

IMPACT FEES CREDIT AGREEMENT

between

**THE CITY OF EL PASO DE ROBLES,
a California municipal corporation**

and

**The Vintage River Oaks,
LLC**

Dated as of March 3, 2025, for reference purposes only

(Tract 3105-2)

TRANSPORTATION IMPACT FEE CREDIT AGREEMENT (Tract 3105-2)

This Impact Fees Credit Agreement (“Agreement”) is dated as of February 12, 2025, for reference purposes only, between the City of El Paso de Robles (“City”), a California municipal corporation; and The Vintage River Oaks, LLC, a California Limited Liability Corporation (“Developer”), individually referred to herein as a “party” and collectively referred to as the “parties.”

AGREEMENTS

1. BACKGROUND

- 1.1. Developer owns certain real property located in the City of El Paso de Robles, County of San Luis Obispo, State of California (the “Property”), more particularly shown in Exhibit A attached hereto and incorporated by reference herein. The Property consists of approximately 13.9 acres, located generally at 800 Club House Drive, and more particularly described as APN 025-390-030. Developer owns Lots 74 through 127 of the Property (“Developer’s Property”).
- 1.2. On or around August 8, 2017, Developer obtained land use entitlements, including Vesting Tentative Tract Map 3105, General Plan Amendment 13-02, Rezone 13-001, Oak Tree Removal 17-015, and certification of a Mitigated Negative Declaration as part of the River Oaks II General Plan Amendment Project, for the development of 131 acres in 298 parcels on the Property.
- 1.3. Prior to the Occupancy of the 90th Unit in Phase 2, Condition of Approval 27 requires Developer to reconstruct the intersection of North River Road and River Oaks Drive in accordance with the concept plan adopted by the City Council October 19, 2010 (the “Improvements”).
- 1.4. The City has imposed certain other conditions of approval on the Project in connection with the City’s issuance of a building permit for the Project, which includes the payment of certain development impact fees, including Traffic Impact Fees (the “Impact Fees”). The current Impact Fee estimate for Phase 2, based on the available buildable area and residential use is one hundred ninety-seven thousand five hundred eighty-six dollars (\$197,586) (the “Impact Fees Obligation”).
- 1.5. Developer is requesting a credit toward the Impact Fees Obligation, pursuant to the terms and conditions of this Agreement. The cost of the Improvements is the amount the Developer incurs to complete the design, construction, and management of the Improvements and is currently estimated to be one hundred eighty-five thousand nine hundred and fifty-four dollars (\$185,954), adjusted to 2024 ENR Construction Cost Index (the “Improvement Cost”).

- 1.6. Developer agrees to design, construct, and install the Improvements pursuant to this Agreement and fund the Improvement Cost. In consideration of Developer's agreement to fund the Improvement Cost and dedicate the Improvements to the City, City agrees to provide Developer with the Impact Fee Credit (defined below) in the aggregate amount equal to the Improvement Cost, which is subject to adjustment in accordance with Section 2.2 below.

2. TERMS

- 2.1 **Credit Toward Impact Fees Obligation.** Developer would, in the absence of this Agreement, be obligated to pay a portion of the Impact Fees Obligation described in Section 1.4 for Developer's Property in accordance with the City's normal fee payment schedule, as a condition to the issuance of building permits for Developer's Property that is part of the Project. However, in lieu of such payment, Developer shall construct and dedicate the Improvements, as more fully described in the approved Tract 3105 Public Improvement Plans approved by the City and attached hereto as Exhibit B ("Improvement Plans"). Developer shall receive a credit against its portion of the Impact Fees Obligation for all phases of Tract 3105 in the amount of the Improvement Cost, subject to adjustment pursuant to Section 2.2 below (the "Impact Fees Credit"). The Impact Fees Credit shall be credited toward the total Impact Fees Obligation owed by the Developer for the Project upon Developer's dedication to City and City's acceptance of the Improvements in accordance with this Agreement. If Developer's Impact Fees Credit is larger than its portion of the Impact Fees Obligation, Developer may assign the unexhausted portion of the Impact Fee Credit to Tract 3105 to apply to its remaining Impact Fees Obligation. In no event shall the amount of the total Impact Fees Credit exceed the Impact Fees Obligation.

The Impact Fees Credit shall be protected against loss of value caused by inflation by indexing it concurrently with the annual adjustments applied to City Traffic Impact Fees. All Development Impact Fees (including Traffic Impact Fees) are subject to change on July 1st (Fiscal Year) by the Engineering New Records' (ENR) April Construction Cost Index Rate, averaged between Los Angeles and San Francisco. The Impact Fees Credit shall not expire with this Project; however, if the Project expires, then the Impact Fee Credit shall also expire.

