



CALIFORNIA AGRICULTURAL
PROPERTIES, INC.

PHILLIPS RANCH

LOCATION: The Ranch is located 1 ½ miles southwest of the Town of Esparto at the junction of County Roads 23A and 85 in Western Yolo County.

SIZE: 263.29 acres APN: 049-220-006

ZONING: AN Intensive Agriculture. The property is enrolled in a Williamson Act Contract. There is an old parcel map on the Ranch that consists of forty (40) parcels.

SOIL TYPE: The Ranch is made up of several types of soils with the predominant ones being Ca Capay Silty Clay Loam, Class II, Storie Index 50, CtD2 Corning Gravelly Loam, Class IV, Storie Index 25, HcA Hillgate Loam, Class IV, Storie Index 54, and TaA Tehama Loam Class II, Storie Index 72, there is also HcC2 Hillgate Loam, Class IV, Storie Index 3, Sh San Ysidro Loam, Class IV, Storie Index 50, and SmD Sehorn-Balcom Complex, Class III, Storie Index 41-62. The Ranch has historically been utilized for dryland farming and livestock grazing.

TOPOGRAPHY: The property ranges from flat to slightly undulating hills.

WATER: The Ranch is located within and serviced by the Yolo County Flood Control and Water Conservation District. There is also a domestic well that is utilized for livestock water. The Winters Irrigation Canal owned by the District runs the length of the eastern boundary of the property.

OIL, MINERAL, AND GAS RIGHTS: All available Oil, Mineral and Gas Rights will convey with the property.

IMPROVEMENTS: There are no improvements on the property.

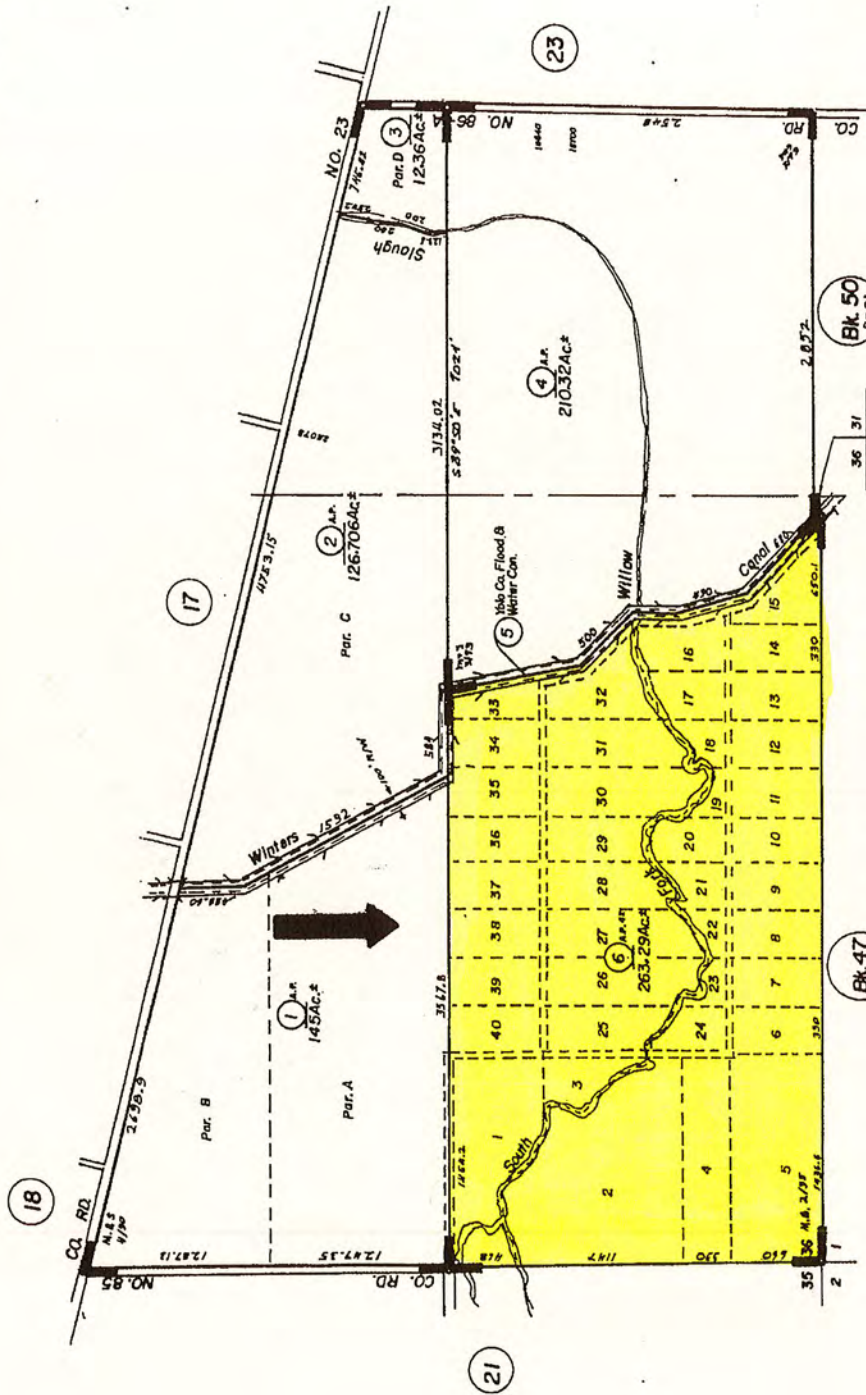
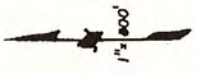
PRICE: \$3,159,480 Cash to Sellers.

