

L & L Vineyard

9760 HIGHWAY 101, LOS ALAMOS, CALIFORNIA

30.8 +/- Acres, Zoned M-1 (light industrial)



Available for \$3,600,000

(\$2.68 per square foot)

Presented by:



RINCON
CORPORATION

Property Information

- Purchase Price: \$3,600,000
Property tours are by appointment only, please contact Rincon Corporation for an appointment.
- Size: 30.80± deeded acres,
- Location: The Property is located adjacent to the east side of the unincorporated community of Los Alamos, County of Santa Barbara. U.S. Highway 101 fronts the parcel immediately to the south for approximately 0.2 miles. This parcel is on a public frontage road a few hundred yards from the primary freeway offramp that serves the community of Los Alamos.
- Los Alamos, which means "The Cottonwoods" in Spanish, is an unincorporated community just off the 101 freeway between the Santa Maria Valley and Santa Ynez Valley appellations. Antique stores, wine country cuisine, and tasting rooms fill the region surrounding this historic "pioneer town". The Los Alamos Valley, with its long east/west orientation providing a coastal influence, has a temperate climate all its own; cooler than Santa Ynez Valley to the south and warmer than Santa Maria Valley to the northeast. Los Alamos Valley is bounded to the north by Solomon Hills and to the south by La Purisima Hills.
- Description: The Property is a part of the holdings of the prestigious Lucas & Lewellen Vineyards, and is referred to as the Don Miguel Vineyard. The Property consists of approximately 30.8 acres (gross) of improved land, including a premium varietal wine grape vineyard, a share of an agricultural well and complete underground irrigation system. Overhead sprinklers are in place for frost protection. It is primarily level, slightly irregular in shape and is comprised of one legal parcel with a Certificate of Compliance from the County of Santa Barbara. The established vineyard provides the opportunity for cash flow while development plans are underway for future industrial uses.
- Present Use: The Property is currently comprised of a premium varietal wine grape vineyard and located within the immediate vicinity of other vineyards, vegetable, berry, and livestock operations. However, while this parcel is currently in agricultural production, it is uniquely zoned M-1, located within the Los Alamos Community Services District and included in the Los Alamos Community Plan Area of Santa Barbara County. [Click here for a link to the Los Alamos Community Plan.](#)
- Future Use: The Property is zoned M-1 (light industrial) and is within the Los Alamos Community Service District, which can provide municipal water and sewer services. In the recent past, the Property was entitled for development of a premium winery, however that has since expired.



Property Information (Continued)

| | |
|---------------------------|---|
| The Vineyard: | <p>The vineyard consists of approximately 29.60 net vine acres planted to a premium varietal wine grape vineyard and currently utilizes both spur and cane pruning. Vineyard rows run in an east-west direction, with approximately 745 plants per acre. The varieties include 9.60± acres of Sauvignon Blanc, 2.3± acres of Sangiovese, 6.7± acres of Pinot Noir, 6.00± acres of Malbec, 1.00± acre of Freisa and 4.00± acres of Barbera.</p> <p>With warm days and very cold nights, the fruit from the Los Alamos region achieves incredible concentration and balance. This distinct microclimate and soils, combined with warm days and cool nights, make ideal growing conditions for high quality wine grapes. Its slight, well drained soils and a wide range of microclimates make ideal conditions for growing diverse and high-quality wine grape varieties.</p> |
| Water Source: | <p>The Property donated an easement for a Los Alamos Community Service District well, which in exchange the Property was agreed to be annexed to the CSD. Pursuant to the easement agreement, water from the CSD is available to the Property at the 200% of the District's electrical expense to pump the water. Water from a shared well located on the adjacent parcel is distributed to the vineyard via drip irrigation and by sprinkler systems for frost protection and irrigation.</p> |
| Improvements: | <p>There are no building improvements on the property.</p> |
| Soils: | <p>For further detail, see soils map on Page 4</p> |
| Zoning: | <p>The Property is zoned M-1 (Light Industry) This parcel is within the Los Alamos Community Services District and included in the Los Alamos Community Plan Area</p> |
| Agricultural Preserve: | <p>This Property is NOT in the Agricultural Preserve (Williamson Act)</p> |
| Utilities: | <p>Major public utility companies in the area provide electrical, natural gas, internet and telephone services. Municipal sewer and water services are available from the Los Alamos Community Services District (LACSD).</p> |
| Assessor's Parcel Number: | <p>133-130-039</p> |
| Property Taxes: | <p>2019-2020 Taxes are \$12,270.78</p> |



