



REIS RANCH

LOCATION: The Ranch is located on the east side of County Road 104, 6 miles south of the City of Davis in Yolo County. The Ranch is located on the west side of the Yolo By-pass.

SIZE: There are two parcels as follows:

APN: 033-150-002	40.00 Ac.
APN: 033-170-006	<u>81.44 Ac.</u>
TOTAL	121.44 Ac.

ZONING: AN General Agriculture. The Ranch is in the Williamson Act.

ANNUAL TAXES: 2016-2017 \$3,537.

SOIL TYPE: Ca Capay Silty Clay, Class II, Storie Index , Ck Clear Lake Clay, Class II, Storie Index 41, HcA Hillgate Loam, Class IV, Storie Index 54. The Ranch has historically been utilized as an irrigated pasture ranch. The existing Tenant pays \$10,000 per year for the lease which ends October 31, 2019.

TOPOGRAPHY: Mostly level to grade.

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

WATER: The irrigation water on the Ranch is supplied by Reclamation District 2068 and is utilized for surface irrigation of the irrigated pasture.

IMPROVEMENTS: There is a small set of corrals on the northwest corner of the property along County Road 104.

PRICE: \$1,460,000 (\$12,022 per acre) Cash to Seller.

COMMENTS: This is a nice smaller irrigated pasture Ranch located in a good area and serviced by a good Reclamation District.

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.

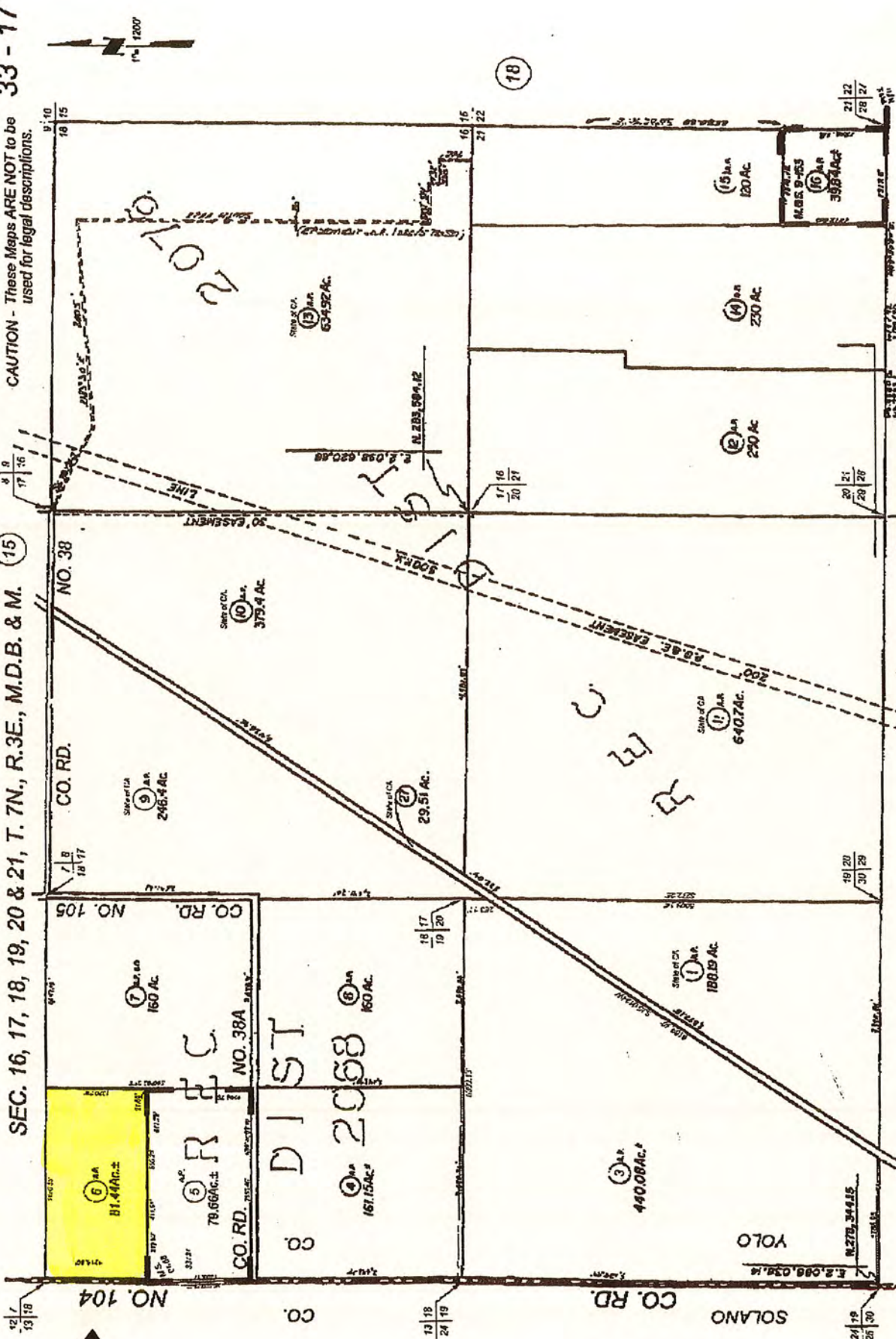
CALIFORNIA AGRICULTURAL PROPERTIES, INC.
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PARCEL MAP