COMMENTS: This is a very nice and secluded parcel tucked in next to the base of the Blue Ridge hills in Western Yolo County. The whole property is in the Water District and could be utilized for a number of different uses.

The above information has been supplied by the Owner or by sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.

CALIFORNIA AGRICULTURAL PROPERTIES, INC.
37874 COUNTY ROAD 28, WOODLAND, CA 95695
SCOTT A. STONE, BROKER KAREN K. STONE, ASSOCIATE
(530) 662-4094 OFFICE (530) 681-1410 MOBILE
www.calagprop.com

CAUTION— These maps ARE NOT to be used for legal descriptions.



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

M. Bk. 2, Pg. 35 — Forgeus — Easton Sub. of Almond Dale (form. all 21-380-14)
 M.B. Bk. 2, Pg. 53 — Baur Lands
 M.B. S. 4, Pg. 90 — Baur Lands
 M.B.S. Bk. 3, Pg. 93 — Sec. 31836, T.10N., R.182W., M.D.M., (formerly par. 21-38) for Otho Marders.

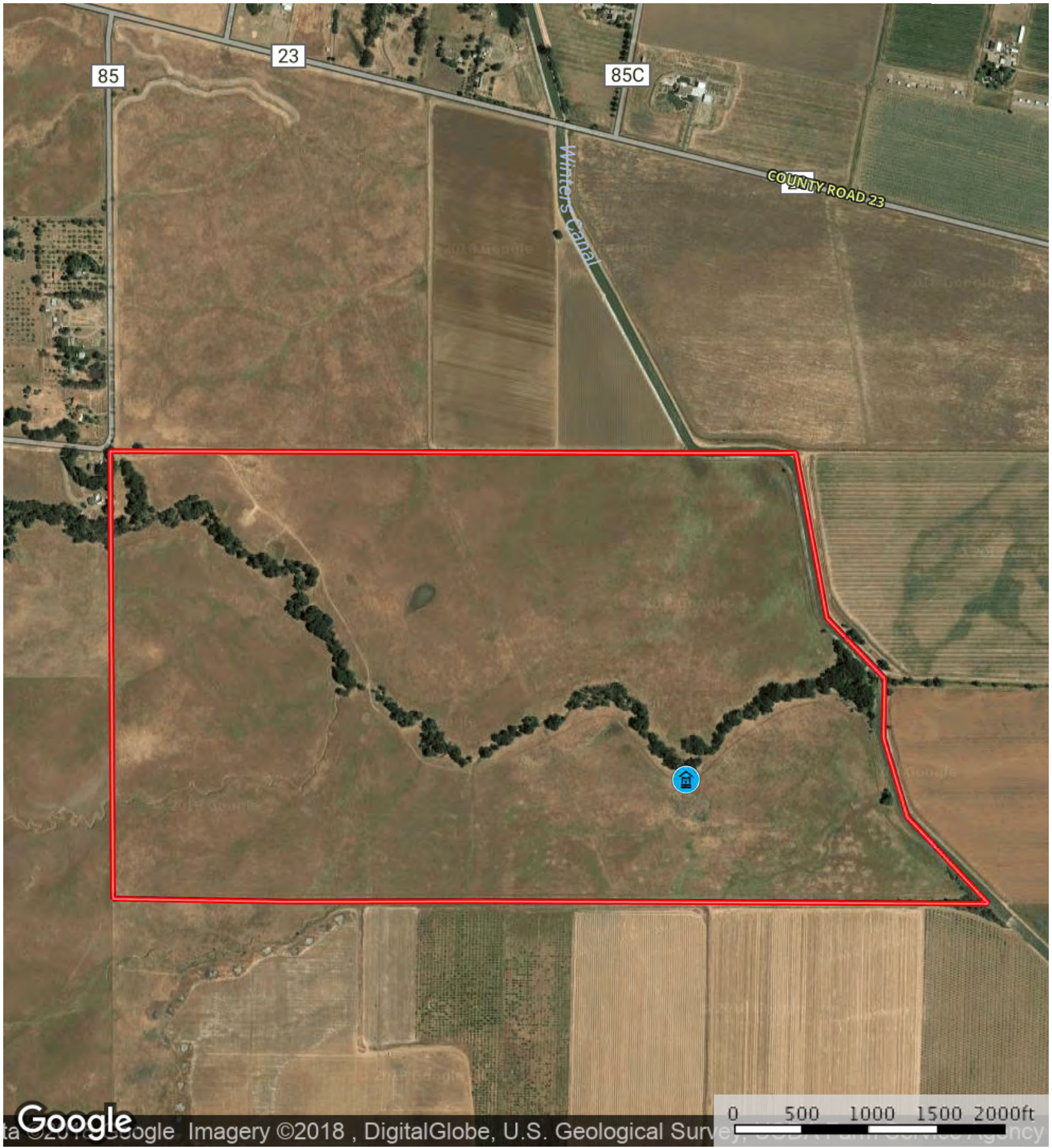
PARCEL MAP

Assessor's Map Bk. 49 Pg. 22
 County of Yolo, Calif.

03/84

6T
 53
 1E

PHILLIPS RANCH
Yolo County, California, 263.29 AC +/-



Google

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 Well  Boundary



United States
Department of
Agriculture

NRCS

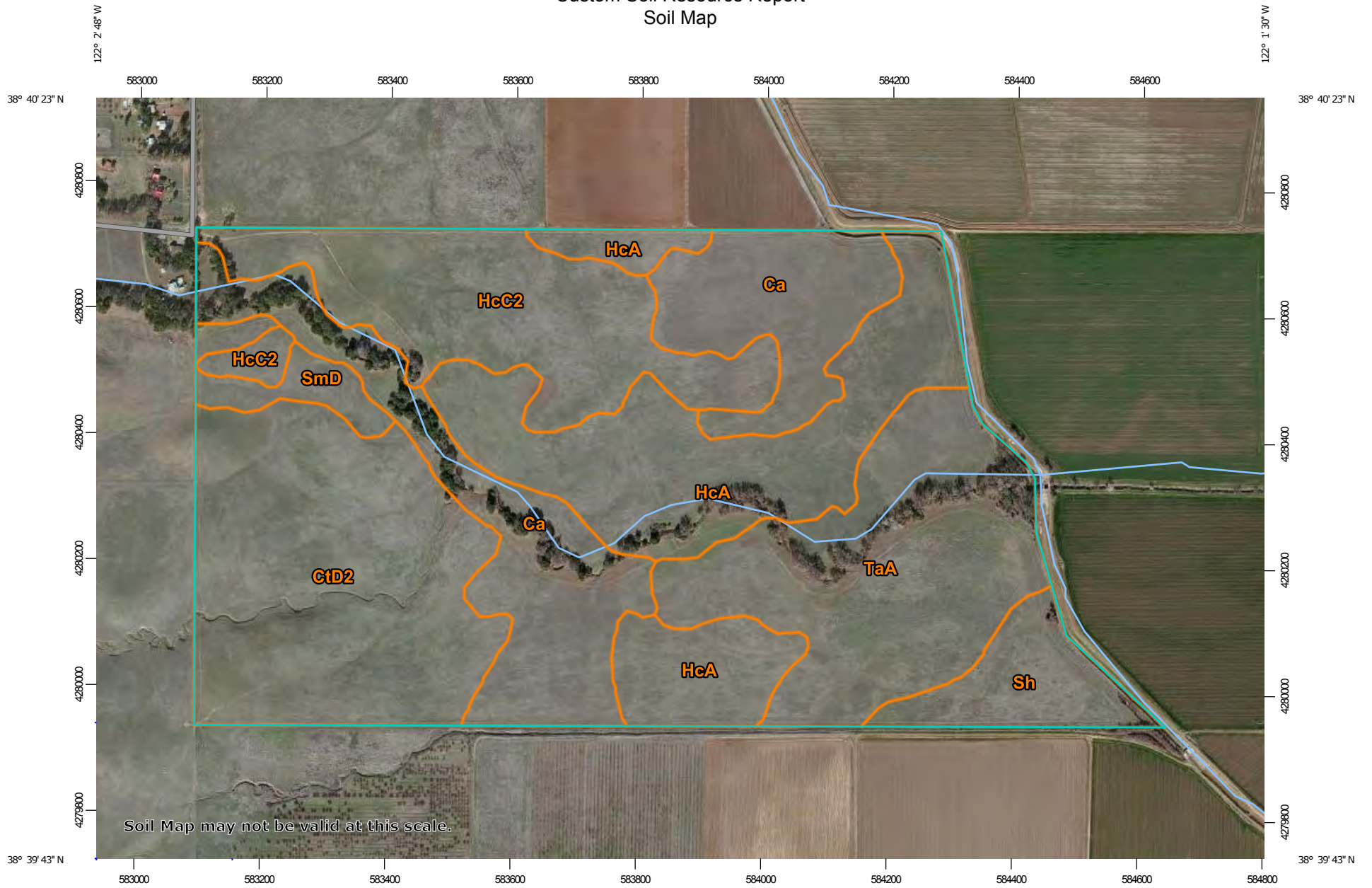
Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

