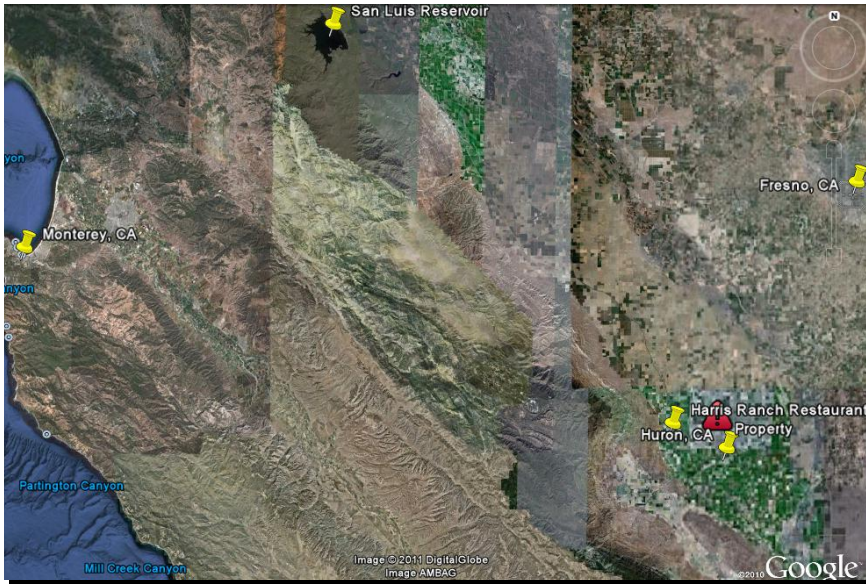


Brian Rianda Inc. • Real Estate Services



LA JOLLA RANCH Fresno County, California

Price: \$16,483,270.00

Acres: 2,877.09

Price/Acre: \$5,730

Contact Info: Brian Rianda (DRE: 00861987)

Office: (831) 679-2426

Fax: (831) 679-2428

E-Mail: brian@rianda.com

Web: www.rianda.com

Location:

The La Jolla Ranch is located at the corner of Highway 198 and Lassen Ave. This area represents one of the best agricultural areas in Fresno County.

Property Description:

The ranch, consisting of 2,877.09 acres of land, is located squarely in the center of the best lands in this area with three of the finest soil types encompassing the entire ranch. A wide range of crops can be successfully grown on the property (see 2011 planting schedule attached) in addition to those listed, almonds, pistachios and an array of vegetable row crops produce very well in this soil. The zoning is AE 20, with a minimum parcel size of 20 acres.

Soils:

Panoche Clay Loam, Panoche Loam and Panoche Fine Sandy Loam. The soils tend to become lighter as the ranch extends from East to West (see soil descriptions herein).

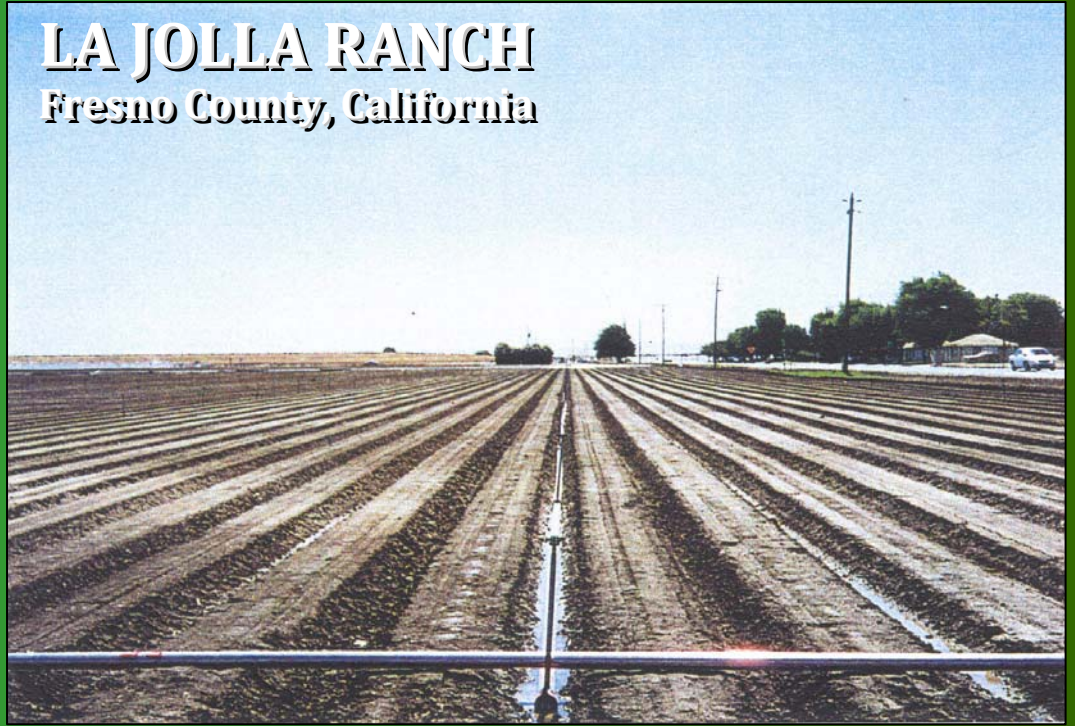
Water:

The water from the Westland Irrigation District is allocated to this property based on approximately 2.6 acre feet per acre. The current allocation is 50% of that entitlement, however, it appears that the allocation will be increased this year due to the wetter than normal year that we are experiencing. The Farmers in the Westland Irrigation District were successful in winning an important law suit allowing greater pumping of water from the Delta region of the San Joaquin Valley. As of the Beginning of March of 2011, the San Luis Reservoir, the main storage unit for the Westland Irrigation District, was full to capacity. There is a good chance that the current allocation could go to 70% to 80% of the entitled allocation. The property also has 5 wells producing a total of 6,600 GMP (see well production reports and Westland Irrigation District water charges attached).