SEC. 16, 17, 18, 19, 20 & 21, T. 7N., R. 3E., M.D.B. & M. (15)

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

33 - 17



REVISIONS	DATE	BY	REASON
1	12/1/03	J.H. GILDA	ORIGINAL SURVEY
2	12/1/03	J.H. GILDA	REVISION
3	12/1/03	J.H. GILDA	REVISION
4	12/1/03	J.H. GILDA	REVISION
5	12/1/03	J.H. GILDA	REVISION
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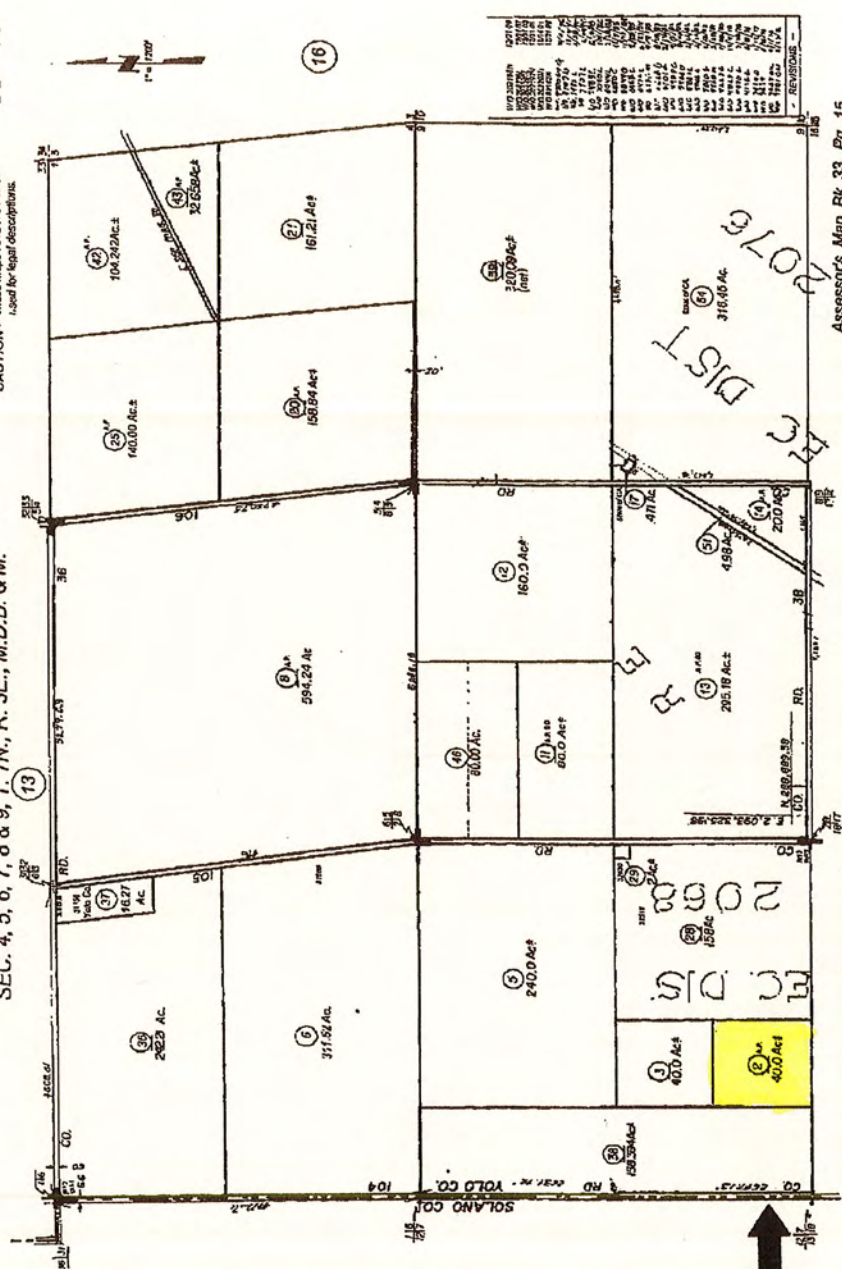
M.S. Bk. 9, Pg. 153 - Survey of J.H. Gilda Pty.
M.S. Bk. 8, Pg. 30 - Gilda "Tule Ranch"
M.S. Bk. II, Pg. II - Record of Survey for Chris Fulster.
M.S. Bk. 01 Pg. 68 - Record of Survey.
M.S. Bk. 01 Pg. 68 - Record of Survey.