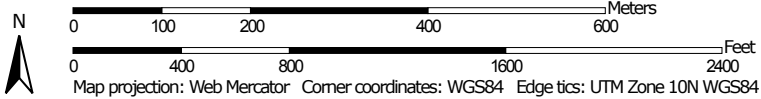
Custom Soil Resource Report for Yolo County, California



Custom Soil Resource Report Soil Map




Map Scale: 1:8,520 if printed on A landscape (11" x 8.5") sheet.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)




















Soils







 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


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: Yolo County, California
 Survey Area Data: Version 13, Sep 13, 2017

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

Date(s) aerial images were photographed: Feb 4, 2012—Feb 17, 2012

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.

Map Unit Legend

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|------------------------------------|---|--------------|----------------|
| Ca | Capy silty clay, 0 percent slopes, MLRA 17 | 50.5 | 19.6% |
| CtD2 | Corning gravelly loam, 0 to 12 percent slopes, MLRA 17 | 53.4 | 20.7% |
| HcA | Hillgate loam, 0 to 2 percent slopes, MLRA 17 | 53.5 | 20.8% |
| HcC2 | Hillgate loam, 2 to 9 percent slopes, eroded | 37.8 | 14.6% |
| Sh | San Ysidro loam, 0 to 5 percent slopes, dry, MLRA 17 | 11.7 | 4.5% |
| SmD | Sehorn-Balcom complex, 2 to 15 percent slopes | 6.0 | 2.3% |
| TaA | Tehama loam, 0 to 2 percent slopes, loamy substratum, MLRA 17 | 45.0 | 17.4% |
| Totals for Area of Interest | | 257.9 | 100.0% |

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit

Abbreviated 156 Farm Record

Tract 6816 Continued ...

| | | | | |
|--------------|--------------|-------------|---|----|
| Wheat | 18.40 | 0.00 | 0 | 44 |
| Oats | 0.30 | 0.00 | 0 | 41 |
| Barley | 19.00 | 0.00 | 0 | 32 |
| TOTAL | 37.70 | 0.00 | | |

