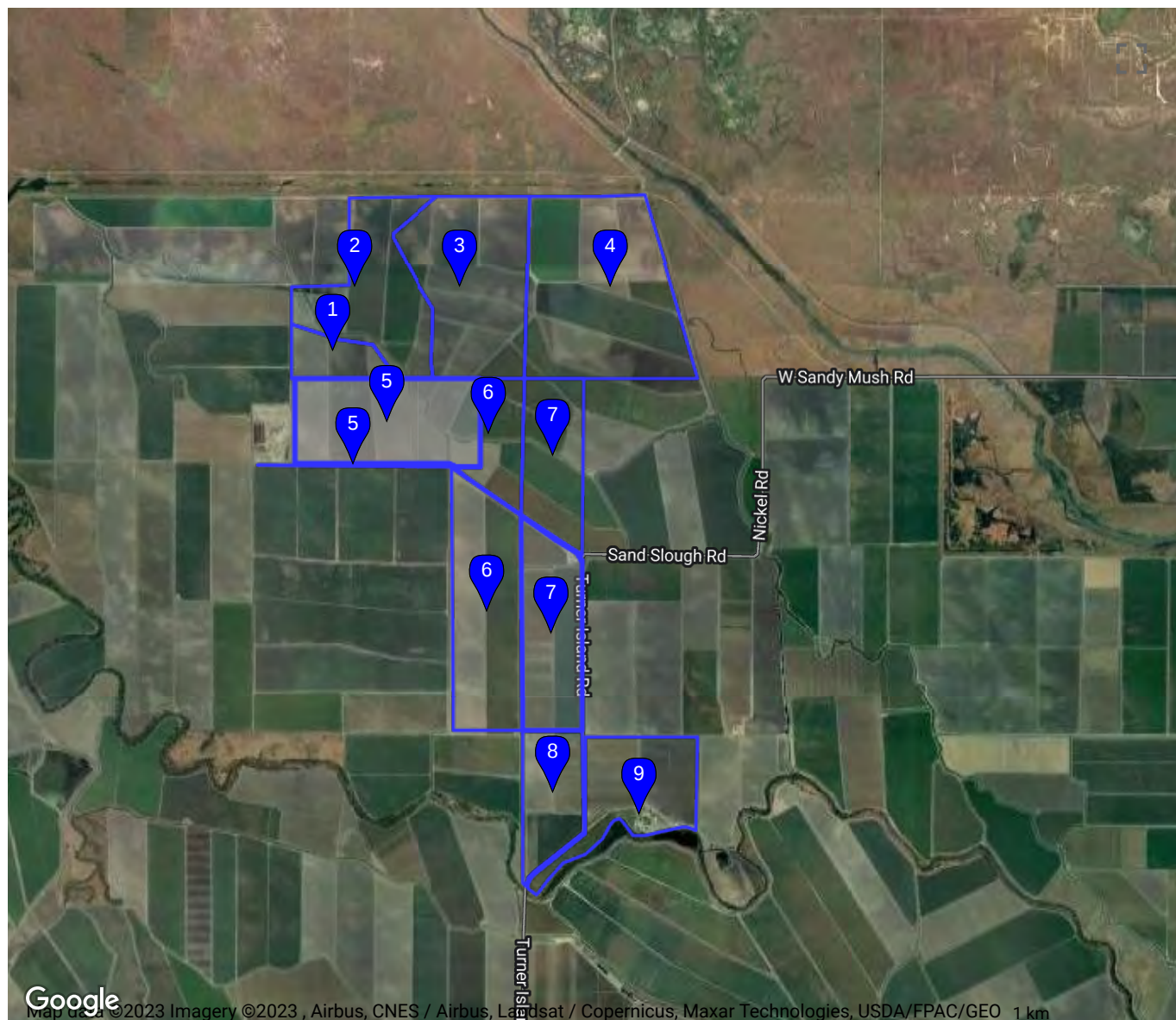




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LIST 0
DETAIL

☐		APN	Owner	Lot Acres	Sale1 Transfer Amt	Sale1 Recording Date	Use Code	County Zoning	Use Type	Co	Water
☒	1	049-240-008-000	SWEETWATER RIDGE II LLC	68.000	\$41,549,500	05/07/2021	0707		AGRICULTURAL	MER	
☒	2	049-240-009-000	SWEETWATER RIDGE II LLC	285.500	\$41,549,500	05/07/2021	0707		AGRICULTURAL	MER	
☒	3	049-240-010-000	SWEETWATER RIDGE II LLC	390.000	\$41,549,500	05/07/2021	0707		AGRICULTURAL	MER	
☒	4	065-050-004-000	SWEETWATER RIDGE II LLC	533.000	\$41,549,500	05/07/2021	0707		AGRICULTURAL	MER	
☒	5	074-010-003-000	SWEETWATER RIDGE II LLC	327.300	\$41,549,500	05/07/2021	0707		AGRICULTURAL	MER	
☒	6	074-010-005-000	SWEETWATER RIDGE II LLC	446.700	\$41,549,500	05/07/2021	0707		AGRICULTURAL	MER	
☒	7	074-030-001-000	SWEETWATER RIDGE II LLC	439.600	\$41,549,500	05/07/2021	0707		AGRICULTURAL	MER	
☒	8	074-050-001-000	SWEETWATER RIDGE II LLC	154.000	\$41,549,500	05/07/2021	0707		AGRICULTURAL	MER	
☒	9	074-050-002-000	SWEETWATER RIDGE II LLC	237.000	\$41,549,500	05/07/2021	0707		AGRICULTURAL	MER	W



DETAIL REPORT

Property Address:

Ownership

Parcel# (APN): **049-240-008-000**
Parcel Status: **ACTIVE**
Owner Name: **SWEETWATER RIDGE II LLC**
Mailing Addr: **5701 TRUXTUN AVE STE 201 BAKERSFIELD CA 93309-9330**
Legal Description: **POR SEC 35&36/8/11**

Assessment

Total Value:	\$604,916	Use Code:	0707	Use Type:	AGRICULTURAL
Land Value:	\$563,376	Tax Rate Area:	089-010	County Zoning Code:	
Impr Value:	\$26,010	Year Assd:	2023	Census Tract:	
Other Value:	\$15,530	Property Tax:		Price/SqFt:	
% Improved:	4%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording date:	05/07/2021			05/07/2021
Recording Doc:	2021R0020846			2021R0020846
Doc type:	GRANT DEED			
Transfer Amount:	\$41,549,500			
Seller (Grantor):	TURNER ISLAND FARMS			

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres:	Spaces:	Site influence:
Lot SqFt:	Garage SqFt:	Timber Preserve:
Year Built:	Bsmt SqFt:	Ag Preserve:
Effective Year:	N/A	Y



DETAIL REPORT

Property Address:

Ownership

Parcel# (APN): **049-240-009-000**
Parcel Status: **ACTIVE**
Owner Name: **SWEETWATER RIDGE II LLC**
Mailing Addr: **5701 TRUXTUN AVE STE 201 BAKERSFIELD CA 93309-9330**
Legal Description: **POR SEC 35&36/8/11**

Assessment

Total Value:	\$2,687,042	Use Code:	0707	Use Type:	AGRICULTURAL
Land Value:	\$2,372,112	Tax Rate Area:	089-010	County Zoning Code:	
Impr Value:	\$285,600	Year Assd:	2023	Census Tract:	
Other Value:	\$29,330	Property Tax:		Price/SqFt:	
% Improved:	10%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording date:	05/07/2021			05/07/2021
Recording Doc:	2021R0020846			2021R0020846
Doc type:	GRANT DEED			
Transfer Amount:	\$41,549,500			
Seller (Grantor):	TURNER ISLAND FARMS			

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres:	Spaces:	Site influence:
Lot SqFt:	Garage SqFt:	Timber Preserve:
Year Built:	Bsmt SqFt:	Ag Preserve:
Effective Year:	N/A	Y



DETAIL REPORT

Property Address:

Ownership

Parcel# (APN): **049-240-010-000**
Parcel Status: **ACTIVE**
Owner Name: **SWEETWATER RIDGE II LLC**
Mailing Addr: **5701 TRUXTUN AVE STE 201 BAKERSFIELD CA 93309-9330**
Legal Description: **E1/2 POR W1/2 SEC 36/8/11**

Assessment

Total Value:	\$3,421,564	Use Code:	0707	Use Type:	AGRICULTURAL
Land Value:	\$3,261,654	Tax Rate Area:	089-010	County Zoning Code:	
Impr Value:	\$136,680	Year Assd:	2023	Census Tract:	
Other Value:	\$23,230	Property Tax:		Price/SqFt:	
% Improved:	4%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording date:	05/07/2021			05/07/2021
Recording Doc:	2021R0020846			2021R0020846
Doc type:	GRANT DEED			
Transfer Amount:	\$41,549,500			
Seller (Grantor):	TURNER ISLAND FARMS			

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres: 390.000	Spaces:	Site influence:
Lot SqFt: 16,988,400	Garage SqFt:	Timber Preserve:
Year Built:	Bsmt SqFt: N/A	Ag Preserve: Y
Effective Year:		



DETAIL REPORT

Property Address:

Ownership

Parcel# (APN): **065-050-004-000**
Parcel Status: **ACTIVE**
Owner Name: **SWEETWATER RIDGE II LLC**
Mailing Addr: **5701 TRUXTUN AVE STE 201 BAKERSFIELD CA 93309-9330**
Legal Description: **S&O 315 POR 310 SEC 31/8/12**

Assessment

Total Value:	\$5,256,750	Use Code:	0707	Use Type:	AGRICULTURAL
Land Value:	\$4,447,710	Tax Rate Area:	089-010	County Zoning Code:	
Impr Value:	\$747,660	Year Assd:	2023	Census Tract:	
Other Value:	\$61,380	Property Tax:		Price/SqFt:	
% Improved:	14%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording date:	05/07/2021			05/07/2021
Recording Doc:	2021R0020846			2021R0020846
Doc type:	GRANT DEED			
Transfer Amount:	\$41,549,500			
Seller (Grantor):	TURNER ISLAND FARMS			

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres: 533.000	Spaces:	Site influence:
Lot SqFt: 23,217,480	Garage SqFt:	Timber Preserve:
Year Built:	Bsmt SqFt: N/A	Ag Preserve: Y
Effective Year:		



DETAIL REPORT

Property Address:

Ownership

Parcel# (APN): **074-010-003-000**
Parcel Status: **ACTIVE**
Owner Name: **SWEETWATER RIDGE II LLC**
Mailing Addr: **5701 TRUXTUN AVE STE 201 BAKERSFIELD CA 93309-9330**
Legal Description: **S&O 184 ETC SEC 1&2/9/11**

Assessment

Total Value:	\$2,935,386	Use Code:	0707	Use Type:	AGRICULTURAL
Land Value:	\$2,718,045	Tax Rate Area:	082-013	County Zoning Code:	
Impr Value:	\$161,670	Year Assd:	2023	Census Tract:	
Other Value:	\$55,671	Property Tax:		Price/SqFt:	
% Improved:	5%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording date:	05/07/2021			05/07/2021
Recording Doc:	2021R0020846			2021R0020846
Doc type:	GRANT DEED			
Transfer Amount:	\$41,549,500			
Seller (Grantor):	TURNER ISLAND FARMS			

