

2019

PRODUCT	FIELD	TRUCK NET WEIGHT
R02168211000 - Almond Price Kernel Brown	AZE-Cana Ranch- Home	39,387 lb
R02168211000 - Almond Price Kernel Brown	AZE-Cana Ranch- Home	27,411 lb
R02160110000 - Almond Peerless Inshell	AZE-Cana Ranch- Home	41,800 lb
R02160110000 - Almond Peerless Inshell	AZE-Cana Ranch- Home	45,020 lb
R02160110000 - Almond Peerless Inshell	AZE-Cana Ranch- Home	44,460 lb
R02160110000 - Almond Peerless Inshell	AZE-Cana Ranch- Home	47,360 lb
R02160110000 - Almond Peerless Inshell	AZE-Cana Ranch- Home	13,080 lb
R02160211000 - Almond Peerless Kernel Brown	AZE-Cana Ranch- Home	884 lb
R02160211000 - Almond Peerless Kernel Brown	AZE-Cana Ranch- Home	760 lb
R02163211000 - Almond Carmel Kernel Brown	AZE-Cana Ranch- Home	7,716 lb
R02163211000 - Almond Carmel Kernel Brown	AZE-Cana Ranch- Home	37,626 lb
R02160211000 - Almond Peerless Kernel Brown	AZE-Cana Ranch- Home	3,021 lb
R02163211000 - Almond Carmel Kernel Brown	AZE-Cana Ranch- Home	1,319 lb
	<b>TOTAL</b>	<b>309,844 lb</b>

2020

R02168211000 - Almond Price Kernel Brown	AZE-Cana Ranch- Home	24,769 lb
R02168211000 - Almond Price Kernel Brown	AZE-Cana Ranch- Home	45,431 lb
R02168211000 - Almond Price Kernel Brown	AZE-Cana Ranch- Home	44,977 lb
R02160110000 - Almond Peerless Inshell	AZE-Cana Ranch- Home	51,980 lb
R02160110000 - Almond Peerless Inshell	AZE-Cana Ranch- Home	45,800 lb
R02160110000 - Almond Peerless Inshell	AZE-Cana Ranch- Home	52,040 lb
R02160110000 - Almond Peerless Inshell	AZE-Cana Ranch- Home	49,160 lb
R02168211000 - Almond Price Kernel Brown	AZE-Cana Ranch- Home	19,943 lb
R02168211000 - Almond Price Kernel Brown	AZE-Cana Ranch- Home	5,824 lb
R02160211000 - Almond Peerless Kernel Brown	AZE-Cana Ranch- Home	1,783 lb
R02160110000 - Almond Peerless Inshell	AZE-Cana Ranch- Home	45,800 lb
R02160110000 - Almond Peerless Inshell	AZE-Cana Ranch- Home	38,560 lb
R02163211000 - Almond Carmel Kernel Brown	AZE-Cana Ranch- Home	13,807 lb
R02163211000 - Almond Carmel Kernel Brown	AZE-Cana Ranch- Home	26,491 lb
R02160110000 - Almond Peerless Inshell	AZE-Cana Ranch- Home	37,160 lb
R02163211000 - Almond Carmel Kernel Brown	AZE-Cana Ranch- Home	1,948 lb
R02160211000 - Almond Peerless Kernel Brown	AZE-Cana Ranch- Home	780 lb
R02160211000 - Almond Peerless Kernel Brown	AZE-Cana Ranch- Home	4,851 lb
	<b>TOTAL</b>	<b>511,104 lb</b>

2021

AR02160110000 - Almond Peerless Inshell	AZE-Cana Ranch- Home	47,020 lb
AR02160110000 - Almond Peerless Inshell	AZE-Cana Ranch- Home	47,340 lb
AR02160110000 - Almond Peerless Inshell	AZE-Cana Ranch- Home	21,060 lb
AR02160110000 - Almond Peerless Inshell	AZE-Cana Ranch- Home	48,360 lb
AR02160110000 - Almond Peerless Inshell	AZE-Cana Ranch- Home	43,780 lb
AR02160110000 - Almond Peerless Inshell	AZE-Cana Ranch- Home	47,300 lb
AR02160211000 - Almond Peerless Kernel Brown	AZE-Cana Ranch- Home	3,557 lb
AR02168211000 - Almond Price Kernel Brown	AZE-Cana Ranch- Home	38,899 lb

2021

ARO2168211000 - Almond Price Kernel Brown	AZE-Cana Ranch- Home	24,761 lb
ARO2163211000 - Almond Carmel Kernel Brown	AZE-Cana Ranch- Home	43,547 lb
ARO2163211000 - Almond Carmel Kernel Brown	AZE-Cana Ranch- Home	6,818 lb
ARO2163211000 - Almond Carmel Kernel Brown	AZE-Cana Ranch- Home	1,490 lb
	<b>TOTAL</b>	<b>373,932 lb</b>