NOTES

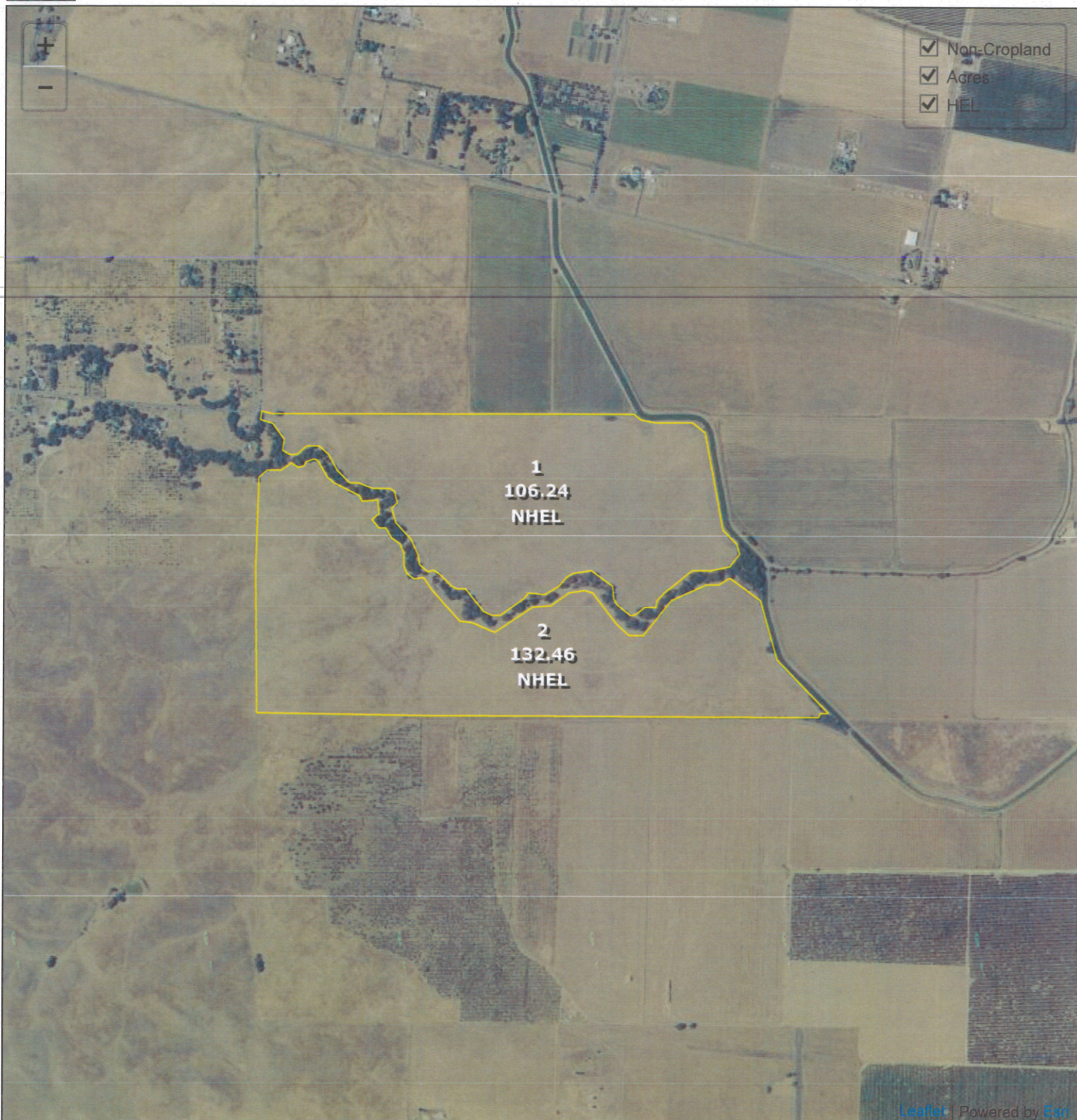
Tract Number : 6816
Description : G10 / POR 36 10N 2W
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : PHILIP J PHILLIPS JR
Other Producers : None

Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP | WRP | CRP | GRP | Sugarcane |
|--------------------|--------------------|------------------------|----------------|------|------|--------------------------|-----------|
| 238.70 | 238.70 | 238.70 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL | EWP | DCP Ag. Related Activity | |
| 0.00 | 0.00 | 238.70 | 0.00 | 0.00 | 0.00 | 0.00 | |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | CTAP Yield | PLC Yield |
|-----------|------------|-----------------------------|------------|-----------|
| | | | | |



Farm 1678
Tract 6816

Common Land Unit
 Cropland
 Non-cropland
 CRP

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

2018 Crop Year



Tract Page: 1 of 1

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



SHEEP PASTURE



UPPER GRAZING AREA AND VIEW OF BLUE RIDGE HILLS IN BACKGROUND



VIEW TO SOUTH



LOWER GRAZING AREA