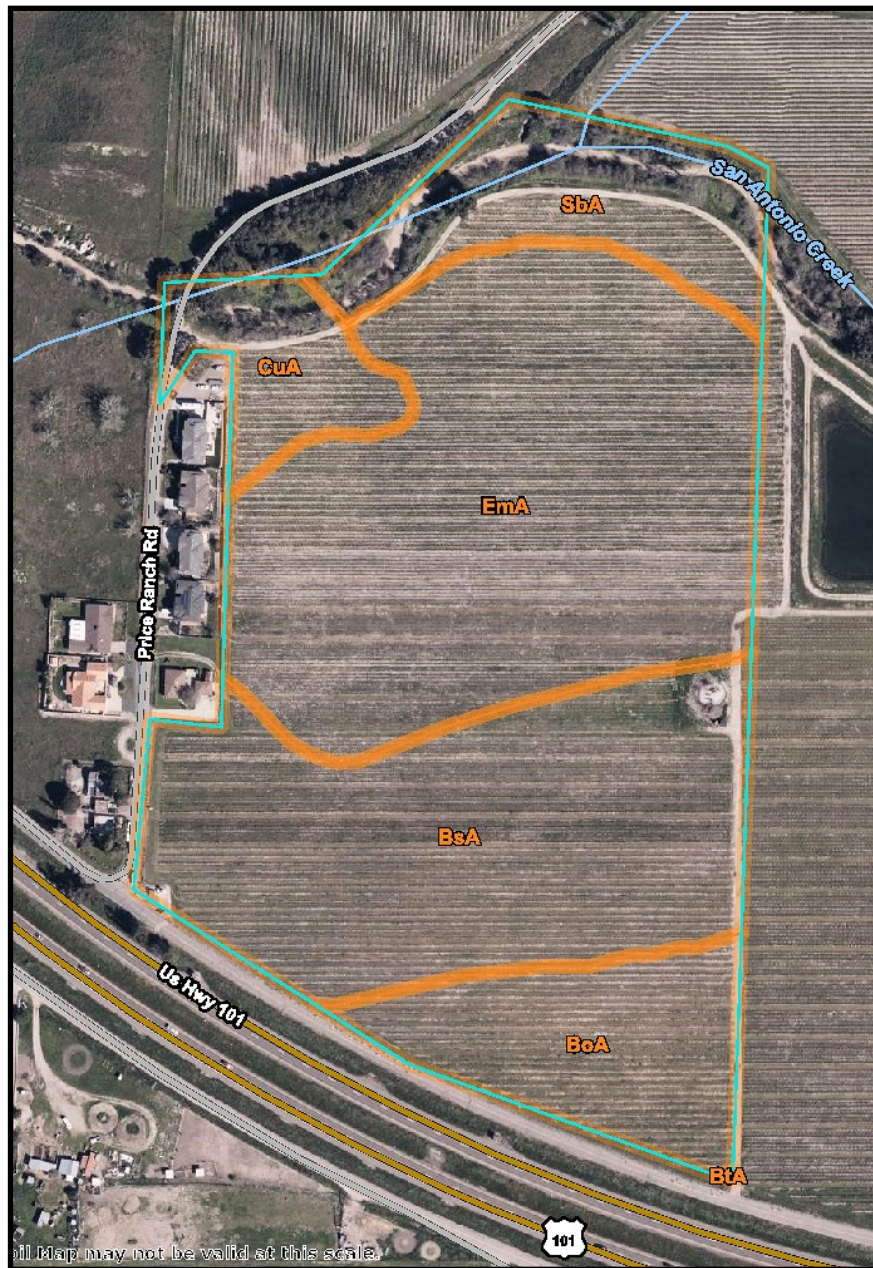
Vineyard Information

| | | | Plant | | | Vines/ | Total |
|-------|------------|---|-------|-------|---------|--------|-------|
| Block | Variety | | Date | Acres | Spacing | Acre | Vines |
| | Sauvignon | | | | | | |
| 1 | Blanc | P | 2000 | 9.6 | 6 x 11 | 660 | 6,336 |
| 2 | Sangiovese | P | 1994 | 2.3 | 6 x 6 | 1210 | 4,840 |
| 3 | Pinot Noir | G | 2018 | 1.7 | 6 x 12 | 605 | 1,210 |
| 4 | Malbec | P | 2012 | 2.5 | 6 x 6 | 1210 | 2,420 |
| 5,6,7 | Malbec | P | 2012 | 3.5 | 6 x 12 | 605 | 1,210 |
| 5 | Freisa | P | 1994 | 1.0 | 6 x 12 | 605 | 605 |
| 6 | Pinot Noir | G | 2006 | 3.0 | 6 x 12 | 605 | 1,815 |
| 7 | Barbera | G | 1994 | 4.0 | 6 x 12 | 605 | 2,420 |
| 7 | Pinot Noir | G | 2018 | 2.0 | 6 x 12 | 605 | 1,210 |
| | | | | 29.6 | 22,066 | | |

| Acreage by Variety | Acres |
|--------------------|-------|
| Sauvignon Blanc | 9.6 |
| Pinot Noir | 6.7 |
| Sangiovese | 2.3 |
| Malbec | 6.0 |
| Barbera | 4.0 |
| Freisa | 1.0 |
| | 29.6 |



ALL INFORMATION CONTAINED IN THIS MEMORANDUM, AND ALL SUBSEQUENT INFORMATION PROVIDED, IS DEEMED RELIABLE BUT NOT GUARANTEED BY EITHER SELLER OR RINCON CORPORATION, AND SHOULD BE VERIFIED BY PROSPECTIVE PURCHASER (RECIPIENT) AND THEIR REPRESENTATIVES.



