

OFF MARKET



ALEXANDER

MORTGAGE & REAL ESTATE INC.



Contracted Wine Grapes

151 Acres \$5,285,000

- Symphony & Muscat wine
Contracted until 2028
- Madera Irrigation
District
- Deep Ag Well
- House & Metal Shop



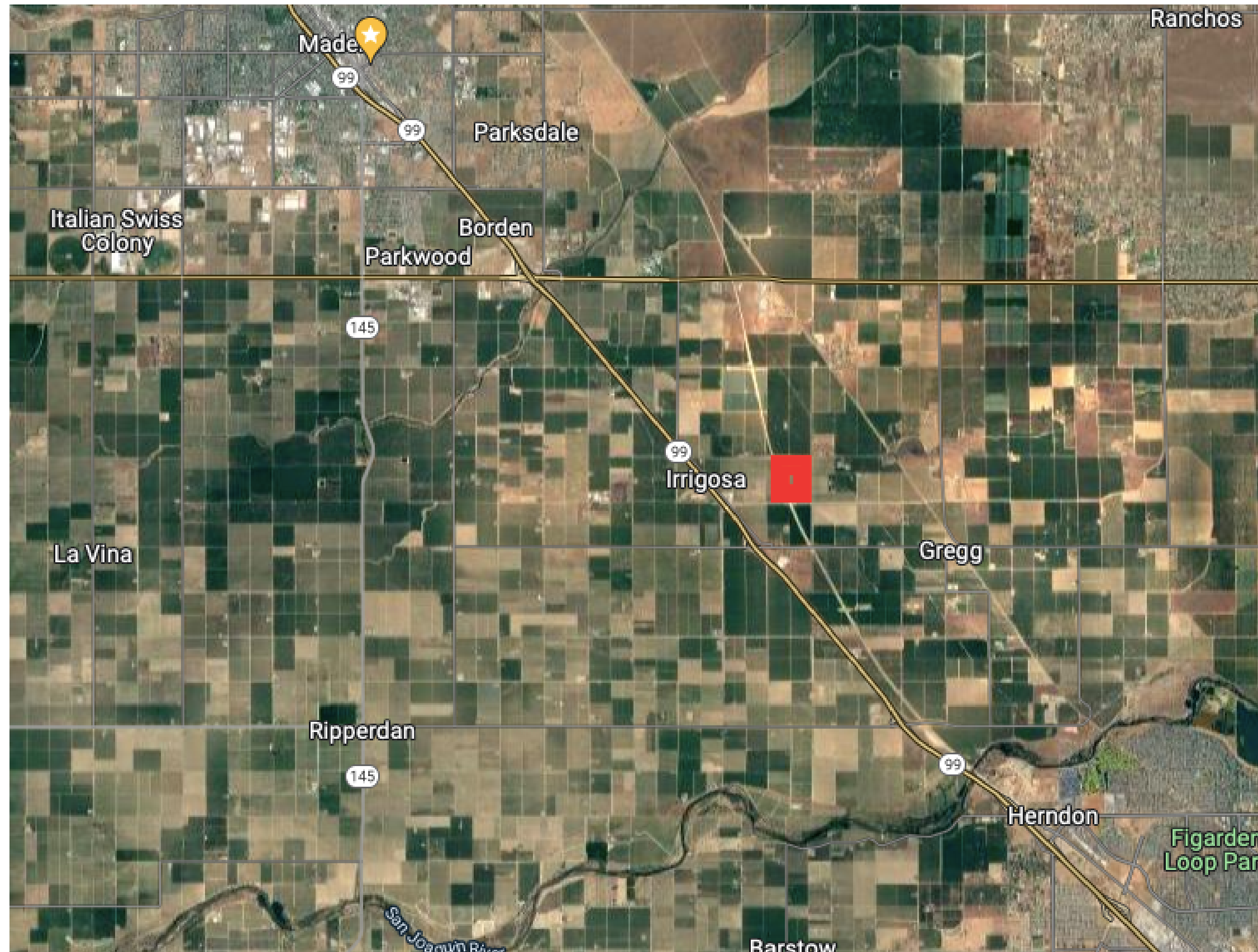
GURBIR SAMRAN

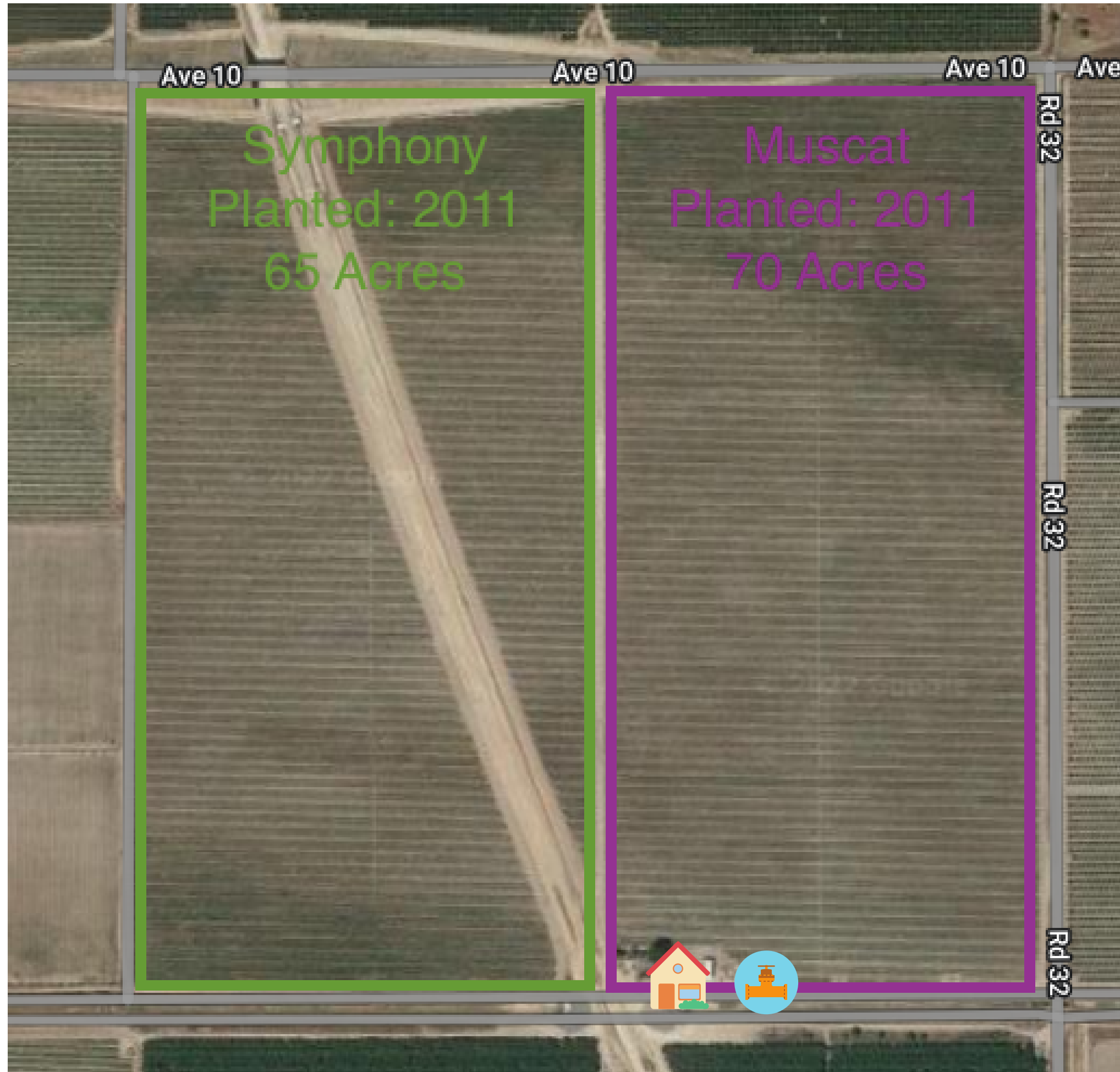
559.871.9051

GURBIRSAMRAN@GMAIL.COM LIC. 02012012



MAP