FOR SALE

LA JOLLA RANCH

Fresno County, California



Westlands Water District Water Rates and Charges:

Go to www.westlandswater.org, click on water & power, click on water rates.

Rent:

Property is currently being farmed by the owner, with the exception of the almonds. The almond lease terminates in 2013 and the tenant is paying \$400 per acre (owner pays taxes and assessments). The rents in the area would indicate that open ground rents should be in the \$250 to \$300 dollar per acre range, depending on who pays assessments and property taxes. I would suspect given the commodity boom currently in progress, the rents would be at the top of this range.

Improvements:

Property is improved with 5 residential houses, 2 office buildings and 3 shop buildings. Property has all of the infrastructure to distribute the Westlands water throughout the ranch.

Property Taxes and The Williamson Act:

The total taxes are \$45,838.50 for the 2010-2011 tax year (July 1, 2010 to June 30, 2011). The ranch is being taxed via the provisions of the Williamson Act.

Equipment:

No equipment or personal property is included in the purchase/sale.

Brokers Comments:

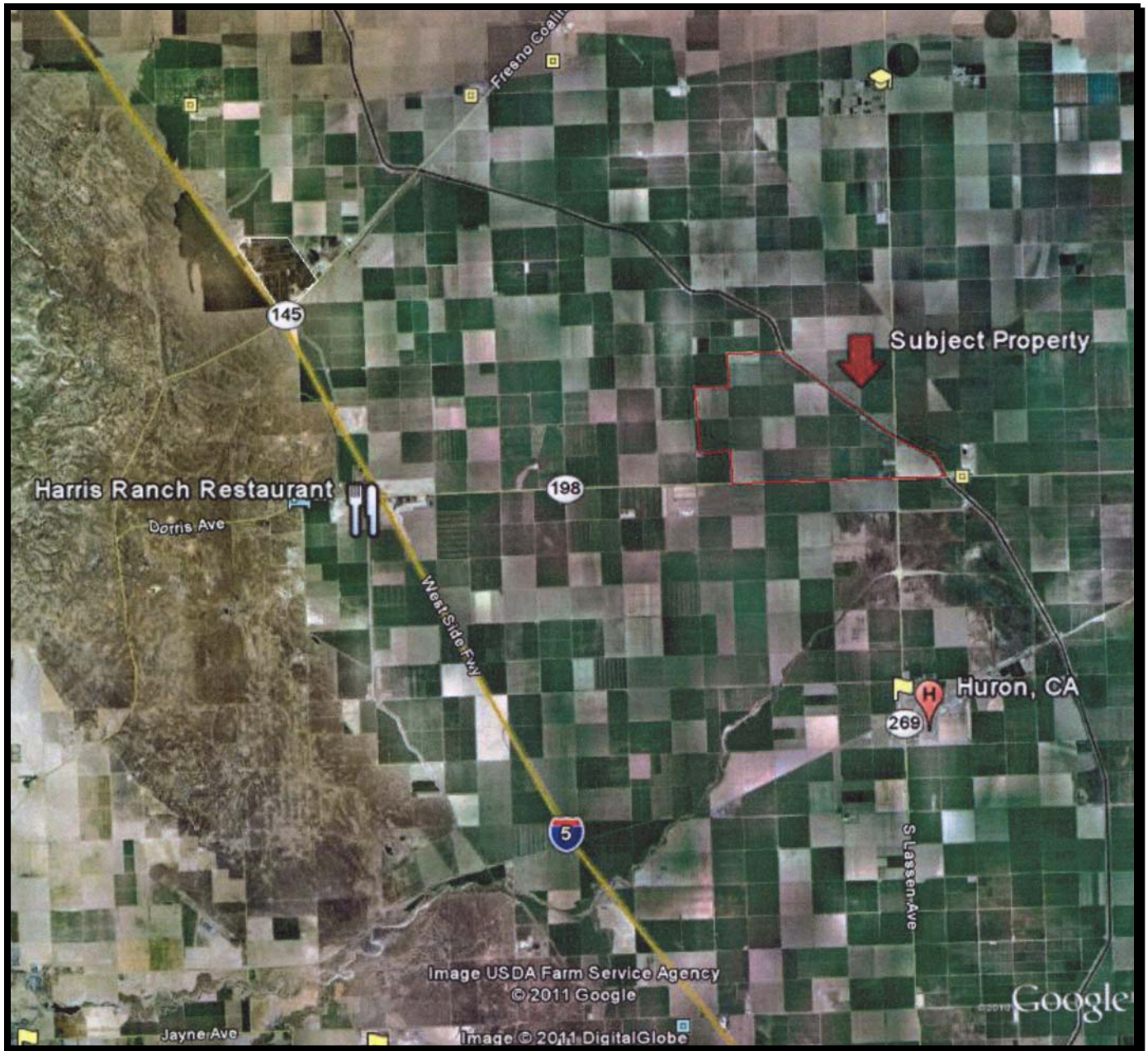
The La Jolla Ranch represents one of the finest ranches in the San Joaquin Valley. Over the years, I have sold many ranches in this area, including this ranch, and I know of none of better quality.

