

BOOTJACK RANCH
Geneseo District
9255 East Highway 46
Paso Robles, CA 93446



Presented by:

Gwen Severson
Realtor
RE/MAX Success
DRE# 01307227
805-610-6517

gwen@gwenseverson.com
www.BOOTJACKRANCH.com

\$4,300,000

Disclaimer

Information provided by seller or other sources deemed reliable. The information provided by Gwen Severson and RE/MAX Success is for general informational purposes only. All information is provided in good faith, however we make no representation or warranty of any kind, express or implied, regarding the accuracy, adequacy, validity, reliability, availability or completeness of any information.

Confidentiality – NDA signed prior to receiving Vineyard Actuals

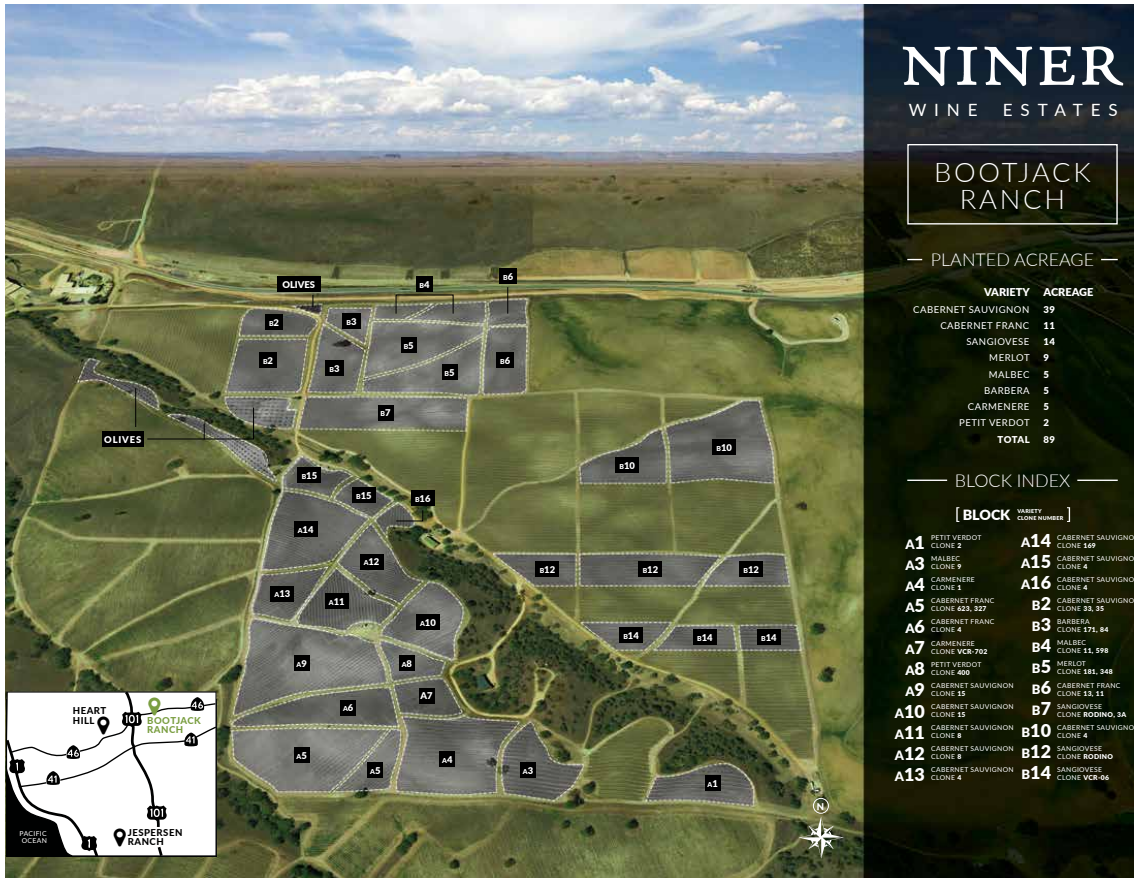


Information as of March 12, 2021

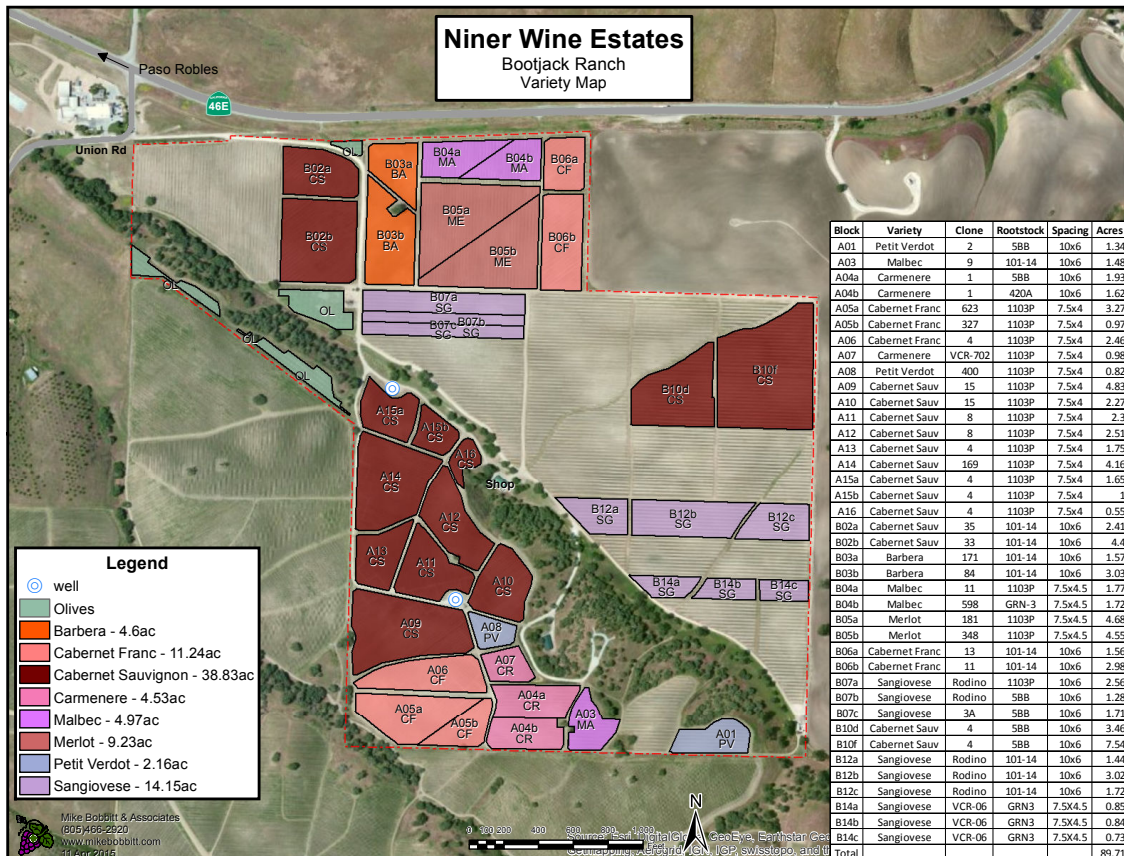