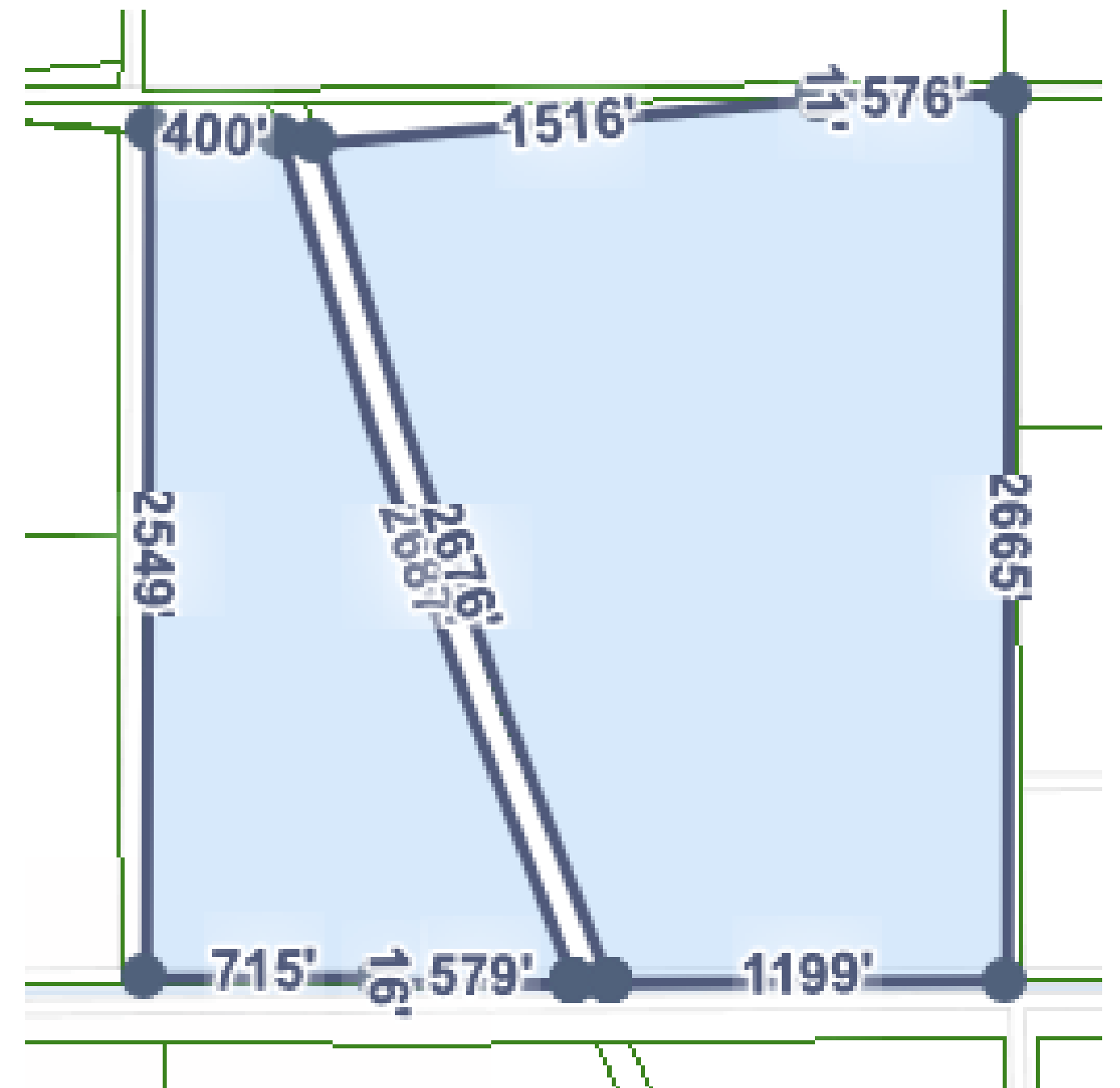




Madera County, CA

APN: 047-320-027-000

Acreage: 151.05





Production

Muscat

2020: 1124 Tons

(16tons/acre)

2021: 1004 Tons

(14.34 tons/acre)

2022: 957 Tons

(13.67 tons/acre)

Symphony

2020: 1176 Tons

(18 tons/acre)

2021: 1060 Tons

(16 tons/acre)

2022: 1203 Tons

(18.5 tons/acre)

THE WINE GROUP LLC
GRAPE PURCHASE AGREEMENT

Contract No.

BAP001

JDE#

Sust. Certificate Type

During the year(s) 2022-2028, The Wine Group LLC ("Winery"), with its principal place of business in Ripon, California,

agrees to purchase, and

(whose mailing address is

(Payment and correspondence to be mailed to the above address)

(Contact Telephone)

agrees to sell the grapes described below subject to the following terms and conditions.

