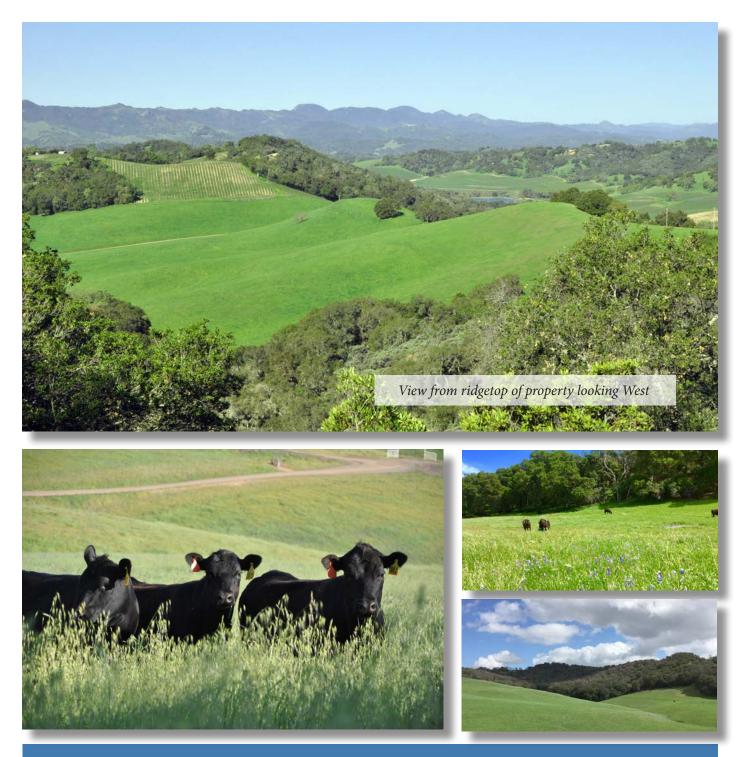
# ARCEL SIX FAIR OAKS RANCH

## 7365 Adelaida Road, Paso Robles, California



Specializing in Ranches, Vineyard & Lake Properties in Northern San Luis Obispo County since 1988 Visit: www.jimirving.com - Call Jim at 805-610-7070 (cell) License # 00981882



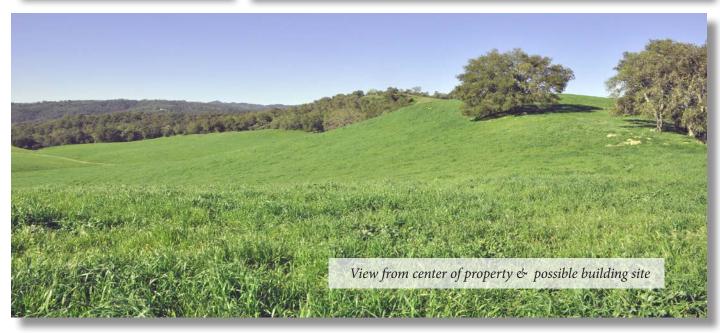
# 145 Acres in Adelaida \$4,138,000

Offered for the first time in over 55 years, Parcel 6 of the historic Fair Oaks Ranch on Adelaida Road is truly a rare opportunity for the selective buyer. Near the world class wineries, Halter Ranch, Adelaida Cellars, and Tablas Creek (the partnership of the Haas Family and the Perrin Family of Chateau Beaucastel in the Chateauneuf du Pape AOC), this land provides the terroir, the climate and the location for the development of an outstanding vineyard.

- Heart of Paso Robles' Westside Wine Country
- Soil Types: Nacimiento: 176 Nacimiento-Ayar: 177





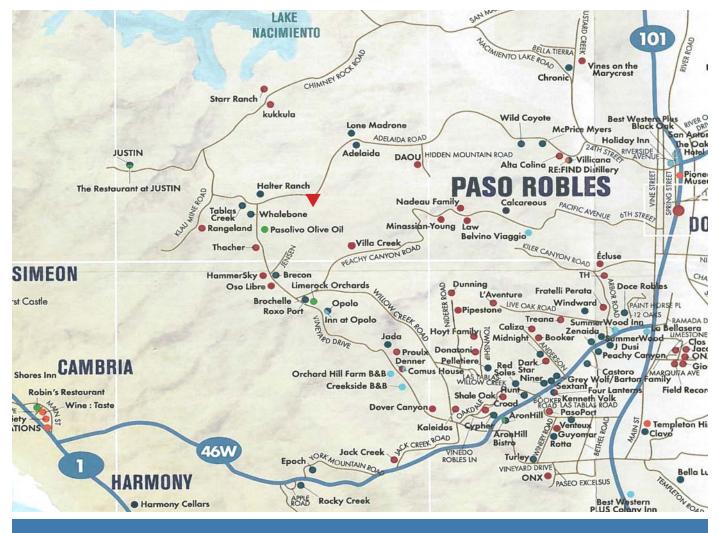








Located in the Adelaida Sub Appellation of the Paso Robles AVA, Fair Oaks Ranch is 10 miles west of Paso Robles, in between the Adelaida Cellars & Halter Ranch wineries. Ranging in elevation from 1500' to over 2000', the property is just 2/10ths of a mile off Adelaida Road via an all-weather "red rock" road with a 60' wide easement. A road maintenance agreement will be established with the consent of all property owners.