Assessor's Map Bk. 33, Pg. 17
County of Yolo, Calif.

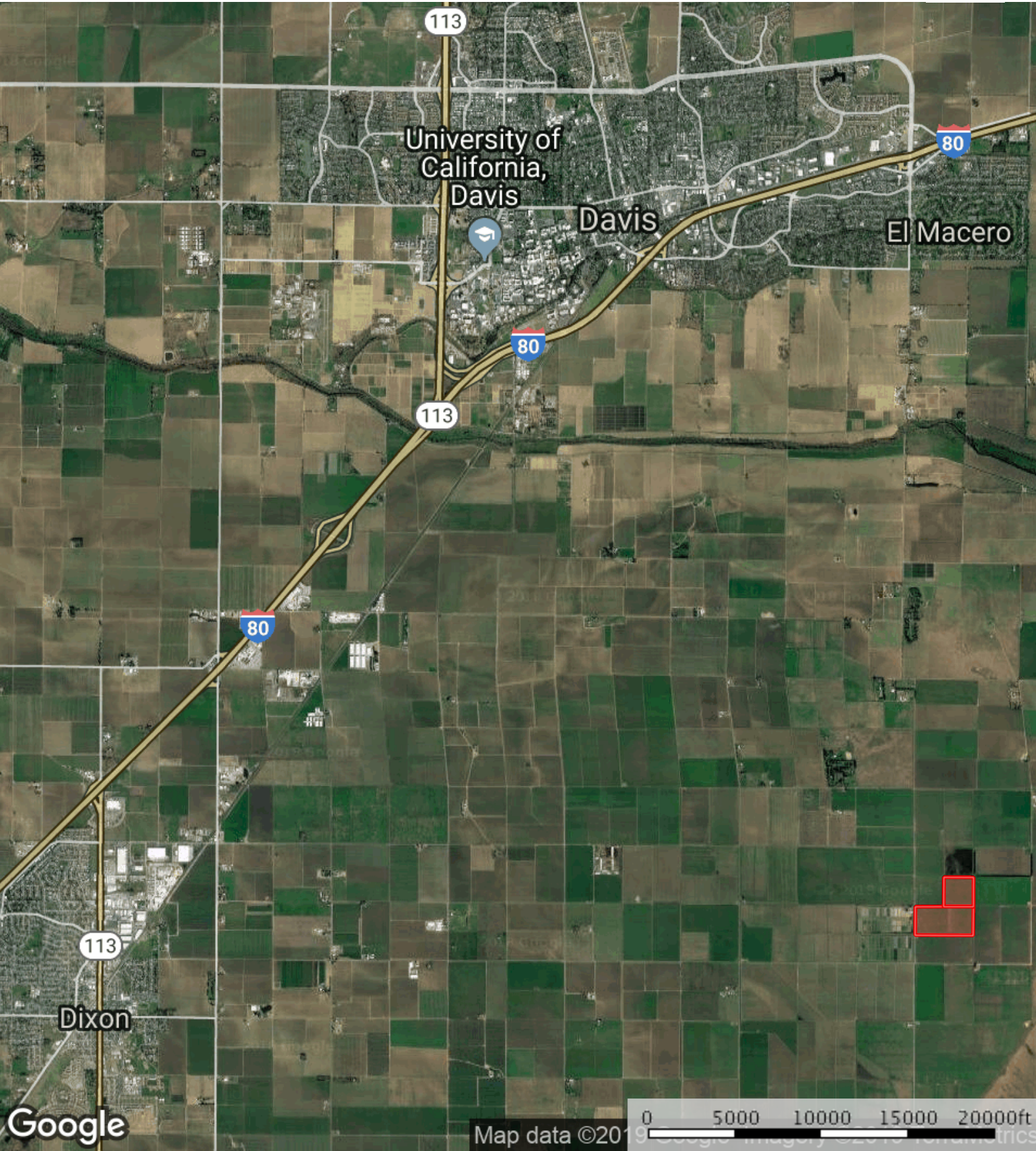
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