- 2.2 **Refund of Impact Fees Credit.** As of October 8, 2024, the Developer has paid two hundred and eighty thousand, eight hundred and eighty-six dollars (\$280,886) in Impact Fees, see Exhibit D, prior to entering into this Agreement. Upon receipt of final certificate of occupancy for the Project, if Developer has Impacts Fees Credit that were not fully-utilized for Project then City shall refund up to the dollar amount that is the unexhausted portion of the Impact Fees Credit. Such refund shall not exceed the verified Improvement Costs incurred by the Developer or total TIF payments to the City for the Project. Developer shall not be entitled to a refund if the City does not have TIF funds available and any refund shall be in

compliance with all applicable laws and budgetary constraints. Within 30 days of the final certificate of occupancy the Developer shall submit a formal request for refund, accompanied by supporting documentation substantiating the remaining Impact Fee Credit and Improvements Cost which the City will review and approve in its sole and absolute discretion. Developer shall not be entitled to a refund if the request is not timely received, or adequate documentation is not provided to City. In no event shall the amount of the total Impact Fees Credit, including the refund, exceed the Impact Fees Obligation.

- 2.3 Payment of Other Development Impact Fees Required.** Nothing in this Agreement shall be deemed to affect Developer's obligation to pay any and all other development impact fees charged by the City for the Project.
- 2.4 Construction and Dedication of Subject Improvements.** To satisfy its Impact Fees Obligation, Developer shall, at its sole cost, expense and liability, develop and dedicate to the City the Improvements. The Improvements shall be constructed as shown in Exhibit B. The estimated costs for the Improvements are shown in "Exhibit C," attached hereto and incorporated herein by reference. Developer warrants and guarantees all Improvements against any defective work or labor done, or defective materials furnished in the performance of this Agreement, for a period of one (1) year following completion of the Improvements and acceptance of the Improvements by the City as set forth in this Agreement. ("Warranty"). This section shall survive the expiration or termination of this Agreement.
- 2.5 Nondiscrimination.** The Developer, for itself and its successors and assigns, agrees that in the construction and installation of the Improvements, the Developer will not discriminate against or segregation of any person, or group of persons, on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code.
- 2.6 Prevailing Wages.** Developer agrees that the Improvements are public works within the meaning of Part 7 of Division 2 of the California Labor Code (Sections 1720 and following) the ("Prevailing Wage Law"), and the Developer, any contractor, and any subcontractor, paid not less than the specified prevailing rates of wage to all workmen employed in connection with the installation of the Improvements. It is the responsibility of the Developer to ensure that each contractor and subcontractor hired to perform work in connection with such Improvements comply with the requirements of this Section 2.6, and all other applicable requirements of the Prevailing Wage Law.

The Developer shall indemnify, hold harmless, and defend the City (with counsel reasonably acceptable to the City), against any claim for damages, compensation, fines, penalties or other amounts arising out of the failure of the Developer or its contractors to pay prevailing wages, if and to the extent required by law, or to comply with the other applicable provisions of Labor Code Sections 1720 et seq.

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and implementing regulations of the Department of Industrial Relations in connection with construction of the Improvements.

- 2.7 Conveyance of Plans.** Upon City's acceptance of the Improvements identified in this Agreement, the Developer shall convey and deliver to the City copies of all plans, specifications, shop drawings, as-built plans, operating manuals, service manuals, construction contracts, warranties, and any other documents relating to the design, construction and operation of the Improvements, which are in the Developer's custody or control, or in the custody or control of any of the Developer's contractors, subcontractors or agents.
- 2.8 Limited City Liability and Obligation.** The City does not assume any liability, duty or obligation with respect to the Developer's contractors, subcontractors or agents by execution or performance of this Agreement, and no contractors, subcontractors or agents or any other individuals or entities are third party beneficiaries of this Agreement. The obligations arising from this Agreement are neither a debt of the City nor a legal or equitable pledge, charge, lien, or encumbrance upon any of its property or upon any of its income, receipts, or revenues, except for the Impact Fees that would have otherwise been collected for the Improvements set forth in the Improvements Plan. Neither the City General Fund nor any other fund of the City, except the Development Impact Fee Fund for regional traffic improvements, shall be liable for the Impact Fees Credit arising from this Agreement. The credit or taxing power of the City is not pledged for the payment of any obligation arising from this Agreement. The Developer shall not compel the forfeiture of any of the City's property to satisfy any obligations arising from this Agreement.
- 2.9 Assignment of Warranties.** Upon the Developer's completion of the Improvements, the Developer agrees to assign to the City the warranties provided by its contractors for the Improvements as to materials and workmanship and should any failure of the Improvements or any parts thereof occur within a period of one (1) year after substantial completion of the Improvements, the City shall have the right to seek correction or cure of the defective situation from the contractor installing the same.
- 2.10 Lien Releases.** All costs for the construction and installation of the Improvements are to be fully paid by the Developer. Developer agrees to obtain lien releases or waivers satisfactory to the City before the City is required to accept the Improvements pursuant to this Agreement or deem that the Impact Fees obligation has been satisfied under this Agreement. The Developer shall take any and all actions necessary to convey and vest full, complete, and clear title to those Improvements on City property.
- 2.11 Final Acceptance of Work.** Acceptance of the Improvements on behalf of City shall be made by the City Council upon recommendation of the City Engineer after final completion of all Improvements. The City Council shall act upon the Engineer's recommendation within 30 days from the date the City Engineer notifies

