CALIFORNIA AGRICULTURAL
PROPERTIES, INC.

DE PUE WAREHOUSE
18654 COUNTY ROAD 98
WOODLAND, CA. 95695

LOCATION: On the east side of County Road 98 adjacent to the City of Woodland, in Yolo County.

		ANNUAL TAXES
SIZE: APN: 025-480-045	**3.99 AC.**	**$2,458.60**
APN: 025-480-047	**11.87 AC.**	**$4,163.96**
APN: 025-480-048	**6.07 AC.**	**$14,927.56**
TOTAL	**21.93 AC.**	**$22,550.12**

ZONING: A-N, General Agriculture. The parcels are not encumbered by a Williamson Act Contract. Current use is a Rice/Grain Drying storage facility, Hay Storage Facility, a 70 foot scale, and irrigated row-crops.

SOIL TYPE: The majority of the property is Ya, Yolo Silt Loam, Class 1, Storie Index 100, with a very small amount of BrA, Brentwood Silty Clay Loam, Class 1, Storie Index 81. The row-crop ground is farmed by Blake Harlan and planted to feed corn this year.

TOPOGRAPHY: Level to grade.

WATER: The irrigated row-crop portion of the property is serviced by the Yolo County Flood Control and Water Conservation District. The Rice Dryers, shop area, and grain bins are serviced by a domestic well onsite.

IMPROVEMENTS: The property has extensive improvements and has been historically been utilized as a Rice/Grain drying and storage facility. The facility improvements are as follows:

- The grain warehouses have the associated fans, spreaders, and augers. The capacity of the two main tanks is **96,000 CWT** each, plus there are eight flat storage houses (ave. size 120 ft. X 47 ft.) that average **28,500 CWT** of storage for a total capacity of **420,000 CWT.** The capacity does not include the dryer holding tanks. There are three receiving pits.

- There is a 50 ton platform scale that is **70** feet by **10** feet, and a small weigh house adjacent to the scale.

- On the back parcel there is a **210** foot by **90** foot metal storage building with a cement floor in good condition that has been previously been used for hay storage. This parcel also has a Cell Tower Lease with American Tower in the northwest corner. The Lease is in perpetuity and generates no monthly income. A cyclone fence encircles this parcel.

- There is a small shop building that is located at the rear of the two main tanks.
- There is a small 1,200 sq. ft. rental home estimated to be 50-60 years old in fair condition. The home rents for **$700** per month.

In addition to the above improvement, the property has the following State and County Permits:

- **Yolo-Solano Air Quality Management District: Two receiving permits for 110,000 tons, two drying permits for 14,500 tons, and two shipping permits for 112,100 tons.**
- **USDA Federally Licensed Warehouse- Allows Farmers to get Federal Loans**
- **California Certified Organic Facility (Part of the Facility)**
- **Public Scale License and Weighmaster License**
- **Man lift License with California Department of Industrial Relations**
- **California State Department of Health License for Organic Facility**

PRICE: $2,200,000 Cash to Seller.

COMMENTS: This is a large Rice and Grain drying and storage facility located adjacent to the City of Woodland that could be utilized for many additional uses to the grain and hay storage business, as there are three separate legal parcels that can be utilized separately or together.