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres:	Spaces:	Site influence:
Lot SqFt:	Garage SqFt:	Timber Preserve:
Year Built:	Bsmt SqFt:	Ag Preserve:
Effective Year:	N/A	Y



DETAIL REPORT

Property Address:

Ownership

Parcel# (APN): **074-010-005-000**
Parcel Status: **ACTIVE**
Owner Name: **SWEETWATER RIDGE II LLC**
Mailing Addr: **5701 TRUXTUN AVE STE 201 BAKERSFIELD CA 93309-9330**
Legal Description: **POR S&O 318 SEC 1&12/9/11**

Assessment

Total Value:	\$4,402,314	Use Code:	0707	Use Type:	AGRICULTURAL
Land Value:	\$3,755,844	Tax Rate Area:	082-013	County Zoning Code:	
Impr Value:	\$604,350	Year Assd:	2023	Census Tract:	
Other Value:	\$42,120	Property Tax:		Price/SqFt:	
% Improved:	13%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording date:	05/07/2021			05/07/2021
Recording Doc:	2021R0020846			2021R0020846
Doc type:	GRANT DEED			
Transfer Amount:	\$41,549,500			
Seller (Grantor):	TURNER ISLAND FARMS			

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres:	Spaces:	Site influence:
Lot SqFt:	Garage SqFt:	Timber Preserve:
Year Built:	Bsmt SqFt:	Ag Preserve:
Effective Year:	N/A	Y



DETAIL REPORT

Property Address: **11713 W SAND SLOUGH RD DOS PALOS CA 93620-9773**

Ownership

Parcel# (APN): **074-030-001-000**
Parcel Status: **ACTIVE**
Owner Name: **SWEETWATER RIDGE II LLC**
Mailing Addr: **5701 TRUXTUN AVE STE 201 BAKERSFIELD CA 93309-9330**
Legal Description: **S&O 317&319 SEC 6&7/9/12**

Assessment

Total Value:	\$4,700,096	Use Code:	0707	Use Type:	AGRICULTURAL
Land Value:	\$3,657,006	Tax Rate Area:	082-013	County Zoning Code:	
Impr Value:	\$977,670	Year Assd:	2023	Census Tract:	9.01/1
Other Value:	\$65,420	Property Tax:		Price/SqFt:	
% Improved:	21%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording date:	05/07/2021			05/07/2021
Recording Doc:	2021R0020846			2021R0020846
Doc type:	GRANT DEED			
Transfer Amount:	\$41,549,500			
Seller (Grantor):	TURNER ISLAND FARMS			

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres: 439.600	Spaces:	Site influence:
Lot SqFt: 19,148,976	Garage SqFt:	Timber Preserve:
Year Built:	Bsmt SqFt: N/A	Ag Preserve: Y
Effective Year:		



DETAIL REPORT

Property Address:

Ownership

Parcel# (APN): **074-050-001-000**
Parcel Status: **ACTIVE**
Owner Name: **SWEETWATER RIDGE II LLC**
Mailing Addr: **5701 TRUXTUN AVE STE 201 BAKERSFIELD CA 93309-9330**
Legal Description: **POR S&O 136 SEC 18/9/12**

Assessment

Total Value:	\$1,666,994	Use Code:	0707	Use Type:	AGRICULTURAL
Land Value:	\$1,284,894	Tax Rate Area:	082-013	County Zoning Code:	
Impr Value:	\$246,840	Year Assd:	2023	Census Tract:	
Other Value:	\$135,260	Property Tax:		Price/SqFt:	
% Improved:	16%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording date:	05/07/2021			05/07/2021
Recording Doc:	2021R0020846			2021R0020846
Doc type:	GRANT DEED			
Transfer Amount:	\$41,549,500			
Seller (Grantor):	TURNER ISLAND FARMS			

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres: 154.000	Spaces:	Site influence:
Lot SqFt: 6,708,240	Garage SqFt:	Timber Preserve:
Year Built:	Bsmt SqFt: N/A	Ag Preserve: Y
Effective Year:		



DETAIL REPORT

Property Address:

Ownership

Parcel# (APN): **074-050-002-000**
Parcel Status: **ACTIVE**
Owner Name: **SWEETWATER RIDGE II LLC**
Mailing Addr: **5701 TRUXTUN AVE STE 201 BAKERSFIELD CA 93309-9330**
Legal Description: **S&O 135 ETC SEC 18/9/12**

Assessment

Total Value:	\$2,920,873	Use Code:	0707	Use Type:	AGRICULTURAL
Land Value:	\$1,984,563	Tax Rate Area:	082-013	County Zoning Code:	
Impr Value:	\$821,650	Year Assd:	2023	Census Tract:	
Other Value:	\$114,660	Property Tax:		Price/SqFt:	\$37,097.77
% Improved:	29%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording date:	05/07/2021			05/07/2021
Recording Doc:	2021R0020846			2021R0020846
Doc type:	GRANT DEED			
Transfer Amount:	\$41,549,500			
Seller (Grantor):	TURNER ISLAND FARMS			

Property Characteristics

Bedrooms:	3	Fireplace:		Units:	10
Baths (Full):	1	A/C:	CENTRAL	Stories:	1.0
Baths (Half):		Heating:	CENTRAL	Quality:	5.0
Total Rooms:	5	Pool:		Building Class:	C
Bldg/Liv Area:	1,120	Park Type:	ATTACHED GARAGE	Condition:	
Lot Acres:	237.000	Spaces:		Site influence:	
Lot SqFt:	10,323,720	Garage SqFt:	336	Timber Preserve:	
Year Built:	1974	Bsmt SqFt:	N/A	Ag Preserve:	Y
Effective Year:	1974				



SPECIAL FLOOD HAZARD REPORT



FEMA Flood Zone Legend

/// FEMA Flood Zones type 'A' or 'V'



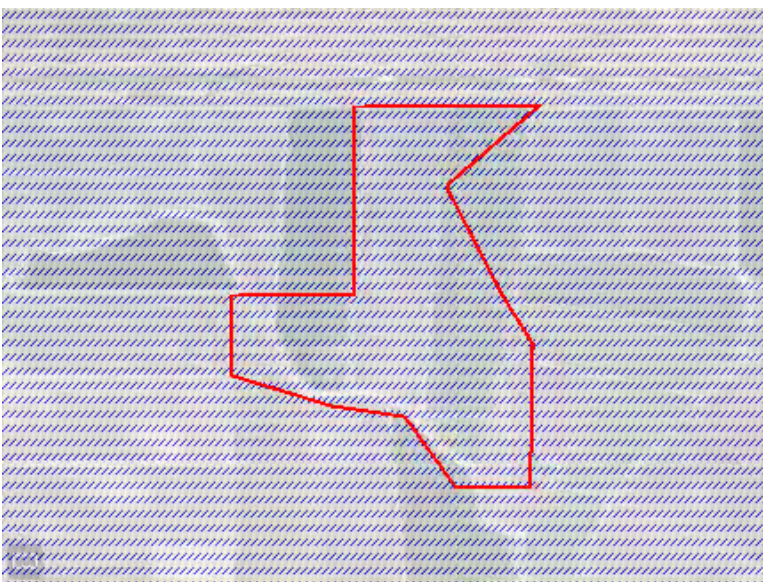


SPECIAL FLOOD HAZARD REPORT



FEMA Flood Zone Legend

/// FEMA Flood Zones type 'A' or 'V'



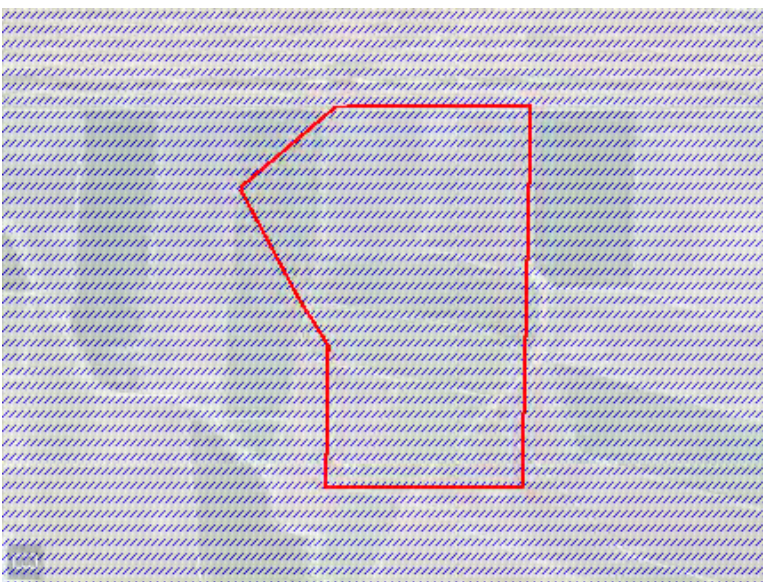


SPECIAL FLOOD HAZARD REPORT



FEMA Flood Zone Legend

/// FEMA Flood Zones type 'A' or 'V'



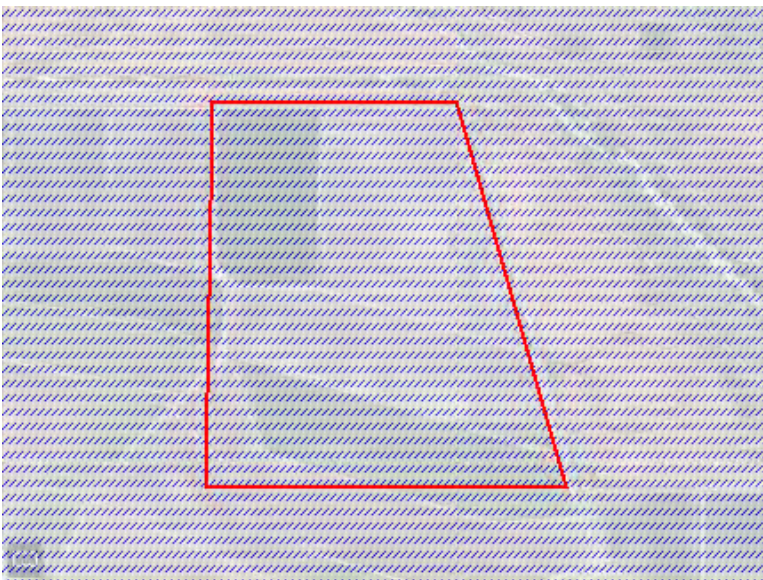


SPECIAL FLOOD HAZARD REPORT



FEMA Flood Zone Legend

/// FEMA Flood Zones type 'A' or 'V'