the City Council that the Improvements have been finally completed. Such acceptance shall not constitute a waiver of defects by City.

3. **OBSERVATION OF CONSTRUCTION.**

Developer shall at all times maintain proper facilities and safe access for observation of the Improvements by the City. Upon completion of the Improvements, Developer may request a final walk through by the City Engineer, or the City Engineer's authorized representative. If the City Engineer, or the authorized representative, determines that the work has been completed in accordance with this Agreement, then the City Engineer shall recommend acceptance of the Improvements to the City Council. No Improvements shall be finally accepted unless all aspects of the work have been determined to have been completed in accordance with the Improvement Plans and City standards. City shall bear all costs of the City observation of construction.

4. **DEFAULT**

4.1 City's Remedies Upon Default. If Developer fails to complete and offer for dedication the Improvements in the manner required by this Agreement, and such failure is not wrongfully caused by the City or due to a force majeure event, then

- i. the City may, after providing thirty days' notice to Developer and an opportunity to cure such default, terminate this Agreement in its entirety and shall have no obligation to reduce the Impact Fees Obligation as set forth in Section 2.1 or apply any credit towards the satisfaction of the Impact Fees Obligation; or
- ii. The City may exercise any other right or remedy available to it at law or in equity.

4.2 Developer's remedy upon default. If the City fails to accept the Improvements or provide the Impact Fees Credit or Impact Fee Payment in the manner required by this Agreement, then the Developer may exercise any right or remedy available to it at law or in equity.

5. **GENERAL PROVISIONS**

5.1 No Waiver. Any party's failure to insist on performance of any of the terms or conditions of this Agreement or to exercise any right, remedy or privilege, or waiver of any breach hereunder, shall not thereafter be deemed a subsequent waiver of any other terms, conditions, or rights, remedies or privileges, whether of the same or similar type. No party will be deemed to have waived any rights under this Agreement unless the waiver is made in writing and signed by the waiving party's duly authorized representative. All rights and remedies provided for under this Agreement are cumulative.

5.2 Cooperation. The parties agree to cooperate with each other in furthering the purposes of this Agreement. The parties hereby agree to take such other actions and execute such other reasonable documents as are consistent with this Agreement and

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as are reasonably necessary to effectuate this Agreement; provided, however, that the foregoing shall not require the City to take any legislative act or exercise its discretion in any particular manner.

- 5.3 **Entire Agreement.** This Agreement contains the final and complete agreement between the parties with respect to the matters herein discussed and supersedes all previous communications and agreements between them, either oral or written, to the extent such prior communications and agreements are inconsistent with this Agreement
- 5.4 **No Agency.** Each party acknowledges that it is not the agent or fiduciary of the other.
- 5.5 **No Assignment.** This Agreement, including, without limitation, the parties' obligations hereunder, is not assignable, in whole or in part, by either party, without the prior written consent of the other party, and any attempt to make such assignment shall be void and shall constitute an incurable material default under this Agreement.
- 5.6 **Attorneys' Fees.** In the event that any action or proceeding is commenced to regarding any term of this Agreement, the prevailing party in such action or proceeding, in addition to all other relief to which it may be entitled, shall be entitled to recover from the other party the prevailing party's costs of suit and reasonable attorneys' fees. The prevailing party shall be as determined by the court in accordance with Code of Civil Procedure section 1032. The attorneys' costs and expert fees recoverable pursuant to this Section 5.6 include, without limitation, attorneys' costs and expert fees incurred on appeal and those incurred in enforcing any judgment rendered. Attorneys' costs and fees may be recovered as an element of costs in the underlying action or proceeding or in a separate recovery action.
- 5.7 **Notices.** All notices, demands or other communications (collectively, "Notices") required or allowed by this Agreement shall be in writing and shall be considered given: (i) when delivered in person to the recipient named below; or (ii) three (3) business days after deposit in the United States mail, postage prepaid, addressed to the recipient named below. All Notices shall be addressed as follows:

If to the City: City of Paso Robles
 Leslie Frazier
 City Engineer / Deputy Director
 Community Development Department
 1000 Spring Street Paso Robles, CA 93446
 lfrazier@prcity.com

If to Developer: The Vintage River Oaks, LLC
 Dennis Moresco, President

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7305 Morro Road, Ste. 207, Atascadero, CA 93422
Email: dmoresco@midlandpacific.com

Any party may, by notice given at any time, require subsequent Notices to be given to another person or entity, whether a party or an officer or representative of a party, or to a different address, or both. Notices given before actual receipt of Notice of change shall not be invalidated by the change.

- 5.8 **Governing Law.** This Agreement and its provisions shall in all respects be interpreted, construed, enforced and governed by and under the laws of the State of California, without regard to its conflict of laws principles.
- 5.9 **Consent to Jurisdiction, Venue and Service.** Any action or proceeding brought respecting this Agreement shall be instituted and maintained in the appropriate court in the County of San Luis Obispo, California. Developer hereby forgo and waive any provision of State or Federal law or judicial decision providing for a change of venue from such court on the grounds that the City is or may be a party to any such action or proceeding, including, without limitation, California Code of Civil Procedure section 394. Each party hereby irrevocably consents to the personal jurisdiction of the court. Service of process may be made in any manner provided by law.
- 5.10 **Modification.** This Agreement may be modified only by another written instrument duly authorized and executed by the parties.
- 5.11 **Severability.** The provisions of this Agreement are specifically made severable. If any clause, provision, rights and/or remedy provided for herein is unlawful or unenforceable, the remainder of this Agreement shall remain in effect and be enforced as if such clause, provision, right and/or remedy were not contained herein.
- 5.12 **Rules of Construction.** The language in all parts of this Agreement shall in all cases be construed as a whole according to its fair meaning, and not strictly for or against, either the City or Developer. Section headings in this Agreement are for convenience only and are not to be considered as a part of this Agreement or in any way limiting or amplifying the provisions hereof. All provisions and any variations thereof shall be deemed to refer to the masculine, feminine, neuter, singular or plural, as the identification of the person or persons, firm or firms, corporation or corporations may require. This Agreement is the product of mutual negotiation and drafting efforts. Accordingly, the judicial rule of construction that ambiguities in a document are to be construed against the drafter of that document shall have no application to the interpretation or enforcement of this Agreement. In any action or proceeding to interpret or enforce this Agreement, the finder of fact may refer to such extrinsic evidence not directly in conflict with the express terms hereof to ascertain and give effect to the intent of the parties to this Agreement.

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- 5.13 **Execution/Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be an original and all such counterparts together shall constitute the entire agreement of the parties hereto.
- 5.14 **Authorization.** Each individual executing this Agreement hereby represents and warrants that he or she has the full power and authority to execute this Agreement on behalf of the named parties.
- 5.15 **Force Majeure.** Except for payment obligations, neither party will be liable for failure or delay in performance of any of its obligations under or in connection with this Agreement arising out of any event or circumstance beyond that party's reasonable control, including without limitation an Act of God, fire, flood, war, act of terrorism, riot, civil commotion, adverse weather condition, strike, lock-out or other industrial action

[Signatures on Following Pages]

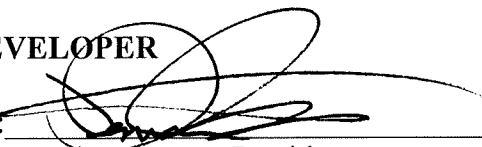
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SIGNATURE PAGE
TO
IMPACT FEES CREDIT AGREEMENT
RIVER OAKS II, TRACT 3105-2

CITY OF EL PASO DE ROBLES

DEVELOPER

By: _____
Chris Hout
Interim City Manager

By:  _____
Dennis Moresco, President

Attest:

By: _____
Melissa Martin, City Clerk

Approved as to form:

Elizabeth Hull
Interim City Attorney

By: _____
Leslie Frazier,
City Engineer / Deputy Director

EXHIBIT A

DESCRIPTION OF THE PROPERTY AND COPY OF TRACT MAP 3105-2 – MB042-81

In the City of Paso Robles being a subdivision of the land shown on TRACT MAP No. 3105-2, Map Book 042-79-87.