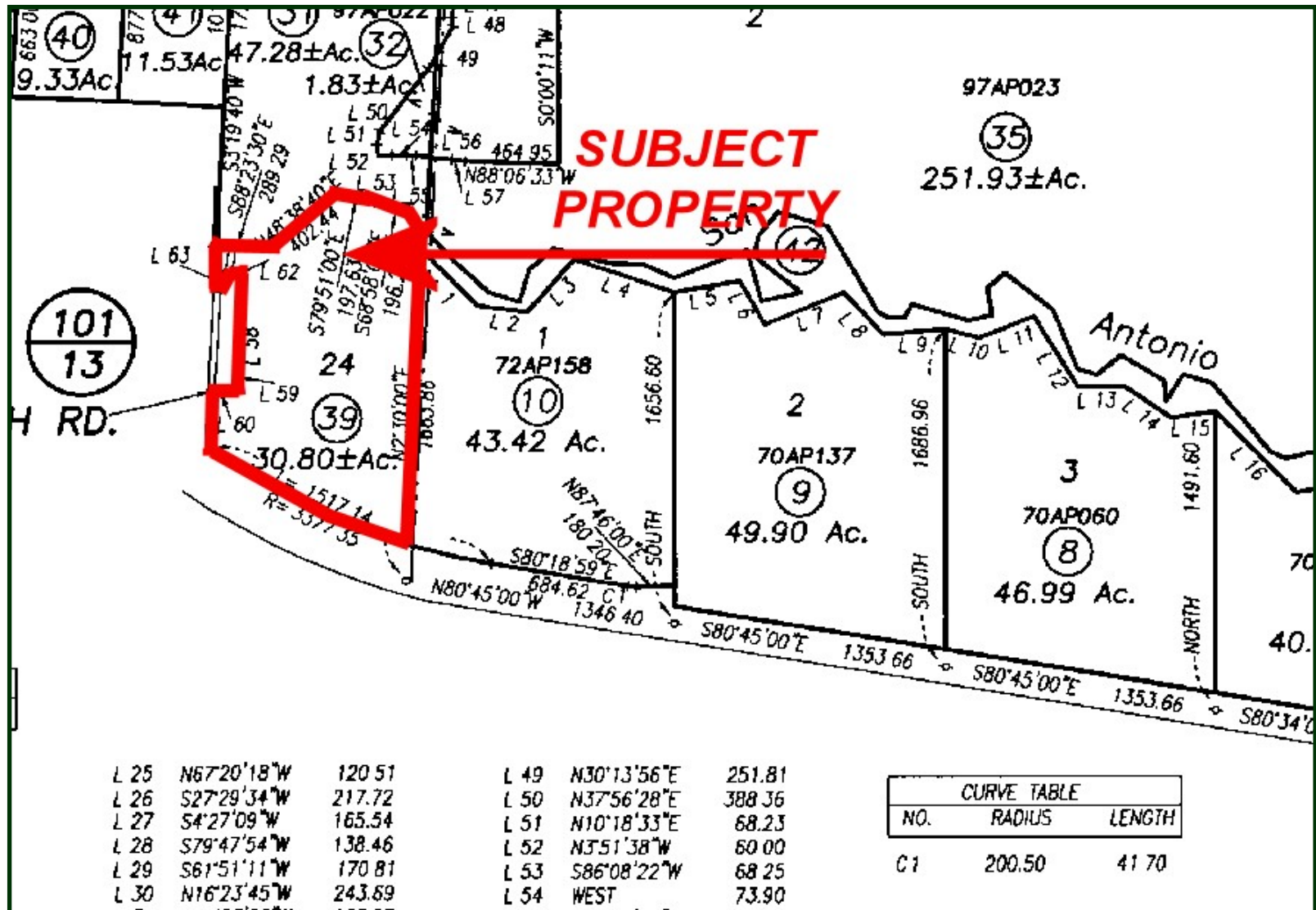
Soil Map

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|------------------------------------|---|--------------|----------------|
| BoA | Botella loam, 0 to 2 percent slopes, MLRA 14 | 3.4 | 11.2% |
| BsA | Botella loam, slightly wet, 0 to 2 percent slopes | 9.4 | 30.8% |
| BtA | Botella clay loam, 0 to 2 percent slopes, MLRA 14 | 0.0 | 0.0% |
| CuA | Corralitos loamy sand, 0 to 2 percent slopes | 1.8 | 6.0% |
| EmA | Elder loam, 0 to 2 percent slopes, MLRA 14 | 12.5 | 41.0% |
| SbA | Salinas loam, overflow, 0 to 2 percent slopes | 3.4 | 11.0% |
| Totals for Area of Interest | | 30.5 | 100.0% |



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Parcel Map



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[For aerial tour of the vineyard
click here](#)

Or visit:

<https://youtu.be/TibPRaRyTJM>



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