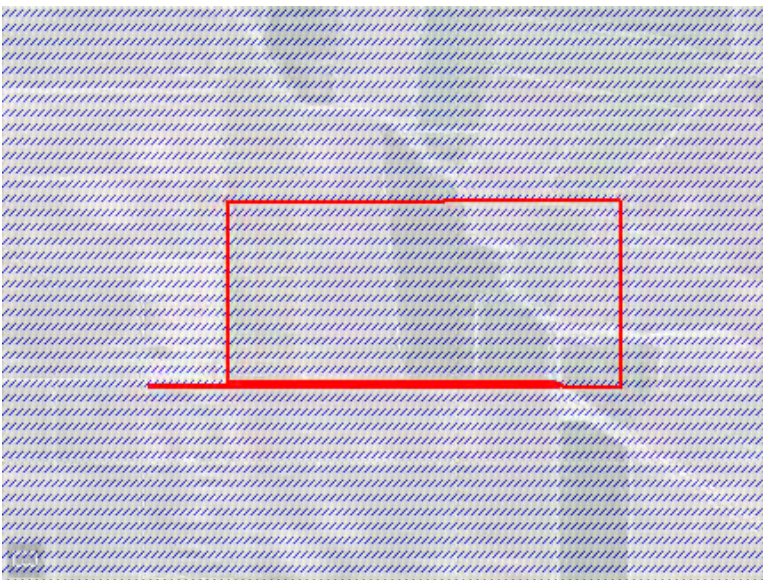


SPECIAL FLOOD HAZARD REPORT



FEMA Flood Zone Legend

/// FEMA Flood Zones type 'A' or 'V'



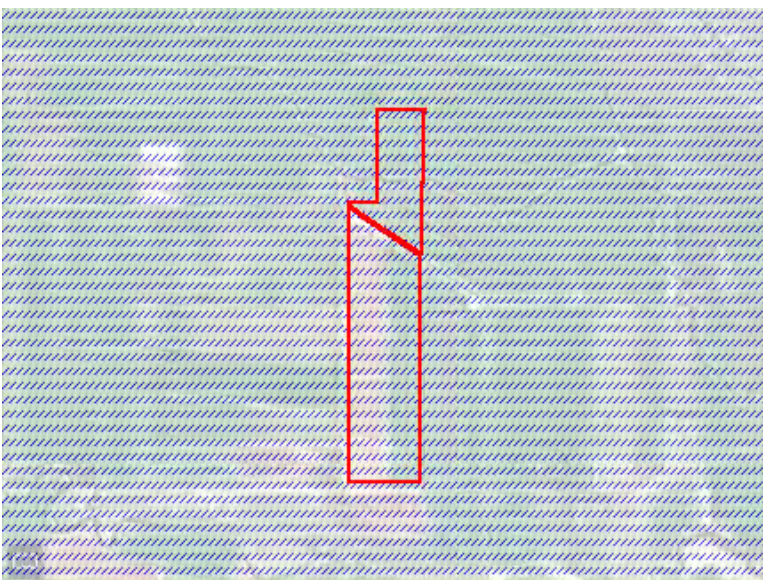


SPECIAL FLOOD HAZARD REPORT



FEMA Flood Zone Legend

/// FEMA Flood Zones type 'A' or 'V'





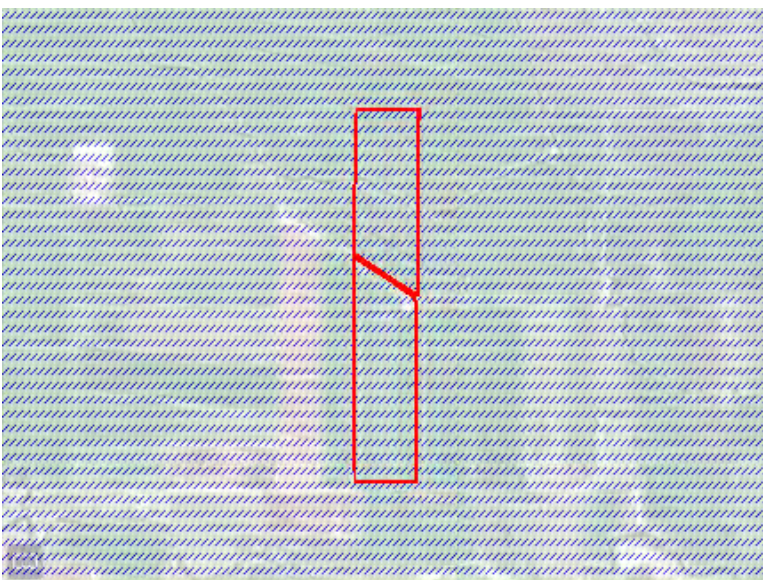
SPECIAL FLOOD HAZARD REPORT

11713 W SAND SLOUGH RD DOS PALOS CA 93620-9773



FEMA Flood Zone Legend

/// FEMA Flood Zones type 'A' or 'V'



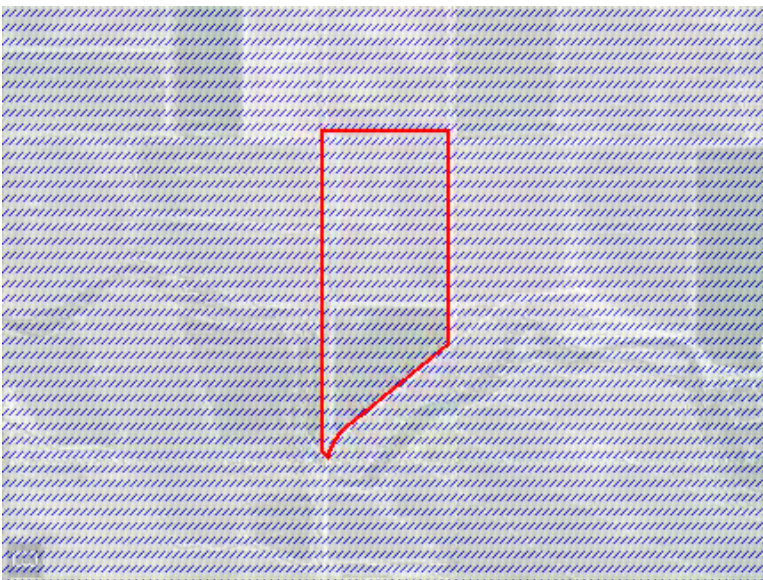


SPECIAL FLOOD HAZARD REPORT



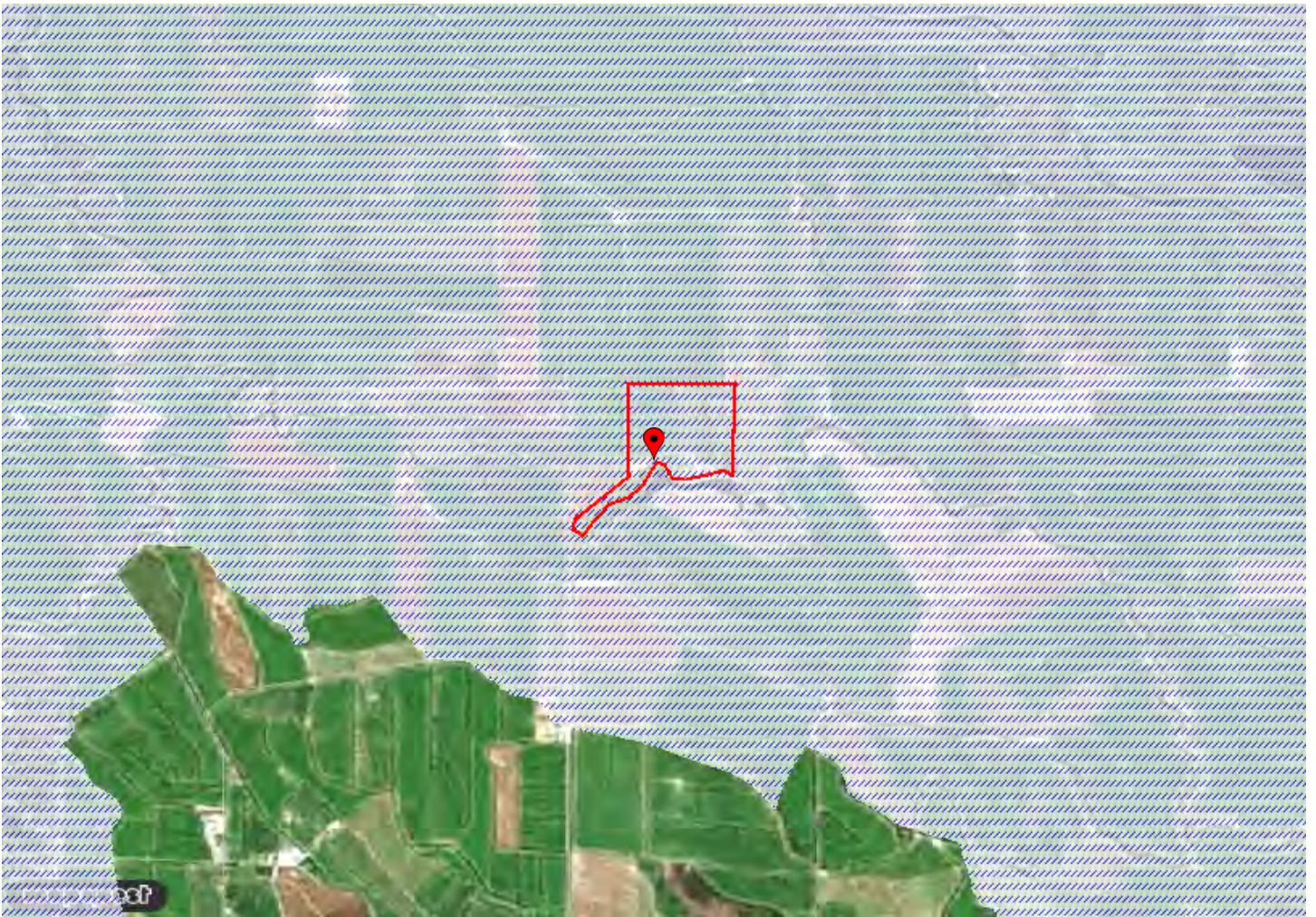
FEMA Flood Zone Legend

/// FEMA Flood Zones type 'A' or 'V'



