



1,200 Sq. ft. Office

540 Sq. ft. Breakroom



6 ACRES ALL WEATHER SITE
ZONING: M2 INDUSTRIAL
CANNABIS READY
1,000 AMPS ELECTRICAL SERVICE



18,570 Sq. Ft. Warehouse



BRAD HULBERT
530.848.3314
BRAD@LANDXINC.COM
DRE# 01979855

CLEARCAST



• LOCATION •

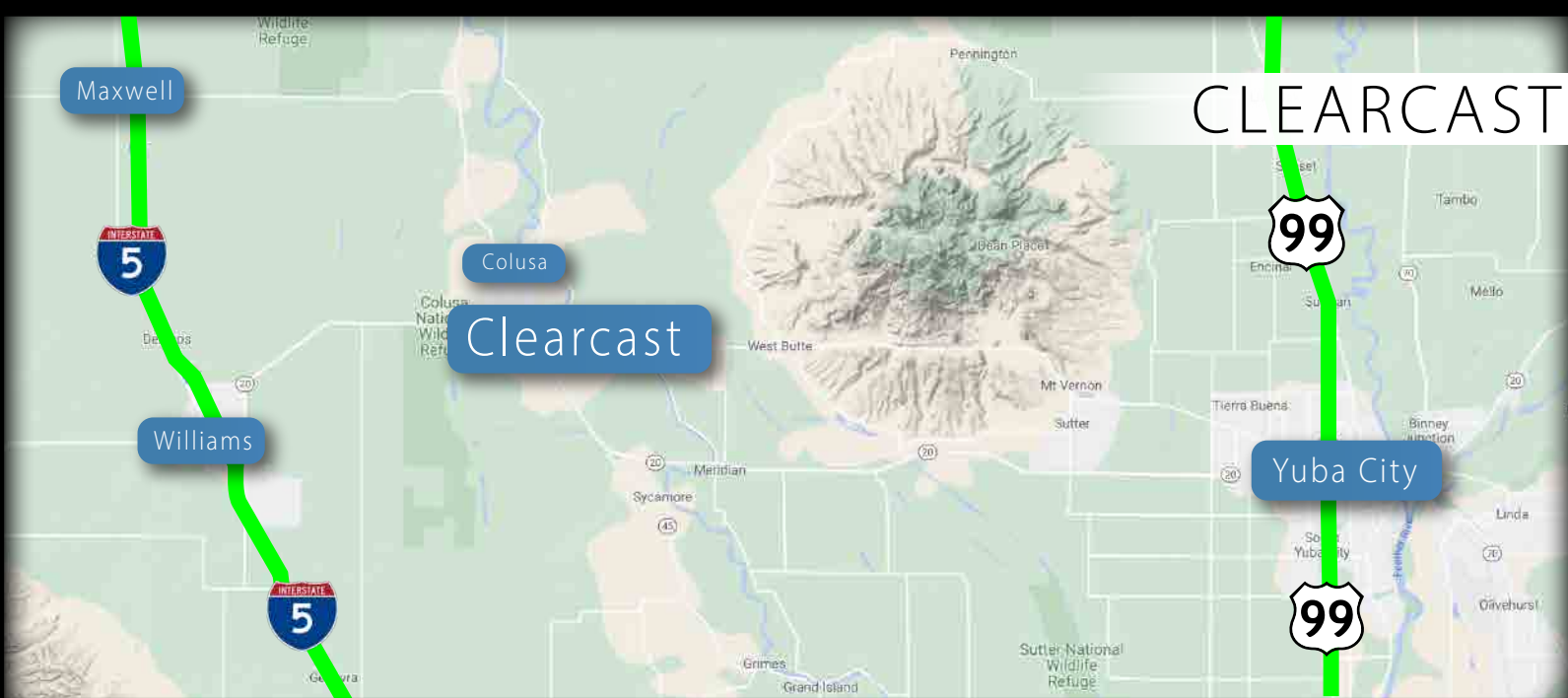


Located in the Colusa Industrial Park
Just East of Highway 20
Close proximity to Colusa County Airport
1 hour from Sacramento



The above information was obtained from sources deemed reliable. Land X Real Estate, Inc. does not assume responsibility for its accuracy or completeness. A prospective buyer should verify all data to their own satisfaction and seek the advice of legal counsel on issues such as water rights, leases, tax consequences, zoning, etc. Buyer is to rely solely on his/her independent due diligence as to the feasibility of the property for their own purposes. Maps included in this brochure are for general information only, and while believed to be substantially accurate, are not of "survey" or expert quality. Property is subject to prior sale, price change, correction, or withdrawal from the market without notice.