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LA JOLLA RANCH

Fresno County, California

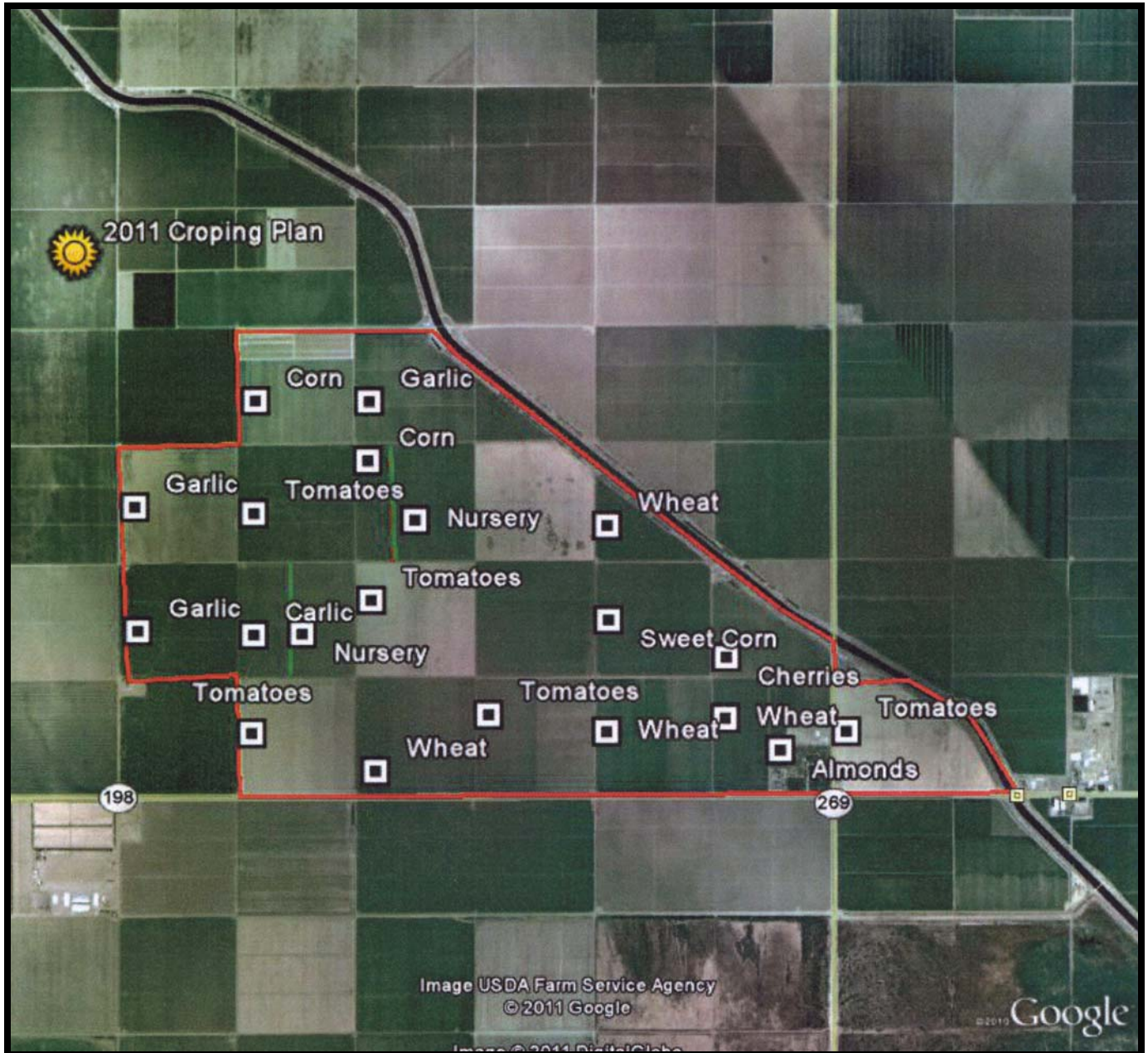


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LA JOLLA RANCH

Fresno County, California



2011 CROPPING PLAN

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LA JOLLA RANCH

Fresno County, California



WELL MAP

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LA JOLLA RANCH

Fresno County, California

05-27-'05 16:19 FROM-CAL-WEST RAIN

559-846-5329

T-413 P02/02 U-762

CalWest Rain
Irrigation Services Pipelines Pumps Engines

PUMP TEST

LA JOLLA

Date 8/16/04

Meter # 71248R

Pump # 20-1 *run 20-3*

Type TURBINE 300HP

PUMPING WATER LEVEL	678.0 ft
STANDING WATER LEVEL	484.0 ft
DRAW DOWN	194.0 ft
HEAD ABOVE DISCHARGE PSI	26.0
HEAD ABOVE DISCHARGE FT	60.1 ft
TOTAL HEAD	738.1 ft
FLOW RATE	1170 GPM
AC FT 24 HRS	5.2
GPM PER FT. DD	6.0
HORSEPOWER	324
KW INPUT	241.7
KWHR/ACRE FT.	1121.5
OVERALL EFFICIENCY	67.3%