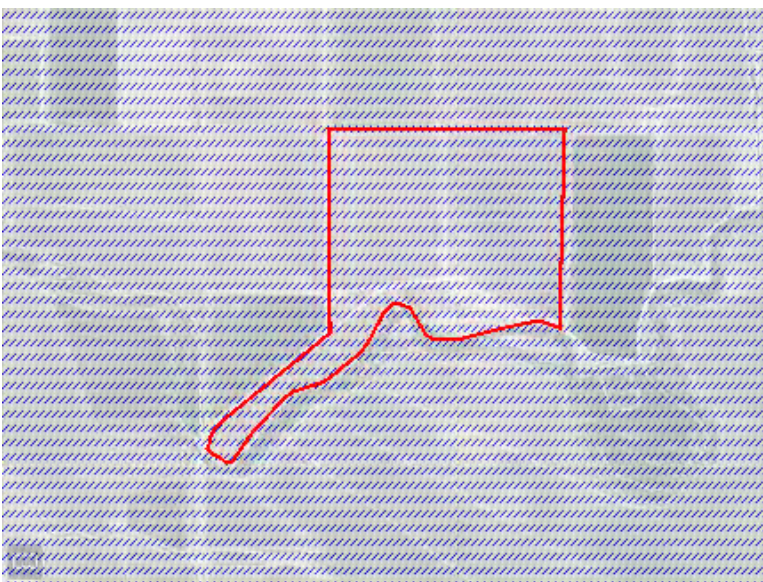


SPECIAL FLOOD HAZARD REPORT



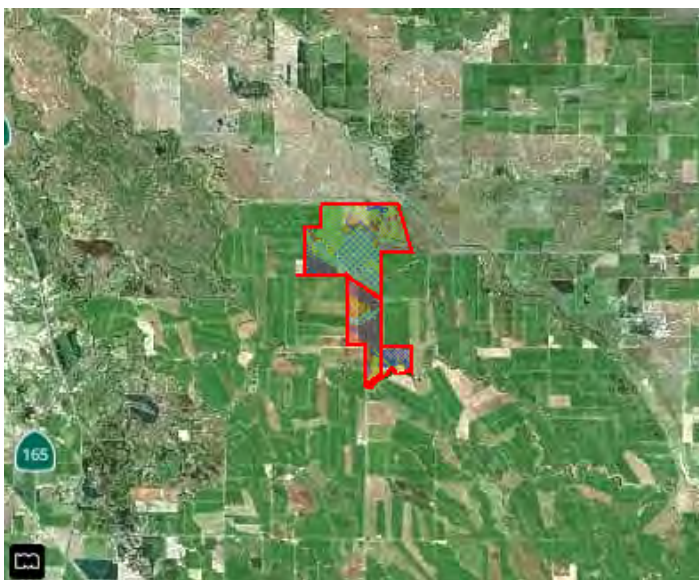
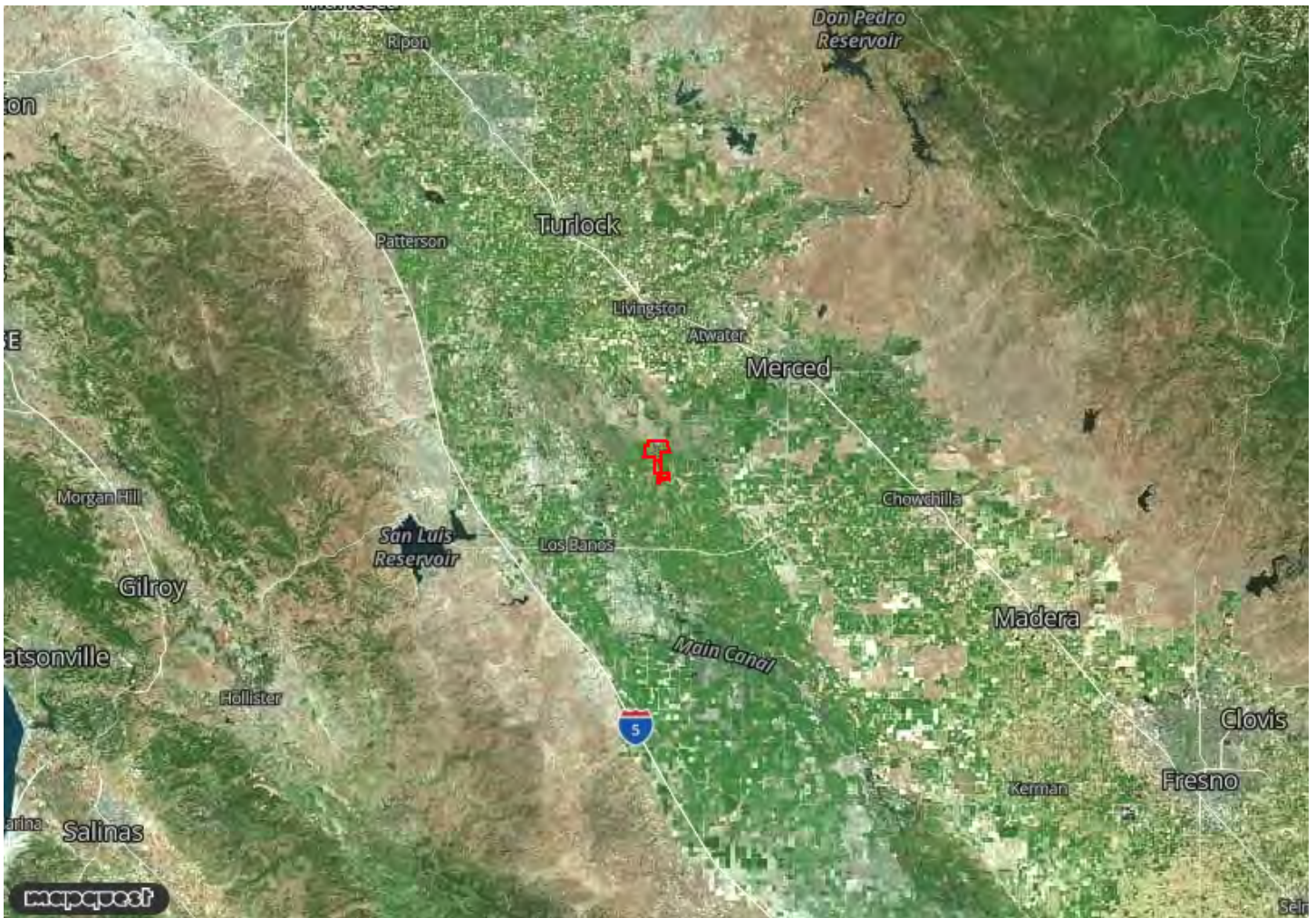
FEMA Flood Zone Legend

/// FEMA Flood Zones type 'A' or 'V'





MULTI PARCEL SOILS REPORT





MULTI PARCEL SOILS REPORT

Multi Parcel Detail Summary

County: Merced, CA
 Number of Parcels: 9
 Total Parcel Acreage: 2,881.10
 Parcels Included: 049-240-008-000, 049-240-009-000, 049-240-010-000, 065-050-004-000, 074-010-003-000,
 074-010-005-000, 074-030-001-000, 074-050-001-000, 074-050-002-000

USDA Soils Legend

Symbol	Name	Slope Grade	Irr. Cap. Class	Non-Irr. Cap. Class	Storie Index	Acres	Parcel %
	0283 XEROFLUVENTS, CHANNELED	3		4	36	.009	.00
	1287 WATER					1.013	.04
	2CaA Columbia fine sandy loam, moderately deep and deep, 0 to 1 percent slopes	1	2	4	80	91.895	3.23
	3CaA Columbia fine sandy loam, moderately deep and deep, 0 to 1 percent slopes	1	2	4	80	11.607	.41
	4CeA Columbia soils, channeled, 0 to 3 percent slopes	1	2	4	35	10.393	.37
	5MkA Merced clay, moderately saline, 0 to 1 percent slopes	1	3	4	21	5.799	.20
	6MmA Merced clay loam, slightly saline, 0 to 1 percent slopes	1	2	4	54	189.996	6.68
	7MmA Merced clay loam, slightly saline, 0 to 1 percent slopes	1	2	4	54	31.001	1.09
	8MmA Merced clay loam, slightly saline, 0 to 1 percent slopes	1	2	4	54	68.534	2.41
	9MmA Merced clay loam, slightly saline, 0 to 1 percent slopes	1	2	4	54	104.448	3.67
	10MmA Merced clay loam, slightly saline, 0 to 1 percent slopes	1	2	4	54	23.468	.83
	11MmA Merced clay loam, slightly saline, 0 to 1 percent slopes	1	2	4	54	330.367	11.61
	12MnA Merced clay loam, moderately saline, 0 to 1 percent slopes	1	3	4	30	235.096	8.27
	13MnA Merced clay loam, moderately saline, 0 to 1 percent slopes	1	3	4	30	3.964	.14
	14MnA Merced clay loam, moderately saline, 0 to 1 percent slopes	1	3	4	30	18.664	.66
	15MpA Merced silt loam, overwashed, slightly saline, 0 to 1 percent slopes	1	2	4		20.346	.72
	16MpA Merced silt loam, overwashed, slightly saline, 0 to 1 percent slopes	1	2	4		14.123	.50
	17PpA Piper fine sandy loam, slightly saline-alkali, 0 to 3 percent slopes	2	2	4	77	84.592	2.97
	18PpA Piper fine sandy loam, slightly saline-alkali, 0 to 3 percent slopes	2	2	4	77	21.371	.75
	19PpA Piper fine sandy loam, slightly saline-alkali, 0 to 3 percent slopes	2	2	4	77	70.681	2.48



MULTI PARCEL SOILS REPORT

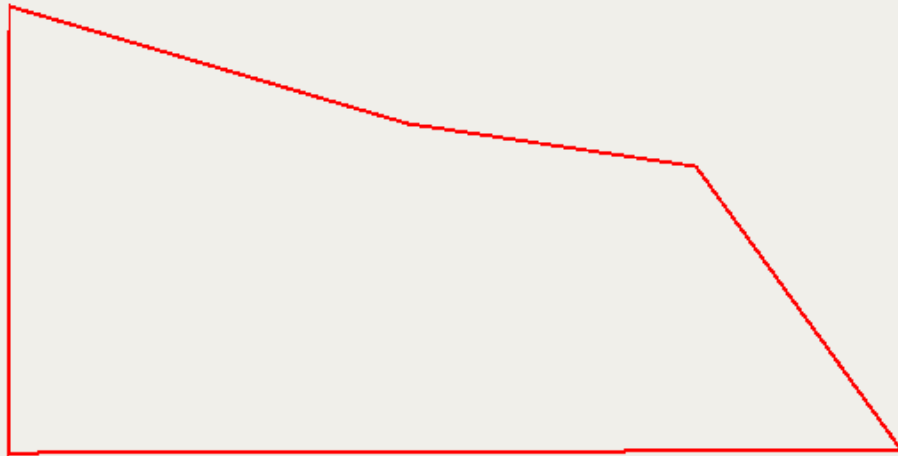
USDA Soils Legend

Symbol	Name	Slope Grade	Irr. Cap. Class	Non-Irr. Cap. Class	Storie Index	Acres	Parcel %
	20PsA Piper fine sandy loam, moderately saline-alkali, 0 to 3 percent slopes	2	3	4	43	1.214	.04
	21PsA Piper fine sandy loam, moderately saline-alkali, 0 to 3 percent slopes	2	3	4	43	9.061	.32
	22PsA Piper fine sandy loam, moderately saline-alkali, 0 to 3 percent slopes	2	3	4	43	6.203	.22
	23PtA Piper fine sandy loam, strongly saline-alkali, 0 to 3 percent slopes	2	4	4	13	7.701	.27
	24RpA Rossi clay loam, moderately saline-alkali, 0 to 1 percent slope	1	4	6		13.079	.46
	25RpA Rossi clay loam, moderately saline-alkali, 0 to 1 percent slope	1	4	6		9.234	.32
	26RpA Rossi clay loam, moderately saline-alkali, 0 to 1 percent slope	1	4	6		.093	.00
	27RpA Rossi clay loam, moderately saline-alkali, 0 to 1 percent slope	1	4	6		.661	.02
	28RpA Rossi clay loam, moderately saline-alkali, 0 to 1 percent slope	1	4	6		39.859	1.40
	29RrA Rossi clay loam, strongly saline-alkali, 0 to 1 percent slopes	1	6	6		26.248	.92
	0RrA Rossi clay loam, strongly saline-alkali, 0 to 1 percent slopes	1	6	6		10.594	.37
	1RrA Rossi clay loam, strongly saline-alkali, 0 to 1 percent slopes	1	6	6		24.528	.86
	2RrA Rossi clay loam, strongly saline-alkali, 0 to 1 percent slopes	1	6	6		4.969	.17
	3RrA Rossi clay loam, strongly saline-alkali, 0 to 1 percent slopes	1	6	6		10.681	.38
	4RrA Rossi clay loam, strongly saline-alkali, 0 to 1 percent slopes	1	6	6		11.454	.40
	5TcA Temple clay loam, slightly saline, 0 to 1 percent slopes	1	2	4	62	474.909	16.70
	6TcA Temple clay loam, slightly saline, 0 to 1 percent slopes	1	2	4	62	143.398	5.04
	7TfA Temple loam, slightly saline, 0 to 1 percent slopes	1	2	4	73	1.158	.04
	8TfA Temple loam, slightly saline, 0 to 1 percent slopes	1	2	4	73	91.032	3.20
	9TfA Temple loam, slightly saline, 0 to 1 percent slopes	1	2	4	73	556.319	19.56
	10TfA Temple loam, slightly saline, 0 to 1 percent slopes	1	2	4	73	34.914	1.23
	11W Water					7.852	.28
	12W Water					.010	.00
	13W Water					11.007	.39
	14WeA Waukena loam, moderately saline-alkali, 0 to 1 percent slopes	1	4	6		4.639	.16
	15WfA Waukena loam, strongly saline-alkali, 0 to 1 percent slopes	1	6	6		1.871	.07
	16WfA Waukena loam, strongly saline-alkali, 0 to 1 percent slopes	1	6	6		4.339	.15