1. DESCRIPTION OF GRAPES PURCHASED

Winery agrees to purchase the following variety(ies) and number of tons of Seller's grapes at the following price(s):

Year	Block No.	Variety	Tons	Price per Ton
2022	P-6143	MUSCAT ALEXANDRIA (65 ACRES)	1300	\$350.00 MIN*
2023-2025	P-6143	MUSCAT ALEXANDRIA	1300	\$375.00 MIN*
2026-2028	P-6143	MUSCAT ALEXANDRIA	1300	\$400.00 MIN*

*OR TWG'S AVERAGE MARKET PRICE PAID IN DISTRICT WHERE GROWN

THE WINE GROUP LLC

GRAPE PURCHASE AGREEMENT

Contract No. **BAP001** JDE# Sust. Certificate Type

During the year(s) **2022-2028**, The Wine Group LLC ("Winery"), with its principal place of business in Ripon, California,
agrees to purchase, and [REDACTED]
(whose mailing address is [REDACTED]
(Payment and correspondence to be mailed to the above address) (Contact Telephone)

agrees to sell the grapes described below subject to the following terms and conditions.

1. DESCRIPTION OF GRAPES PURCHASED

Winery agrees to purchase the following variety(ies) and number of tons of Seller's grapes at the following price(s):

Year	Block No.	Variety	Tons	Price per Ton
2022	P-6144	SYMPHONY (75 ACRES)	1500	\$350.00 MIN*
2023-2025	P-6144	SYMPHONY	1500	\$375.00 MIN*
2026-2028	P-6144	SYMPHONY	1500	\$400.00 MIN*