2023



JSR FAMILY FARMS  
10617 FIMPLE ROAD  
CHICO 95928

## Plant Turnout Analysis By Grower

Crop Year: 2023

### RICHARD AZEVEDO

Field: CANA RANCH

Variety	Received Wt	Kernel Wt	Inshell Wt	Meat Wt	Total Meat	Turnout %
PRICE	641,100	142,556	0	0	142,556	22.24%
PEERLESS	635,060	18,819	195,800	0	214,619	33.80%
CARMEL	212,340	63,197	0	0	63,197	29.76%
Report Totals:	1,488,500	224,572	195,800	0	420,372	28.24%

REPORT SUMMARY

Reference/Loan #: <b>Not Applicable</b>	Property Name: <b>Cana Ranch</b>
Owner Name: <b>See Ownership Vesting on page 2</b>	Property Contact: <b>Richard Azevedo</b>
Total Assessed Acres: <b>153.88</b>	Property Address: <b>15283 Cana Pine Creek Road</b>
City: <b>Chico</b>	County: <b>Butte</b>
State: <b>CA</b>	Zip Code: <b>95973</b>
Property Location: <b>W side Cana Pine Creek Rd, 1 mi N of Cana Hwy</b>	Latitude: <b>39.856581</b> Longitude: <b>-122.001145</b>
Assessor's Parcel #(s): <b>047-060-031 &amp; -066</b>	
SEC: <b>8</b> TWP: <b>23N</b> RNG: <b>1W</b> MRD: <b>MDB&amp;M</b>	Highest & Best Use (As if Vacant): <b>Agricultural</b>
Property Type: <b>Nut</b>	Highest & Best Use (As Improved): <b>Agricultural</b>
Primary Land Use: <b>Almond</b>	Legal Access: <b>County</b>
Primary Water Source: <b>Ground water</b>	Physical Access: <b>Paved</b>
Secondary Water Source: <b>None</b>	Zoning: <b>Agriculture, AG-80</b>
Ag. Preserve: <b>Yes</b>	Subsurface Rights Included: <b>Yes, not valued separately</b>
Non-Ag. Influence: <b>None</b>	Active Mining/Drilling: <b>None</b>
FEMA Community #(s): <b>060017</b>	FEMA Map #(s): <b>00325E</b>
FEMA Zone(s): <b>X</b>	FEMA Map Date(s): <b>1/6/2011</b>
Subject Building(s) Located in Flood Zone(s): <b>No</b>	Source of Legal Description: <b>2016 Prelim and Doc 20200029384</b>
Title Company: <b>Mid Valley Title &amp; Escrow Company</b>	Preliminary Report Order #: <b>0403-5271909</b>
Date of Preliminary Report: <b>8/24/2016</b>	Attached Legal is Accurate: <b>Yes</b>
Assessed Value: <b>\$1,388,371</b>	Real Estate Taxes: <b>\$15,849.10</b>
Purpose of Report: <b>Determine current market value</b>	Client of Report: <b>Richard Azevedo and Assigns</b>
Intended Use of Report: <b>Current market value for potential sale price</b>	Intended User of Report: <b>Richard Azevedo and Assigns</b>
Interest Appraised: <b>Fee simple, subject to typical easements</b>	Value Definition: <b>Market Value</b>
Report Type: <b>Appraisal Report</b>	Appraiser's Name: <b>James R. Pisani, ARA</b>

Other Considerations: Source of subject legal description is 2016 preliminary title report for APN 047-060-031 and Doc 20200029384 for APN 047-060-066.

SUMMARY OF SALIENT DATA

Date of Inspection: **4/12/2023** Effective Date of Appraisal: **4/12/2023** Date of Report: **4/21/2023**

Type of Value Conclusion: <b>Market Value</b>	As Is	As Proposed
Opinion of Value:	<b>\$4,000,000</b>	<b>N/A</b>

This appraisal is subject to the Extraordinary Assumptions and/or Hypothetical Conditions:  Yes  No  
 Note: The use of the Extraordinary Assumptions and/or Hypothetical Conditions may alter the final opinion of value.

Allocations: *Allocations are a contribution to the total value and should not be considered a conclusion of value.*

Land (include permanent planting value, if applicable)	<b>\$3,850,000</b>	<b>N/A</b>
Buildings/Site Improvements (include fixtures, if applicable)	<b>\$150,000</b>	<b>N/A</b>