Total Soil Acres: 2,844.395



TOPOGRAPHY REPORT



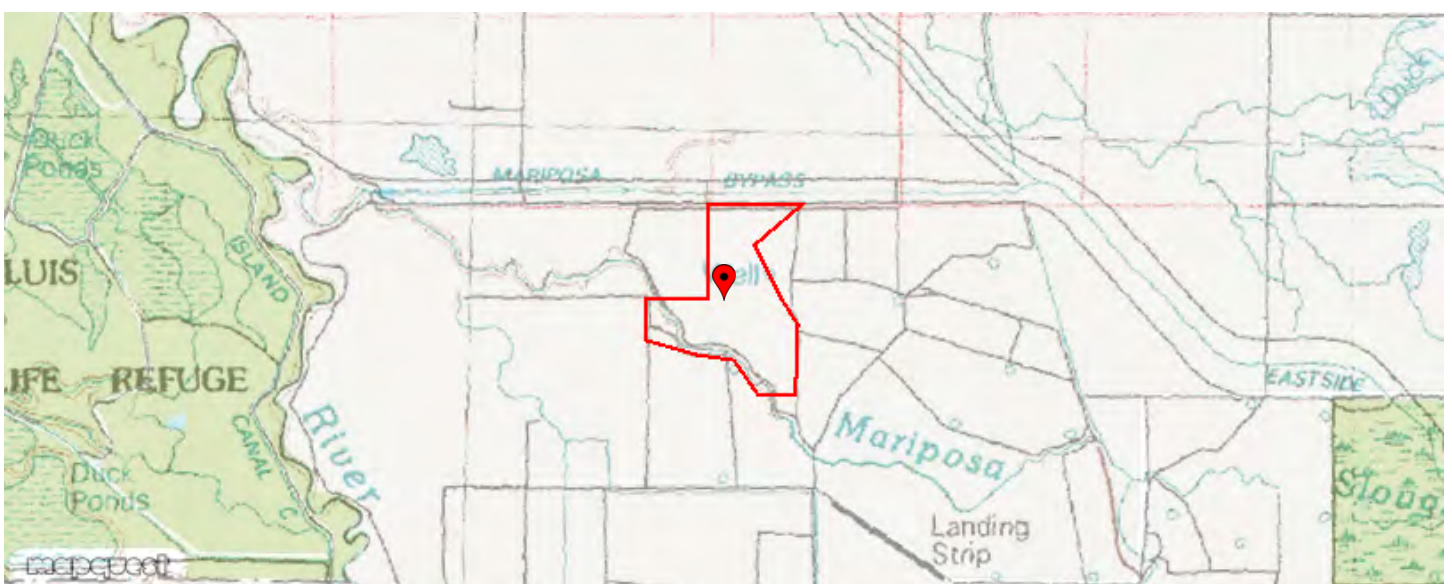
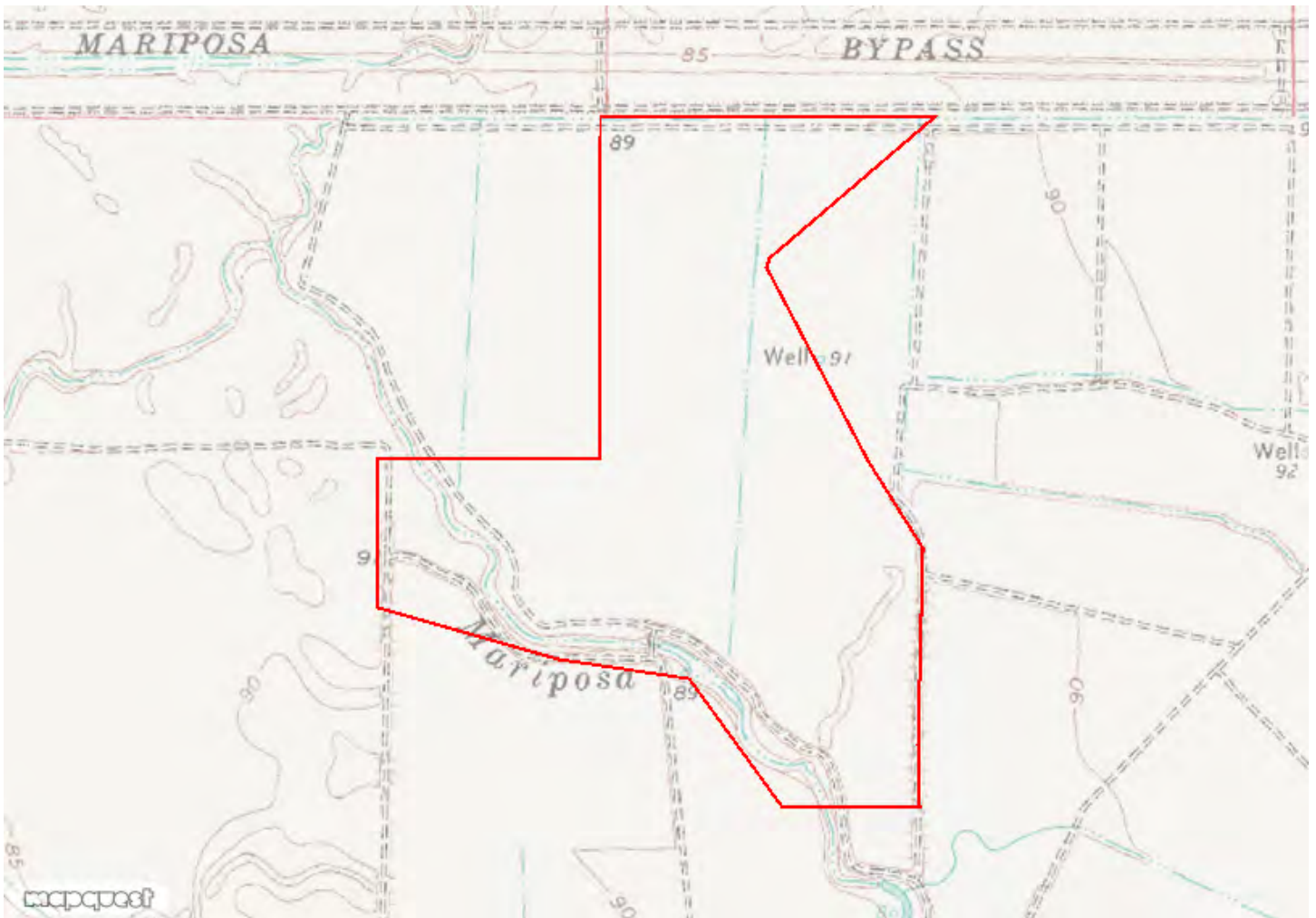
mapquest