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.
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WOODLAND, CA. 95695
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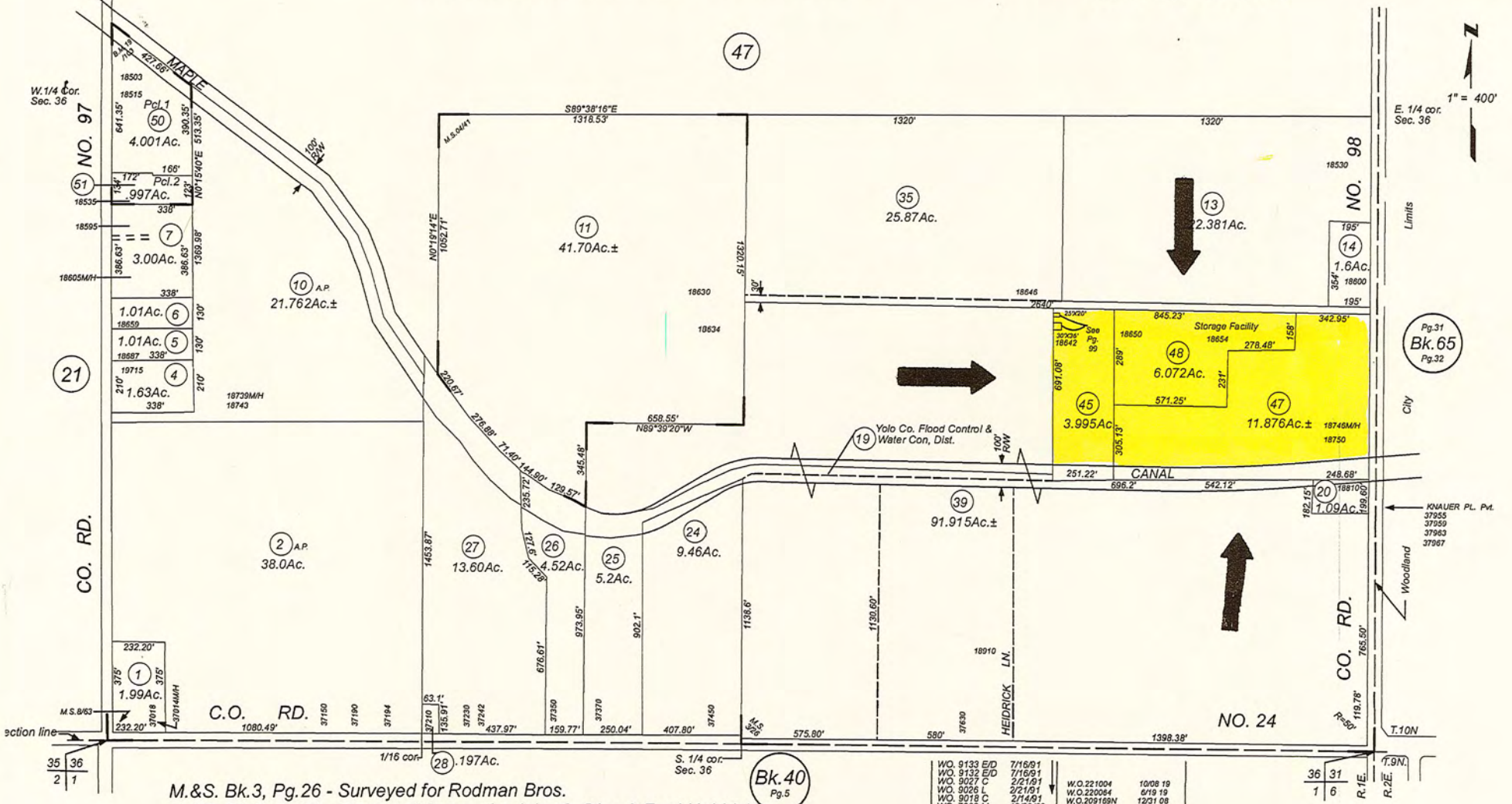
S 1/2 SEC 36, T.10 N., R 1 E., M. D. B. & M.

CAUTION - These Maps ARE NOT to be used for legal descriptions.

025-48



M.&S. Bk.3, Pg.26 - Surveyed for Rodman Bros.
M.&S. Bk.8, Pg.63 - Record of Survey for John C. Dias & Fred Heidrick
M.S. Bk. 04, Pg. 41 - Record of Survey for Ralph Serrano
Bk. of Maps 2019, Pg. 103 - Record of Survey for Chrisp

(formerly por. 25 - 22)

REVISIONS			
W.O. 9133 E/D	7/16/91	W.O.221004	10/06 19
W.O. 9132 E/D	7/16/91	W.O.220084	6/19 19
W.O. 9027 C	2/21/91	W.O.209169N	12/31 08
W.O. 9026 L	2/21/91	W.O.208105N	07/16 07
W.O. 9018 C	2/14/91	W.O.205097C	04/15 04
W.O. 7868 M	12/29/89	W.O.202192N	12/31 01
W.O. 7836 L	11/13/89	W.O.200194M	12/31 99
W.O. 7796 L	9/08/89	W.O.200166N	12/1 99
W.O. 7662 M	12/20/88	WO. 970138 N	6/4/96
W.O. 6931 M	2/28/86	WO. 970102 M	11/17/96
W.O. 6921 A	2/24/86	WO. 9135 E/D	7/17/91
W.O. 6135 M	2/28/83	WO. 9133 E/D	7/17/91
W.O. 5983 U	8/20/82		
W.O. 5853 M	2/26/82		
W.O. 5614 L	4/8/81		