Tested By: TOM POSEY

Notes

P.O. Box 306
Kerman, CA 93630-0306
Phone 559/ 846-5326

841 West McCoy Lane
Santa Maria, CA 93455
Phone 805/ 922-9404

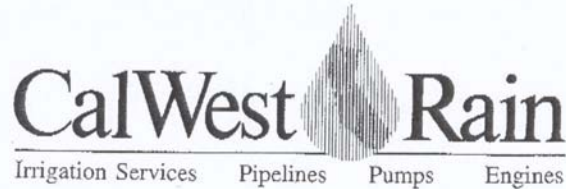
2324 Tuley Court
Paso Robles, CA 93446
Phone 805/ 226-8990

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LA JOLLA RANCH

Fresno County, California



PUMP TEST

LA JOLLA

Date 6/08/05

Meter # 34217R

Pump # 20-2

Type TURBINE

PUMPING WATER LEVEL	655.0 ft
STANDING WATER LEVEL	351.0 ft
DRAW DOWN	304.0 ft
HEAD ABOVE DISCHARGE PSI	10.0
HEAD ABOVE DISCHARGE FT	23.1 ft
TOTAL HEAD	678.1 ft
FLOW RATE	1276 GPM
AC FT 24 HRS	5.6
GPM PER FT. DD	4.2
HORSEPOWER	363
KW INPUT	270.8
KWHR/ACRE FT.	1152.1
OVERALL EFFICIENCY	60.2%

Tested By: TOM POSEY

Notes:

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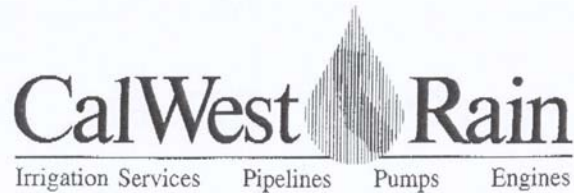
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LA JOLLA RANCH

Fresno County, California



PUMP TEST

LA JOLLA

Date 5/12/05

Meter # 9251R7

Pump # 21-2 ——— 21.5

Type TURBINE 300HP

PUMPING WATER LEVEL	.....	423.0 ft
STANDING WATER LEVEL	.....	246.0 ft
DRAW DOWN	.....	177.0 ft
HEAD ABOVE DISCHARGE PSI	.....	23.0
HEAD ABOVE DISCHARGE FT	.....	53.1 ft
TOTAL HEAD	.....	476.1 ft
FLOW RATE	.....	2356 GPM
AC FT 24 HRS	.....	10.4
GPM PER FT. DD	.....	13.3
HORSEPOWER	.....	432.7
KW INPUT	.....	322.8
KWHR/ACRE FT.	.....	743.8
OVERALL EFFICIENCY		65.5%

Tested By: TOM POSEY

Notes: FALLING WATER AT OR BELOW 300'

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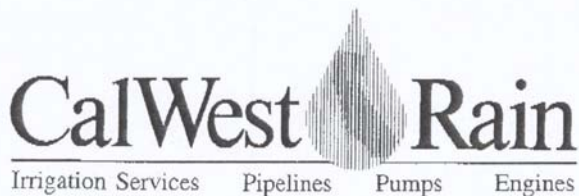
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LA JOLLA RANCH

Fresno County, California



PUMP TEST

LA JOLLA

Date 5/12/05

Meter # 9288R1

Pump # 22-3 — 22-7

Type TURBINE 250HP

PUMPING WATER LEVEL	682.0 ft
STANDING WATER LEVEL	467.0 ft
DRAW DOWN	215.0 ft
HEAD ABOVE DISCHARGE PSI	2.0
HEAD ABOVE DISCHARGE FT	4.6 ft
TOTAL HEAD	686.6 ft
FLOW RATE	825 GPM
AC FT 24 HRS	3.6
GPM PER FT. DD	3.8
HORSEPOWER	291.9
KW INPUT	217.8
KWHR/ACRE FT.	1432.9
OVERALL EFFICIENCY	49.0%

