

346 Gross acres with 303 M/L acres planted to almonds

Dual Water Source

6260 County Road 25, Orland, CA.

AP#'s 024-140-013 & 024-140-017



Water is supplied by 3 wells (2 electric 1 diesel) and the South parcel is the Orland Artois Water District with 2 outlets. Irrigation is via micro sprinklers.

224 acres were planted in 1996. The composition includes 50% Nons, 25% Butte, 12.5% Sonora, 6.25% Carmel, and 6.25% Padre.

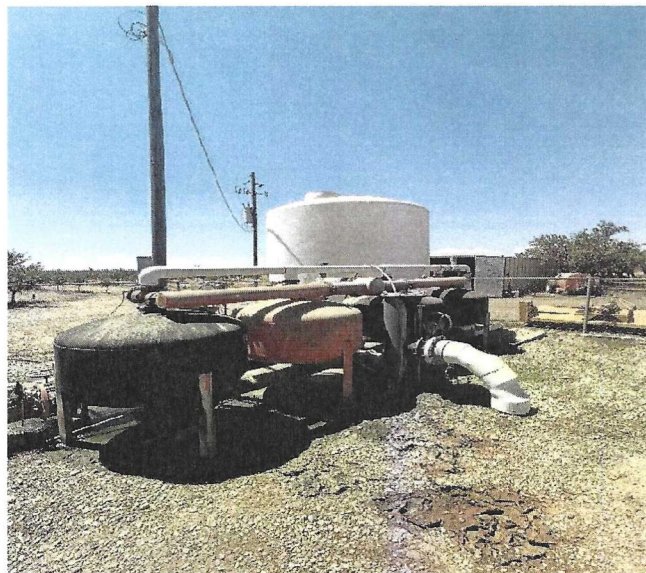
79.6 acres were planted in 2019 to Independence variety on Krymsk rootstock.

Asking \$4,900,000.00

*Chico Ginter Brown Realty, Terry Cheney 530-624-2395 Cell
DRE #01258906 terrelalan@hotmail.com wesellagland.com*

Nate Anderson 530-228-8756 Cell DRE #02159950

All information contained within including, but not limited to, all acreage has been deemed reliable but we do not guarantee its accuracy. Buyer to verify all information.