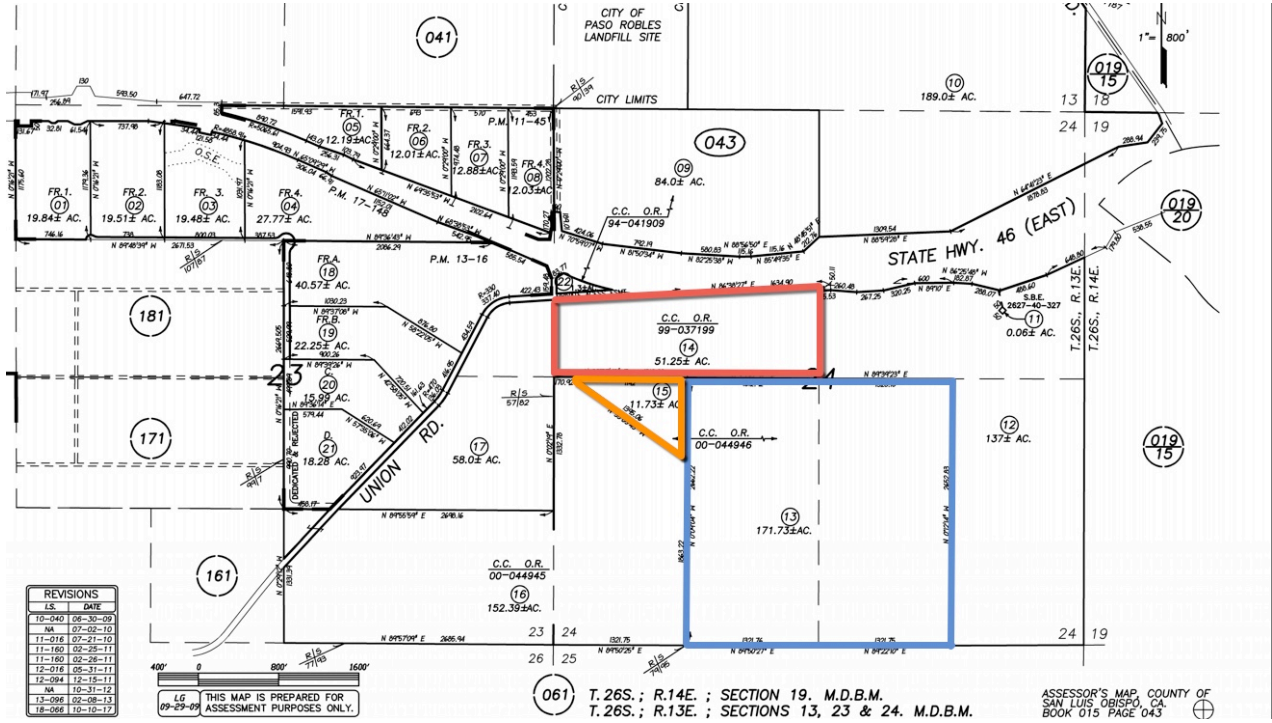
Offering

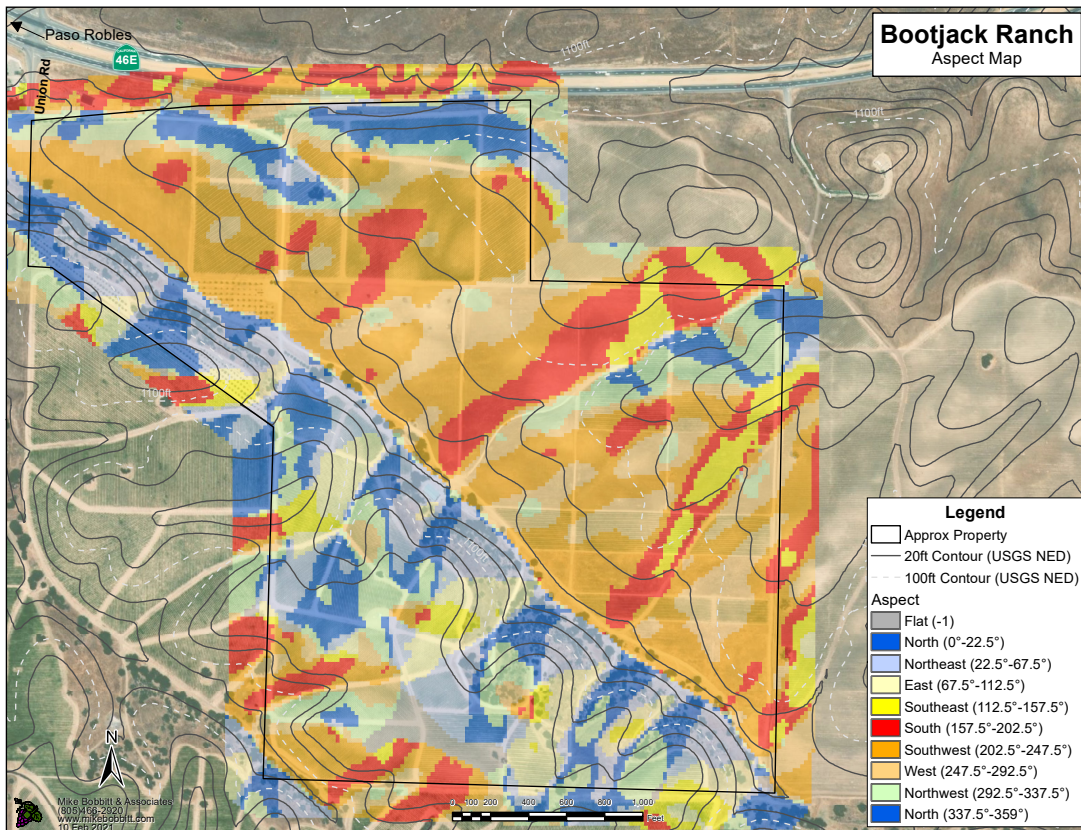
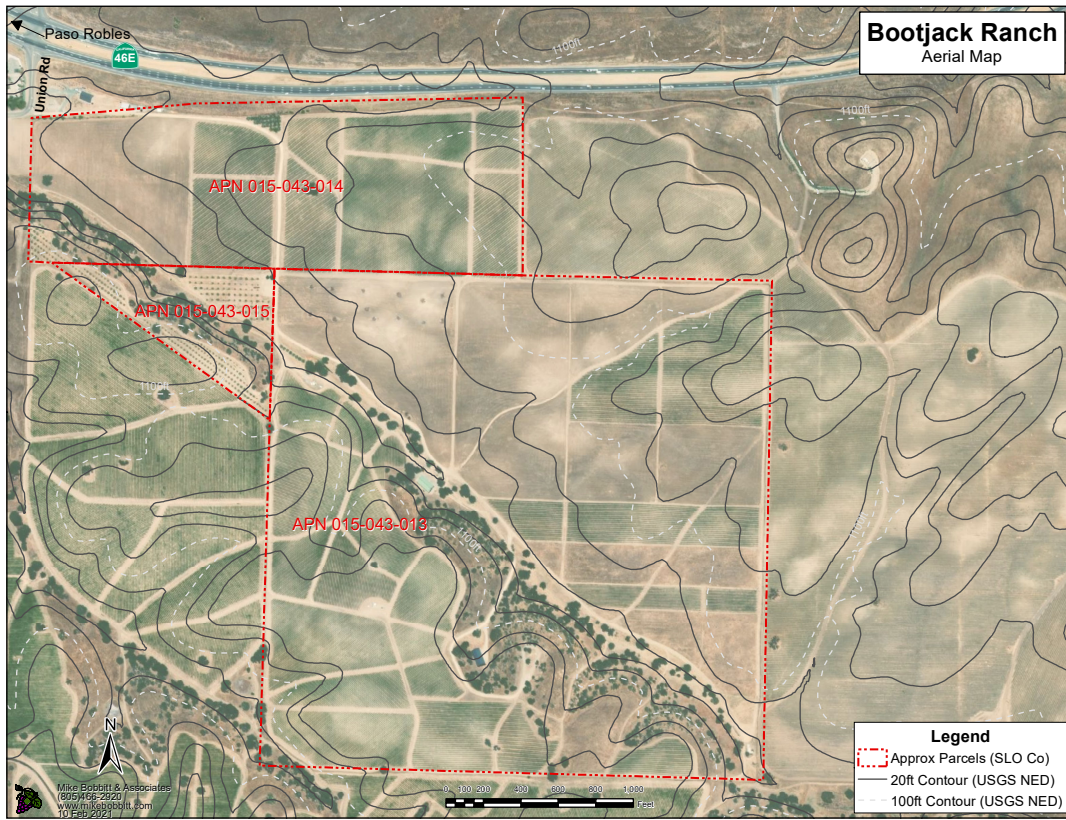
- 3 APNs – 015-043-013/015-043-014/015-043-015 – Certificated Parcels; possibility for future split
- 223.73 Acres – Gently Rolling, oak studded, creek, several building sites with amazing views
- Paso Robles Wine Country with East Highway 46 Frontage – Great Tasting Room Opportunity
- 82.39 +/- Vineyard Acres – 8 Varietals, used in Niner Estate Wines premium wines
 - The majority of the vineyard blocks are planted on high density spacing (21 blocks) at 1452 vines per acres (7.5' x 4') and 1291 vines per acre (7.5' x 4.5'), in addition to 18 blocks planted at 726 vines per acre (10' x 6'). A majority of the vineyard is developed on a VSP trellis system with two .5-gallon drip irrigation emitters per vine, with the exception of an older block of Sangiovese vines developed on a Geneva Double Curtain trellis system.
- 4.5 Acres of Olive Trees – 329 Trees - Arbequina (162), Frantoio (94), Coratina (72), Mission (1)
- 67.32 +/- plantable acres (Ag Offset)
- Zoned Agriculture
- Property is in the Agricultural Preserve, Williamson Act
- Part of the Estrella-El Pomar-Creston Water District (EPCWD)
- 2 Agricultural Wells- both on Water Monitoring System 'The Bubbler':
 - "Lower Well" – 1000 ft deep, propane powered turbine, 10" casing
 - "Upper Well" – 1000 ft deep, 75 hp submersible pump
- 1 Shop – 3200 +/- Sq Ft – with office, bathroom & chemical room
- 1 Storage building – 3360 +/- Sq Ft
- Located in East Paso Robles, in the Geneseo AVA, on the boarder of Estrella AVA

