 4230

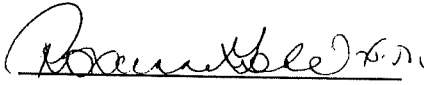
REPORT CERTIFIED BY



Laboratory Supervisor(s)



QA Officer



Jesse G. Chaney, Jr.
Laboratory Director



CREEK ENVIRONMENTAL LABORATORIES, INC.

141 SUBURBAN ROAD, SUITE C-5 • SAN LUIS OBISPO, CA 93401 • (805) 545-9838 • FAX (805) 545-0107

Fred Strong
F.Strong & Associates
P.O.Box 3621
Paso Robles, CA 93447

Log Number: 99-C4230
Order: G3507
Received: 12/20/99

REPORT OF ANALYTICAL RESULTS

SAMPLE DESCRIPTION	SAMPLED BY	SAMPLED		MATRIX	ANALYZED
		DATE @ TIME			
Janes Ranch S.W. Well	Richard	12/16/99@13:30		Drinking Water	
ANALYTE	RESULT	* R.L.	UNITS	METHOD	ANALYZED
Fluoride	1.0	1	mg/L	EPA 300.0	12/20/99
Nitrate as N	2.1	0.1	mg/L	EPA 300.0	12/20/99
Nitrate as NO3	9.3	0.4	mg/L	EPA 300.0	12/20/99
Nitrite as N	Not Detected	0.1	mg/L	EPA 300.0	12/20/99
Silver	Not Detected	0.005	mg/L	EPA 200.7	12/21/99
Aluminum	0.071	0.03	mg/L	EPA 200.7	12/21/99
Barium	0.026	0.005	mg/L	EPA 200.7	12/21/99
Beryllium	Not Detected	0.001	mg/L	EPA 200.7	12/21/99
Chromium	Not Detected	0.01	mg/L	EPA 200.7	12/21/99
Copper	Not Detected	0.005	mg/L	EPA 200.7	12/21/99
Mercury	Not Detected	0.001	mg/L	EPA 245.1	12/23/99
Nickel	Not Detected	0.01	mg/L	EPA 200.7	12/21/99
Lead	Not Detected	0.02	mg/L	EPA 200.7	12/21/99

* R.L. - Reporting Limit. 'RESULTS' reported as "Not Detected" means not detected above R.L.

CREEK ENVIRONMENTAL LABORATORY

Lab Director, Orval Osborne

Date: 06-Jan-00
WorkOrder: 9912585

ANALYTICAL REPORT

Client Sample ID: Janes Ranch S.W. Well; 4230
Lab ID: 9912585-01A

Received: 12/21/99

Collected: 12/16/99 13:30

Test Name: Antimony

Reference: EPA 200.9

<u>Parameter</u>	<u>Result</u>	<u>Limit</u>	<u>Units</u>	<u>DF</u>	<u>Extracted</u>	<u>Analyzed</u>
Antimony	ND	6.0	µg/L	1.0	12/27/99	12/28/99

Test Name: Arsenic

Reference: EPA 200.9

<u>Parameter</u>	<u>Result</u>	<u>Limit</u>	<u>Units</u>	<u>DF</u>	<u>Extracted</u>	<u>Analyzed</u>
Arsenic	ND	2.0	µg/L	1.0	12/27/99	12/30/99

Test Name: Cadmium

Reference: EPA 200.9

<u>Parameter</u>	<u>Result</u>	<u>Limit</u>	<u>Units</u>	<u>DF</u>	<u>Extracted</u>	<u>Analyzed</u>
Cadmium	ND	1.0	µg/L	1.0	12/27/99	12/30/99

Test Name: Selenium

Reference: EPA 200.9

<u>Parameter</u>	<u>Result</u>	<u>Limit</u>	<u>Units</u>	<u>DF</u>	<u>Extracted</u>	<u>Analyzed</u>
Selenium	33	5.0	µg/L	1.0	12/27/99	12/29/99

Test Name: Thallium

Reference: EPA 200.9

<u>Parameter</u>	<u>Result</u>	<u>Limit</u>	<u>Units</u>	<u>DF</u>	<u>Extracted</u>	<u>Analyzed</u>
Thallium	ND	1.0	µg/L	1.0	12/27/99	1/2/00

501 N. Main St.
Templeton, CA 93465

Muller Drilling Co.

Contractors License No. 324634

BOB MILLER
(805) 434-1888

PUMP TEST REPORT

JO # 6073

Well Owner: Dr Stanton

Pump Set: 220' Well # 1

Billing Address: _____

Pump Size: 2 HP Well Depth: 226'

Testing Method: _____

Perf Rec: _____

Standing Level Before Testing: 52'

APN: _____
LOCATION Gerst Ranch

TIME	PUMPING LEVEL	TESTING		GPM
		WATER CONDITION	WATER OVER BOWLS	
8:45	start test	cloudy		
9:00	122' 6"	cloudy		24
9:15	139' 3"	cloudy		24
9:30	147' 6"	clear		24
9:45	153' 6"	clear		24
10:00	159' 6"	clear		24
10:15	166' 8"	clear		23
10:30	174' 10"	clear		23
10:45	180' 11"	clear		22
11:00	187'	clear		22
11:15	187' 11"	clear		19
11:30	188' 7"	clear		18
11:45	189' 6"	clear		18
12:00	190'	clear		17
12:15	189' 10"	clear		17
12:30	189' 10"	clear		17
12:45	189' 10"	clear		17

NOTES: _____

Standing Level After Testing: 189' 11"

FINAL TEST RESULTS: Produced 17 GPM for 4 hours on (date) 10-18-88

Test Run By: Richard Harrison

CC: _____
 Recorded _____

SAN LUIS OBISPO COUNTY HEALTH DEPARTMENT
 1489, SAN LUIS OBISPO, CALIFORNIA 93406
 FOR MICROBIOLOGICAL EXAMINATION

CAP NUMBER: 6073-1

PURVEYOR AND ADDRESS (INCLUDE CITY): Arthur Decker

SYSTEM NUMBER: _____ DATE COLLECTED: 10-18-88

SAMPLING POINT: well No. 1

COLLECTED BY: J. H. ... HOUR COLLECTED: 11:15 AM

SEND REPORTS TO: SES DISTRICT OWNER WQCB

TYPE OF SAMPLE: DRINKING WATER (ANY SOURCE) SEWAGE RAW SURFACE WATER

OTHER SPECIFIC ANALYSES DESIRED AND REMARKS: _____

REASON FOR TESTING: ROUTINE SURVEY RECHECK

RESULTS (TO BE FILLED IN BY LABORATORY ONLY)

MULTIPLE TUBE FERMENTATION METHOD				LABORATORY REMARKS	MEMBRANE FILTER METHOD		
	HOURS				TOTAL COLIFORM/100ml		
PRESUMPTIVE TEST	24			<u>MPN</u>			
	48						
CONFIRMED TEST	24						
	48						
E.C.	24						
COLIFORM MPN/100 ml		E. C. MPN/100 ml			SPC/ml AT 35° C	Cl ₂ RES. mg/liter	
<u>2.2</u>						<u> </u>	

MEETS BACTERIOLOGICAL STANDARDS