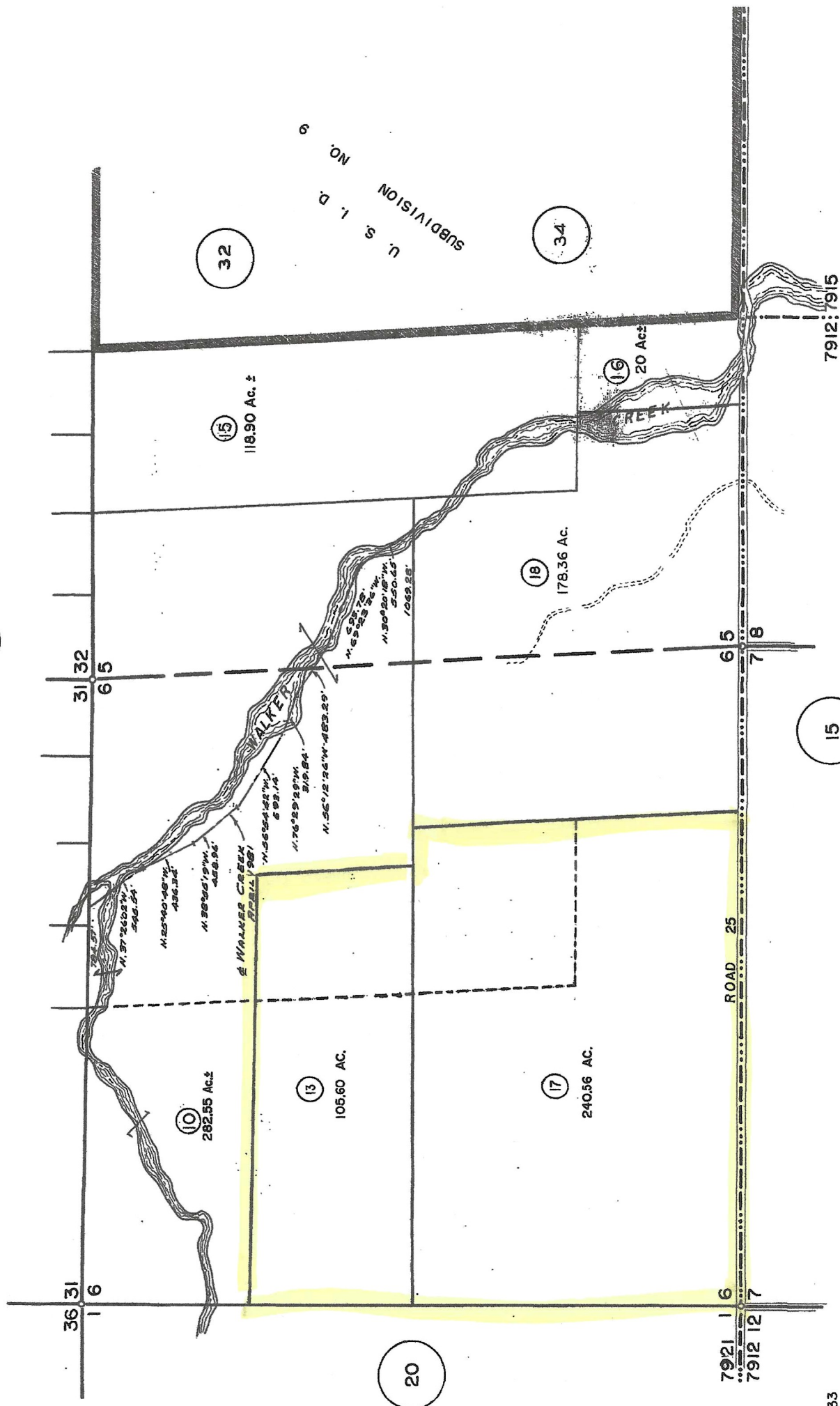


THIS MAP SHOWS THE LOCATION OF THE

T 21 N R 3 W

T.C.A
7921

Bk.
47



U. S. L. D.
SUBDIVISION
NO. 6

Soil Map—Glenn County, California (CR 25 346)



Map Scale: 1:10,200 if printed on A landscape (11" x 8.5") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AoA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	35.9	10.5%
Czk	Cortina gravelly fine sandy loam, shallow	9.3	2.7%
Czr	Cortina very gravelly sandy loam, 0 to 3 percent slopes	96.5	28.3%
Czs	Cortina very gravelly sandy loam, shallow	2.0	0.6%
HgA	Hillgate loam, 0 to 2 percent slopes, MLRA 17	63.9	18.7%
HmA	Hillgate gravelly loam, 0 to 2 percent slopes	18.2	5.3%
Me	Maywood loam, shallow over gravel	2.8	0.8%
Rg	Redding gravelly loam, 0 to 3 percent slopes, MLRA 17	56.5	16.6%
Rh	Riverwash	4.8	1.4%
Tb	Tehama loam, deep to gravel, 0 to 3 percent slopes	3.0	0.9%
Tm	Tehama silt loam, 0 to 3 percent slopes, MLRA 17	0.3	0.1%
Wg	Wyo loam, deep over gravel	24.5	7.2%
ZbA	Zamora silty clay loam, 0 to 3 percent slopes, MLRA 17	23.4	6.9%
Totals for Area of Interest		341.0	100.0%

Artois Center Electric

JOE MACKINNON PUMP TESTS

(530) 345-0267

Pump Test Report

v.5.4 2/4/2014

Customer and Facility Data

Pump/Location: MERLO JBI LLC/RD 25 HP: 125 Utility: PG&E
GPS Coord.: Long -122.2423 Lat 39.70085 Pump Make: Peerless
Motor Make: U.S. Type Turbine Meter Number: 1007293218
Customer Addr: MERLO FARMING GROUP Serial Number: H057622254-004
1354 EAST AVE STE R #301 Voltage: 460 Amps: 147
CHICO, CA 95928
Contact: DERRICK HANSING Our Test #: JBI LLC
Phone: (530) 342-5195 Fax: (530) 342-1817 Cell: (530) 519-5755

Test Results

Test Date: 6/17/2016 Tester: JOE MACKINNON
Run Number ('E' = used for cost anal): E-1
1. Pumping Water Level (ft): 181
2. Standing Water Level (ft): 174
3. Draw Down (ft): 7
4. Recovered Water Level (ft): 174
5. Discharge Pressure at Gauge (psi): 33
6. Total Lift (ft): 257
7. Flow Velocity (ft/sec): 3.7
8. Measured Flow Rate (gpm): 959
9. Customer Flow Rate (gpm): 0
10. Specific Capacity (gpm/ft draw): 137.0
11. Acre Feet per 24 Hr: 4.2
 Million Gallons per 24 Hr: 1.381
12. Cubic Feet per Second (cfs): 2.1
13. Horsepower Input to Motor: 134
14. Percent of Rated Motor Load (%): 100
15. Kilowatt Input to Motor: 100
16. KiloWatt-hours per acre-foot: 566
17. Cost to Pump an acre-foot: \$130.26
18. Energy Cost (\$/hour) \$23.00
19. Base Cost per Kwh: \$0.230
20. Nameplate rpm: 1,780
21. rpm at Gearhead: 0
22. Overall Pumping Efficiency (%): 46

If a Flow Velocity (line 7) is less than 1 ft/second, the accuracy of the test is suspect.

Note any major difference between the "Measured" flow rate and the "Customer's" (lines 8,9).