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CLEARCAST: APN MAP

T. 15 N., R. 1 W., M. D. B. & M.
T. 16 N., R. 1 W., M. D. B. & M.

TAX AREA CODE
001-005, 001-026
058-016, 058-041

17-13

JIMENO RANCHO, R.M. BK. 1, PG. 18
JOHN C. MOGK SUBDN NO. 2 OF LOTS 8 & 9, R.S. BK.2, PG. 12
ABANDONMENT RES. 84-11 (O.R. 549/208)
RES. 87-109 (LLA O.R. 601/307)
LLA 02-5-2 (2002-2816)
LLA 03-4-3 (2003-2741)
LLA 07-5-1 (2007-5575)
LLA 07-12-3 (2011-2536)
LLA 14-11-1 (2014-3751)
P.M. BK. 1, PG. 139
P.M. BK. 2, PG. 60
P.M. BK. 2, PG. 112
P.M. BK. 2, PG. 160
P.M. BK. 2, PG. 200
P.M. BK. 3, PG. 99
P.M. BK. 4, PG. 20
P.M. BK. 5, PG. 37
P.M. BK. 5, PG. 66
P.M. BK. 5, PG. 79
P.M. BK. 6, PG. 12
P.M. BK. 7, PG. 82
LLA 15-3-4 (2015-1653)
LLA 15-2-4 (2015-2704)
LLA 2006-002 (2016-2908)
P.M. Bk. 7 Pg. 82
P.M. Bk. 7 Pg. 83
LLA 17-8-6 (2017-3944)
LLA 01-18 (2018-1607)
LLA 02-18 (2018-2176)
LLA 18-5-2 (2018-2284)
LLA 03-18 (2018-2676)
LLA 04-18 (2018-2742)
LLA 16-11-1 (2018-3608)
LLA 01-19 (2019-194)
LLA 03-19 (2019-2435)
R.S. Bk. 7 Pg. 113



Assessor's Map BK.17 PG.13
County of Colusa, Calif.
2020

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

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CLEARCAST: CIP WATER SYSTEM

August 13, 2020

RE: CIP Water System #0600065 Specs

To Whom It May Concern:

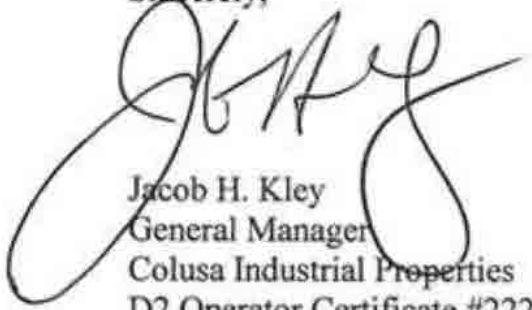
Colusa Industrial Properties operates water system #0600065, as designated by the California Department of Water Resources to supply commercial and industrial customers with potable water. The current system utilizes two separate supply sources herein referred to as Well #1 and Well #2. Well #1 is approximately 430' deep and equipped with a 50 hp submersible pump set at 160'. This submersible pump is capable of producing a flow of 650gpm. Well #2 is approximately 610' deep and equipped with a 75-hp variable speed turbine motor controlled by a VFD, bowls are set at 82'. This arrangement is capable of producing a maximum flow of 1,100gpm.

Currently Well #1 serves as primary supply for the Industrial Park with Well #2 providing secondary supply as needed. The two wells can be alternated lead and follow position as necessary. In cases of extremely high usage, both supply sources function simultaneously providing a maximum output of 1,750gpm. Both supply sources are disinfected with a 12.5% Sodium Hypochlorite direct injection system prior to distribution.

A diesel powered centrifugal pump capable of 2,500gpm provides emergency water supply during fire fighting operations and short term utility failures. This pump is fed by a 50,000-gallon storage tank, which enables short-term supply. In cases of long term utility outages, both wells are equipped to operate with generator power.

CIP also owns and maintains an irrigation only well centrally located within the park capable of producing 1,100 gpm. This irrigation source is available if certain processes might require it or find it more desirable. **THIS SOURCE IS NOT FOR DOMESTIC POTABLE USE.**

Sincerely,



Jacob H. Kley
General Manager
Colusa Industrial Properties
D2 Operator Certificate #22219

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