

*Tehama County Ag
Portfolio For Sale
1,292.06 Acres*

Edward Garcia

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Property Presented by Fidelity Commercial Real Estate (209) 483-4703 Cal BRE 01458605

Investment Summary

1,292.06 acre ag portfolio in Tehama county currently consisting of manzanillo, Sevillano and open future development land. The portfolio also includes two labor camps permitted by housing community development. The unique portfolio consists of 5 distinct ranches and one dedicated labor camp all in the north west part of Corning, CA. Making it an ideal investment for someone looking to diversify or expand an existing ag farm.

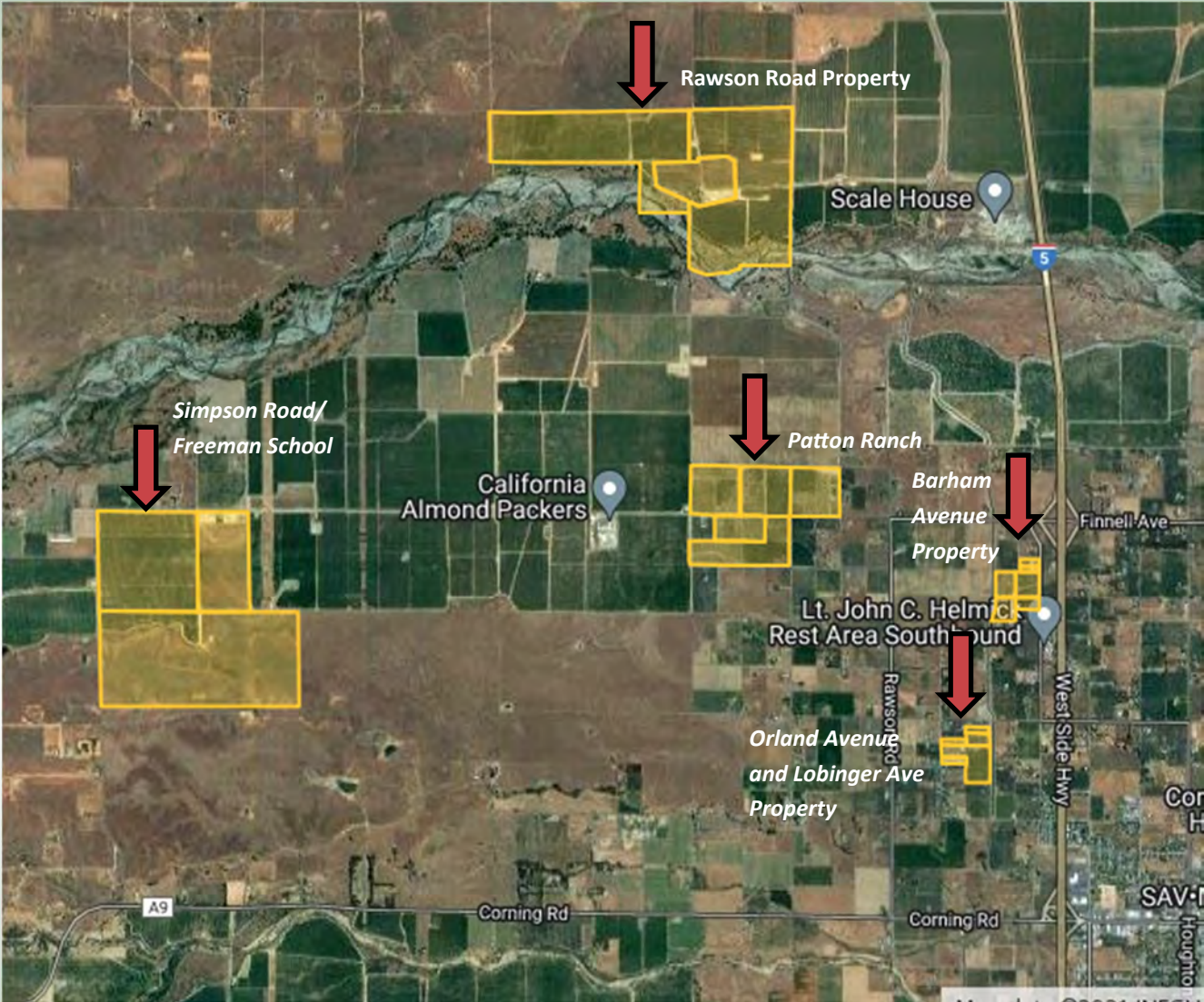
INVESTMENT HIGHLIGHTS

Price:	<i>\$31,009,440</i>
Location:	<i>Tehama County, CA</i>
Acreage:	<i>1,292.06</i>
Existing Usage:	<i>Manzanillo, Sevillano Olive Orchards, Open future development land & Employee Housing Facility</i>

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J. Garcia Olive Company Portfolio



Parcel List

<i>Property Name</i>	<i>APN</i>	<i>Assessed Acres</i>	<i>Section</i>	<i>Township</i>	<i>Range</i>	<i>Base & Meridian</i>	<i>Census Tract</i>
Simpson Road/Freeman School House	061-230-010	80.00	11	24, North	4, West	Mount Diablo	3.00
Simpson Road/Freeman School House	061-230-020	160.00	11	24, North	4, West	Mount Diablo	3.00
Simpson Road/Freeman School House	061-230-021	320.00	11	24, North	4, West	Mount Diablo	3.00
	Total Acres	560.00					

<i>Property Name</i>	<i>APN</i>	<i>Assessed Acres</i>	<i>Section</i>	<i>Township</i>	<i>Range</i>	<i>Base & Meridian</i>	<i>Census Tract</i>
Rawson Road Property	067-070-010	181.49	31	25, North	3, West	Mount Diablo	3.00
Rawson Road Property	067-070-011	49.05	31	25, North	3, West	Mount Diablo	3.00
Rawson Road Property	067-080-046	233.19	32	25, North	3, West	Mount Diablo	3.00
	Total Acres	463.73					

<i>Property Name</i>	<i>APN</i>	<i>Assessed Acres</i>	<i>Section</i>	<i>Township</i>	<i>Range</i>	<i>Base & Meridian</i>	<i>Census Tract</i>
Patton Ranch	069-010-011	40.01	5	24, North	3, West	Mount Diablo	11.00
Patton Ranch	069-010-015	0.00	5	24, North	3, West	Mount Diablo	11.00
Patton Ranch	069-010-016	40.02	5	24, North	3, West	Mount Diablo	11.00
Patton Ranch	069-010-017	40.04	5	24, North	3, West	Mount Diablo	11.00
Patton Ranch	069-060-024	19.99	8	24, North	3, West	Mount Diablo	11.00
Patton Ranch	069-060-025	49.98	8	24, North	3, West	Mount Diablo	11.00
	Total Acres	190.04					

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Barham Avenue Property	069-070-028	2.01	9	24, North	3, West	Mount Diablo	11.00
Barham Avenue Property	069-070-029	2.21	9	24, North	3, West	Mount Diablo	11.00
Barham Avenue Property	069-070-046	9.96	9	24, North	3, West	Mount Diablo	11.00
Barham Avenue Property	069-070-047	18.16	9	24, North	3, West	Mount Diablo	11.00
Barham Avenue Property	069-070-048	8.67	9	24, North	3, West	Mount Diablo	11.00
Barham Avenue Property	069-070-049	4.98	9	24, North	3, West	Mount Diablo	11.00
	Total Acres	45.99					

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Orland Avenue Property	069-140-007	2.50	16	24, North	3, West	Mount Diablo	11.00
Orland Avenue Property	069-140-008	5.00	16	24, North	3, West	Mount Diablo	11.00
Orland Avenue Property	069-140-009	2.50	16	24, North	3, West	Mount Diablo	11.00
Orland Avenue Property	069-140-010	20.00	16	24, North	3, West	Mount Diablo	11.00
	Total Acres	30.00					

<i>Property Name</i>	<i>APN</i>	<i>Assessed Acres</i>	<i>Section</i>	<i>Township</i>	<i>Range</i>	<i>Base & Meridian</i>	<i>Census Tract</i>
Lobinger Avenue Property/Labor Camp	069-140-038	2.28	16	24, North	3, West	Mount Diablo	11.00
	Total Acres	2.28					

Location & Access

The subject properties are generally located in the Corning Area of Tehama County. Access to the general area of the subject properties is provided by Interstate 5, which provides primary north/south transportation through the Sacramento Valley and the State of California. The physical site address and location description as well as the approximate center of each property, described below.

Property Name	Physical Address & Location Description	Latitude	Longitude
Simpson Road/ Freeman School House	20267 Simpson Road Corning , CA 96021. Property is located on the south side of Simpson Road, an don the east side of Freeman Schoolhouse Road, approximately four miles northwest of Corning. Legal access is provided by Simpson Road and Freeman Schoolhouse Road, both paved, county maintained roadways.	39.95021	-122.282222
Rawson Road Prop- erty	6315 Rawson Road, Corning CA 96021. The Rawson Road Property is located on the west side of Rawson Road and on the south side of Gyle Road, Just north of Thomas Creek and approximately three miles northwest of Corning.	39.98099	-122.230155
Patton Ranch	5551 Burton Ave, Corning CA 96021. The Patton Ranch is located on the north side of Simpson Road and on the west side of Burton Avenue, approximately two miles northwest of Corning.	39.95753	-122.228748
Barham Avenue Property	5391 Barham Ave, Corning CA 96021. The Barham Avenue property is located on the west side of Barham Avenue and on the north side of Kraft Avenue, approximately 1.5 miles north of Corning.	39.95242	-122.203403
Orland Avenue Property	4869 Orland Avenue, Corning CA 96021. The Orland property is located on the west side of Orland Avenue and on the east side of Lobinger Avenue, 1/4 of a mile north of Sampson Avenue approximately 1/2 Mile north west of Corning.	39.94015	-122.208093
Lobinger Avenue Property/Labor Camp	4900 Lobinger Avenue, Corning A 96021. The Lobinger Avenue property is located on the east side of Lobinger Avenue, approximately 1/4 mile north of Samson Avenue, approximately 1/2 mile north west of Corning.	39.93974	-122.210310

Simpson Road/ Freeman School House

Property Description

The property consists of 560.0 assessed acres, consisting of 185± of Manzanillo Olive Orchards within the Corning Water District. 80± acres of open land also inside of the Corning Water District and 295 ± acres of orchard development land outside of the Corning Water District. The property currently has 3 Ag wells and one domestic well. The property also consist of a 2 bedroom 2 bath single family home along measuring 1,828 square feet.

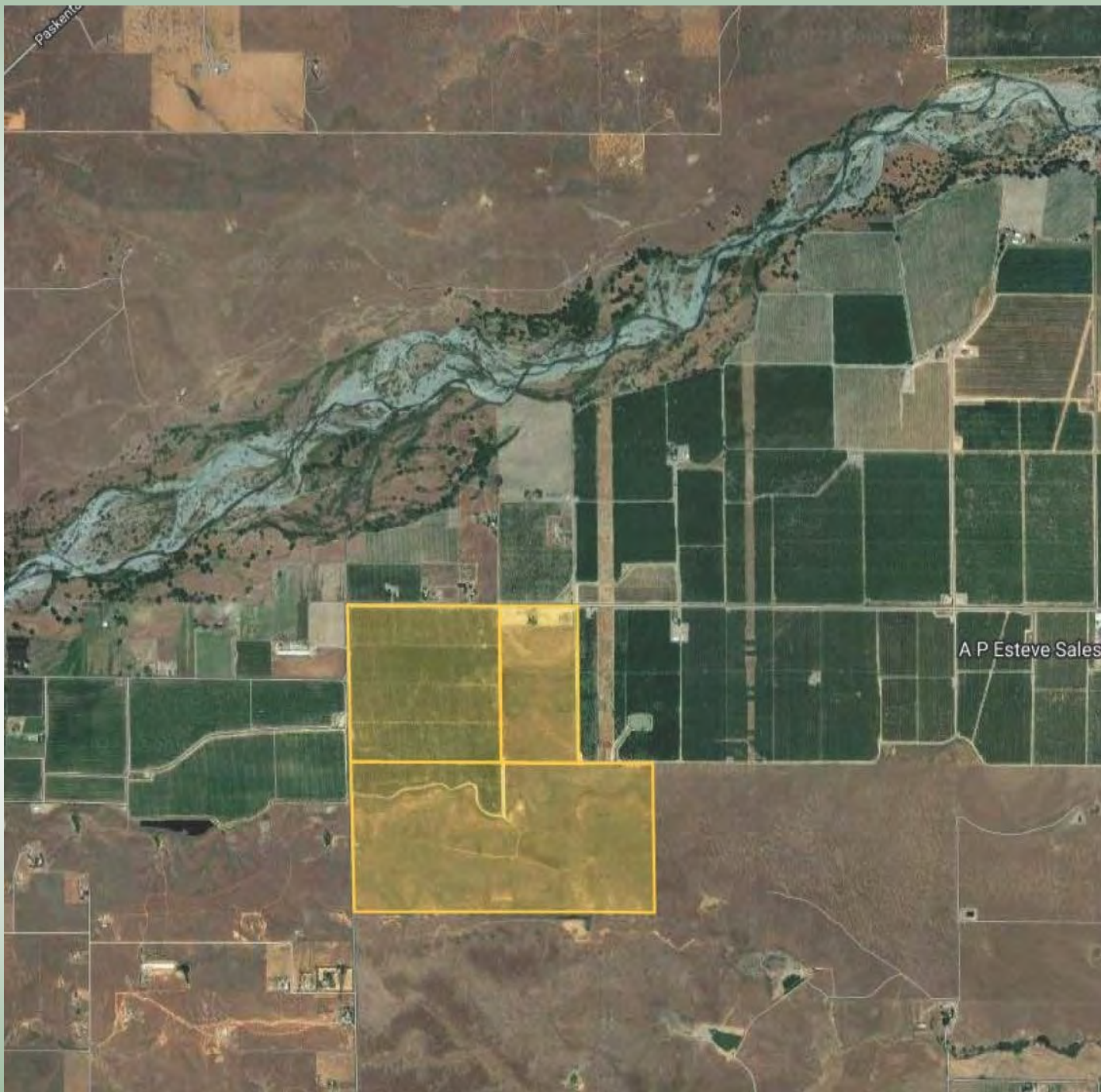
Simpson Road/ Freeman School House Property		
Well Depth	Pump Depth	HP
465	245	100
810	N/A	N/A
540	N/A	N/A
300	280	1.5