mapquest

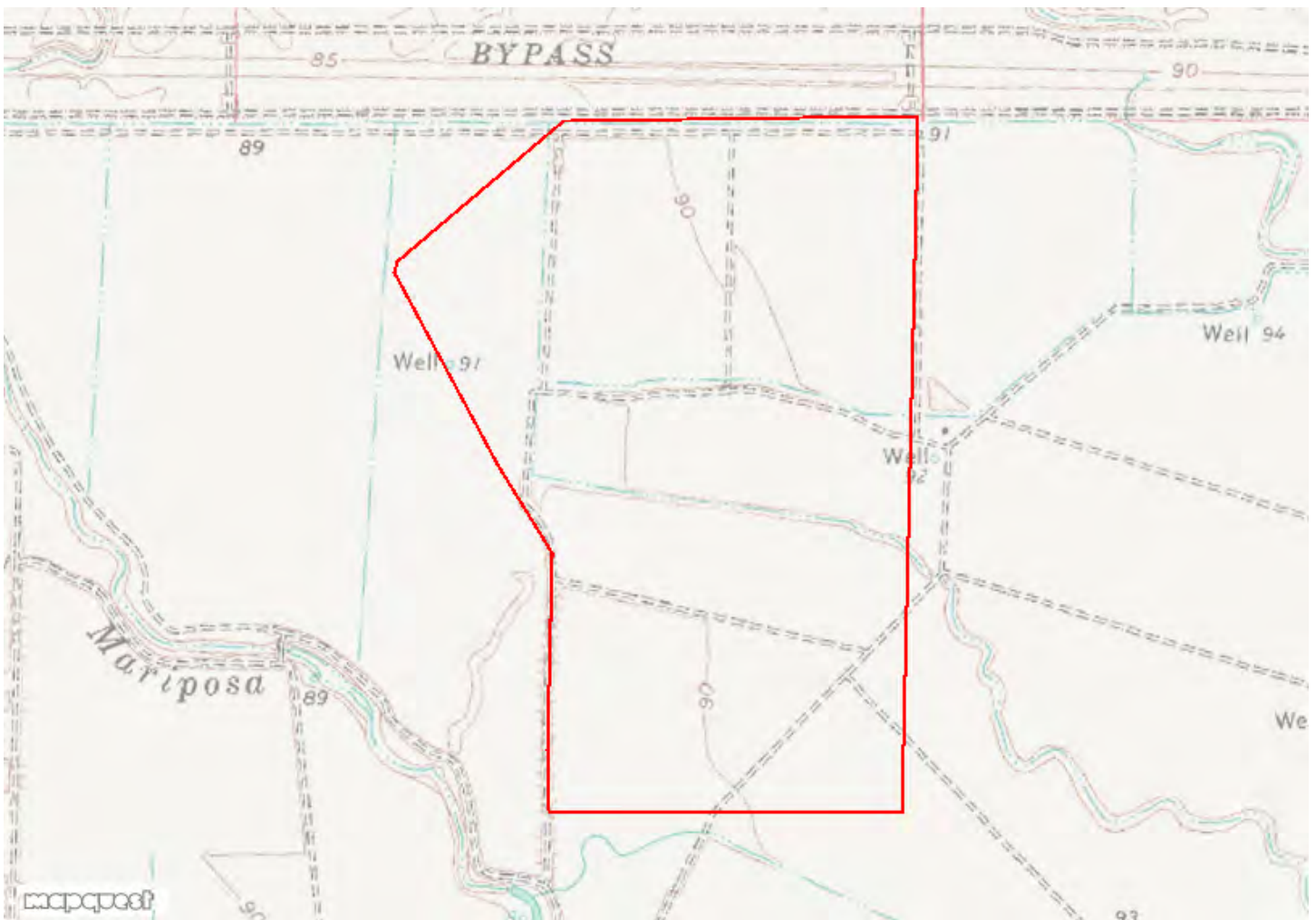


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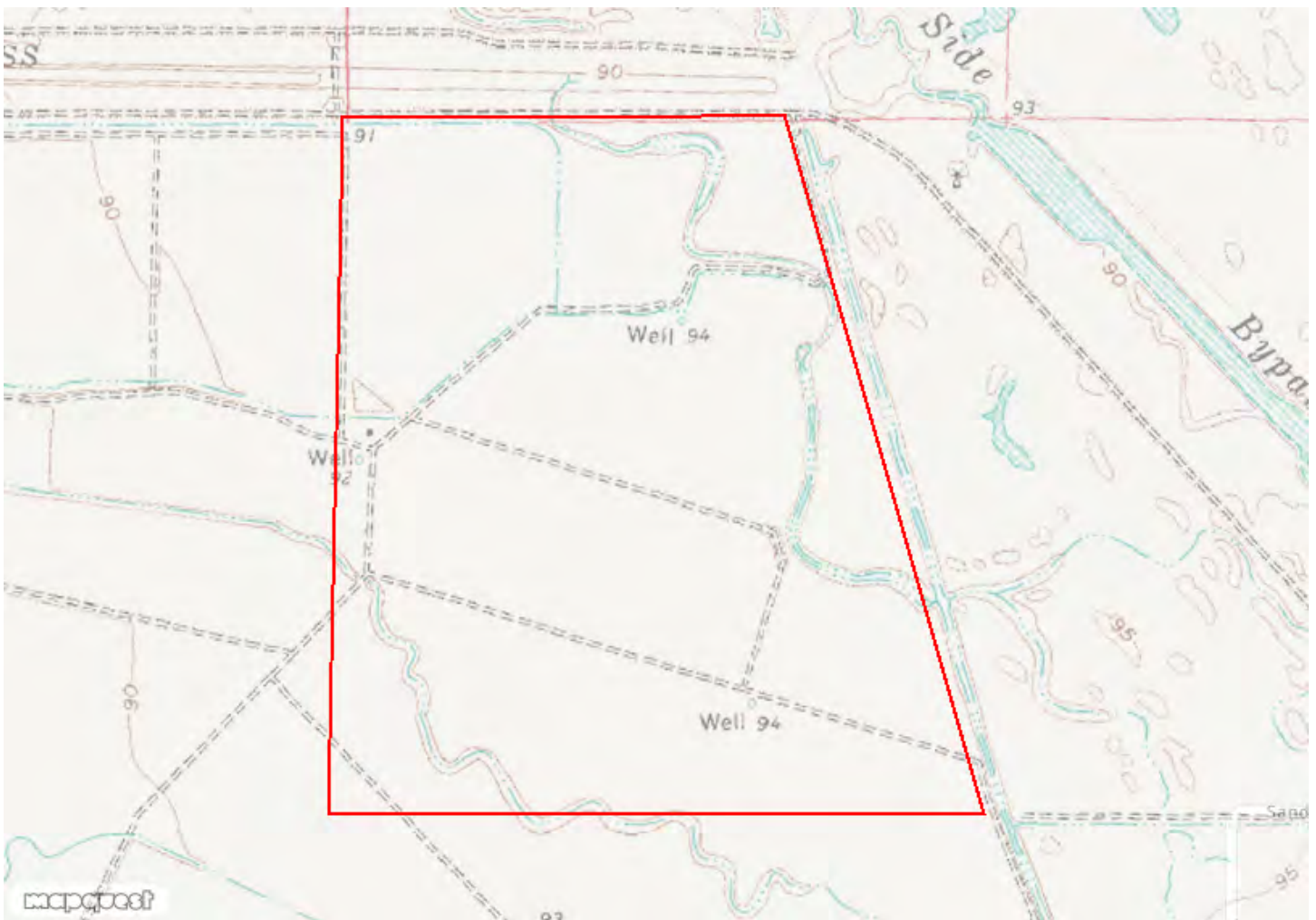


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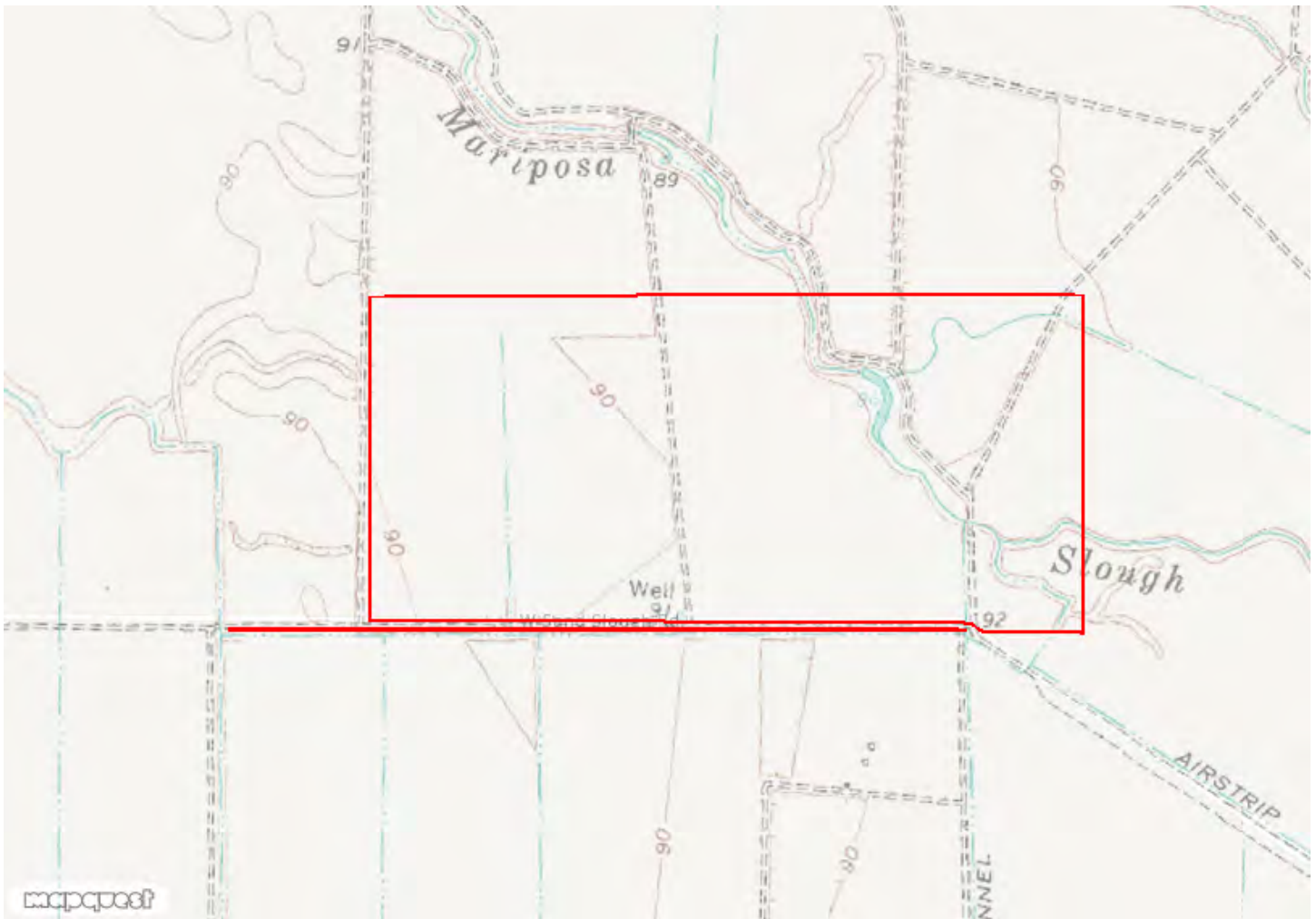


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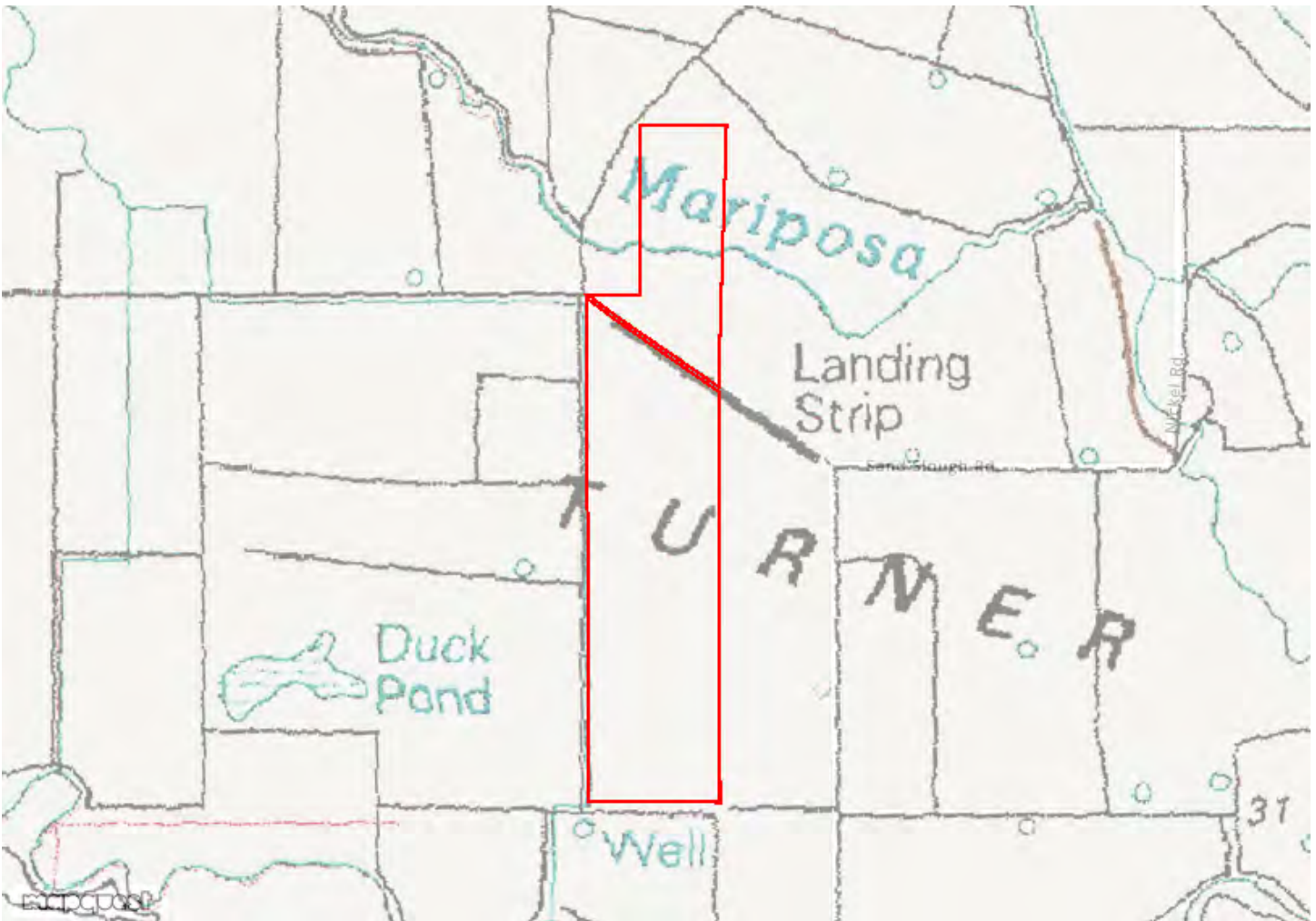