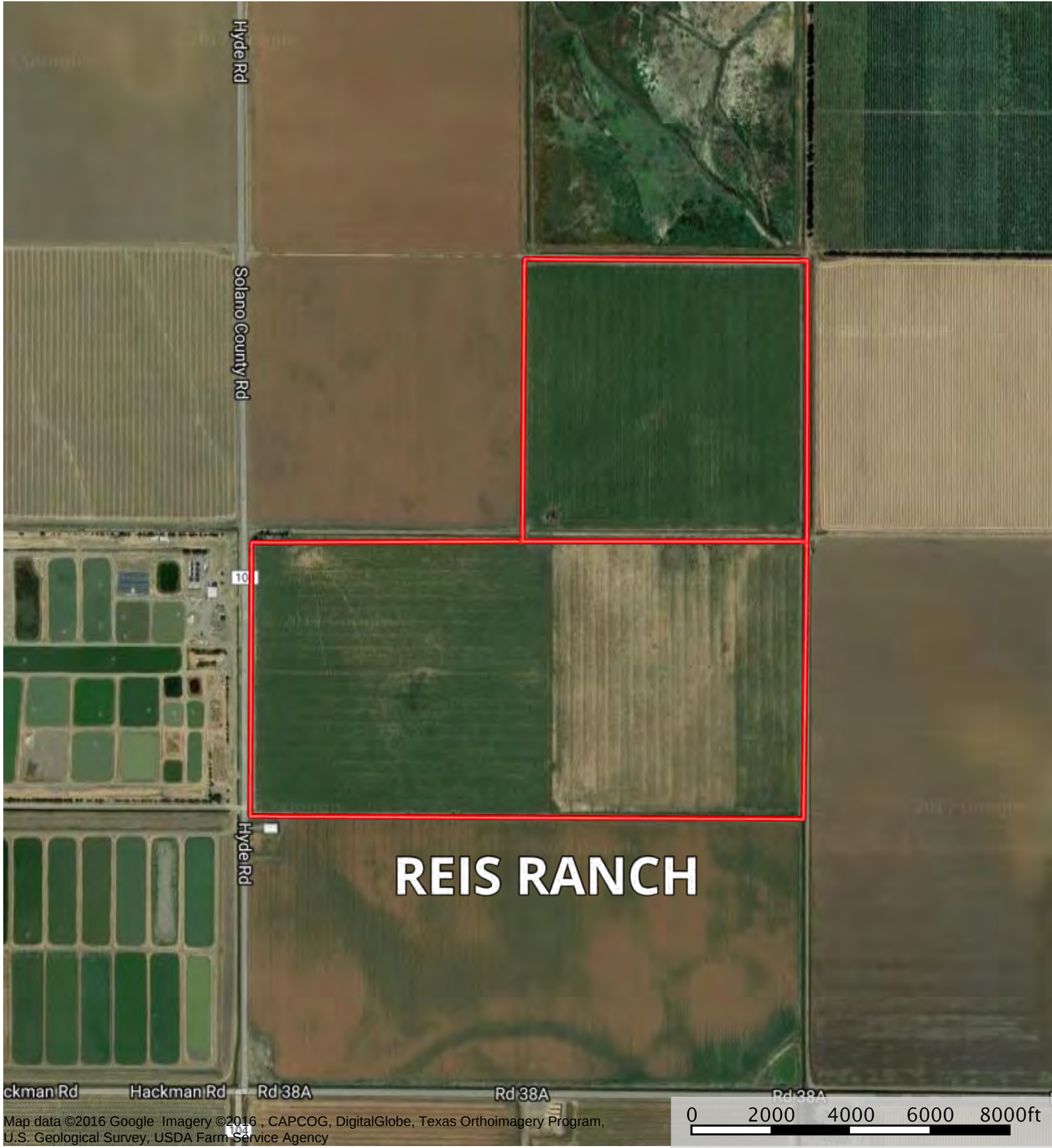
SEC. 4, 5, 6, 7, 8 & 9, T. 7N., R. 3E., M.D.B. & M.