Block	Variety	Year Planted	Irrigation	Spacing	Acreage
A1	Manzanillo	1991	Drip	22' X 18'	37.30
A2	Manzanillo	1991	Drip	22' X 18'	38.75
A3	Manzanillo	1991	Drip	22' X 18'	38.80
A4	Manzanillo	1991	Drip	22' X 18'	39.35
A5	Manzanillo	1992	Drip	22' X 18'	31.00
					185.20

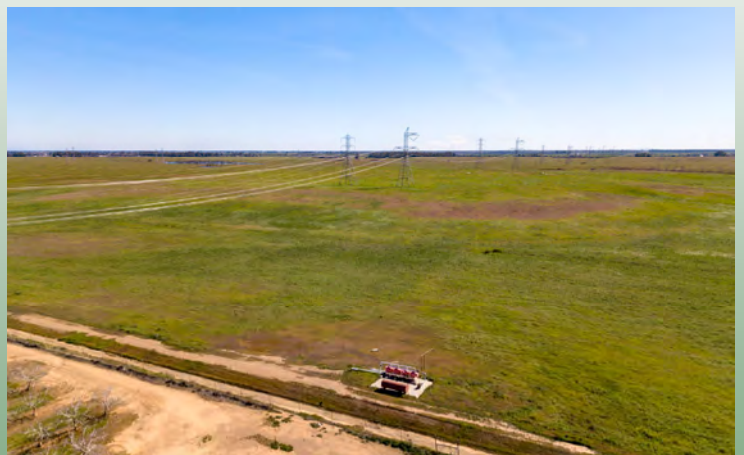
Simpson Road Freeman School House



Simpson Road/ Freeman School House



Simpson Road/Freeman School House

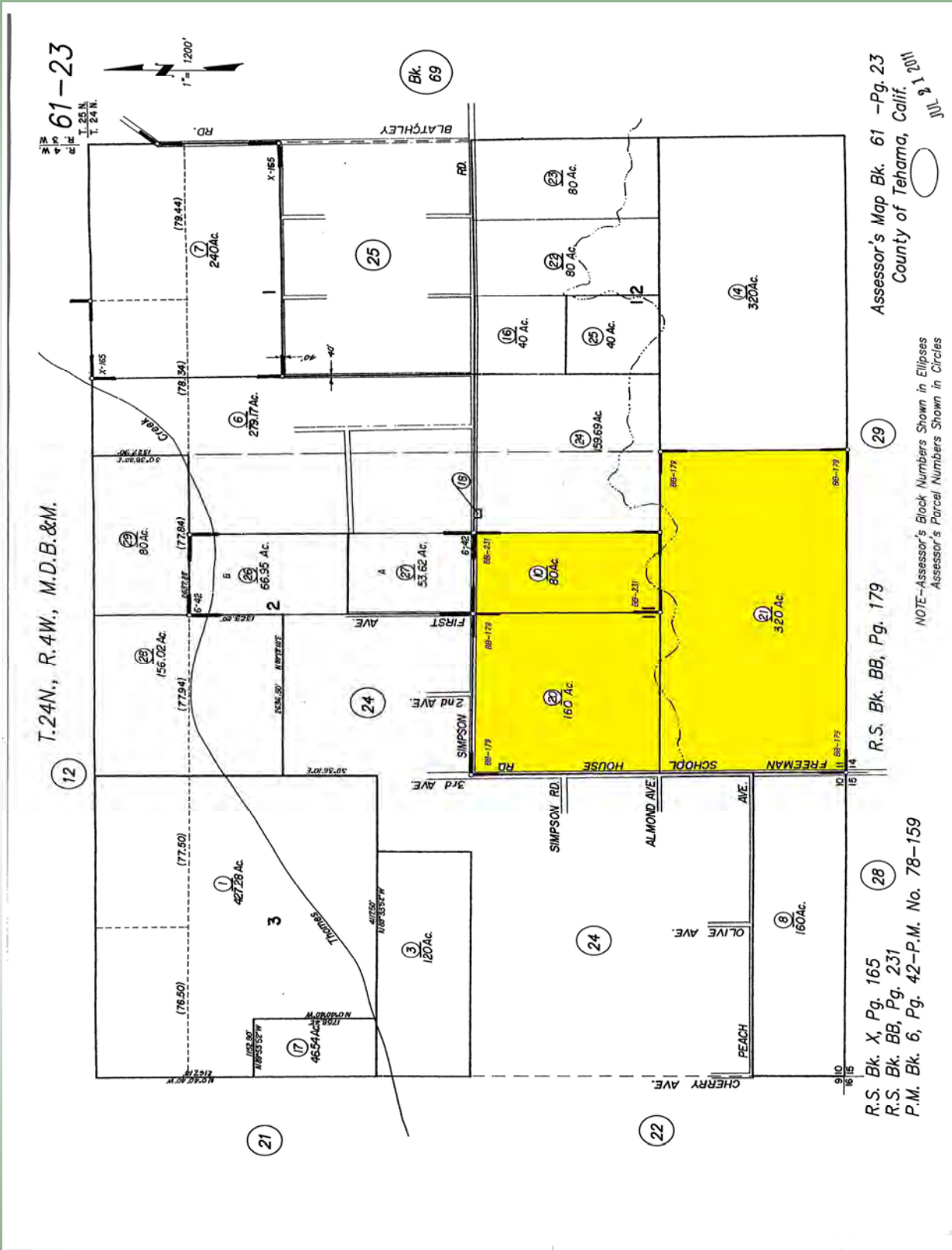


Simpson Road/Freeman School House



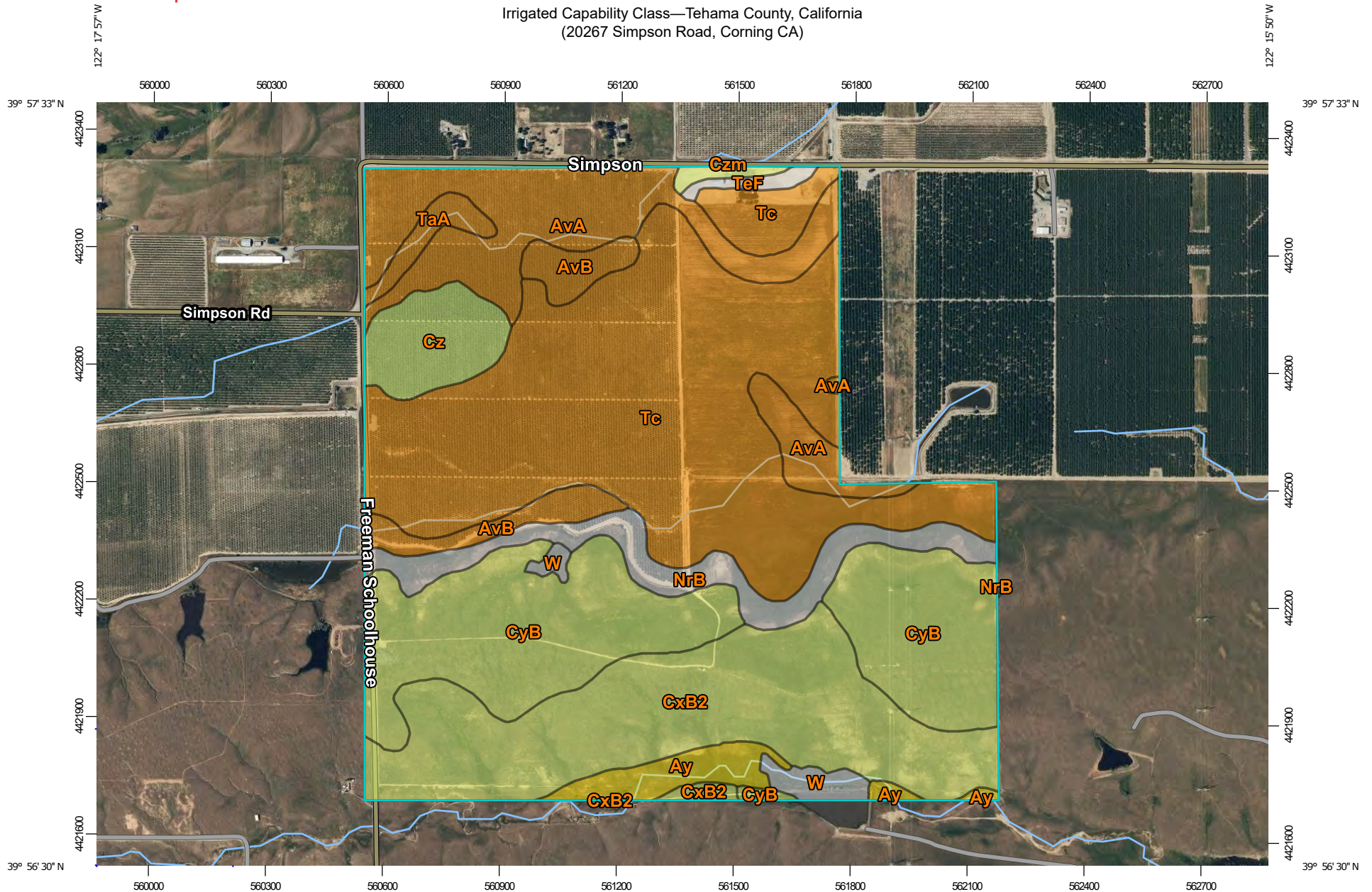
Property Presented by Fidelity Commercial Real Estate (209) 483-4703 Cal BRE 01458605

Simpson Road/Freeman School House

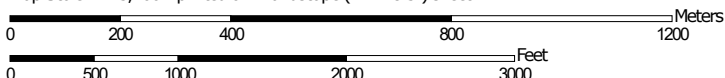


Simpson Road/Freeman School House

Irrigated Capability Class—Tehama County, California
(20267 Simpson Road, Corning CA)




Map Scale: 1:13,700 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84










MAP LEGEND

Area of Interest (AOI)










 Area of Interest (AOI)

Soils



Soil Rating Polygons








-  Capability Class - I
-  Capability Class - II
-  Capability Class - III
-  Capability Class - IV
-  Capability Class - V
-  Capability Class - VI
-  Capability Class - VII
-  Capability Class - VIII
-  Not rated or not available

Soil Rating Lines


-  Capability Class - I
-  Capability Class - II
-  Capability Class - III
-  Capability Class - IV
-  Capability Class - V
-  Capability Class - VI
-  Capability Class - VII
-  Capability Class - VIII
-  Not rated or not available

Soil Rating Points






-  Capability Class - I
-  Capability Class - II

-  Capability Class - III
-  Capability Class - IV
-  Capability Class - V
-  Capability Class - VI
-  Capability Class - VII
-  Capability Class - VIII
-  Not rated or not available

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Tehama County, California
Survey Area Data: Version 15, Sep 6, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 8, 2019—May 10, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Irrigated Capability Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AvA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	2	65.0	11.4%
AvB	Arbuckle gravelly loam, 0 to 8 percent slopes, MLRA 17	2	17.5	3.1%
Ay	Arbuckle gravelly loam, clayey substratum, channeled	3	13.6	2.4%
CxB2	Corning-Newville gravelly loams, 3 to 10 percent slopes , eroded	4	105.2	18.4%
CyB	Corning-Redding gravelly loams, 0 to 5 percent slopes	4	110.3	19.3%
Cz	Cortina coarse sandy loam, MLRA 17	4	20.1	3.5%
Czm	Cortina gravelly fine sandy loam, moderately deep	4	2.4	0.4%
NrB	Newville gravelly loam, 3 to 10 percent slopes		28.9	5.1%
TaA	Tehama loam, 0 to 3 percent slopes, MLRA 17	2	6.1	1.1%
Tc	Tehama silt loam, 0 to 3 percent slopes, gravelly substratum, MLRA 17	2	192.4	33.7%
TeF	Terrace escarpments		2.9	0.5%
W	Water		6.5	1.1%
Totals for Area of Interest			570.8	100.0%

Description

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels—capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

Class 1 soils have few limitations that restrict their use.

Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.

Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Rawson Road Property

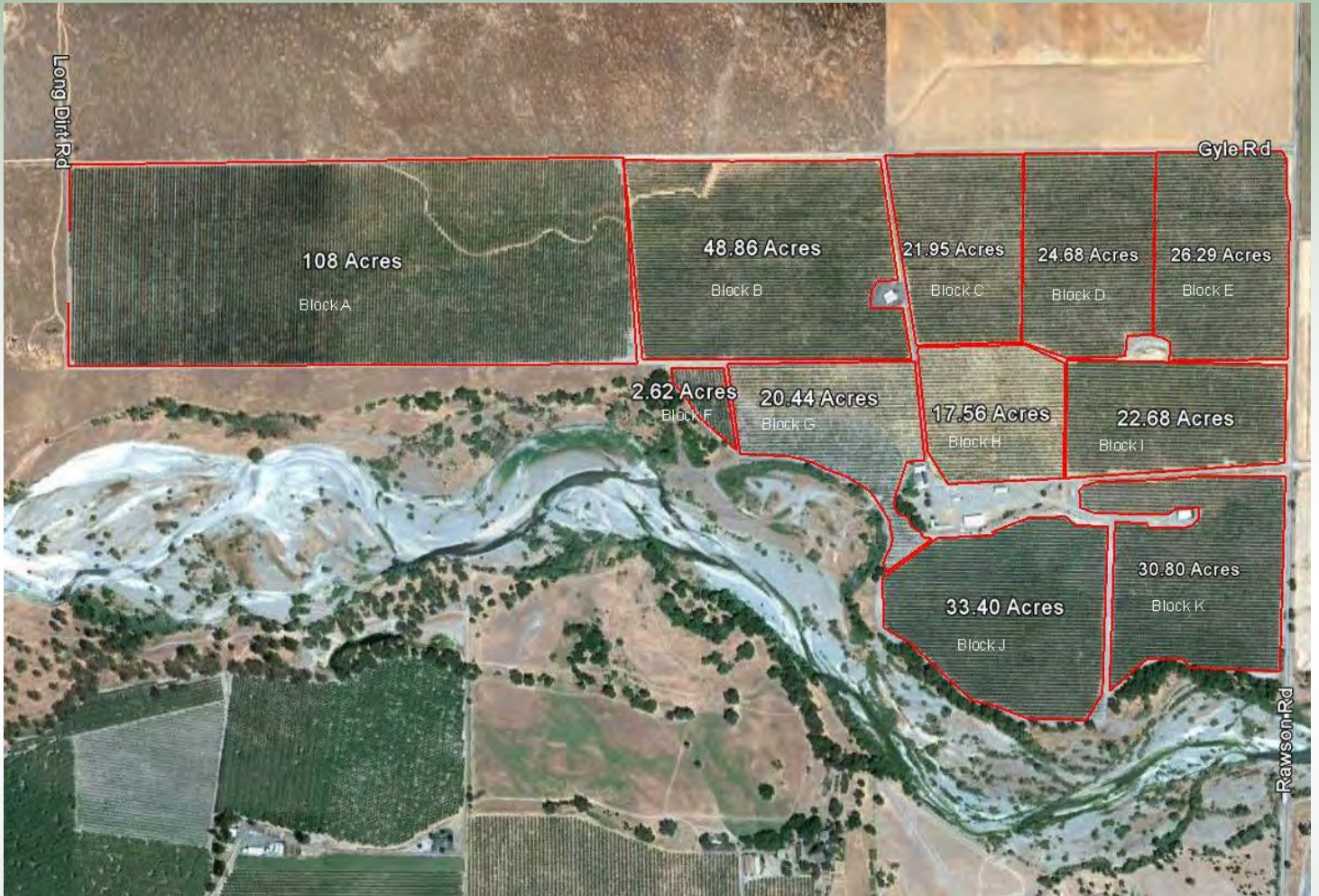
Property Description

The property consists of 463.73 assessed acres, consisting of 357± of Manzanillo Olive Orchards, 43.73± Acres of ancillary farm support land including farmstead sites and 63± acres of non-farmable riparian land within Thomas Creek. The property currently has 2 Ag wells and two domestic wells. The ancillary farmstead sites includes a 3 bedroom 2 bath home measuring 1,826 square feet.

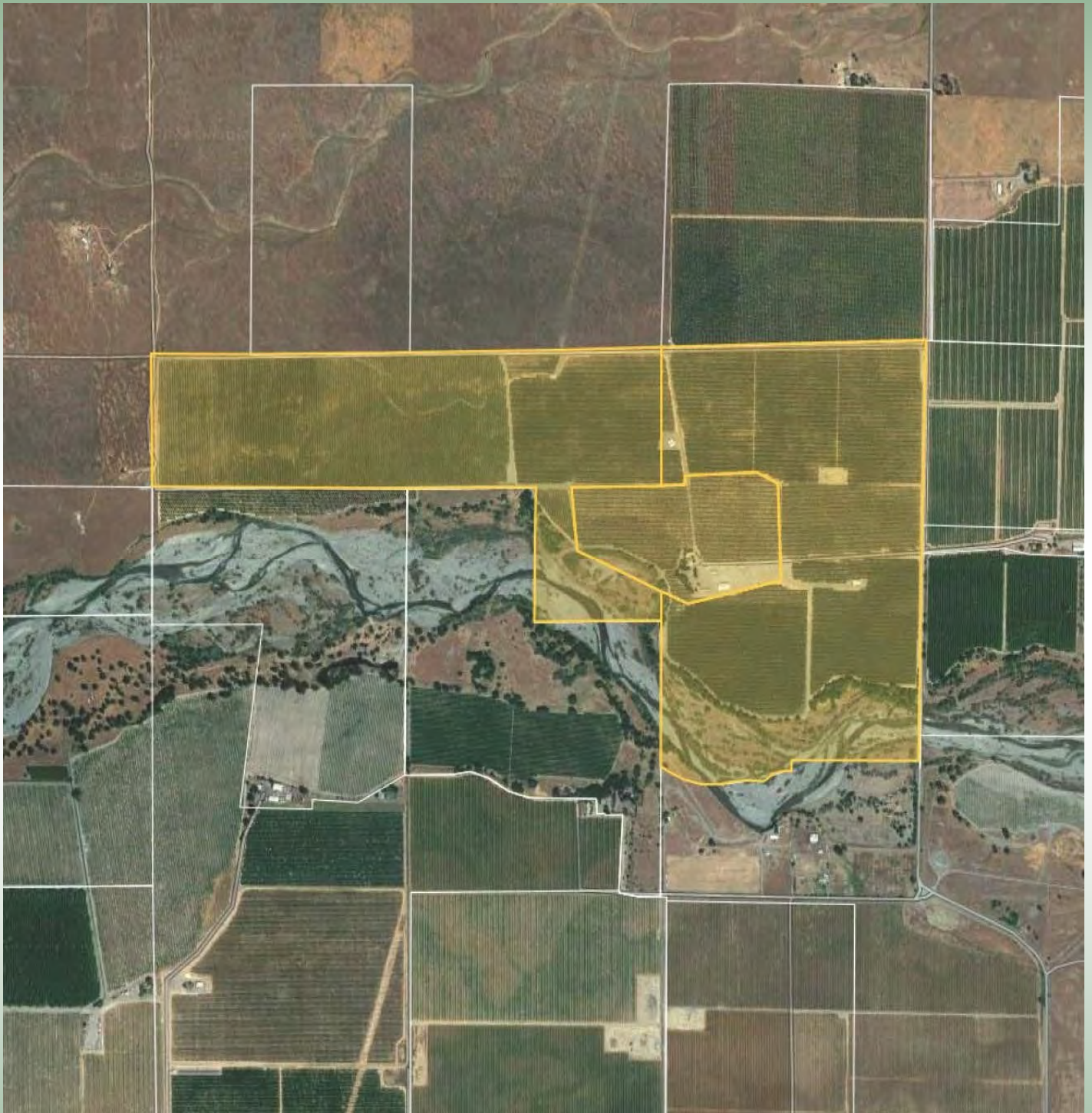
Rawson Road Property		
Well Depth	Pump Depth	HP
530	232	200
440	180	200
274	150	1.5
335	280	5

Olive Orchard					
Block	Variety	Year	Irrigation	Spacing	Acreage
A	Manzanillo	2002	Drip	22' X 11'	108
B	Manzanillo	2002	Drip	24' X 12'	48.86
C	Manzanillo	2002	Drip	24' X 12'	21.95
D	Manzanillo	2002	Drip	24' X 12'	24.68
E	Manzanillo	2002	Drip	24' X 12'	26.29
F	Manzanillo	2002	Drip	22' X 11'	2.62
G	Manzanillo	2006	Drip	24' X 12'	20.44
H	Manzanillo	2006	Drip	24' X 12'	17.56
I	Manzanillo	2002	Drip	24' X 12'	22.68
J	Manzanillo	2002	Drip	24' X 12'	33.4
K	Manzanillo	2002	Drip	24' X 12'	30.8
					357.28

Rawson Road Property



Rawson Road Property



Rawson Road Property



Property Presented by Fidelity Commercial Real Estate (209) 483-4703 Cal BRE 01458605