Map of Paso Robles Wine Country - Fair Oaks Ranch noted in red



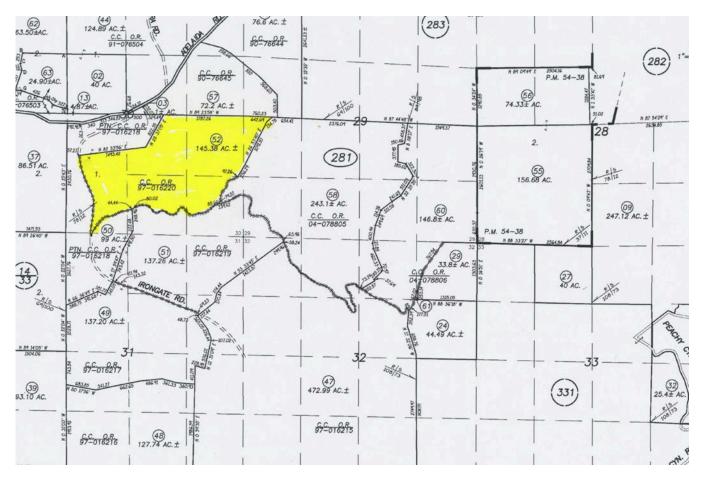
Parcel 6 currently has approximately 58 acres of open, southern exposure land suitable for planting. There is an estimated 10-15 acres of additional land that could be cleared for planting. The soils are deep, well-drained calcareous soils, primarily Nacimiento & Nacimiento-Ayar types.



Topographical Map: Parcel 6 indicated with red triangle



Not unlike the famed Russian River Valley in Northern California, Fair Oaks Ranch enjoys dramatic diurnal variation with temperature swings of 40-50 F. This day to night variation is the trigger for the generation of greater phenolic material, both cyanins and tannins, in maturing red grape varietals, which contributes to the high quality of wine grapes in this area.



Assessors Map APN 026-281-052



A well was drilled in 2015 to a depth of 470' with a static water level at 34'. Filipponi & Thompson Drilling conducted an "air lift" test of 100 gpm. The Seller estimates production to be 30-50 gpm once a pump is installed. Historically annual rainfall of around 25-35 inches, coupled with the excellent soils, offers the opportunity for successful dry-farm production should that be desired.

The property is within an Agricultural Preserve area and a Land Conservation (Williamson Act) Contract has been executed. The California Land Conservation Act of 1965, commonly referred to as the Williamson Act, is a tax relief measure for farmland owners. The act permits a landowner, whose land is used for agricultural uses, to sign a contract with the County guaranteeing that the land will continue to remain in agricultural uses for a period of at least 10 years. In return for this guarantee, the Assessor annually values the land and growing improvements using a restricted income approach rather than their market value. The owner received the benefit of reduced property taxes, in return for devoting the property to agricultural uses.

# A SNAPSHOT OF COLLELMO FAMILY ADELAIDA HISTORY





Fair Oaks Ranch and Cattle Company was established in 1902. The original holding was comprised of what is today Kentucky Ranch (Thacher Winery), Hilltop Ranch (Adelaida Cellars) the MacGillvray Ranch (Halter Ranch and Tablas Creek wineries. Maurice Ayars (shown here with his wife Georgia), was instrumental in the acquisition of approximately 4,000 acres and later became the sole owner. Georgia Ayars is shown below at a roundup on the ranch.

The Collelmo Family purchased the Fair Oaks Ranch in 1959 and the owner, Coco Collelmo, has continued its operation as a cattle and walnut ranch since the passing of her parents.

In 1998 555 acres of the ranch was sold for development into vineyards. Vina Robles Winery today owns 423 acres which is partially planted and provides the grapes for their Adelaida appellation vintages.

Today over one thousand acres remain in 5 beautiful and individually unique parcels and produces organic walnuts with a custom grazing operation currently producing grass-fed beef.

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Attach additional information, if it exists. C-57 Licensed Water V				vell Contractor			Date S	igned (	-57 Li	cense Number				

Filipponi & Thompson Drilling Inc. State License No. C57 432680 P.O. BOX 845 ATASCADERO, CA 93423 805-466-1271

Name	COCO COLLELMO			Date	4/20/2016
Mailing Address	7365 ADELIDA ROAD	- PASO ROBLES, C/	Phone	238-3811	
Job Location	7365 ADELIDA ROAD	- PASO ROBLES, C/	A 93446	Fax	
Well Size	5"	Depth	472'	Duration	4 HOUR + RECOVERY
Tested by	D. STANTISTEVAN	Rate of Flow (gpm)	75 - 50	Static Level	34'

### Well Test Report

Date	Time	Water Level (FT)	G.P.M.
4/18/2016	11:30AM	34.0	75.0
	11:35	80.0	75.0
	11:40	135.0	75.0
	11:45	140.0	75.0
	11:50	121.0	50.0
	11:55	122.0	50.0
	12:00PM	122.0	50.0
	12:15	121.0	50.0
	12:30	121.0	50.0
	12:45	131.0	50.0
	1:00	136.0	50.0
	1:30	142.0	50.0
	2:00	147.0	50.0
	2:30	150.0	50.0
	3:00	154.0	50.0
	3:30	154.0	50.0

Recovery

Time	Water Level (FT)
3:30PM	154.0
3:35	115.0
3:40	99.0
3:45	82.0
3:50	72.0
	3:35 3:40 3:45

Additional Comments: PUMP WAS SET @ 315'

Thank you,

Down. Cho

Ned M. Thompson