Tested By: TOM POSEY

Notes: AIR LINE DOES NOT HOLD PRESSURE FOR PWL... DRAW DOWN AT BOTTOM OF AIR LINE

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Phone 559/ 846-5326

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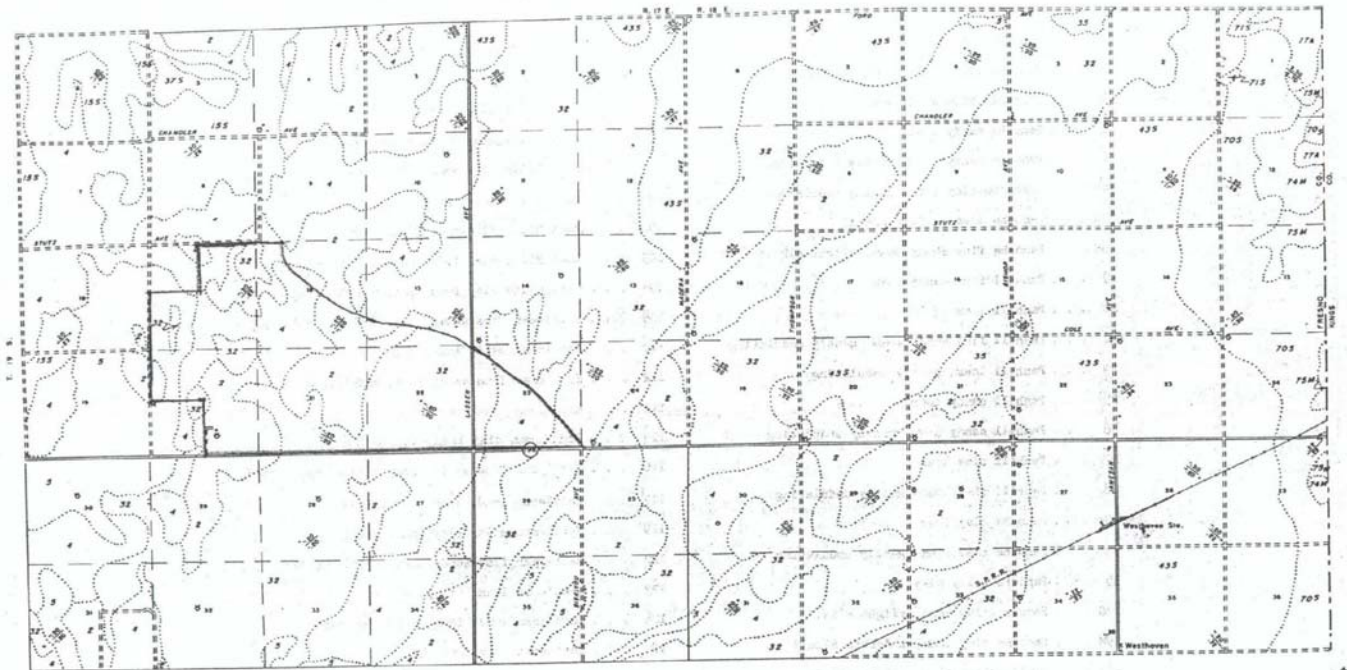
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LA JOLLA RANCH

Fresno County, California



SOILS MAP

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LA JOLLA RANCH

Fresno County, California

SOIL INVENTORY

DIVISION OF SOILS, UNIVERSITY OF CALIFORNIA

Western Fresno County

NATURAL LAND DIVISION	SOIL		CHARACTERISTICS											SOIL RATING						Approximate Acreage
	SOIL SYMBOL	SOIL DESIGNATION	Profile Group	Soil Reaction	Color of Surface Soil	Parent Material	Slope	Drainage Surf/sub	Alkali	Erosion	Nutrient Level	Micro- Relief	A Profile	B Texture	C Slope	Other X Conditions	STORIE Index			
A1	2	Panoche loam	I	calo	lt br gr	sed all	A	E/E	F	0	G	Sm	100	100	100	100	100	84,500		
A1	3	Panoche loam, gently undulating	I	calo	lt br gr	sed all	AA	E/E	F	0	G	Sm	100	100	100	95	95	10,000		
A1	4	Panoche fine sandy loam	I	calo	lt br gr	sed all	A	E/E	F	0	G	Sm	95	100	100	100	95	42,500		
A1	5	Panoche fine sandy loam, gently undulating	I	calo	lt br gr	sed all	AA	E/E	F	0	G	Sm	95	100	100	95	90	19,000		
A1	6	Columbia fine sandy loam	I	neut	lt gr br	mix all	A	O/E	F	0	G	Sm	100	100	100	90	90	2,000		
A1	7	Columbia loam	I	neut	lt gr br	mix all	A	O/E	F	0	G	Sm	100	100	100	90	90	1,600		
A1	8	Sorrento fine sandy loam	I	calo sub	lt br	sed all	A	E/E	F	0	G	Sm	95	100	95	100	90	75		
A1	9	Panoche sandy loam	I	calo	lt br gr	sed all	A	E/E	F	0	G	Sm	90	95	100	100	86	1,300		
A1	10	Panoche sandy loam, gently undulating	I	calo	lt br gr	sed all	AA	E/E	F	0	G	Sm	90	95	100	95	81	2,500		
A1	12	Sorrento clay loam, gently undulating	I	calo sub	lt br	sed all	AA	E/E	F	0	G	Sm	95	85	95	100	77	200		
A1-10	13	Columbia soils, undifferentiated	I	neut	lt gr br	mix all	A	O/E	F	0	F-G	Sm	--	--	--	--	20-80	700		
A1-10-2s	14S	Columbia soils, undifferentiated, slight alkali	I	neut	lt gr br	mix all	A	O/E	S	0	F-G	Sm	--	--	--	--	15-55	50		
A1-2s	15S	Panoche loam, slight alkali	I	calo	lt br gr	sed all	A	E/E	S	0	G	Sm	100	100	100	90	90	77,000		
A1-2s	16S	Panoche fine sandy loam, slight alkali	I	calo	lt br gr	sed all	A	E/E	S	0	G	Sm	95	100	100	90	86	14,000		
A1-2s	17S	Columbia fine sandy loam, slight alkali	I	neut	lt gr br	mix all	A	O/E	S	0	G	Sm	100	100	100	72	72	400		
A1-2s	18S	Columbia loam, slight alkali	I	neut	lt gr br	mix all	A	O/E	S	0	G	Sm	100	100	100	72	72	200		
A1	19	Panhill fine sandy loam	II	calo sub	lt gr br	sed all	A	E/E	F	0	G	sl H	100	100	100	100	100	3,500		
A1	20	Panhill loam	II	calo sub	lt gr br	sed all	A	E/E	F	0	G	sl H	100	100	100	100	100	2,600		
A1	21	Panhill silt loam	II	calo sub	lt gr br	sed all	A	E/E	F	0	G	sl H	100	100	100	100	100	800		
A1	22	Panhill fine sandy loam, gently undulating	II	calo sub	lt gr br	sed all	AA	E/E	F	0	G	sl H	100	100	95	95	90	3,400		
A1	23	Panhill loam, gently undulating	II	calo sub	lt gr br	sed all	AA	E/E	F	0	G	sl H	100	100	95	95	90	2,450		
A1	24	Panhill silt loam, gently sloping	II	calo sub	lt gr br	sed all	B	E/E	F	0	G	sl H	100	100	95	100	95	3,600		
A1	25	Panhill sandy loam	II	calo sub	lt gr br	sed all	A	E/E	F	0	G	sl H	100	95	95	95	86	2,100		
A1	26	Panhill sandy loam, gently undulating	II	calo sub	lt gr br	sed all	AA	E/E	F	0	G	sl H	100	95	95	95	86	1,500		
A1	27	Panhill clay loam	II	calo sub	lt gr br	sed all	A	E/E	F	0	G	sl H	95	85	100	100	81	5,800		
A1	28	Panhill clay loam, gently undulating	II	calo sub	lt gr br	sed all	AA	E/E	F	0	G	sl H	95	85	95	95	73	3,000		
A1-2s	29S	Panhill loam, slight alkali	II	calo sub	lt gr br	sed all	A	E/E	S	0	G	sl H	100	100	100	90	90	900		