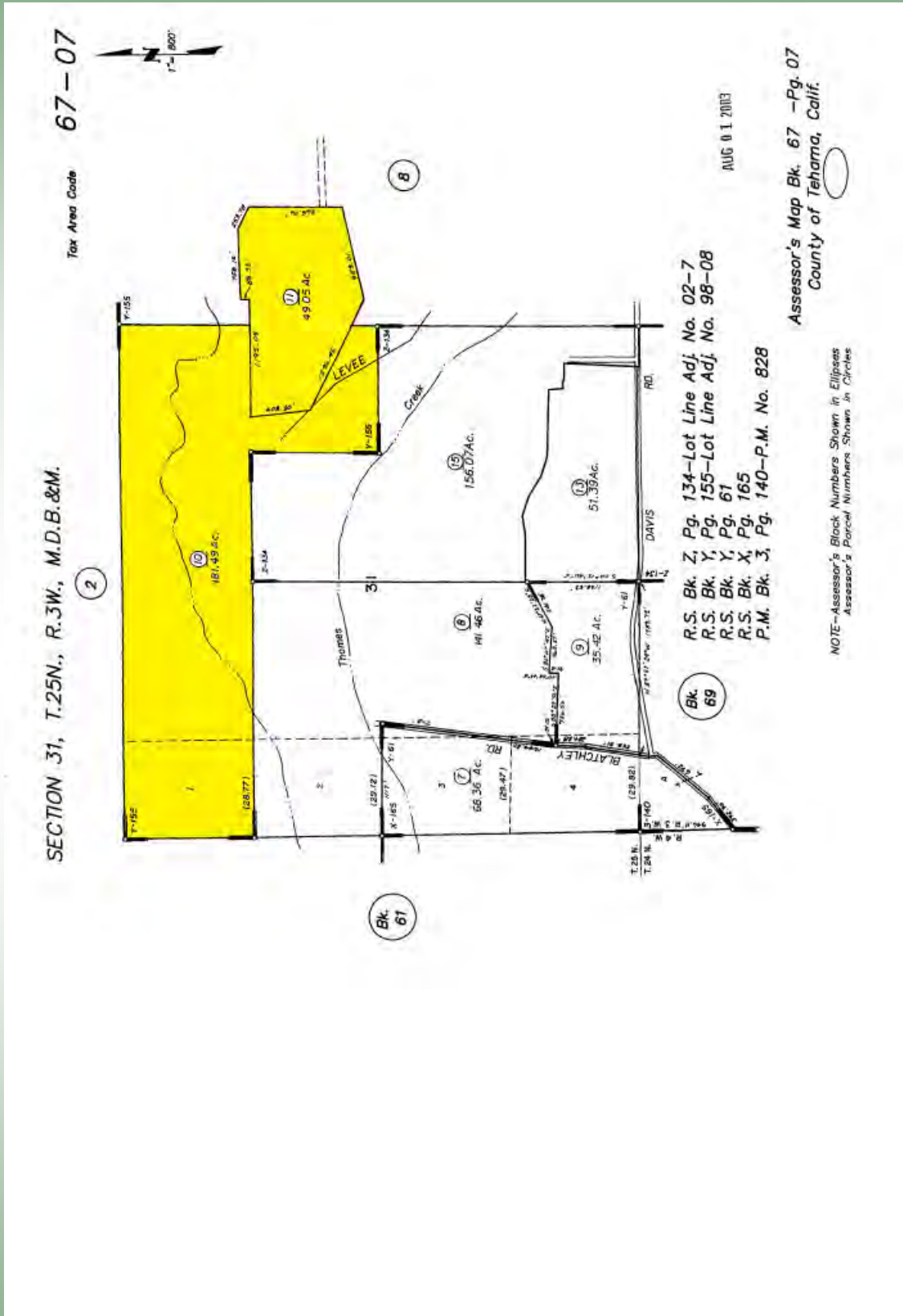
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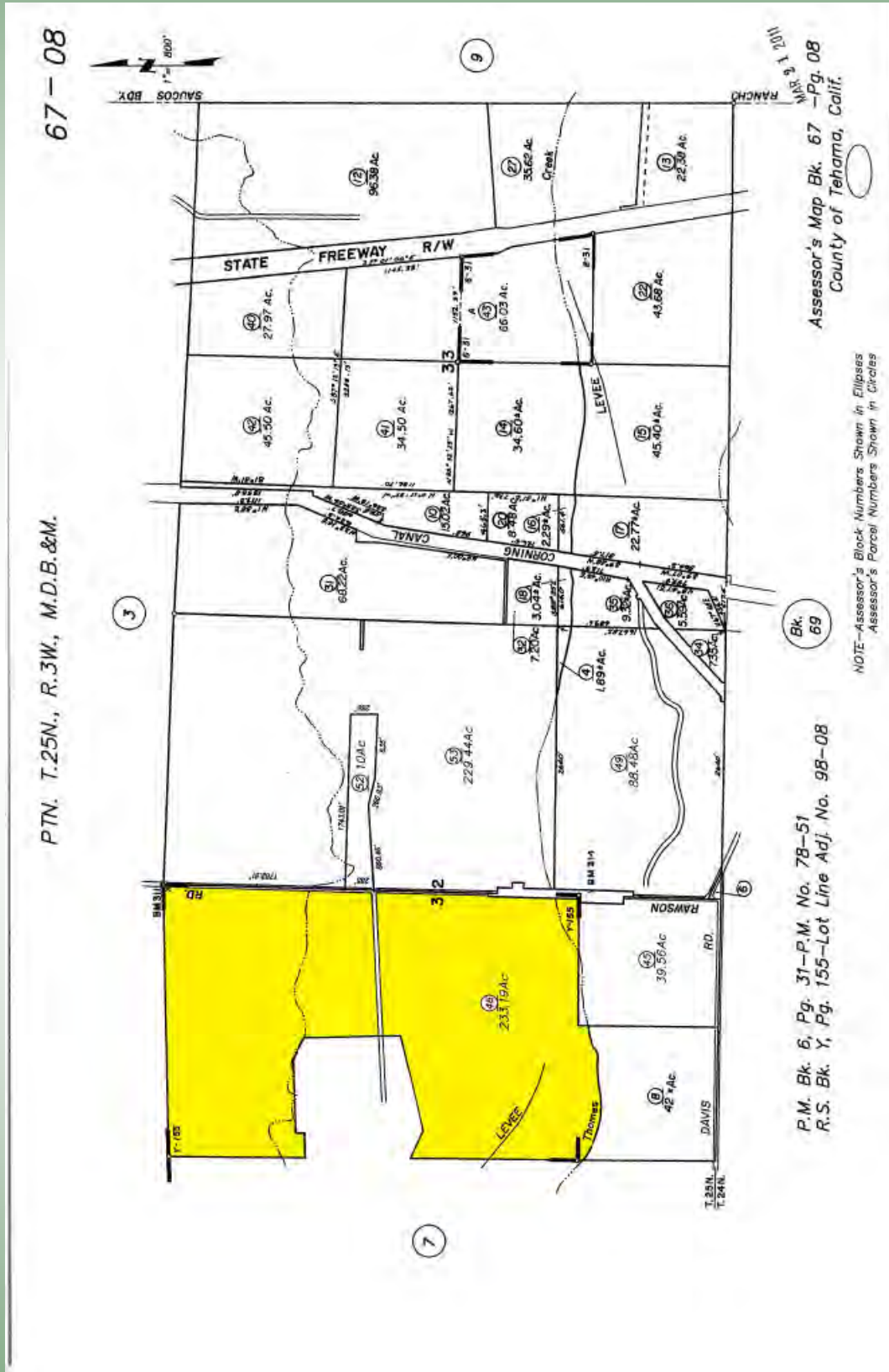
Rawson Road Property



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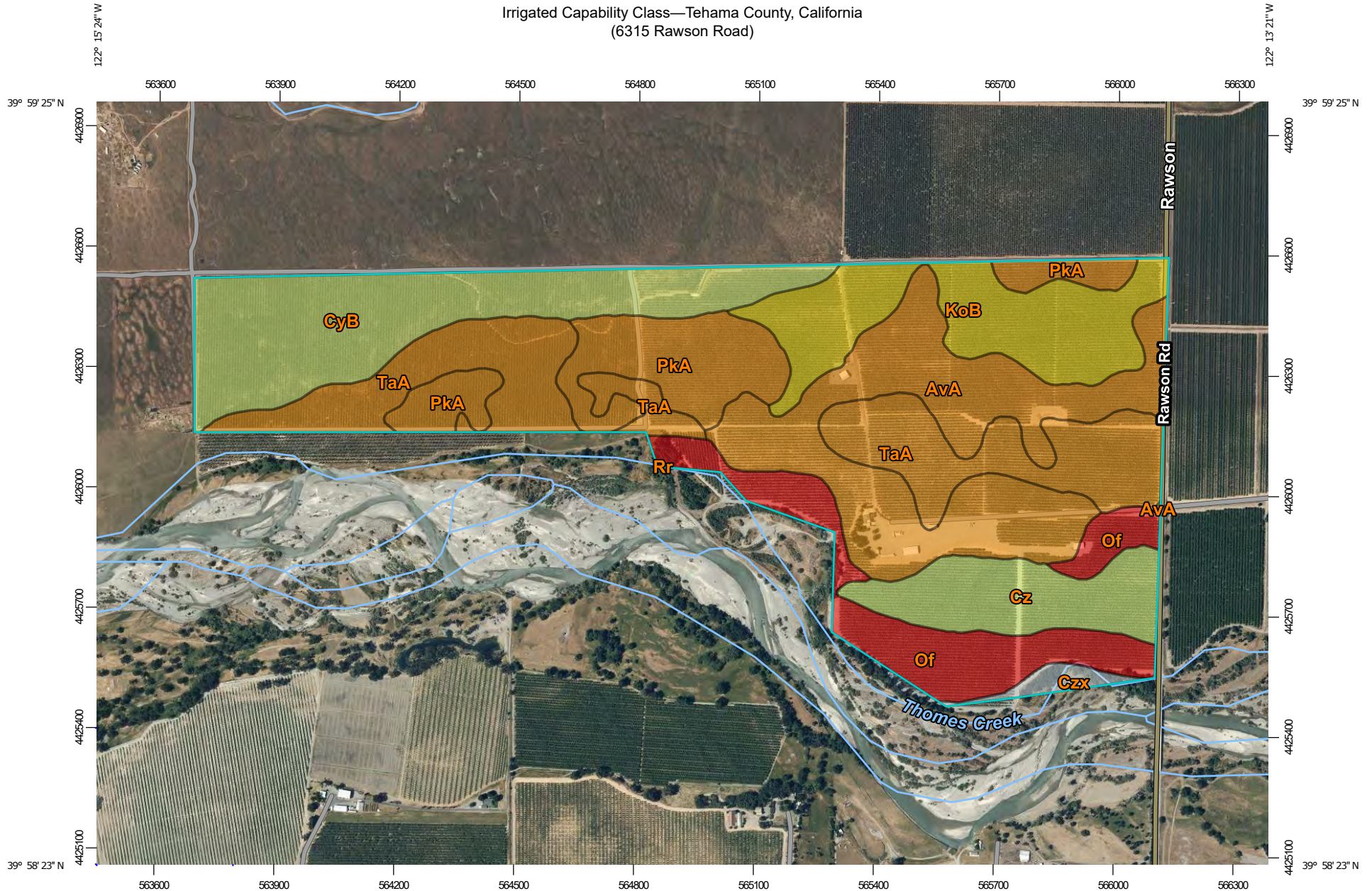


Rawson Road Property



Rawson Road Property

Irrigated Capability Class—Tehama County, California
(6315 Rawson Road)



Map Scale: 1:13,400 if printed on A landscape (11" x 8.5") sheet.


0 150 300 600 900 Meters
0 500 1000 2000 3000 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84












MAP LEGEND

Area of Interest (AOI)










 Area of Interest (AOI)

Soils



Soil Rating Polygons








-  Capability Class - I
-  Capability Class - II
-  Capability Class - III
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-  Capability Class - VI
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Soil Rating Lines


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Soil Rating Points






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 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

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Irrigated Capability Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AvA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	2	82.0	20.9%
CyB	Corning-Redding gravelly loams, 0 to 5 percent slopes	4	68.4	17.5%
Cz	Cortina coarse sandy loam, MLRA 17	4	30.3	7.7%
Czx	Cortina complex		4.1	1.0%
KoB	Kimball gravelly loam, 3 to 8 percent slopes	3	47.9	12.2%
Of	Orland fine sandy loam	1	42.5	10.9%
PkA	Perkins gravelly loam, 0 to 3 percent slopes, MLRA 17	2	42.7	10.9%
Rr	Riverwash		0.0	0.0%
TaA	Tehama loam, 0 to 3 percent slopes, MLRA 17	2	73.5	18.8%
Totals for Area of Interest			391.5	100.0%

Description

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In the capability system, soils are generally grouped at three levels—capability class, subclass, and unit. Only class and subclass are included in this data set.

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Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.

Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Patton Ranch

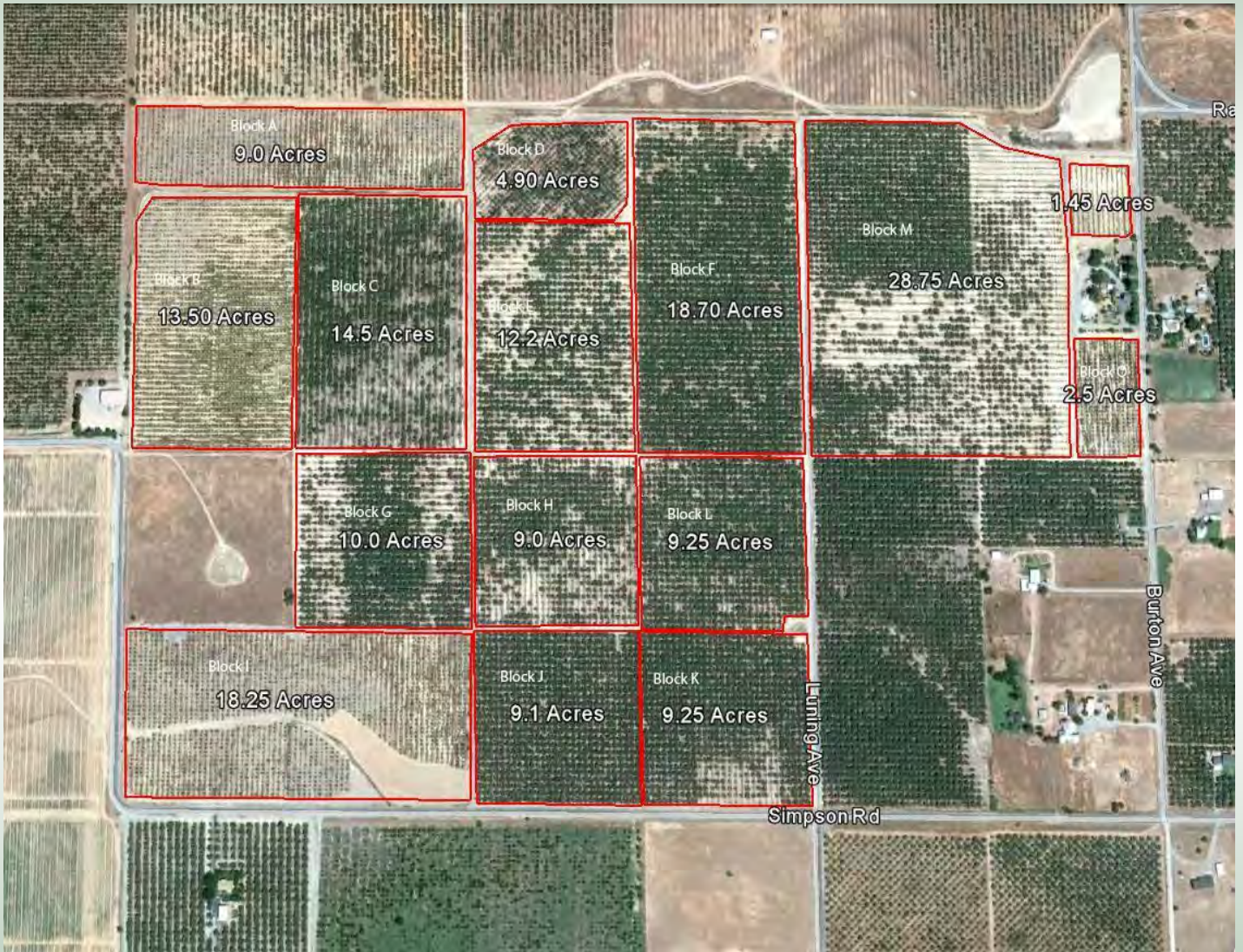
Property Description

The property consists of 190.04 assessed acres, consisting of 171 ± acres of olives and the remaining acreage in ancillary land, including farmstead sites and will sites. The property consists of both Sevillano and Manzanillo orchard blocks consisting of mixed ages and spacing. The property also consist of a 3 bedroom 2 bath single family residence approximately 2,000 sq ft.

Patton Ranch		
Well Depth	Pump Depth	HP
284	220	50
300	220	50
440	180	5
122	120	5

Olive Orchard					
Block	Variety	Year	Irrigation	Spacing	Acreage
A	Sevillano	1980s	Drip	20' X 15'	9.0
B	Sevillano	2002	Drip	20' X 15'	13.5
C	Sevillano	2002	Drip	24' X 12'	14.9
D	Sevillano	2002	Drip	18' X 18'	5.0
E	Sevillano	2002	Drip	25' X 25'	12.2
F	Sevillano	2002	Drip	25' X 23'	18.7
G	Sevillano	2006	Drip	25' X 23'	10.0
H	Sevillano	2006	Drip	25' X 23'	9.0
I	Manzanillo	Mixed	Drip	20' X 15'	18.3
J	Manzanillo	Mixed	Drip	25' X 23'	9.1
K	Manzanillo	Mixed	Drip	25' X 23'	9.3
L	Manzanillo	Mixed	Drip	25' X 23'	9.3
M	Manzanillo	Mixed	Drip	25' X 25'	28.8
N	Manzanillo	Mixed	Drip	20' X 12'	1.5
O	Manzanillo	Mixed	Drip	20' X 15'	2.5
					170.9

Patton Ranch



Patton Ranch



Patton Ranch



Property Presented by Fidelity Commercial Real Estate (209) 483-4703 Cal BRE 01458605

Patton Ranch

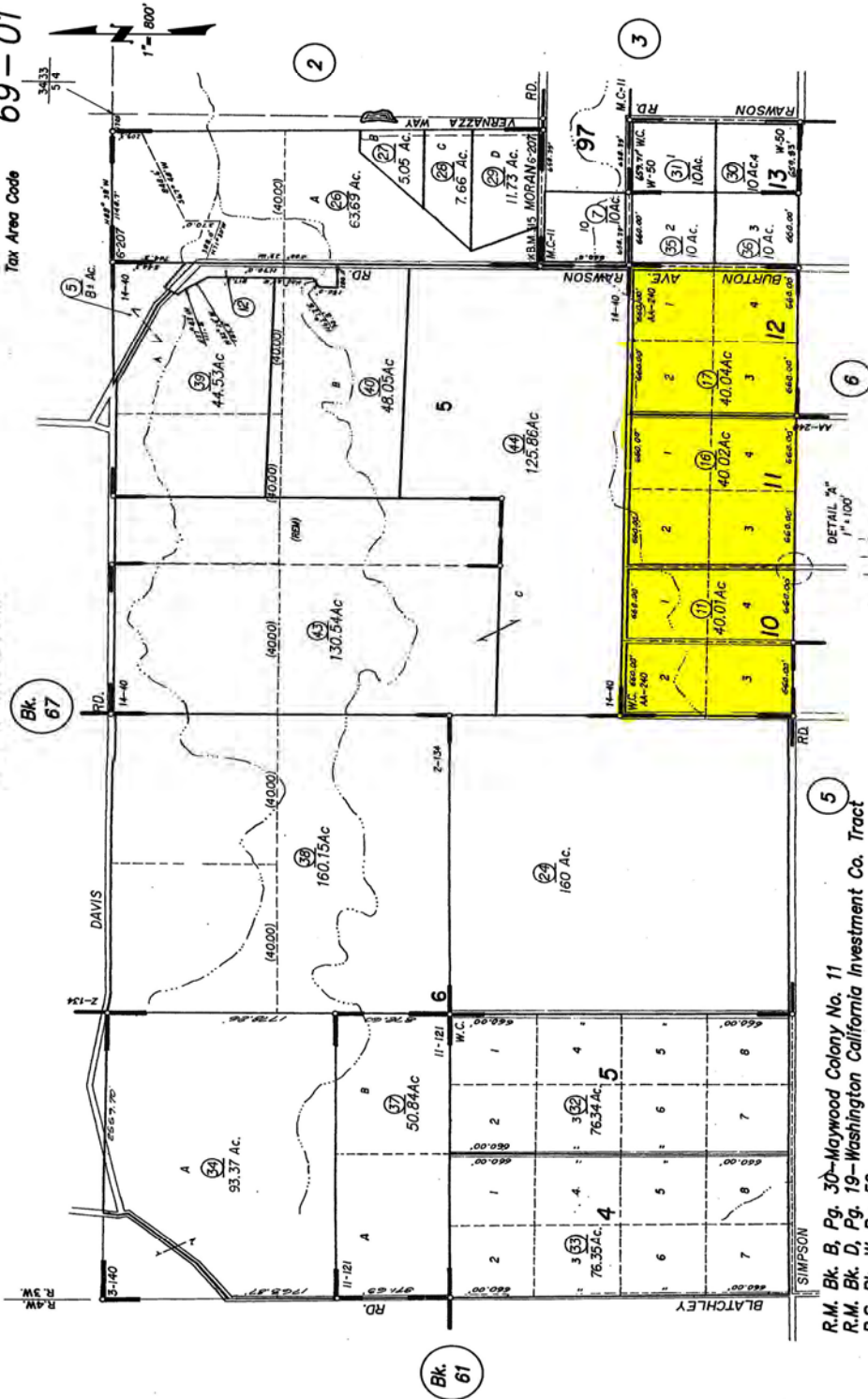


Property Presented by Fidelity Commercial Real Estate (209) 483-4703 Cal BRE 01458605

Patton Ranch

T.24N., R.3W., M.D.B.&M.

Tax Area Code 69-01



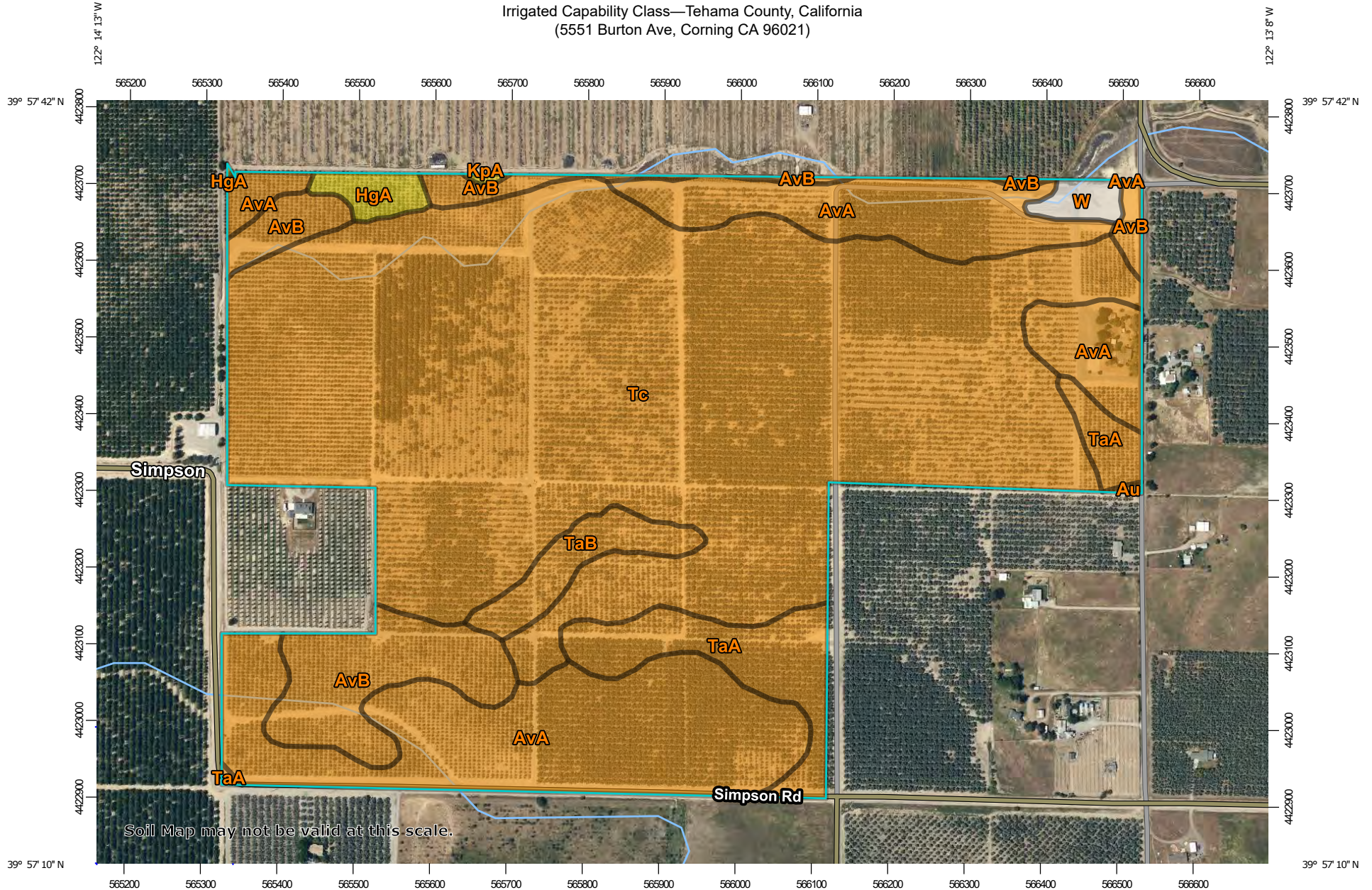
Assessor's Map Bk. 69 -Pg. 01
County of Tehama, Calif.

FEB 04 2015

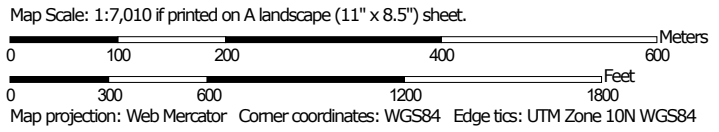
NOTE-Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

- R.M. Bk. B, Pg. 30-Maywood Colony No. 11
- R.M. Bk. D, Pg. 19-Washington California Investment Co. Tract
- R.S. Bk. W, Pg. 50
- R.S. Bk. Z, Pg. 134-Lot Line Adj. No. 02-7
- R.S. Bk. AA, Pg. 240
- P.M. Bk. 3, Pg. 140-P.M. No. 828
- P.M. Bk. 6, Pg. 207-P.M. No. 77-185, Amends Bk. 4, Pg. 242
- P.M. Bk. 11, Pg. 121-P.M. No. 95-36
- P.M. Bk. 14, Pg. 40-P.M. No. 06-27

Irrigated Capability Class—Tehama County, California
(5551 Burton Ave, Corning CA 96021)




Soil Map may not be valid at this scale.