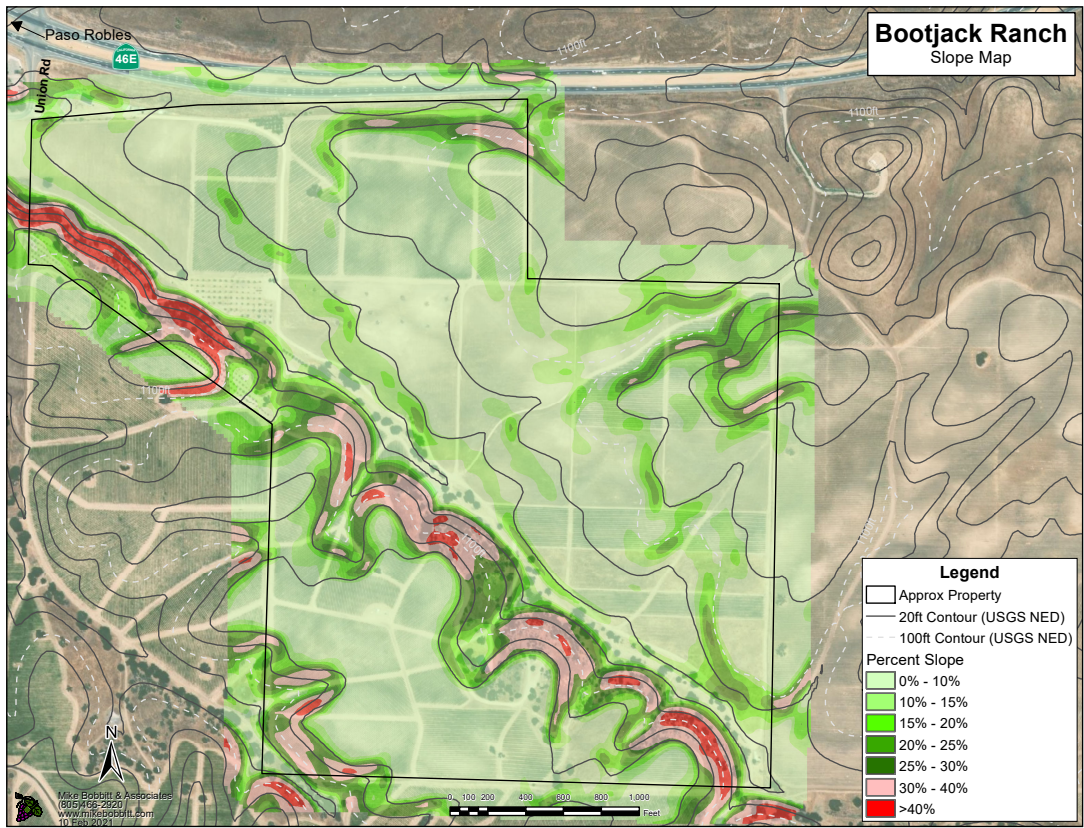
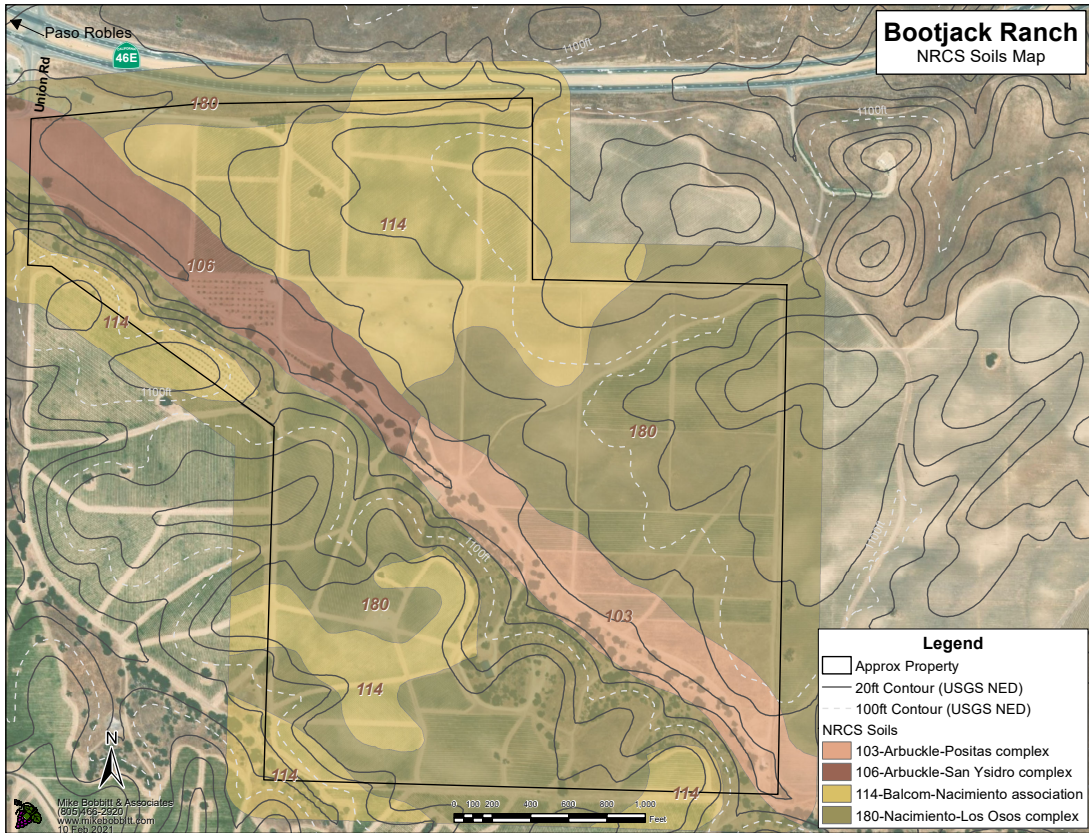