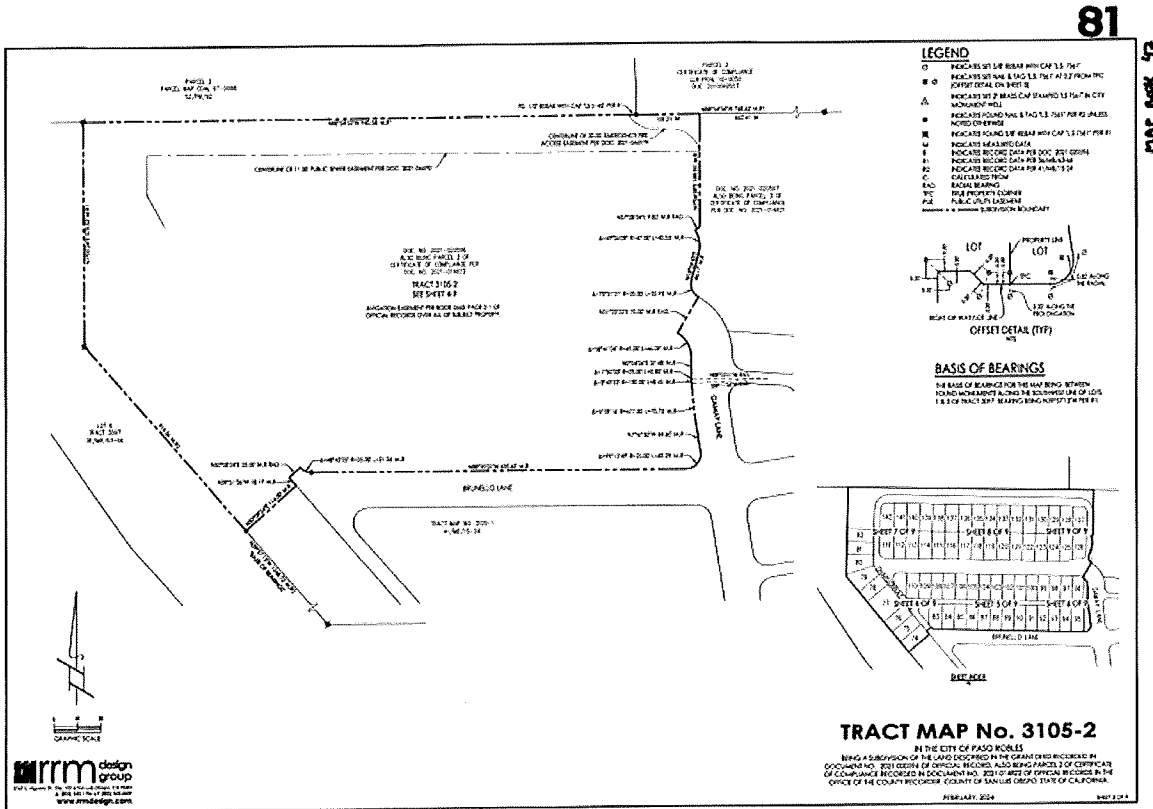


EXHIBIT B DESCRIPTION OF THE IMPROVEMENTS



N. RIVER ROAD IMPROVEMENTS

TRACT 3105
Pasco Robles, CA 95447

NO.	REVISION	DATE

PROJECT MANAGER
TIM
DATE
10/20/11
CHECKED BY
BLC
DATE
November 11, 2015
PROJECT NUMBER
J49528-RS-19

Sheet C-4.5

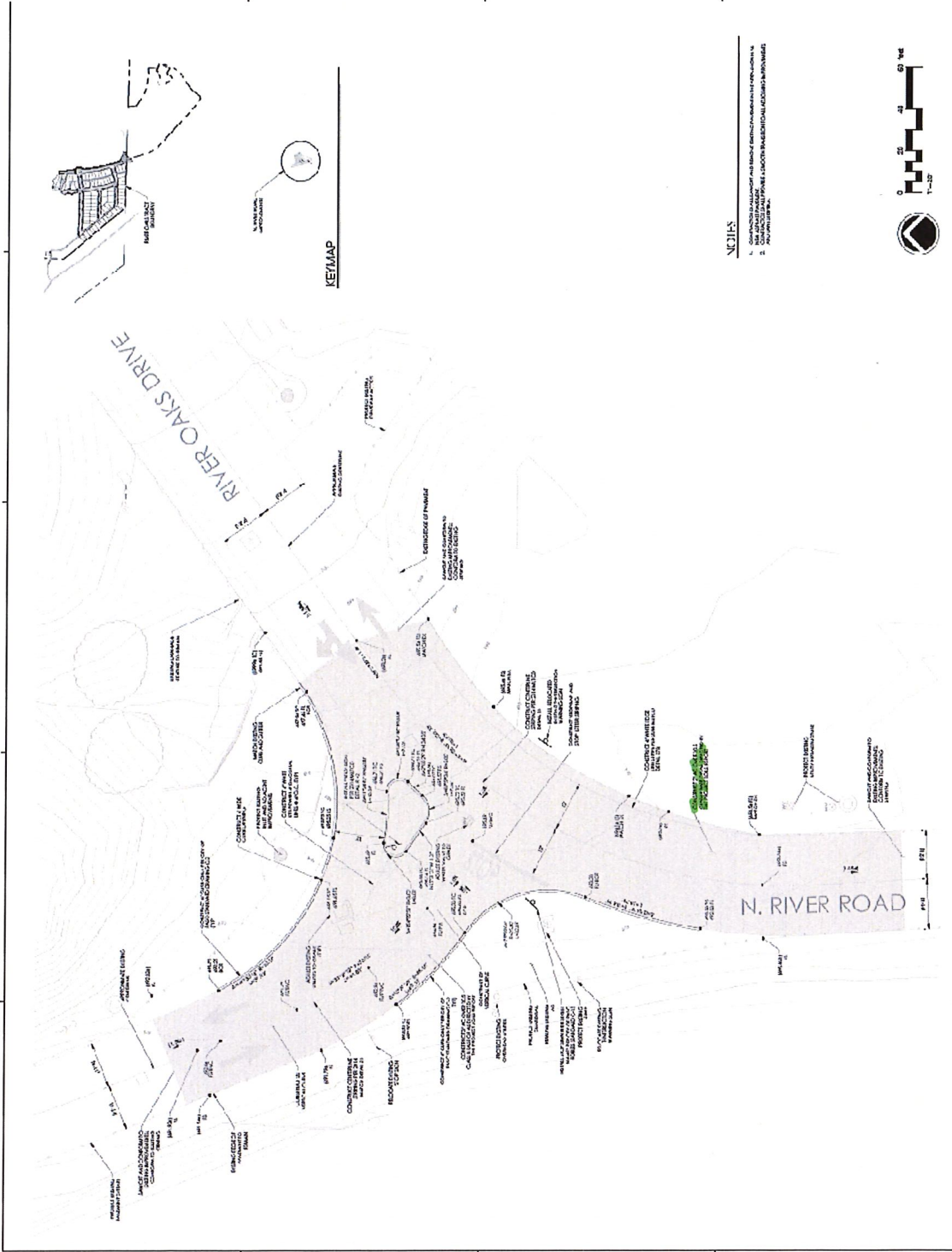



EXHIBIT C ESTIMATE OF THE COST OF THE IMPROVEMENTS

DATE: <u>January 18, 2024</u> JOB No.: <u>0493-05-RS19</u> JOB NM: <u>River Oaks</u> CALC BY: <u>NGW</u> CHK BY: _____						 3765 South Higuera, Suite 102 San Luis Obispo, Ca. Ph: (805) 543-1784 Fax: (805) 543-4609 email: www.rmdesign.com	
TRACT 3105 RIVER OAKS							
NORTH RIVER ROAD IMPROVEMENTS							
CAT.	ITEM	QUANT	UNIT	COST/UNIT	COST	DESCRIPTION	
DEMO							
	MISC. DEMOLITION	1	LS	10000.00	\$10,000	ALLOWANCE	
	SAWCUT	1	LS	2500.00	\$2,500	ALLOWANCE	
					Subtotal:	\$12,500	
GRADING							
	EARTHWORK	300	CY	5.00	\$1,500	SELECT IMPORT	
	SUBGRADE COMPACTION	7,100	SF	2.50	\$17,750	LANDSCAPED AREAS AND SUBGRADES	
					Subtotal:	\$19,250	
STREET/SITE IMPROVEMENTS							
	6" CURB	50	LF	25.00	\$1,250	INCLUDES MOW CURB	
	ADJUST EX VAULTS TO GRADE	5	EA	500.00	\$2,500	ALLOWANCE	
	4" HOT MIX ASPHALT	7,100	SF	2.50	\$17,750	ASSUMES 3" SECTION	
	19" CLASS II BASE	7,100	SF	3.50	\$24,850	ASSUMES 10.5" SECTION	
	STRIPING	260	SF	4.00	\$1,040	ALLOWANCE	
	SITE SIGNAGE	5	EA	1000.00	\$5,000	ALLOWANCE	
					Subtotal:	\$52,390	
EROSION CONTROLS							
	FIBER ROLLS	1,000	LF	3.00	\$3,000	ALLOWANCE	
	SILT FENCING	1,000	LF	3.00	\$3,000	ALLOWANCE	
	STABILIZED CONST. ENTRANCE	1	EA	2500.00	\$2,500	ALLOWANCE	
	CONCRETE WASHOUT	1	EA	750.00	\$750	ALLOWANCE	