*OR TWG'S AVERAGE MARKET PRICE PAID IN DISTRICT WHERE GROWN

Pump Test 2020

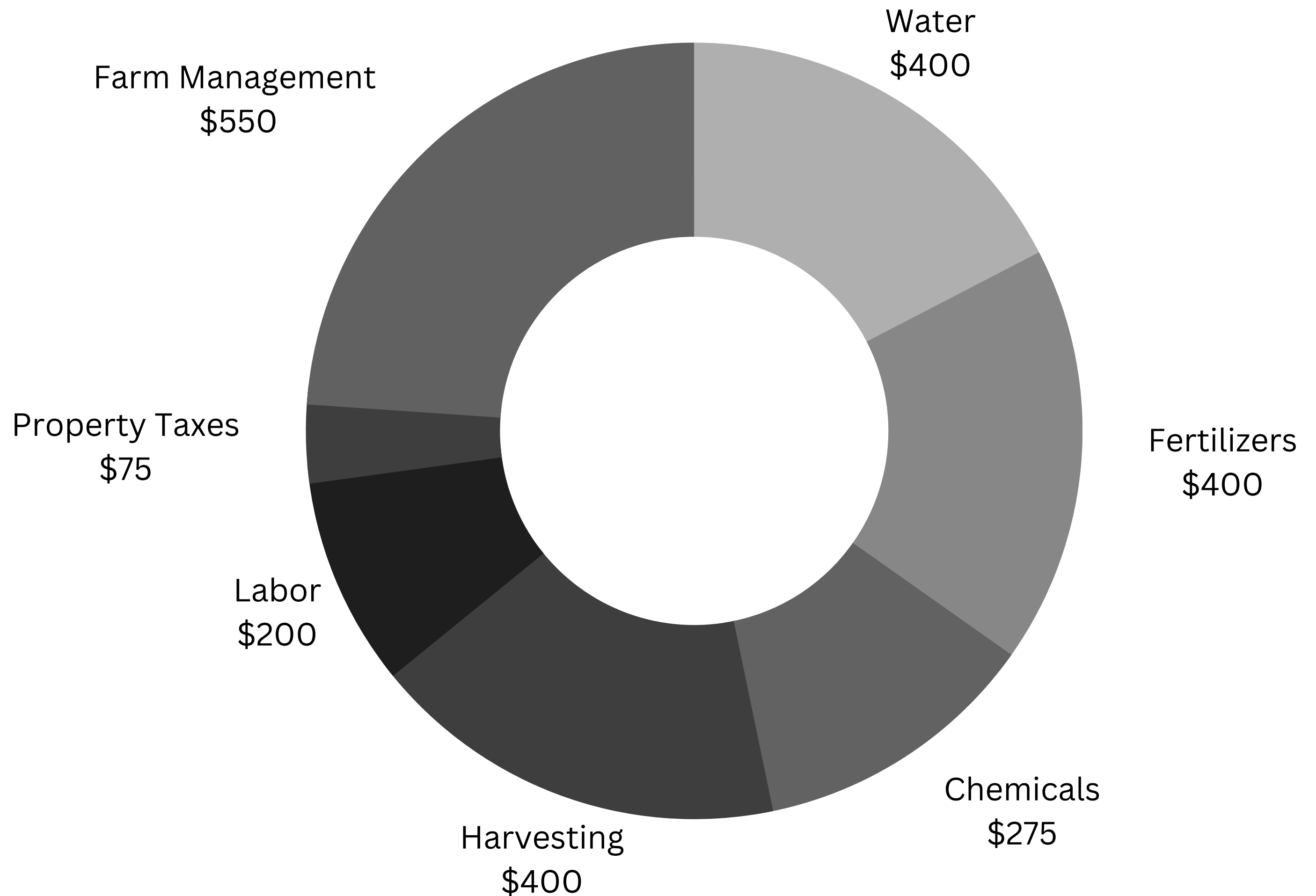


		Madera Pumps Inc. (559) 674-0096 Pump Test Report		v.6.0 9/2014				
Customer and Facility Data								
Pump/Location:	Ave. 10 & Rd. 32/NONE		HP:	40	Utility:	PG&E		
GPS Coord.:	Long	-119.9686	Lat	36.88771	Pump Make:	Layne & Bowler		
Motor Make:	General Electric		Type	Turbine	Meter Number:	1010393575		
Customer Addr:					Serial Number:	NONE		
					Voltage:	460	Amps:	0
Contact:					Our Test #:			
Phone:			Cell:					
Test Results								
Test Date: <u>1/30/2020</u>			Tester: Josh					
Run Number ('E' = used for cost anal):			E-1					
1. Pumping Water Level (ft):			173					
2. Standing Water Level (ft):			150					
3. Draw Down (ft):			23					
4. Recovered Water Level (ft):			150					
5. Discharge Pressure at Gauge (psi):			13					
6. Total Lift (ft):			203					
7. Flow Velocity (ft/sec):			1.8					
8. Measured Flow Rate (gpm):			430					
9. Customer Flow Rate (gpm):			0					
10. Specific Capacity (gpm/ft draw):			18.7					
11. Acre Feet per 24 Hr:			1.9					
Million Gallons per 24 Hr:			0.619					
12. Cubic Feet per Second (cfs):			1.0					
13. Horsepower Input to Motor:			45					
14. Percent of Rated Motor Load (%):			101					
15. Kilowatt Input to Motor:			33					
16. Kilowatt Hours per acre-foot:			421					
17. Cost to Pump an acre-foot:			\$43.01					
18. Energy Cost (\$/hour)			\$3.41					
19. Base Cost per Kwh:			\$0.102					
20. Nameplate rpm:			1,800					
21. rpm at Gearhead:			1,800					
22. Overall Pumping Efficiency (%):			49					
Remarks								
All results are based on conditions during the time of the test. If these conditions vary from the normal operation of your pump, the results shown may not describe the pump's normal performance.								

If a Flow Velocity (line 7) is less than 1 ft/second, the accuracy of the test is suspect.

Note any major difference between the "Measured" flow rate and the "Customer's" (lines 8,9).

\$2,300/Acre Budget



Estimated Income

$$\begin{array}{rclclcl} \text{Average Production} & & \text{Rate} & & \text{Total Planted Acres} & & \\ 14.5 \text{ tons/acre} & \times & \$375/\text{tons} & \times & 150 \text{ Acres} & = & \$843,750 \end{array}$$

$$\begin{array}{rclclcl} \text{Cultural Costs} & & & & \text{Total Planted Acres} & & \\ \$1,750/\text{acre} & \times & & & 150 \text{ Acres} & = & \$262,500 \end{array}$$

$$\begin{array}{rclclcl} \text{Farm Management} & & & & \text{Total Planted Acres} & & \\ \$550/\text{Acre} & \times & & & 150 \text{ Acres} & = & \$82,500 \end{array}$$

$$\text{Total Income} = \$498,750$$