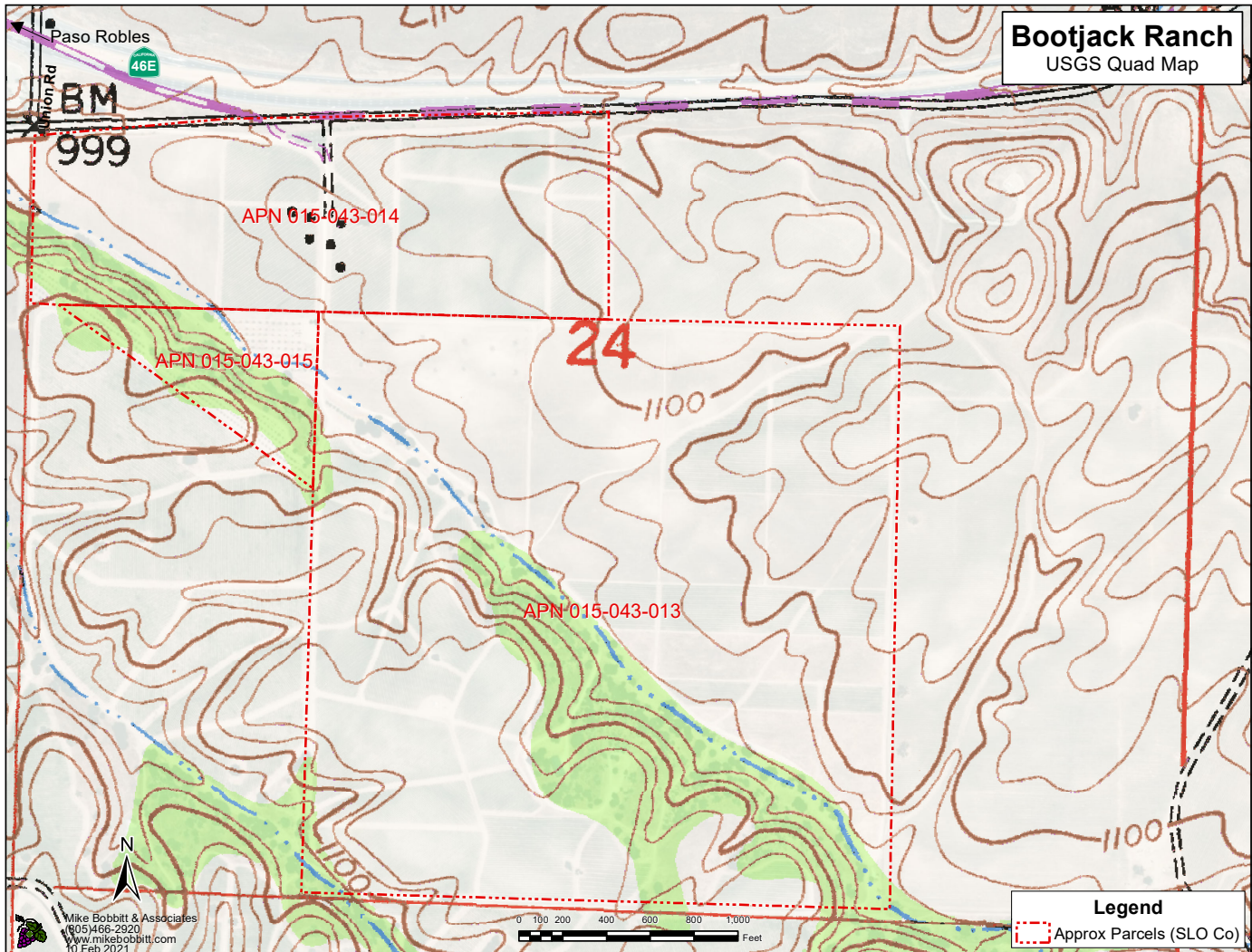
(Blocks B07a,b,c and B4a have been pulled)