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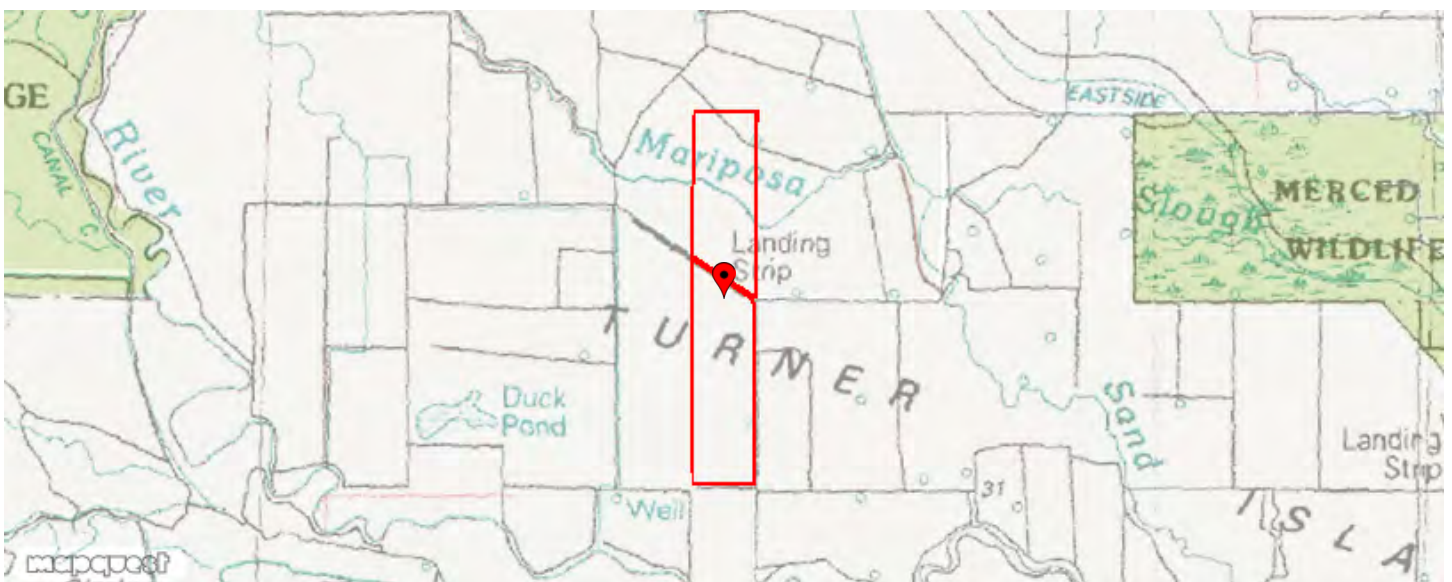
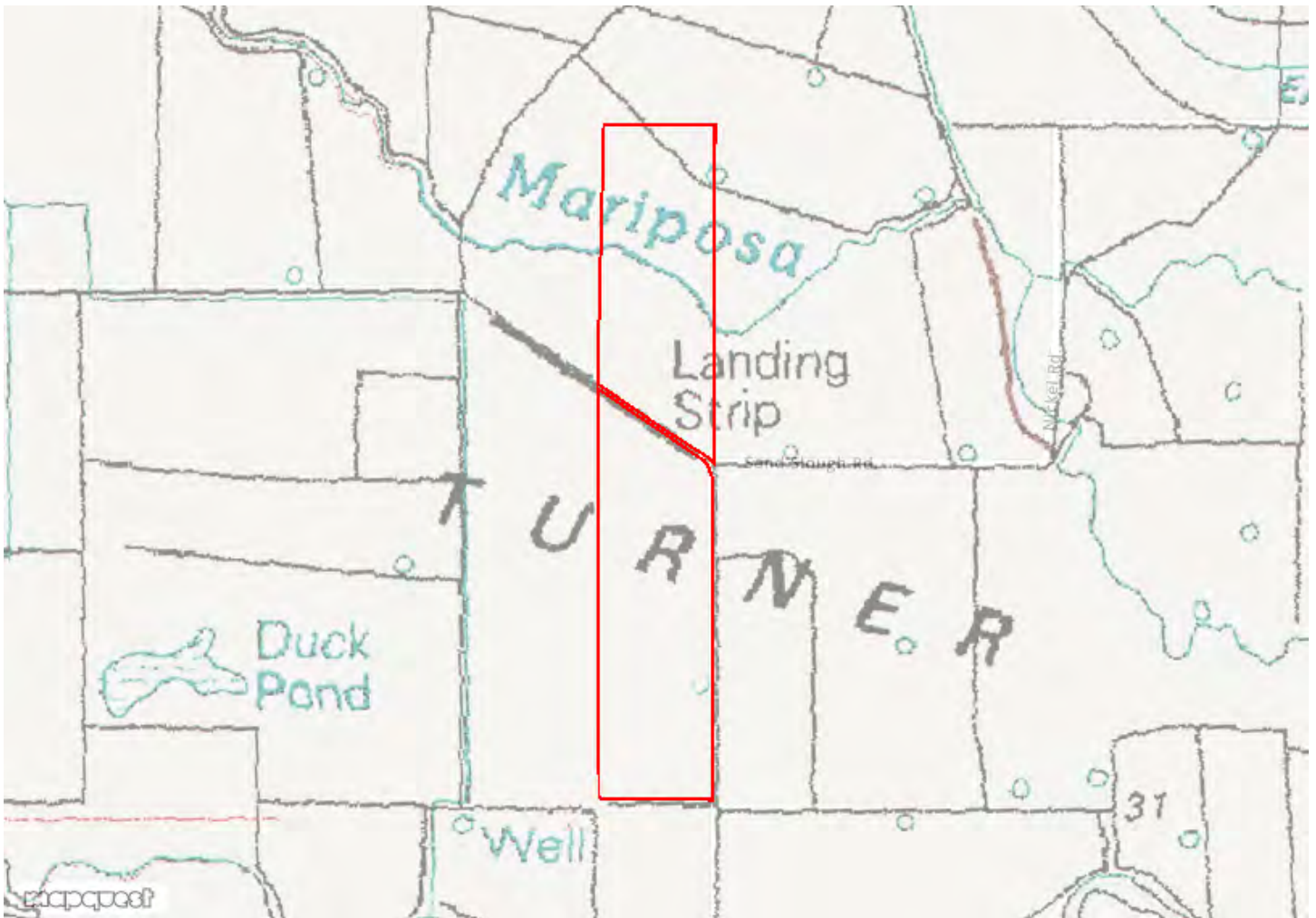
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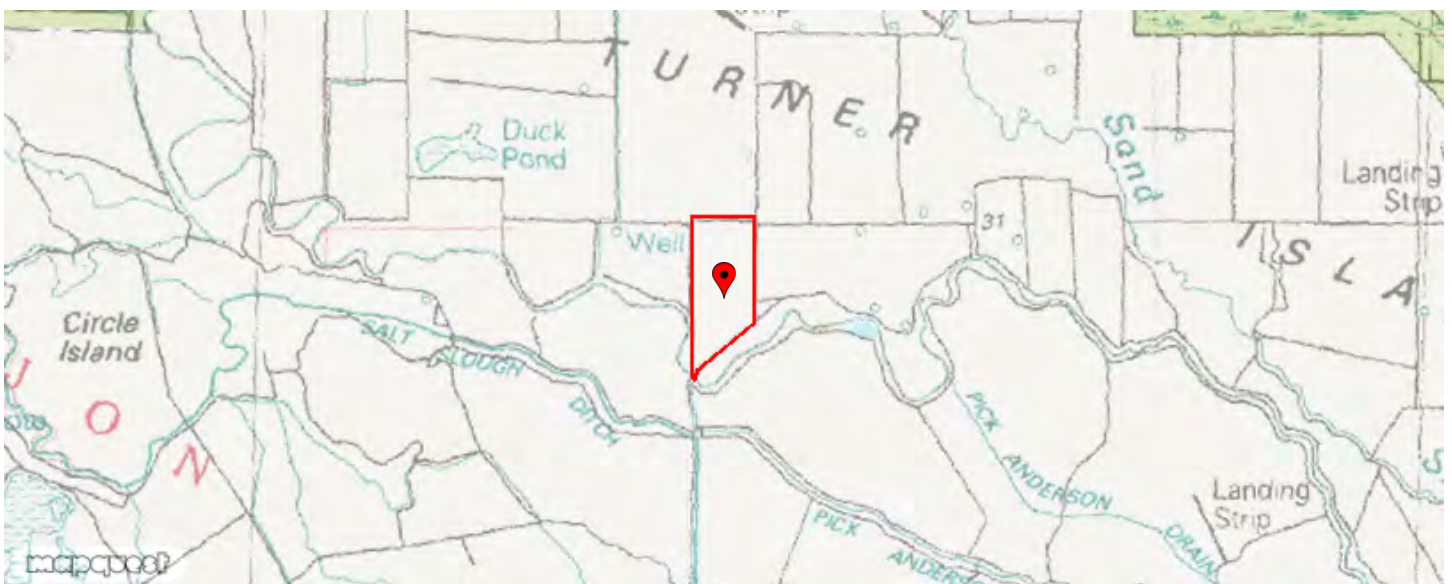
TOPOGRAPHY REPORT