U-48-A. C. CO. 3H

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LA JOLLA RANCH

Fresno County, California

SOIL INVENTORY

DIVISION OF SOILS, UNIVERSITY OF CALIFORNIA

Western Fresno County

21

NATURAL LAND DIVISION	SOIL		CHARACTERISTICS												SOIL RATING					Approximate Acreage
			STABLE						LESS STABLE						A Profile	B Texture	C Slope	Other Conditions	STORIE Index	
	SOIL SYMBOL	SOIL DESIGNATION	Profile Group	Soil Reaction	Color of Surface Soil	Parent Material	Slope	Drainage Surf/sub	Alkali	Erosion	Nutrient Level	Micro- Relief								
A1-2s	30G	Panhill clay loam, slight alkali	II	calc sub	lt gr br	sed all	A	E/E	S	O	G	sl H	95	85	100	90	73	1,000		
A3	31	Panoche silty clay loam	I	calc	lt br gr	sed all	A	E/E	F	O	G	Sm	100	90	100	100	90	6,900		
A3	32	Panoche clay loam	I	calc	lt br gr	sed all	A	E/E	F	O	G	Sm	100	85	100	100	85	84,000		
A3	33	Panoche clay loam, gently undulating	I	calc	lt br gr	sed all	AA	E/E	F	O	G	Sm	100	85	100	95	81	5,400		
A3	34	Panoche clay loam, shallow, over Panhill soil material	II	calc	lt br gr	sed all	A	E/E	F	O	G	Sm	95	85	100	100	81	500		
A3	35	Panoche silty clay	I	calc	lt br gr	sed all	A	E/E	F	O	G	Sm	100	70	100	100	70	30,000		
A3-2s	36S	Panoche silty clay loam, slight alkali	I	calc	lt br gr	sed all	A	E/E	S	O	G	Sm	100	90	100	90	81	5,500		
A3-2s	37S	Panoche clay loam, slight alkali	I	calc	lt br gr	sed all	A	E/E	S	O	G	Sm	100	85	100	90	77	27,500		
A3-2s	38S	Panoche silty clay, slight alkali	I	calc	lt br gr	sed all	A	E/E	S	O	G	Sm	100	70	100	90	63	47,000		
A3-2m	39M	Panoche clay loam, moderate alkali	I	calc	lt br gr	sed all	A	E/E	M	O	F	Sm	100	85	100	60	51	1,500		
A3-2m	40M	Panoche silty clay, moderate alkali	I	calc	lt br gr	sed all	A	E/E	M	O	F	Sm	100	70	100	60	42	1,900		
A4	41	Panoche silt loam, shallow, over Lost Hills soil material	III	calc	lt br gr	sed all	A	E/E	C	O	G	Sm	85	100	100	95	81	1,700		
A4	42	Panoche silty clay loam, shallow, over Lost Hills soil material	III	calc	lt br gr	sed all	A	E/E	O	O	G	Sm	85	90	100	95	73	2,000		
A4-1p-2s	43S	Oxalis silty clay, slight alkali	II	calc	gr br	sed all	A	1/1	S	O	G	Sm	95	70	100	91	54	56,500		
A4-1p-2m	44M	Oxalis silty clay, moderate alkali	II	calc	gr br	sed all	A	1/1	M	O	F	Sm	95	70	100	45	30	33,500		
A4-1p-2ma	45MA	Oxalis silty clay, moderately strong alkali	II	calc	gr br	sed all	A	1/1	MA	O	F	Sm	95	70	100	27	18	20,500		
A4-1p-2a	46A	Oxalis silty clay, strong alkali	II	calc	gr br	sed all	A	1/1	A	O	P	Sm	95	70	100	14	9	5,000		
A4-2s	47S	Panoche silty clay loam, shallow, over Lost Hills soil material, slight alkali	III	calc	lt br gr	sed all	A	E/E	S	O	G	Sm	85	90	100	76	58	1,700		
A4-2m	48M	Panoche silty clay loam, shallow, over Lost Hills soil material, moderate alkali	III	calc	lt br gr	sed all	A	E/E	M	O	F	Sm	85	90	100	38	29	350		
A5	49	Panoche loamy fine sand	I	calc	lt br gr	sed all	A	E/E	F	O	G	Sm	90	90	100	100	72	800		
A5	50	Panoche gravelly loam	I	calc	lt br gr	sed all	A	E/E	F	O	G	Sm	95	70	100	100	67	1,100		
A8	51	Sorrento gravelly clay loam, gently undulating	I	calc sub	lt br	sed all	A	E/E	F	O	G	Sm	95	80	95	100	72	700		
A14-	52	Riverwash	O	calc	lt gr	mix all	AA	E/E	F	O	VP	Ch	-	-	-	-	5	2,800		
A14-1p	53	Wasteland	O	calc	br gr	sed all	AA	E/E	F	O	VP	Ch	-	-	-	-	5	450		
B1-2m	54M	Traver fine sandy loam, moderate alkali	II	calc	br gr	gran all	A	1/1	M	O	F	Sm	95	100	100	24	23	100		
B1-2a	55A	Traver fine sandy loam, strong alkali	II	calc	br gr	gran all	A	1/1	A	O	P	Sm	95	100	100	8	8	175		
B2	56	Temple silty clay loam	II	calc	dk gr	mix all	A	O/1	F	O	G	Ch	95	90	100	80	68	3,600		