Remarks

All results are based on conditions during the time of the test. If these conditions vary from the normal operation of your pump, the results shown may not describe the pump's normal performance.

Estimated savings of 176 kWh/AF and \$4,278.02 annual energy costs from a retrofit
Current OPE of 46% and estimated potential OPE of 68%

**CONFIDENTIAL AND PROPRIETARY INFORMATION
PUMPING COST ANALYSIS FROM: JOE MACKINNON PUMP TESTS**

DERRICK HANSING
MERLO FARMING GROUP
1354 EAST AVE STE R #301
CHICO, CA 95928

Test Date: 6/17/2016
Pump: MERLO JBI LLC
Nameplate HP: 125.0
Our Pump Test Number: 601199

This is a water well used for Irrigation - Agriculture and assumed to be operated 600 hours/year.

The following Pumping Cost Analysis is presented as an estimate prepared from data acquired from the pump test performed 6/17/2016 and information provided by you. Please pay careful attention to the assumptions. The estimated savings are only valid for the assumptions made and conditions measured during the pump test. Note that many numbers are rounded during calculations.

NOTE: * denotes a value that was Assumed or Provided by Customer	Measured Pump Condition	Assumed Condition After Retrofit	Notes
1. Overall pumping efficiency:	46 %	68 %	
2. Nameplate Horsepower:	125.0 hp	125.0 hp	
3. Motor Efficiency:	93 %	93 %	
4. Actual Motor Input Horsepower:	134.0 hp	125.3 hp	
5. Motor loaded at:	100 %	93 %	
6. Flow rate (gpm):	959 gpm	1,299 gpm	
7. Pumping Level (ft):	181 ft	183 ft	
8. Discharge Pressure (psi):	33 psi	33 psi	
9. Total Dynamic Head (feet):	257 ft	260 ft	Rounded TDH = line 7. + (2.31 x line 8.)
10. Acre-feet Pumped/yr:	105.94 af/yr*	105.94 af/yr*	Same af/yr AFTER
11. Average Cost per kWh:	\$0.230 /kWh*	\$0.230 /kWh*	Same \$/kWh AFTER
			Estimated Savings from Retrofit
12. Estimated Total kWh per Year:	60,000 kWh/yr	41,400 kWh/yr	18,600 kWh/yr
13. Hours of Operation/yr:	600 hr/yr*	443 hr/yr	157 hr/yr
14. KiloWatt-hours per acre-foot:	566 kWh/af	391 kWh/af	176 kWh/af
15. Average Cost Per acre-foot:	\$130.26 /af	\$89.88 /af	\$40.38/af = 31.00%
- Estimated savings = \$40.38/af = 31.00% of energy costs			
- If pumping 105.94 af/year this equals about \$4,278 annual savings			

Analysis OPERATES WITH DIESEL PUMP
Remarks:

It is sincerely hoped that this information will prove helpful to you, and that your concerns over maintaining optimum pumping efficiency will continue. If you have any questions, please contact Joe MacKinnon at 5303450267.

Regards,

Joe MacKinnon

Pump Test Report

Plant Location:	JB 1 Artols NW Well	HP:	85	Diesel Make:	New Holland
GPS Coordinates:	Lat 39 N 70054	Long	-122 W 24964	Pump Make:	Peerless
				Pump Type:	Turbine
Customer Mailing Address:	Merlo Farming Group			Gear Head Make:	Johnson
	1380 East Ave. Ste. 124			WaterSource:	Well
	Chico, CA 95973				
Contact:	Rocque Merlo				
Phone:	Fax:	Cell:	(530) 521-0699		

Test Date: 7/25/2014 **Tester:** Bill Power
Run Number: 1

Standing Water Level (Ft):	243
Recovered Water Level (Ft):	0
Draw Down (Ft):	23.5
Pumping Water Level (Ft):	266.5
Discharge Pressure at Gauge (PSI):	44
Total Lift:	368.1
<i>Power Hydrodynamics Flow Rate (GPM):</i>	532
Customer Flow Rate (GPM):	0
Well Yield:	22.6
Acre Feet per 24 Hr:	2.4
Cubic Feet per Second (CFS):	1.2
RPM at Tachometer:	1600.00
RPM at Gear Head:	1596.0
Name Plate RPM:	1760.00
Water Horse Power Output (HP):	49.5
Assumed Brake Horsepower input:	85.000
Pump Efficiency (%):	58.2

All results are based on conditions during the time of the test. If these conditions vary from the normal operation of your pump, the results shown may not describe the pump's normal performance. The efficiency of this pump is considered to be fair assuming this run represents plant's normal operating condition.

Falling water may have affected the accuracy of our water level measurement. At approximately 240 ft.

Standing water level based on 5 minutes recovery, well could still be recovering.

This pump has an adequate test section.

This pump did not have a flow meter.

Assumed Brake HP used for this test comes from the power curve for your engine. The actual brake horsepower may be different.