MAP LEGEND

Area of Interest (AOI)










 Area of Interest (AOI)

Soils



Soil Rating Polygons








-  Capability Class - I
-  Capability Class - II
-  Capability Class - III
-  Capability Class - IV
-  Capability Class - V
-  Capability Class - VI
-  Capability Class - VII
-  Capability Class - VIII
-  Not rated or not available

Soil Rating Lines


-  Capability Class - I
-  Capability Class - II
-  Capability Class - III
-  Capability Class - IV
-  Capability Class - V
-  Capability Class - VI
-  Capability Class - VII
-  Capability Class - VIII
-  Not rated or not available

Soil Rating Points






-  Capability Class - I
-  Capability Class - II

-  Capability Class - III
-  Capability Class - IV
-  Capability Class - V
-  Capability Class - VI
-  Capability Class - VII
-  Capability Class - VIII
-  Not rated or not available


Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Tehama County, California
Survey Area Data: Version 15, Sep 6, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 8, 2019—May 10, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Irrigated Capability Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Au	Arbuckle gravelly fine sandy loam, 0 to 2 percent slopes, MLRA 17	2	0.1	0.1%
AvA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	2	41.4	21.9%
AvB	Arbuckle gravelly loam, 0 to 8 percent slopes, MLRA 17	2	13.9	7.3%
HgA	Hillgate loam, 0 to 3 percent slopes	3	1.8	0.9%
KpA	Kimball loam, 0 to 3 percent slopes	3	0.1	0.1%
TaA	Tehama loam, 0 to 3 percent slopes, MLRA 17	2	9.8	5.2%
TaB	Tehama loam, 3 to 8 percent slopes, MLRA 17	2	4.1	2.2%
Tc	Tehama silt loam, 0 to 3 percent slopes, gravelly substratum, MLRA 17	2	116.6	61.6%
W	Water		1.4	0.7%
Totals for Area of Interest			189.2	100.0%

Description

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels—capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

Class 1 soils have few limitations that restrict their use.

Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.

Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Barham Avenue Property

Property Description

The Barham property consists of 45.99 assessed acres, consisting of 40± acres of olives and the remaining acreage in ancillary land including a commercial shop and a three bedroom one bath single family house approximately 1,321 sq ft.

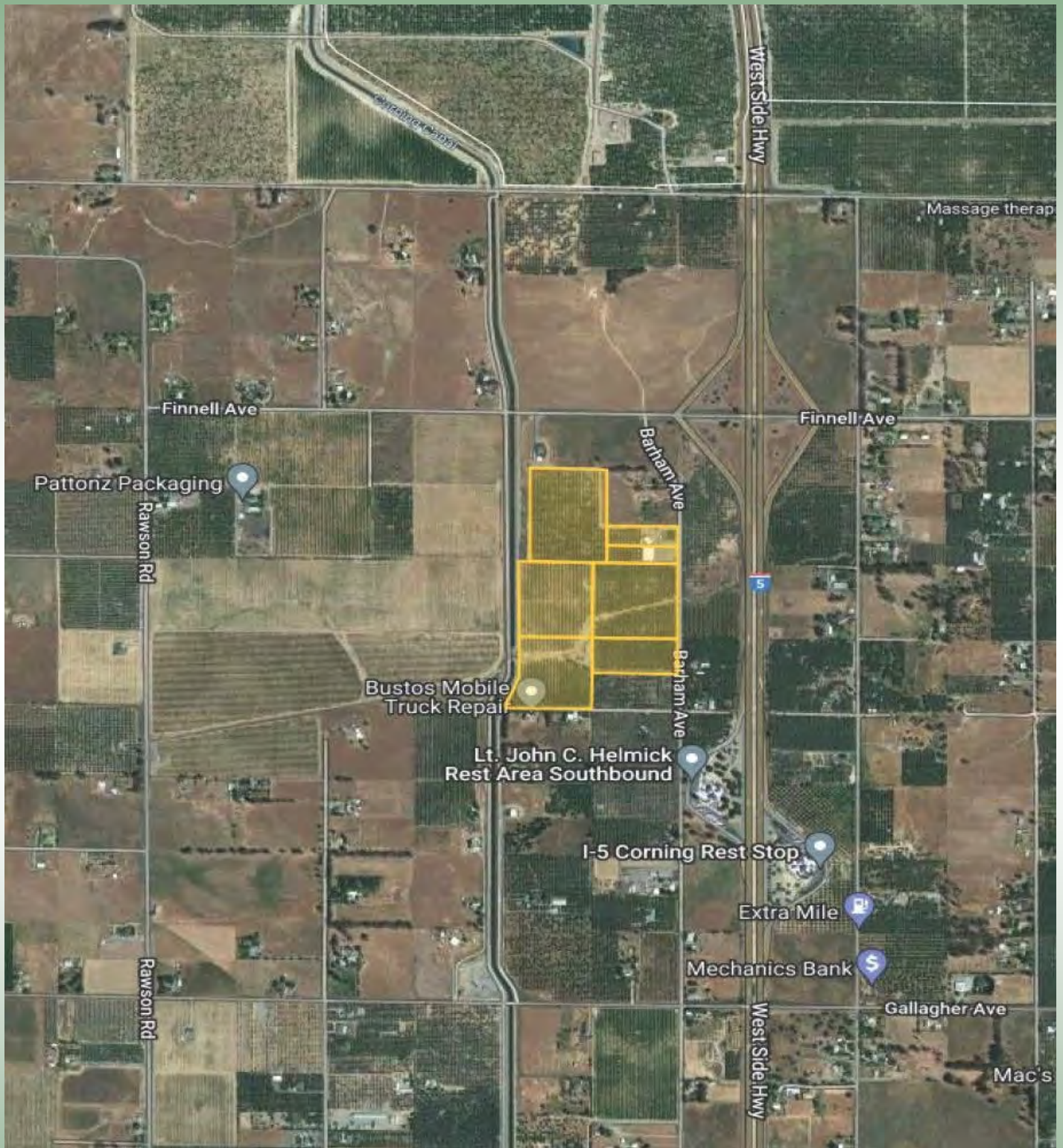
Barham Avenue Property		
Well Depth	Pump Depth	HP
390	168/200	30/2
300	135	1.5

Olive Orchard					
Block	Variety	Year Planted	Irrigation	Spacing	Acreage
A	Manzanillo	1990's	Drip	22' X 20	12.1
B	Sevillano	1990's	Drip	22' X 21'	13.8
C	Manzanillo	1990's	Drip	28' X 14"	9.1
D	Manzanillo	1990's	Drip	24' X 16'	5.2
					40.2



Property Presented by Fidelity Commercial Real Estate (209) 483-4703 Cal BRE 01458605

Barham Avenue Property



Barham Avenue Property



Property Presented by Fidelity Commercial Real Estate (209) 483-4703 Cal BRE 01458605

Barham Avenue Property

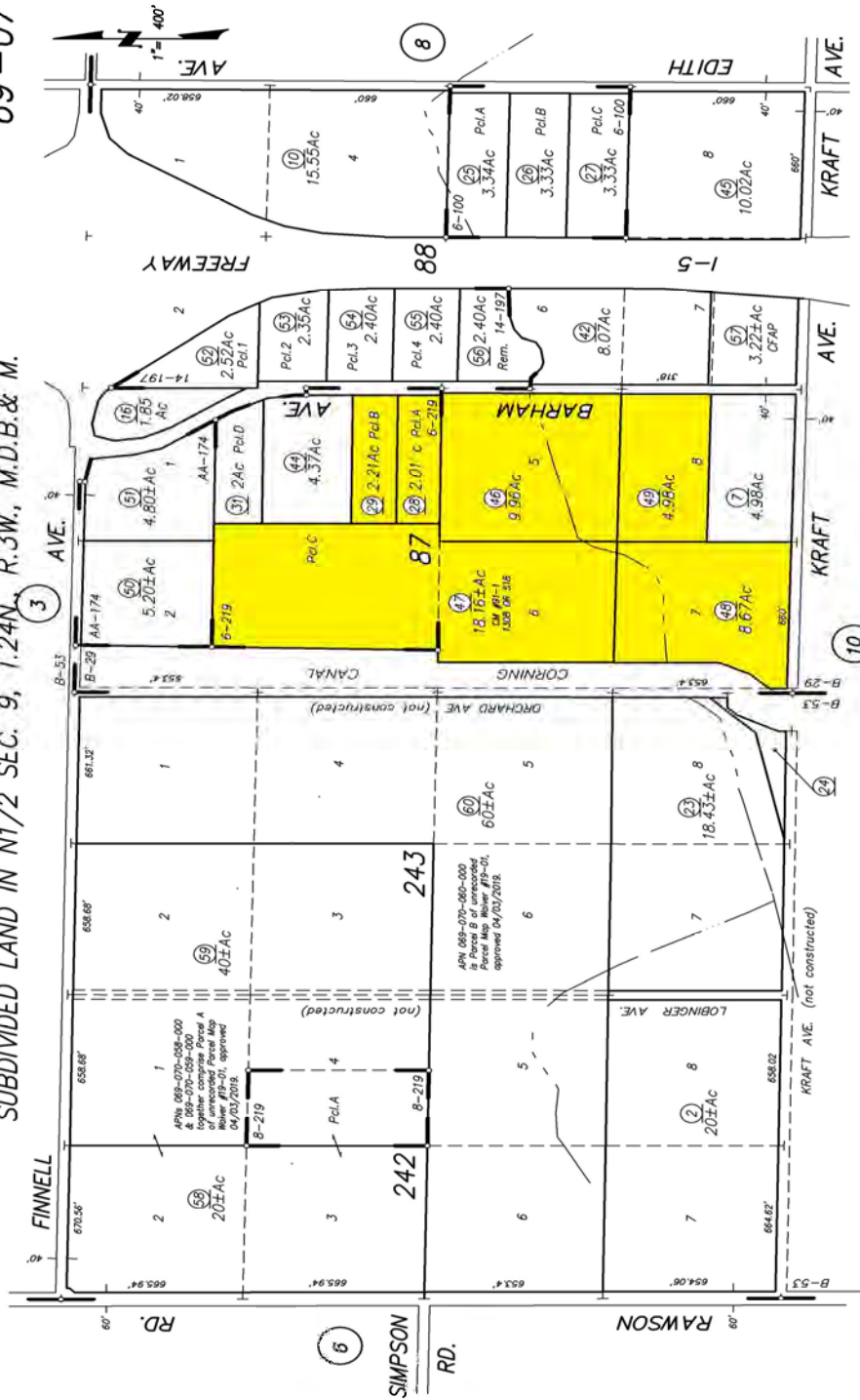


Property Presented by Fidelity Commercial Real Estate (209) 483-4703 Cal BRE 01458605

Barham Avenue Property

69-07

SUBDIVIDED LAND IN N1/2 SEC. 9, T.24N, R.3W., M.D.B.& M.