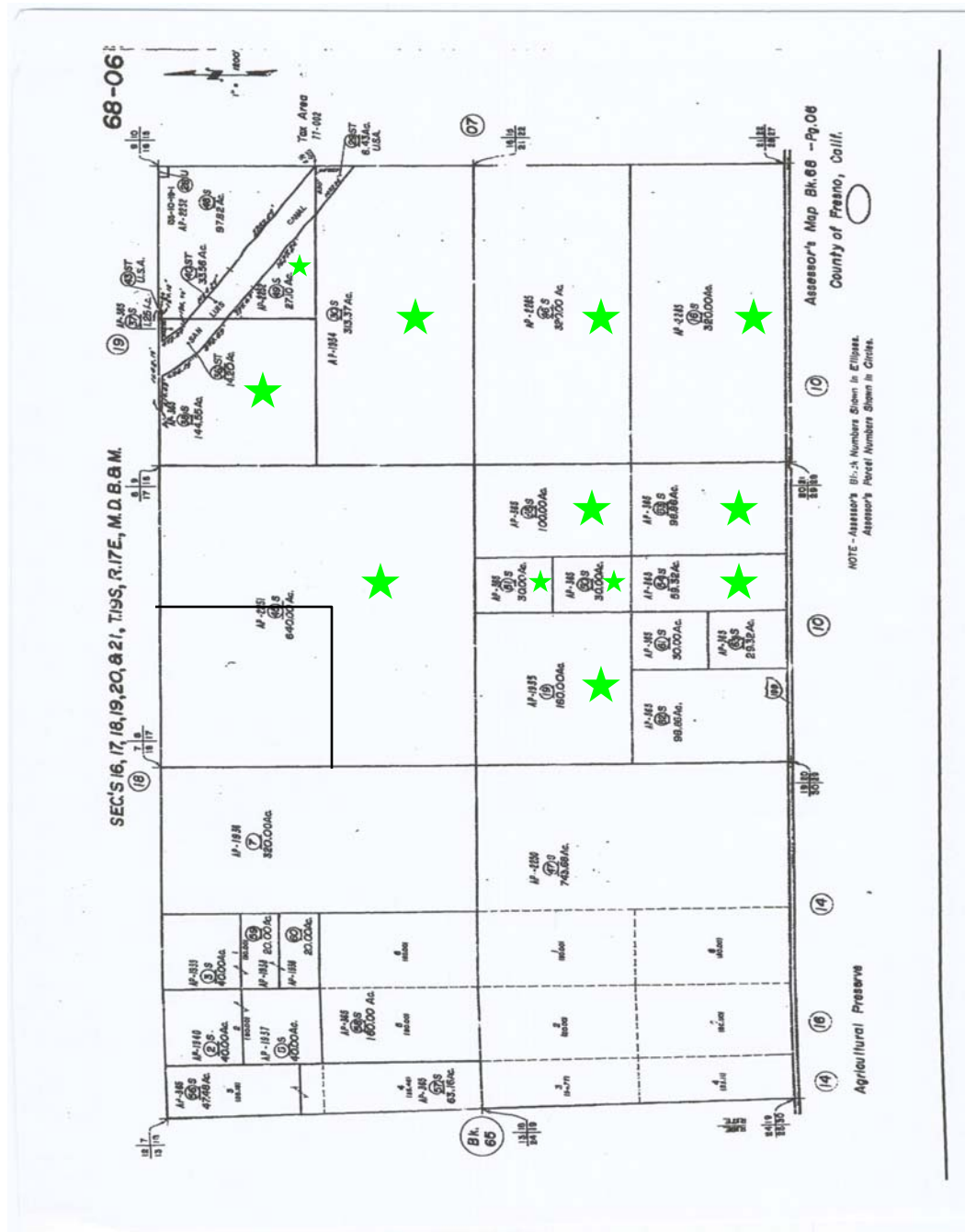
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4-48-A.C.CO. 3M