REIS RANCH AREA MAP
California, 121.44 AC +/-

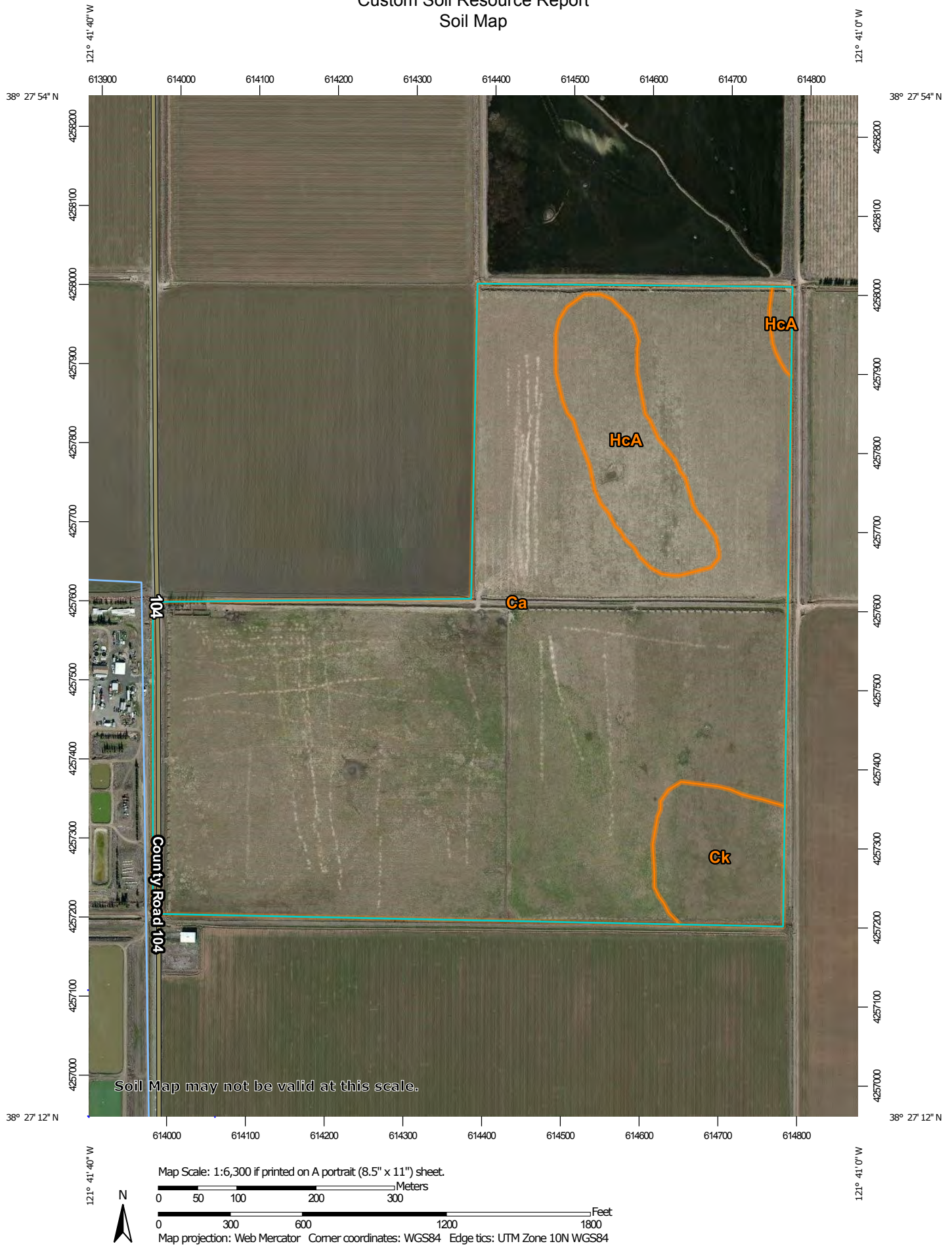


Boundary Boundary



Boundary

Custom Soil Resource Report Soil Map



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 12, Sep 21, 2016

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

Date(s) aerial images were photographed: Feb 2, 2012—Apr 29, 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

Yolo County, California (CA113)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ca	Capay silty clay	104.1	86.5%
Ck	Clear Lake clay, 0 to 1 percent slopes, MLRA 17	6.7	5.6%
HcA	Hillgate loam, 0 to 2 percent slopes, MLRA 17	9.5	7.9%
Totals for Area of Interest		120.3	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.