ASSESSOR'S CADASTRAL MAP	
REVISED	DATE
01/03/2020	8th
01/15/2021	8th

R.S. Bk. N, Pg. 39

Survey of Control Line

R.M. Bk. Hwy1, Pgs. 104 & 105

Monument Map Highway 5

R.M. Bk. B, Pg. 29 - Maywood Colony No. 10

R.M. Bk. B, Pg. 53 - Maywood Colony No. 31

R.S. Bk. AA, Pg. 174

P.M. Bk. 6, Pg. 100 - P.M. No. 79-65

P.M. Bk. 6, Pg. 216 - P.M. No. 79-103

P.M. Bk. 8, Pg. 219 - P.M. No. 87-31

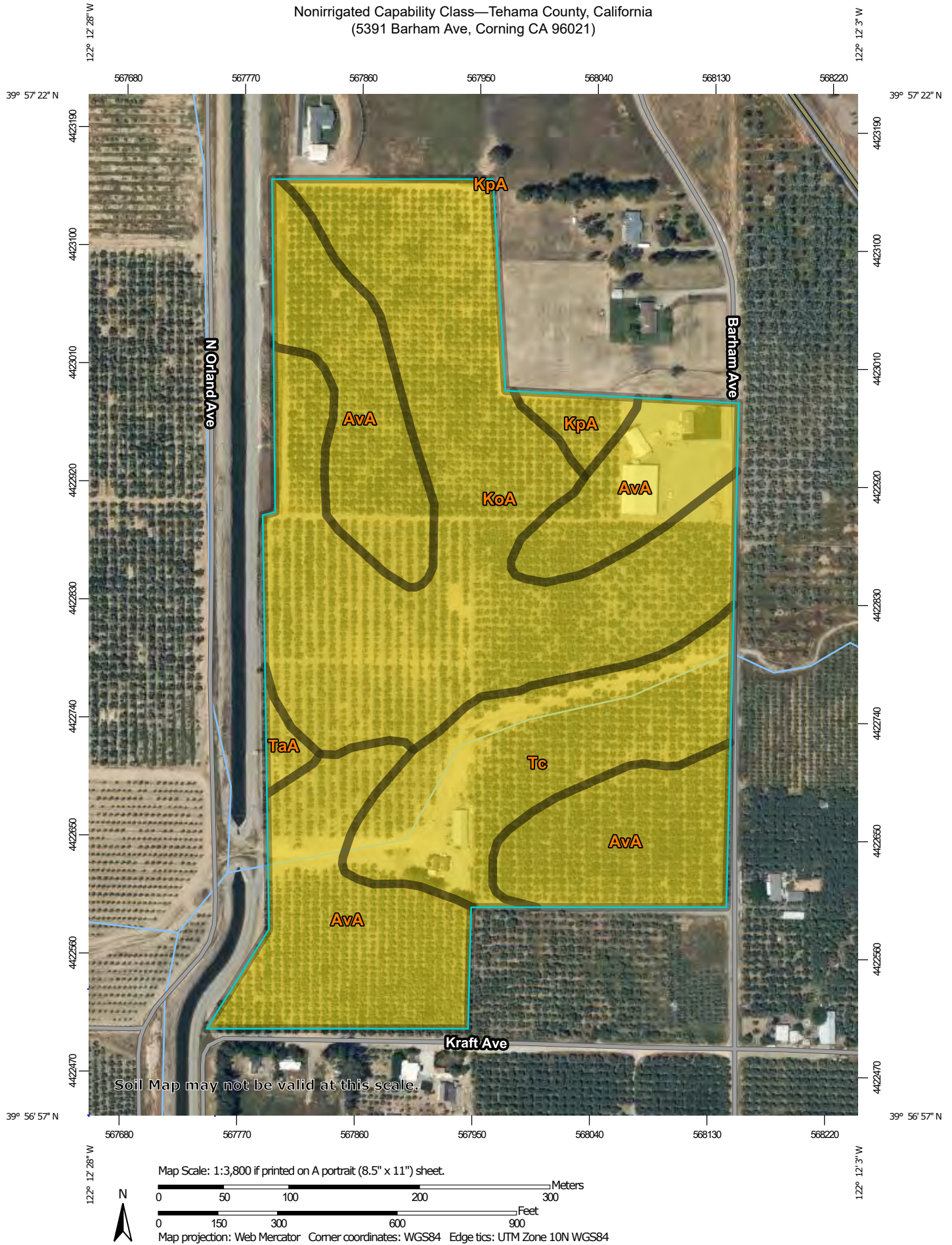
P.M. Bk. 14, Pg. 197 - P.M. No. 18-08

Assessor's Map Bk. 69 -Pg. 07
County of Tehama, Calif.

NOTE-Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles


Barham Avenue Property

Nonirrigated Capability Class—Tehama County, California
(5391 Barham Ave, Corning CA 96021)












MAP LEGEND

Area of Interest (AOI)










 Area of Interest (AOI)

Soils



Soil Rating Polygons








-  Capability Class - I
-  Capability Class - II
-  Capability Class - III
-  Capability Class - IV
-  Capability Class - V
-  Capability Class - VI
-  Capability Class - VII
-  Capability Class - VIII
-  Not rated or not available

Soil Rating Lines


-  Capability Class - I
-  Capability Class - II
-  Capability Class - III
-  Capability Class - IV
-  Capability Class - V
-  Capability Class - VI
-  Capability Class - VII
-  Capability Class - VIII
-  Not rated or not available

Soil Rating Points






-  Capability Class - I
-  Capability Class - II

-  Capability Class - III
-  Capability Class - IV
-  Capability Class - V
-  Capability Class - VI
-  Capability Class - VII
-  Capability Class - VIII
-  Not rated or not available

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.
Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Tehama County, California
Survey Area Data: Version 15, Sep 6, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 8, 2019—May 10, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Nonirrigated Capability Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AvA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	3	18.2	40.0%
KoA	Kimball gravelly loam, 0 to 3 percent slopes	3	19.0	41.7%
KpA	Kimball loam, 0 to 3 percent slopes	3	0.8	1.7%
TaA	Tehama loam, 0 to 3 percent slopes, MLRA 17	3	0.4	0.9%
Tc	Tehama silt loam, 0 to 3 percent slopes, gravelly substratum, MLRA 17	3	7.1	15.6%
Totals for Area of Interest			45.5	100.0%

Description

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels—capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

Class 1 soils have few limitations that restrict their use.

Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.

Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Orland Avenue Property

Property Description

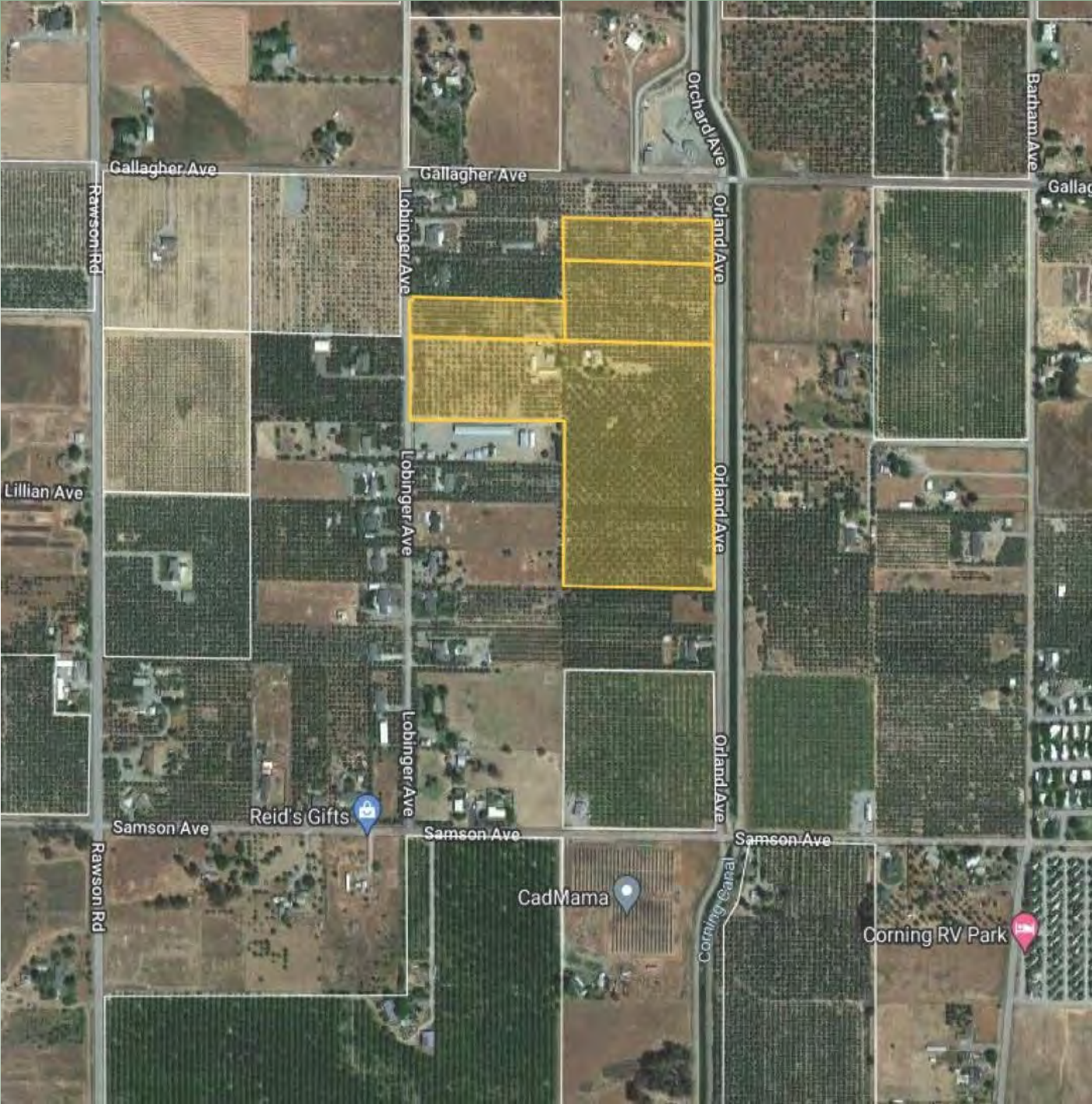
The Orland Avenue property consists of 30 assessed acres, consisting of 27.0± acres of olives, and the remaining acreage consists of ancillary land including a labor camp permitted by Housing Community Development for 48 employees and a ±2,000 square foot single family home.

Barham Avenue Property		
Well Depth	Pump Depth	HP
360	182	15
174	160	1.5

Olive Orchard					
Block	Variety	Year Planted	Irrigation	Spacing	Acreage
A	Manzanillo & Sevillano	1990's	Drip	22' X 26'	2.0
B		1990's	Drip	26' X 24'	4.0
C		1990's	Drip	23' X 21"	8.0
D		1990's	Drip	22' X 21'	13.0
					27.0



Orland Avenue Property



Orland Avenue Property



Property Presented by Fidelity Commercial Real Estate (209) 483-4703 Cal BRE 01458605

Orland Avenue Property

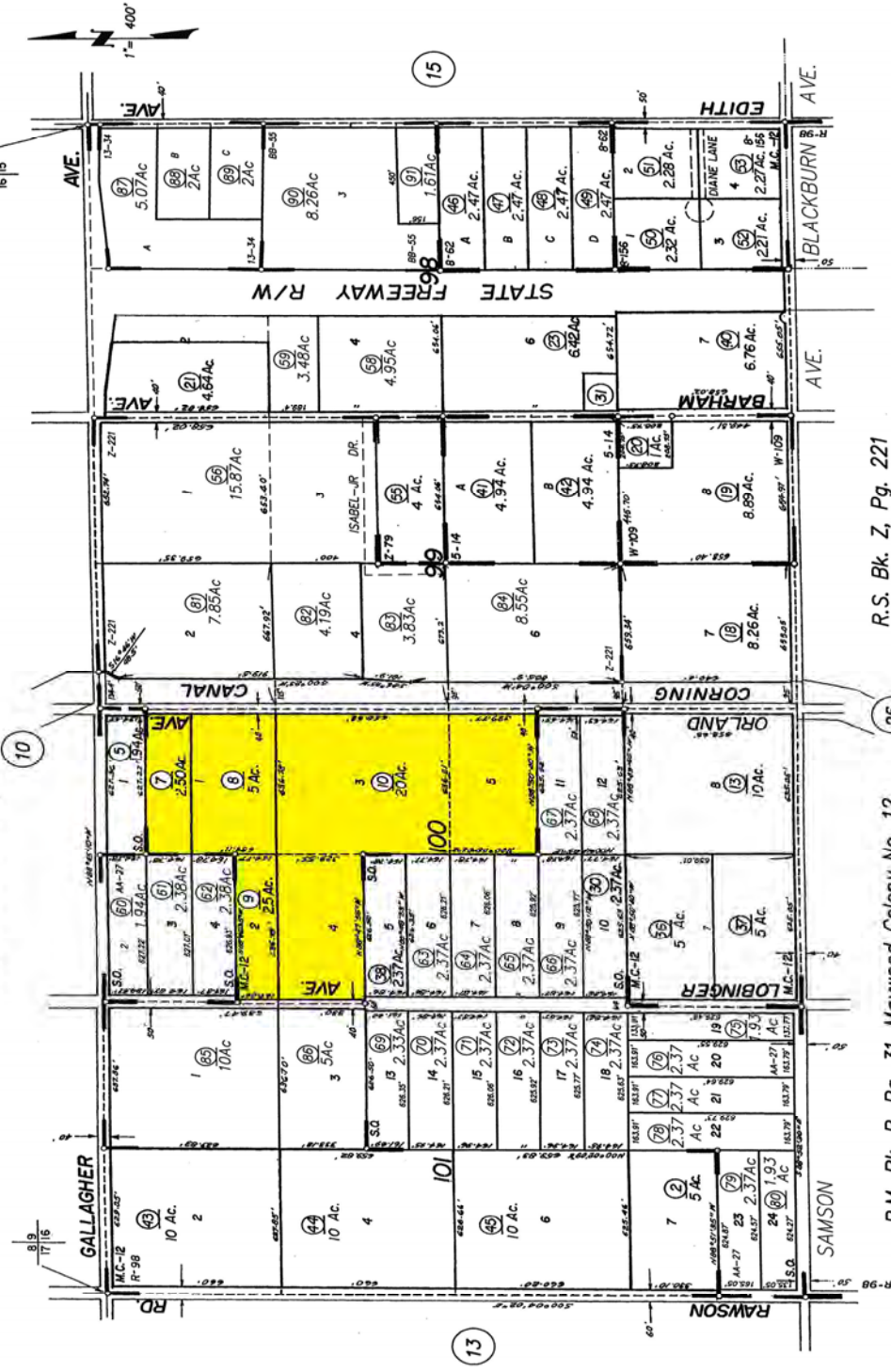


Property Presented by Fidelity Commercial Real Estate (209) 483-4703 Cal BRE 01458605

Orland Avenue Property

SUBDIVIDED LAND IN N1/2 SEC. 16, T.24N., R.3W., M.D.B.&M.