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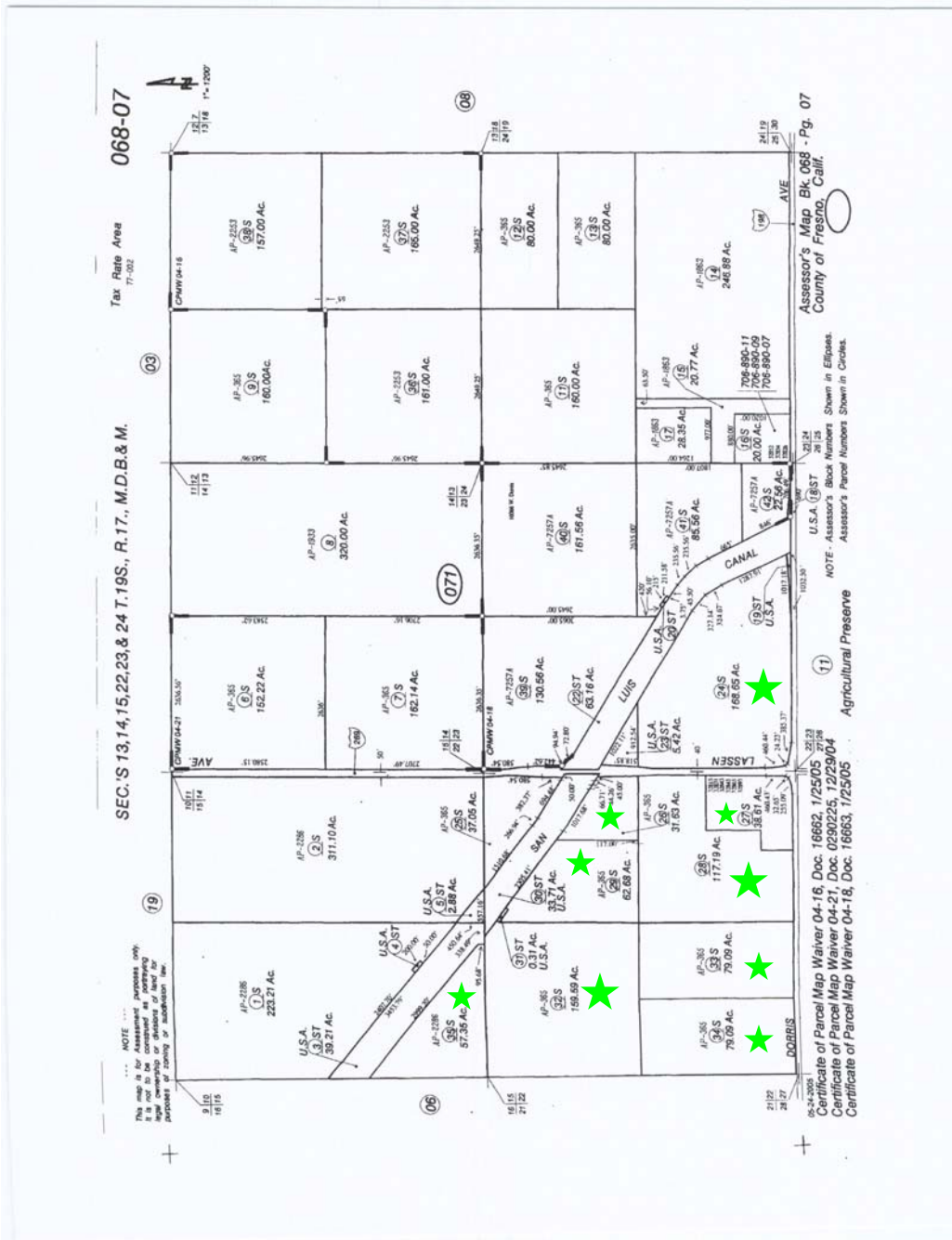
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Fresno County, California



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LA JOLLA RANCH

Huron, California

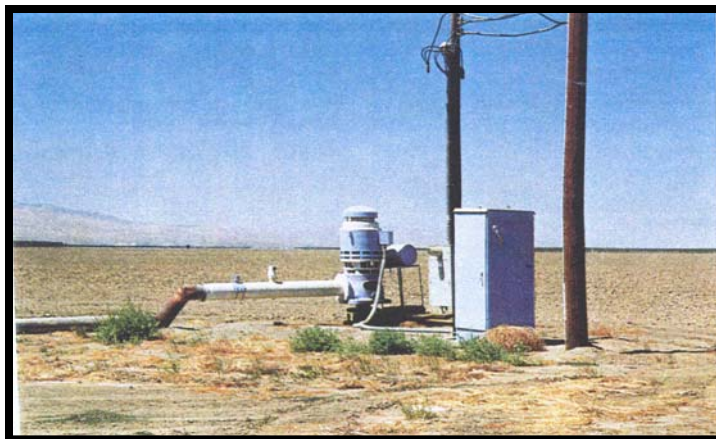


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LA JOLLA RANCH

Fresno County, California



RESIDENCES



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LA JOLLA RANCH

Fresno County, California

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