	STORM DRAIN INLET PROTECTION	1	EA	500.00	\$500	ALLOWANCE	
	MAINTENANCE/REPAIRS	1	LS	8000.00	\$8,000	10% OF COSTS	
					Subtotal:	\$17,750	
SUBTOTAL					\$101,890		
INFLATION (10%)					\$10,189		
ADMINISTRATION (20%)					\$20,378		
ADJUSTED SUBTOTAL						\$132,457.00	
CONTINGENCIES (20%):					\$26,491		
GRAND TOTAL:					\$158,948		
THIS ESTIMATE WAS PREPARED USING STANDARD COST AND/OR QUANTITY ESTIMATE PRACTICES. IT IS UNDERSTOOD AND AGREED THAT THIS IS AN ESTIMATE ONLY, AND THAT THE ENGINEER SHALL NOT BE LIABLE TO THE OWNER OR TO A THIRD PARTY FOR ANY FAILURE TO ACCURATELY ESTIMATE THE COST AND/OR QUANTITIES FOR THE PROJECT, OR ANY PART THEREOF.							
THIS ENGINEER'S ESTIMATE IS PREPARED AS A GUIDELINE AND DOES NOT CONSTITUTE THE BASIS FOR BID. THE CONTRACTOR IS TO PERFORM HIS/HER OWN QUANTITY TAKE-OFF AND TO BID ACCORDINGLY. IN THE EVENT THAT ERRORS OR OMISSIONS ARE ENCOUNTERED THROUGH THE BIDDING PROCESS, PLEASE CONTACT THE ENGINEER FOR CLARIFICATION.							

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EXHIBIT D TIF Fees Paid as of 10/8/2024

Lot	Address Number	Street Name	Permit Number	Tract	TIF Paid	Date
4	2223	Clubhouse Drive	B21-0701	Vintage	\$3,447	11/10/2022
5	2221	Clubhouse Drive	B22-0200	Vintage	\$3,447	2/23/2023
6	2219	Clubhouse Drive	B22-0201	Vintage	\$3,447	2/23/2023
7	2217	Clubhouse Drive	B20-0668	Vintage	\$3,447	2/22/2023
8	2215	Clubhouse Drive	B23-0555	Vintage	\$3,659	2/2/2024
9	2213	Clubhouse Drive	B23-0556	Vintage	\$3,659	2/2/2024
10	2211	Clubhouse Drive	B23-0557	Vintage	\$3,659	2/2/2024
11	2209	Clubhouse Drive	B23-0400	Vintage	\$3,659	1/4/2024
12	2207	Clubhouse Drive	B22-0347	Vintage	\$3,659	1/4/2024