69-14



- R.M. Bk. B, Pg. 31-Maywood Colony No. 12
- R.M. Bk. N, Pg. 27-Seville Orchards Subdivision
- R.S. Bk. R, Pg. 98
- R.S. Bk. Z, Pg. 79
- P.M. Bk. 5, Pg. 14-P.M. No. 77-311
- P.M. Bk. 8, Pg. 62-P.M. No. 84-36
- P.M. Bk. 8, Pg. 156-P.M. No. 83-45

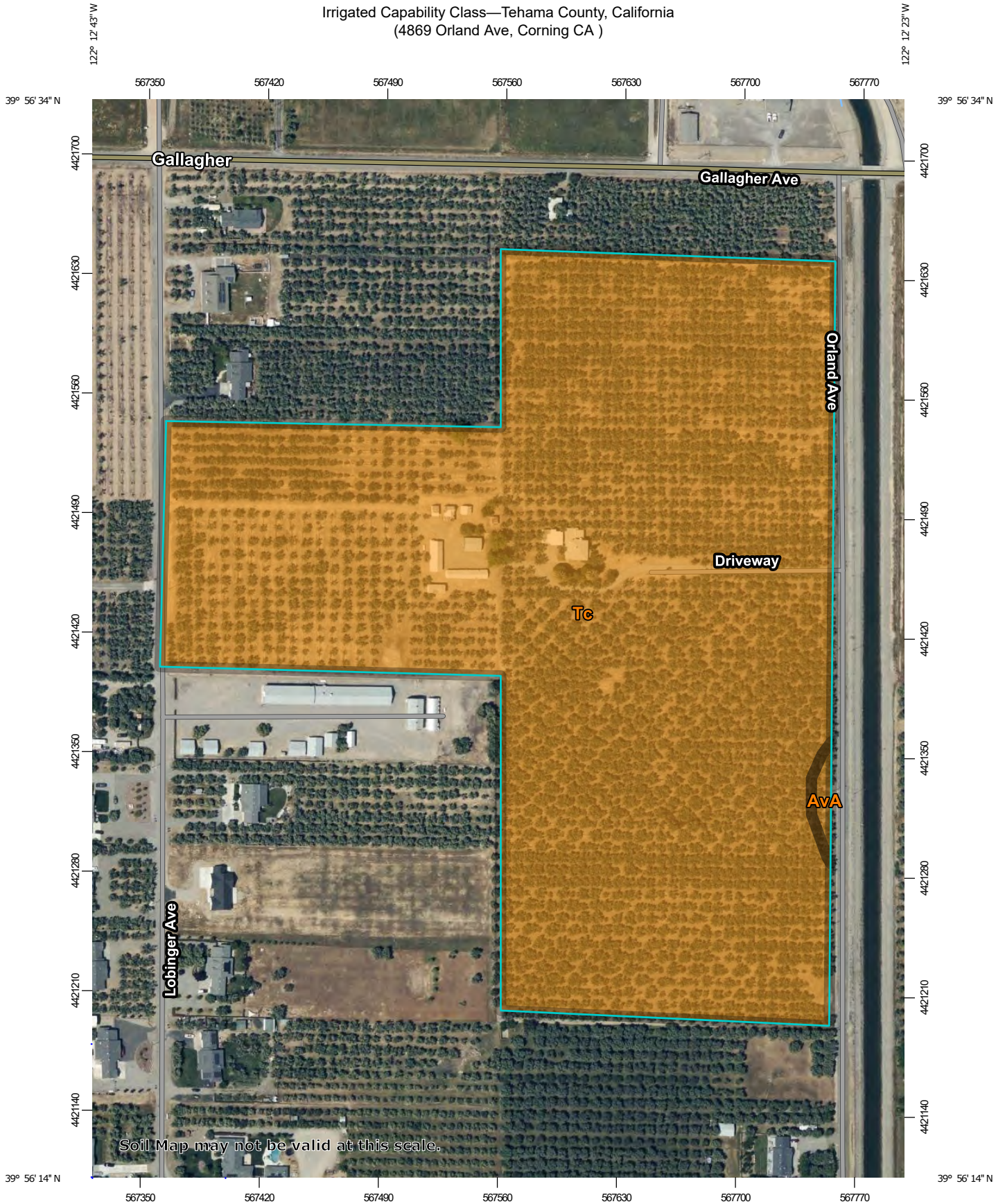
- R.S. Bk. Z, Pg. 221
- R.S. Bk. AA, Pg. 27
- R.S. Bk. BB, Pg. 55-Lot Line Adj. No. 07-04
- P.M. Bk. 13, Pg. 34-P.M. No. 03-34

Assessor's Map Bk. 69 -Pg. 14
County of Tehama, Calif.

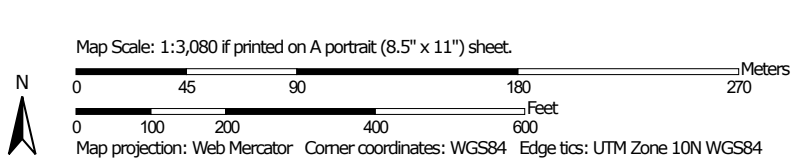
NOTE-Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

DEC 26 2011

Irrigated Capability Class—Tehama County, California
(4869 Orland Ave, Corning CA)




Soil Map may not be valid at this scale.












MAP LEGEND

Area of Interest (AOI)










 Area of Interest (AOI)

Soils



Soil Rating Polygons








-  Capability Class - I
-  Capability Class - II
-  Capability Class - III
-  Capability Class - IV
-  Capability Class - V
-  Capability Class - VI
-  Capability Class - VII
-  Capability Class - VIII
-  Not rated or not available

Soil Rating Lines


-  Capability Class - I
-  Capability Class - II
-  Capability Class - III
-  Capability Class - IV
-  Capability Class - V
-  Capability Class - VI
-  Capability Class - VII
-  Capability Class - VIII
-  Not rated or not available

Soil Rating Points






-  Capability Class - I
-  Capability Class - II

-  Capability Class - III
-  Capability Class - IV
-  Capability Class - V
-  Capability Class - VI
-  Capability Class - VII
-  Capability Class - VIII
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Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

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Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

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Irrigated Capability Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AvA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	2	0.1	0.5%
Tc	Tehama silt loam, 0 to 3 percent slopes, gravelly substratum, MLRA 17	2	28.6	99.5%
Totals for Area of Interest			28.7	100.0%

Description

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

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Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Lobinger Avenue Property/Labor Camp

Property Description

The Lobinger Avenue property consists of 2.37 assessed acres and is devoted entirely to a labor camp for seasonal housing. The labor camp is permitted by Housing Community Development for 200 seasonal employees.

Lobinger Avenue/Labor Camp		
Well Depth	Pump Depth	HP
150	140	2



Lobinger Avenue Property/Labor Camp



Lobinger Avenue Property/Labor Camp



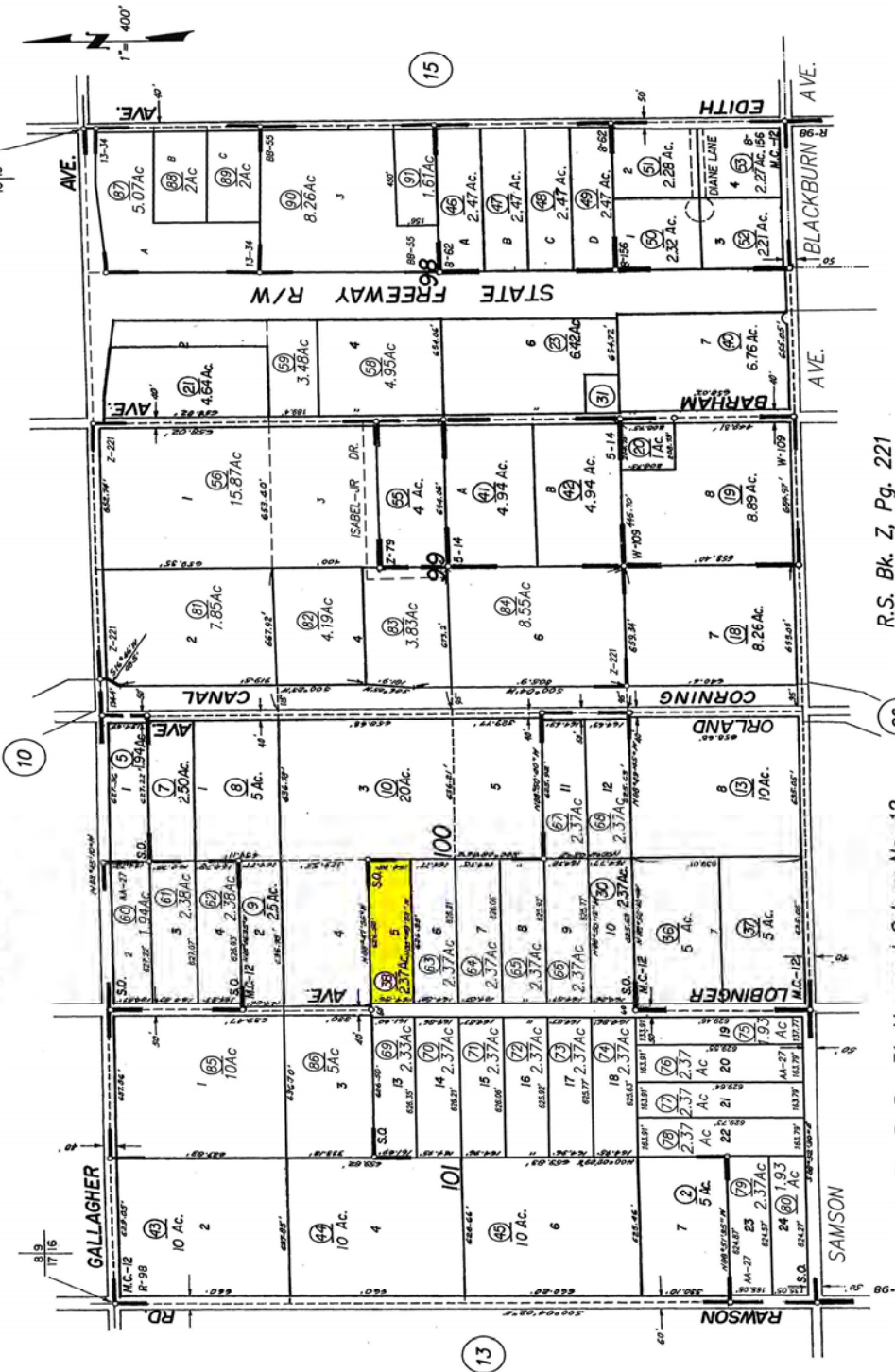
Lobinger Avenue Property/Labor Camp



Lobinger Avenue Property/Labor Camp

69-14

SUBDIVIDED LAND IN N1/2 SEC. 16, T.24N., R.3W., M.D.B.&M.



R.S. Bk. Z, Pg. 221
 R.S. Bk. AA, Pg. 27
 R.S. Bk. BB, Pg. 55- Lot Line Adj. No. 07-04
 P.M. Bk. 13, Pg. 34-P.M. No. 03-34
 Assessor's Map Bk. 69 -Pg. 14
 County of Tehama, Calif.

R.M. Bk. B, Pg. 31-Maywood Colony No. 12
 R.M. Bk. N, Pg. 27-Seville Orchards Subdivision
 R.S. Bk. R, Pg. 98
 R.S. Bk. Z, Pg. 79
 P.M. Bk. 5, Pg. 14-P.M. No. 77-311
 P.M. Bk. 8, Pg. 62-P.M. No. 84-36
 P.M. Bk. 8, Pg. 156-P.M. No. 83-45

NOTE-Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

DEC 26 2011