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

All American Drilling Inc/Fisher Pump & Well Service

2361 "A" Street, Santa Maria, CA 93455
 Ph 805 346 2422 Fax 805 346 1844
 CA License 1031330



Customer Bootjack Ranch #1 Date: 2/25/2021 Page: 1

Meter: McCrometer Static Level: 58

Airline Depth: 500

Operator Sean Hours / Day: 4 Constant Test

Total Hours: 4hr/1hr Recovery

Time	P.P.M.	G.P.M.	Pumping Level	Draw-Down	Engine R.P.M.	Specific Capacity	Guage	Comments
1201		0	442	0				Start up
1202		225	467	25		9.00		
1203		268	469	28		9.57		
1204		305	474	32		9.53		
1205		302	474	32		9.44		
1210		301	476	34		8.85		Pump 1&2 On
1215		295	476	34		8.68		
1220		284	476	34		8.35		
1225		275	474	32		8.59		
1230		271	474	32		8.47		
1240		265	474	32		8.28		
1250		261	474	32		8.16		
100		259	427	32		8.09		
115		258	476	34		7.59		
130		254	476	34		7.47		
145		250	476	34		7.35		
200		254	476	34		7.47		
210		256	476	34		7.53		
215		224	474	32		7.00		
230		229	473	31		7.39		
240		231	473	31		7.45		
250		231	473	31		7.45		
300		228	472	30		7.60		



All American Drilling Inc/Fisher Pump & Well Service

2361 "A" Street, Santa Maria, CA 93455
 Ph 805 346 2422 Fax 805 346 1844
 CA License 1031330



Customer: Bootjack Ranch Date: Page: 2

Meter: McCrometer Static Level:

Operator: Sean Airline Depth:

Hours / Day:

Total Hours:

Time	P.P.M.	G.P.M.	Pumping Level	Draw-Down	Engine R.P.M.	Specific Capacity	Guage	Comments
310		223	473	31		7.19		
320		230	473	31		7.42		
330		204	472	30		6.80		
340		208	472	30		6.93		
350		233	473	31		7.52		
400		233	473	31		7.52		
405		242	474	32		7.56		Shutoff
Left Well Running for Irrigators								



All American Drilling Inc/Fisher Pump & Well Service

2361 "A" Street, Santa Maria, CA 93455
 Ph 805 346 2422 Fax 805 346 1844
 CA License 1031330



Custome Bootjack Ranch Well #2 Date: 2-25-21 Page: 1

Meter: McCrometer Static Level: 68'

Airline Depth: 850'

Operator Jose Hours / Day: 4

Total Hours: _____

Time	P.P.M.	G.P.M.	Pumping Level	Draw-Down	Engine R.P.M.	Specific Capacity	Guage	Comments
1145			418	0			187	
1150		226	425	7		32.3	184	
1155		220	427	9		24.4	183	
1200		219	429	11		19.9	182	
1205		217	429	11		19.7	182	
1210		212	431	13		16.3	181	
1215		209	434	16		13.1	180	
1220		202	434	16		12.6	180	
1225		195	434	16		12.6	180	
1230		190	436	18		12.2	179	
1235		194	436	18		10.8	179	
1240		187	439	21		8.9	178	
1250		184	439	21		8.8	178	
100		182	439	21		8.7	178	
110		184	438	20		9.2	178	
120		183	438	20		9.2	178	
130		184	438	20		9.2	178	
140		185	439	21		8.8	179	
150		185	438	20		9.3	178	
200		185	438	20		9.3	178	
210		188	439	21		9.0	177	
220		192	439	21		9.1	177	
230		195	439	21		9.3	177	
240		197	440	22		9.0	176	



All American Drilling Inc/Fisher Pump & Well Service

2361 "A" Street, Santa Maria, CA 93455
 Ph 805 346 2422 Fax 805 346 1844
 CA License 1031330



Customer: Bootjack Ranch Well #2 Date: 2/28/2021 Page: 2

Meter: McCrometer Static Level 68'