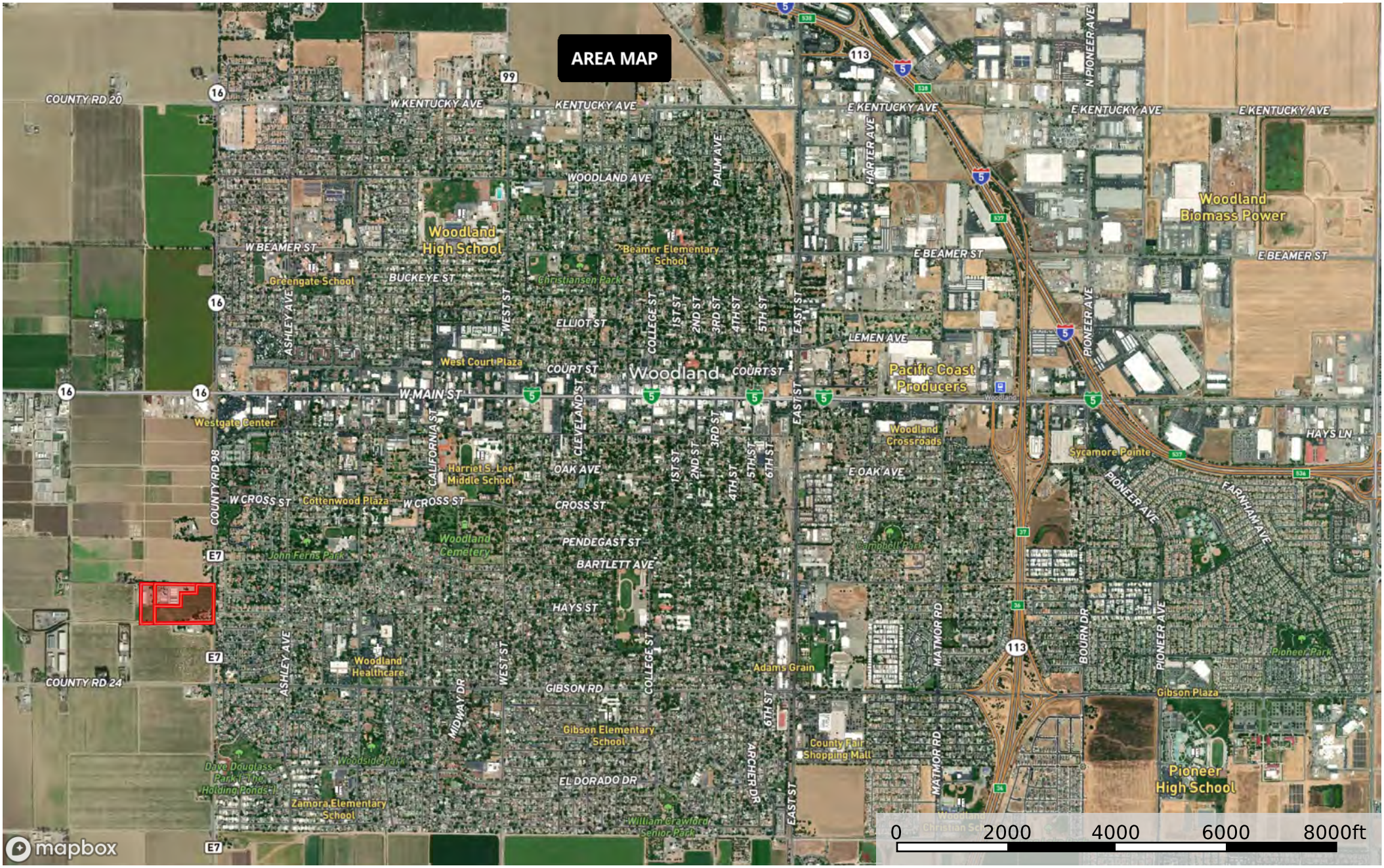
NOTE - Assessor's Block Number Shown in Ellipses.
Assessor's Parcel Number Shown in Circles.

Assessor's Map Bk. 25, Pg. 48
County of Yolo, Calif
(21 / 22)

PARCEL MAP

DE PUE WAREHOUSE

Yolo County, California, 21.95 AC +/-



Boundary 3 Boundary 1 Boundary 2

Scott Stone

P: (530) 662-4094 sastone57@gmail.com 37874 County Road 28, Woodland, Ca. 95695

The information contained herein was obtained from sources deemed to be reliable.
Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

DE PUE WAREHOUSE

Yolo County, California, 21.95 AC +/-

Boundary

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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

DE PUE WAREHOUSE

Yolo County, California

July 2, 2024

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 21, Sep 12, 2023

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

Date(s) aerial images were photographed: Apr 23, 2022—Apr 24, 2022

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
BrA	Brentwood silty clay loam, 0 to 2 percent slopes	0.9	4.0%
Ya	Yolo silt loam, 0 to 2 percent slopes, MLRA 17	22.0	96.0%
Totals for Area of Interest		**22.9**	**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 descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

SCALE AND TANKS

TANKS AND FLAT HOUSES

TANKS AND LOADING PITS

EAST SIDE OF HAY BARN