13	2185	Clubhouse Drive	B23-0416	Vintage	\$3,659	1/4/2024
14	2183	Clubhouse Drive	B23-0348	Vintage	\$3,659	1/4/2024
15	2182	Gamay Lane	B23-0111	Vintage	\$3,659	10/23/2023
16	2184	Gamay Lane	B23-0112	Vintage	\$3,659	10/23/2023
17	2186	Gamay Lane	B23-0113	Vintage	\$3,659	10/23/2023
18	2206	Gamay Lane	B23-0414	Vintage	\$3,659	10/23/2023
19	2208	Gamay Lane	B23-0114	Vintage	\$3,659	9/7/2023
20	2210	Gamay Lane	B23-0116	Vintage	\$3,659	9/7/2023
21	2212	Gamay Lane	B22-1000	Vintage	\$3,659	7/21/2023
22	2214	Gamay Lane	B23-0349	Vintage	\$3,659	12/1/2023
23	2216	Gamay Lane	B23-0415	Vintage	\$3,659	12/1/2023
24	2218	Gamay Lane	B22-0993	Vintage	\$3,659	7/21/2023
25	2220	Gamay Lane	B22-0053	Vintage	\$3,447	2/23/2023
26	2222	Gamay Lane	B20-0478	Vintage	\$3,447	11/10/2022
27	684	Prosecco Lane	B22-0665	Vintage	\$3,447	6/28/2023
28	681	Malbec Lane	B21-0880	Vintage	\$3,447	11/10/2022
29	683	Malbec Lane	B21-0881	Vintage	\$3,447	11/10/2022
30	685	Malbec Lane	B20-0670	Vintage	\$3,447	11/10/2022
31	687	Malbec Lane	B21-0786	Vintage	\$3,447	12/29/2022
32	686	Prosecco Lane	B22-0666	Vintage	\$3,447	6/28/2023
33	2324	Chardonnay Lane	B20-0672	Vintage	\$3,447	2/22/2023
34	2322	Chardonnay Lane	B21-0787	Vintage	\$3,447	12/29/2022
35	2216	Chardonnay Lane	B22-0389	Vintage	\$3,447	6/28/2023
36	695	Prosecco Lane	B22-0390	Vintage	\$3,447	6/28/2023
37	693	Prosecco Lane	B22-0392	Vintage	\$3,447	6/28/2023
38	691	Prosecco Lane	B22-0391	Vintage	\$3,447	6/28/2023
39	689	Prosecco Lane	B22-0775	Vintage	\$3,447	6/28/2023
40	687	Prosecco Lane	B23-0030	Vintage	\$3,659	12/19/2023
41	685	Prosecco Lane	B22-0687	Vintage	\$3,447	6/28/2023