Operator: Jose Airline Dep 850

Hours / Da 4

Total Hours: _____

Time	P.P.M.	G.P.M.	Pumping Level	Draw-Down	Engine R.P.M.	Specific Capacity	Guage	Comments
250		196	440	22		8.909091	176	
300		197	440	22		8.954545	176	
310		197	441	23		8.565217	175	
320		199	441	23		8.652174	175	
330		199	441	23		8.652174	175	
340		201	440	22		9.136364	176	
350		203	440	22		9.227273	176	Recovery
351						Left Well Run No Recovery		
352								
353								
345								
355								



ORIGINAL
File with DWR
Page 1 of 3

STATE OF CALIFORNIA
WELL COMPLETION REPORT
Refer to Instruction Pamphlet

Owner's Well No. 1
Date Work Began 05/13/99, Ended 05/21/99 No. 511358
Local Permit Agency San Luis Obispo
Permit No. 99-128 Permit Date 04/29/99

NEVER USE ONLY - DO NOT FILL IN
STATE WELL NO./STATION NO.
LATITUDE
LONGITUDE
APR 2000/00000

CEOLOGIC LOG

DEPTH FROM SURFACE	DEPTH TO FIRST WATER (Ft.) BELOW SURFACE	DESCRIPTION
0 - 2		TOP SOIL
2 - 7		BROWN CLAY
7 - 10		SAND & GRAVEL
10 - 42		BROWN CLAY
42 - 51		SAND & GRAVEL
51 - 96		BROWN CLAY
96 - 117		SANDY BROWN CLAY
117 - 128		BROWN CLAY
128 - 134		SAND & GRAVEL
134 - 168		BLUE CLAY
168 - 172		BLUE SAND
172 - 187		BLUE CLAY
187 - 230		SANDY BLUE CLAY
230 - 247		SAND & GRAVEL
247 - 254		BLUE CLAY
254 - 260		SANDY BLUE CLAY
260 - 278		SAND & GRAVEL
278 - 304		BLUE CLAY
304 - 321		SANDY BLUE CLAY
321 - 332		BROWN CLAY
332 - 338		SAND & GRAVEL
338 - 349		BROWN CLAY
349 - 377		SAND & GRAVEL
377 - 404		BROWN CLAY
404 - 410		SAND & GRAVEL
410 - 423		BROWN CLAY
423 - 436		SAND & GRAVEL
436 - 455		GREEN CLAY
455 - 467		SAND & GRAVEL
467 - 478		GREEN CLAY

TOTAL DEPTH OF BORING: 1000 (Feet)
TOTAL DEPTH OF COMPLETED WELL: 960 (Feet)

WELL OWNER
Name: Arroyo Venturas/Bob Shore
Mailing Address: 3401 Chester Ave B-1
Bakersfield CA 93301

WELL LOCATION
Address: Union Road
City: Paso Robles
County: San Luis Obispo
APN Book 015 Page 041 Parcel 024
Township 26S Range 13E Section 24
Latitude: _____ Longitude: _____

LOCATION SKETCH
Hwy 46 East
Union Rd
600Z

ACTIVITY (Z)
 NEW WELL
 DEEPEN
 OTHER (Specify)

DESTROY (Describe Procedures and Materials Used - "GEOLOGIC LOG")
 DESTROY
 OTHER (Specify)

PLANNED USE(S)
 MONITORING
 WATER SUPPLY
 DOMESTIC
 PASTURE
 IRRIGATION
 INDUSTRIAL
 "TEST WELL"
 CATHODIC PROTECTION
 OTHER (Specify)

DRILLING METHOD: Rotary Table FLUID: Bentonite
WATER LEVEL & YIELD OF COMPLETED WELL
DEPTH OF STATIC WATER LEVEL: 168 (Ft.) & DATE MEASURED: 05/21/99
ESTIMATED YIELD: 500 (GPM) & TEST TYPE: Air Lift
TEST LENGTH: 6 (hrs) TOTAL DRAWDOWN: _____ (Ft.)
* May not be representative of a well's long-term yield.

DEPTH FROM SURFACE	BORE HOLE DIA. (Inches)	CASING(S)				
		TYPE (Z)	MATERIAL/GRADE	INTERNAL DIAMETER (Inches)	GAUGE OR WALL THICKNESS	SLOT SIZE IF ANY (Inches)
0 - 360	18	Blank	PVC	10	SDR 21	
360 - 380	18	Perf	PVC	10	SDR 21	.040
380 - 480	18	Blank	PVC	10	SDR 21	.040
480 - 500	18	Screen	PVC	10	SDR 21	.040
500 - 540	18	Perf	PVC	10	SDR 21	.040
540 - 560	18	Screen	PVC	10	SDR 21	.040

DEPTH FROM SURFACE	ANNULAR MATERIAL			
	CEMENT (Z)	ROBUST (Z)	FL (Z)	FILTER PACK (TYPE/SIZE)
0 - 52	X			
52 - 440				San Simeon Sand
440 - 960				Monterey Sand

ATTACHMENTS (Z)
 Geologic Log
 Well Construction Diagram
 Geophysical Logs
 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: Filippini & Thompson Drilling, Inc.
ADDRESS: P.O. Box 845 Atascadero CA 93423
Signed: [Signature] DATE: 6/4/99 TIME: 4:32 PM

PSF X 2.31 - 280'

WAS ABTESIA 1999
1.2.2000 - 2.2.2000

010
CUTL

ORIGINAL
File with DWR
Page 1 of 4

STATE OF CALIFORNIA
WELL COMPLETION REPORT
Refer to Instruction Pamphlet
No. **782526**

DWR USE ONLY - DO NOT FILL IN

STATE WELL NO./STATION NO.