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42	683	Prosecco Lane	B22-0688	Vintage	\$3,447	6/28/2023
43	684	Brunello Lane	B23-0558	Vintage	\$3,659	3/13/2024
44	686	Brunello Lane	B23-0559	Vintage	\$3,659	3/13/2024
45	688	Brunello Lane	B23-0560	Vintage	\$3,659	3/13/2024
46	690	Brunello Lane	B23-0561	Vintage	\$3,659	3/13/2024
47	692	Brunello Lane	B23-0562	Vintage	\$3,659	4/30/2024
48	694	Brunello Lane		Vintage	\$3,659	4/30/2024
49	696	Brunello Lane		Vintage	\$3,659	4/30/2024
50	698	Brunello Lane		Vintage	\$3,659	4/30/2024
51	700	Brunello Lane		Vintage	\$3,659	5/21/2024
52	702	Brunello Lane		Vintage	\$3,659	5/21/2024
56	680	Malbec Lane	B21-0583	Vintage	\$3,142	11/10/2022
57	682	Malbec Lane	B21-0584	Vintage	\$3,142	11/10/2022
58	684	Malbec Lane	B21-0632	Vintage	\$3,142	11/10/2022
59	686	Malbec Lane	B21-0882	Vintage	\$3,447	2/22/2023
60	688	Malbec Lane	B21-0785	Vintage	\$3,447	6/28/2023
61	690	Malbec Lane	B21-0784	Vintage	\$3,447	2/22/2023
62	2227	Chardonnay Lane	B20-0479	Vintage	\$3,447	12/19/2023
63	2225	Chardonnay Lane	B20-0671	Vintage	\$3,447	4/17/2023
64	2223	Chardonnay Lane	B20-0476	Vintage	\$3,447	4/17/2023
65	2221	Chardonnay Lane	B22-0247	Vintage	\$3,447	4/19/2023
66	2219	Chardonnay Lane	B22-0248	Vintage	\$3,447	4/19/2023
67	2217	Chardonnay Lane	B22-0249	Vintage	\$3,447	4/19/2023
68	2215	Chardonnay Lane	B22-0250	Vintage	\$3,447	12/19/2023
69	2213	Chardonnay Lane	B22-0251	Vintage	\$3,659	6/25/2024
70	2211	Chardonnay Lane		Vintage	\$3,659	6/25/2024
71	2209	Chardonnay Lane		Vintage	\$3,659	6/25/2024
72	2207	Chardonnay Lane		Vintage	\$3,659	6/25/2024
83	707	Brunello Lane	B24-0391	Vintage	\$3,655	11/19/2024
84	705	Brunello Lane	B24-0392	Vintage	\$3,655	11/19/2024
85	703	Brunello Lane	B24-0393	Vintage	\$3,655	11/19/2024
86	701	Brunello Lane	B24-0394	Vintage	\$3,655	11/19/2024
87	699	Brunello Lane		Vintage	\$3,655	11/19/2024
88	697	Brunello Lane		Vintage	\$3,655	11/19/2024
89	695	Brunello Lane		Vintage	\$3,655	11/19/2024
90	693	Brunello Lane		Vintage	\$3,655	10/8/2024
91	691	Brunello Lane		Vintage	\$3,655	10/8/2024
92	689	Brunello Lane		Vintage	\$3,655	10/8/2024
93	687	Brunello Lane		Vintage	\$3,655	10/8/2024
94	685	Brunello Lane		Vintage	\$3,655	10/8/2024
95	683	Brunello Lane		Vintage	\$3,655	10/8/2024
				Total	\$280,886	