LATITUDE _____ LONGITUDE _____

APN/PS/OTHER _____

Owner's Well No. #2
Date Work Began 9/20/01, Ended 9/28/01
Local Permit Agency San Luis Obispo
Permit No. 2001-306 Permit Date 9/5/01

GEOLOGIC LOG

DEPTH FROM SURFACE ft. to ft.	ORIENTATION (°) VERTICAL _____ HORIZONTAL _____ ANGLE _____ (SPECIFY)	DRILLING METHOD ROTARY	FLUID Bentonite	DESCRIPTION Describe material grain, size, color, etc.
0	3			TOP SOIL
3				B WHITE CLAY
8	32			BROWN CLAY
32	39			BROWN SAND
39	74			BROWN CLAY
74	87			SAND & GRAVEL
87	103			BROWN SANDY CLAY
103	130			BROWN CLAY
130	134			BROWN SAND
134	237			BROWN CLAY
237	240			SAND & GRAVEL
248	280			BLUE CLAY
280	305			SANDY BLUE CLAY
305	321			BLUE SAND
321	353			SANDY BLUE CLAY
353	364			SAND & GRAVEL
364	392			SANDY BLUE CLAY
392	417			BLUE CLAY
417	438			SAND & GRAVEL
438	472			BROWN CLAY
472	479			SAND & GRAVEL
479	508			BROWN CLAY
508	517			SAND & GRAVEL
517	531			BROWN CLAY
531	535			SAND & GRAVEL
535	541			BROWN CLAY
541	571			SAND & GRAVEL
571	587			BROWN CLAY
587	599			SAND & GRAVEL
599	622			BROWN CLAY

TOTAL DEPTH OF BORING 1000 (Feet)
TOTAL DEPTH OF COMPLETED WELL 960 (Feet)

WELL OWNER
Name Bootjack Ranch L.L.C.
Mailing Address 5921 Birkdale
San Luis Obispo CA 93401
City Paso Robles CA STATE CA ZIP 93401
Address Union Road & Hwy 45 East
City Paso Robles CA
County San Luis Obispo
APN Book 015 Page 041 Parcel 024
Township 27 S Range 13 E Section 24
Latitude _____
DEG. MIN. SEC. _____
LONGITUDE _____
DEG. MIN. SEC. _____

WELL LOCATION
Address Union Road & Hwy 45 East
City Paso Robles CA
County San Luis Obispo
APN Book 015 Page 041 Parcel 024
Township 27 S Range 13 E Section 24
Latitude _____
DEG. MIN. SEC. _____
LONGITUDE _____
DEG. MIN. SEC. _____

ACTIVITY (✓)
NEW WELL _____
MODIFICATION/REPAIR _____
Deepen _____
Other (Specify) _____

PLANNED USES (✓)
WATER SUPPLY _____
Domestic _____ PUMP _____
Irrigation _____ FURROW _____
MONITORING _____
TEST WELL _____
CATHODIC PROTECTION _____
HEAT EXCHANGE _____
DIRECT PUSH _____
INJECTION _____
VAPOR EXTRACTION _____
SPARKING _____
REMEDIATION _____
OTHER (SPECIFY) _____

WATER LEVEL & YIELD OF COMPLETED WELL
DEPTH TO FIRST WATER _____ (ft) BELOW SURFACE
DEPTH OF STATIC WATER LEVEL 357 (ft) & DATE MEASURED 9/28/01
ESTIMATED YIELD 500 (GPM) & TEST TYPE Air Lift
TEST LENGTH 7 (min) TOTAL DRAWDOWN _____ (ft)
May not be representative of a well's long-term yield.

DEPTH FROM SURFACE ft. to ft.	BORE-HOLE DIA. (inches)	TYPE (✓)	CASING (5)			DEPTH FROM SURFACE ft. to ft.	ANNUAR MATERIAL			
			MATERIAL / GRADE	INTERNAL DIAMETER (inches)	GAUGE OR WALL THICKNESS		SLOT SIZE IF ANY (inches)	CC-MENT (✓)	BEH-TONITE (✓)	FILL (✓)
0	420	18	PVC	10	SDR 21	0	58			
420	480	18	PVC	10	SDR 21	58	960			Monterey Mix
480	500	18	PVC	10	SDR 21					
500	540	18	PVC	10	SDR 21					
540	600	18	PVC	10	SDR 21					
600	620	18	PVC	10	SDR 21					

- 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)
P.O. BOX 845
ADDRESS ATASCADERO CITY CA STATE 93423
Neom Thompson DATE SIGNED 10/24/01 ZIP 432680
WELL DRILLER/INCHARGE REPRESENTATIVE

BOOTJACK, LLC
9255 East Hwy. 45
Paso Robles, CA 93446

Pump @ 500' WAT AT 440 (200/250 GPM) 1600 RPM
GOOD WELL - UPPER