11713 W SAND SLOUGH RD DOS PALOS CA 93620-9773





TOPOGRAPHY REPORT





TOPOGRAPHY REPORT



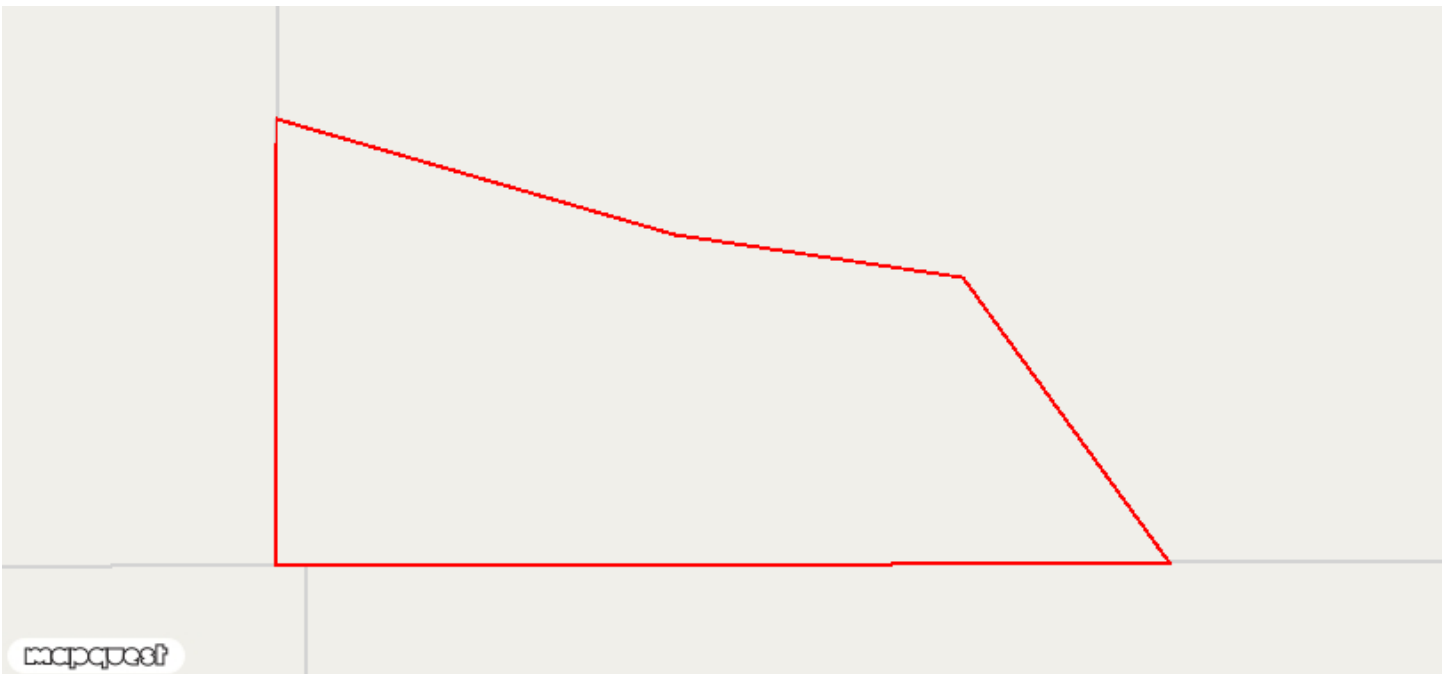


IMAGES REPORT

Vertical Aerial Photo



Street Map



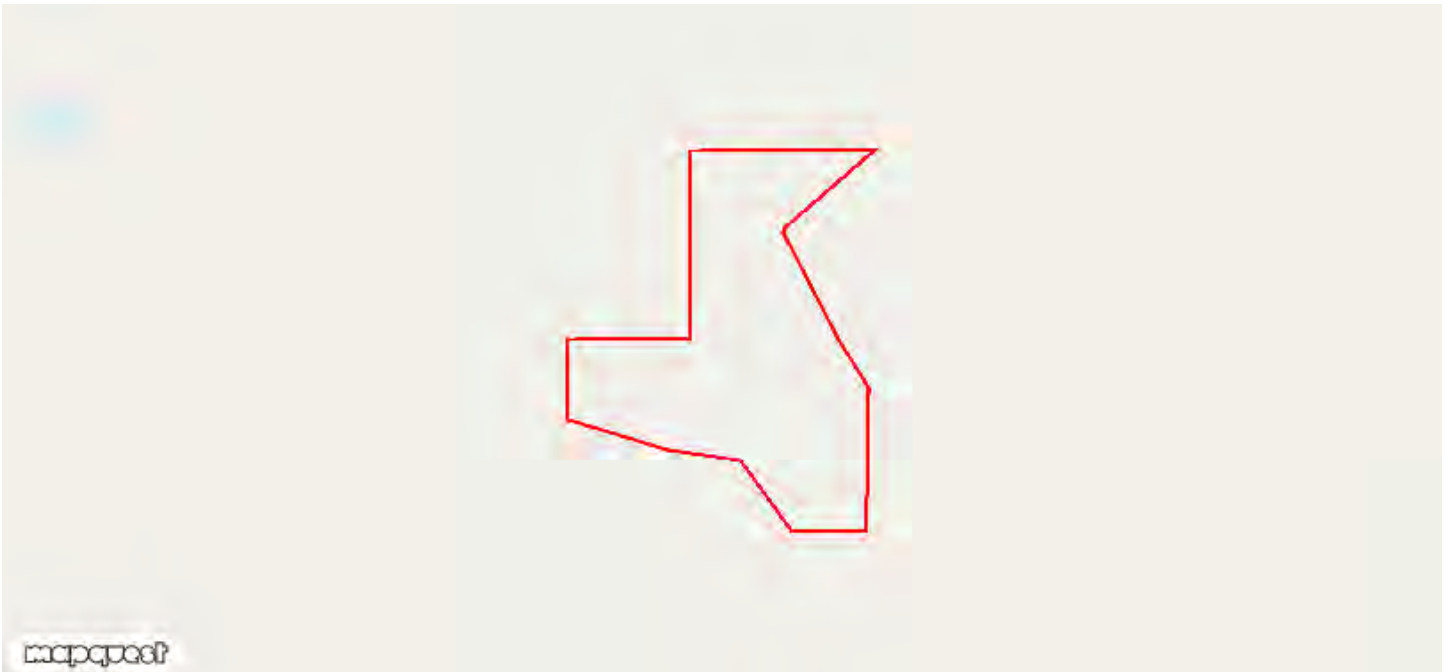


IMAGES REPORT

Vertical Aerial Photo



Street Map



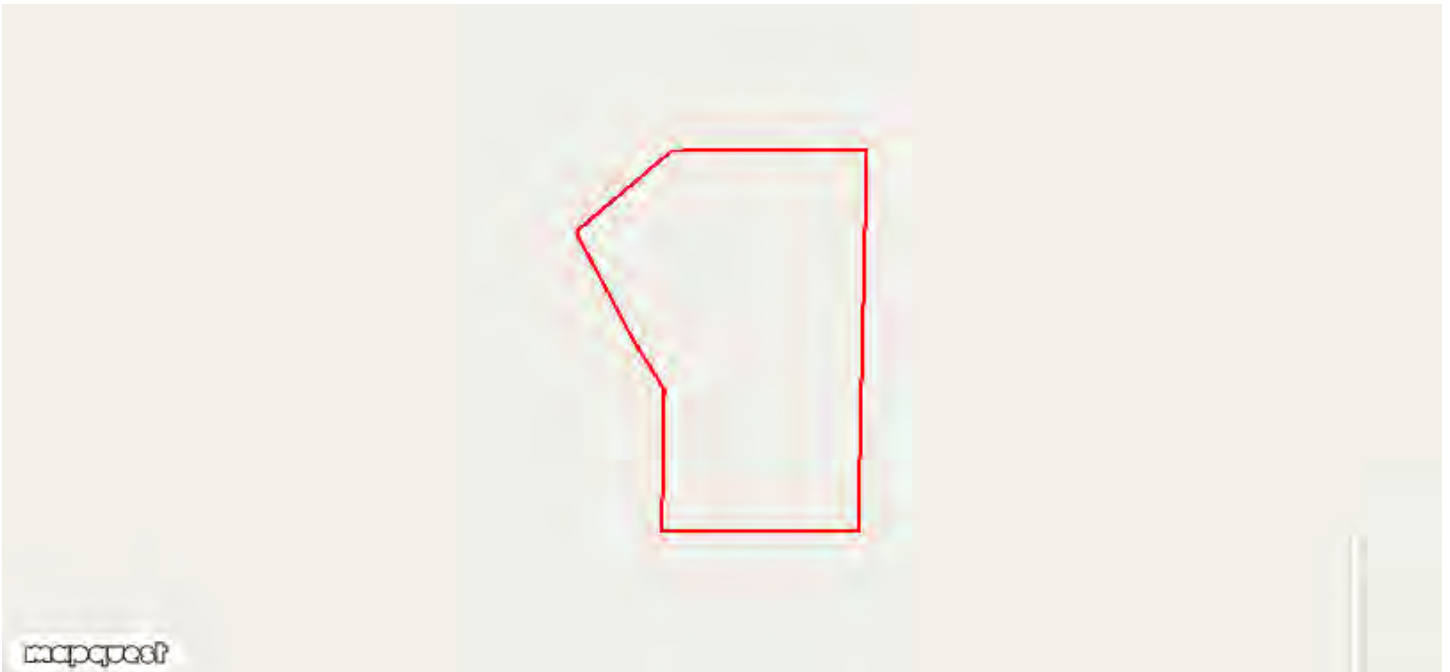


IMAGES REPORT

Vertical Aerial Photo



Street Map



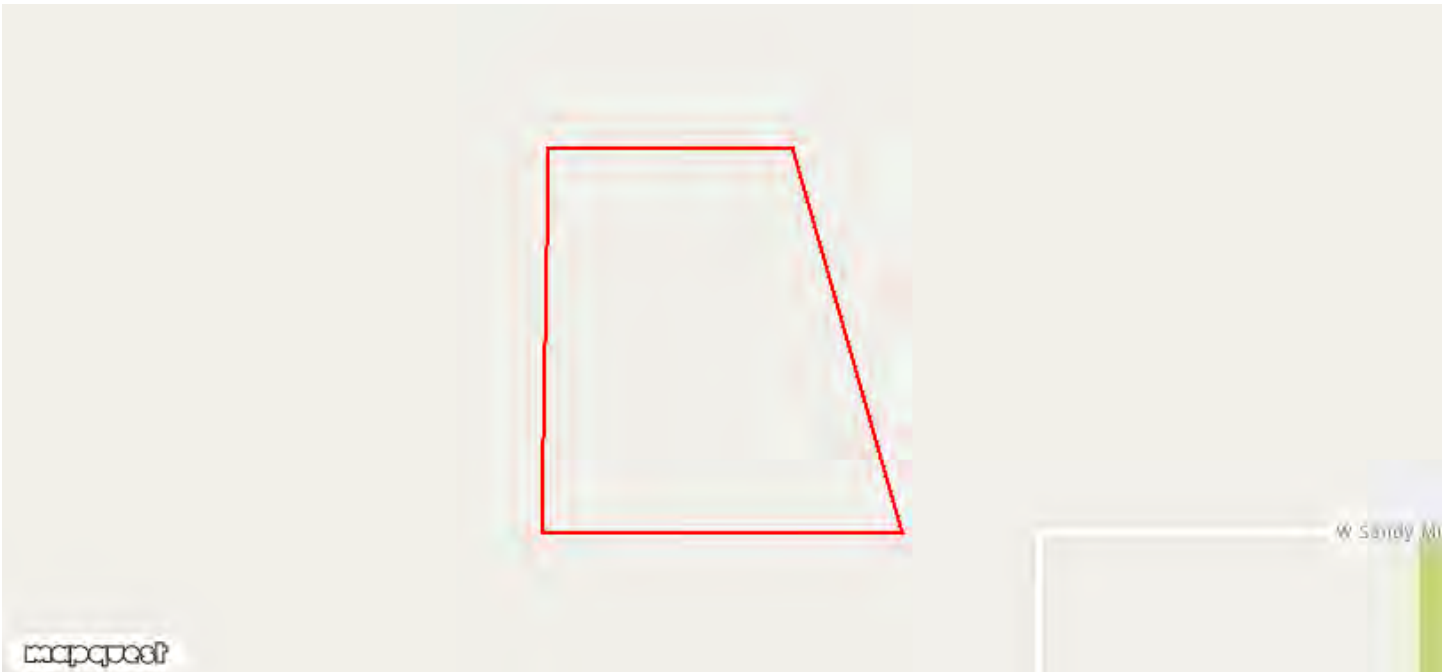


IMAGES REPORT

Vertical Aerial Photo



Street Map



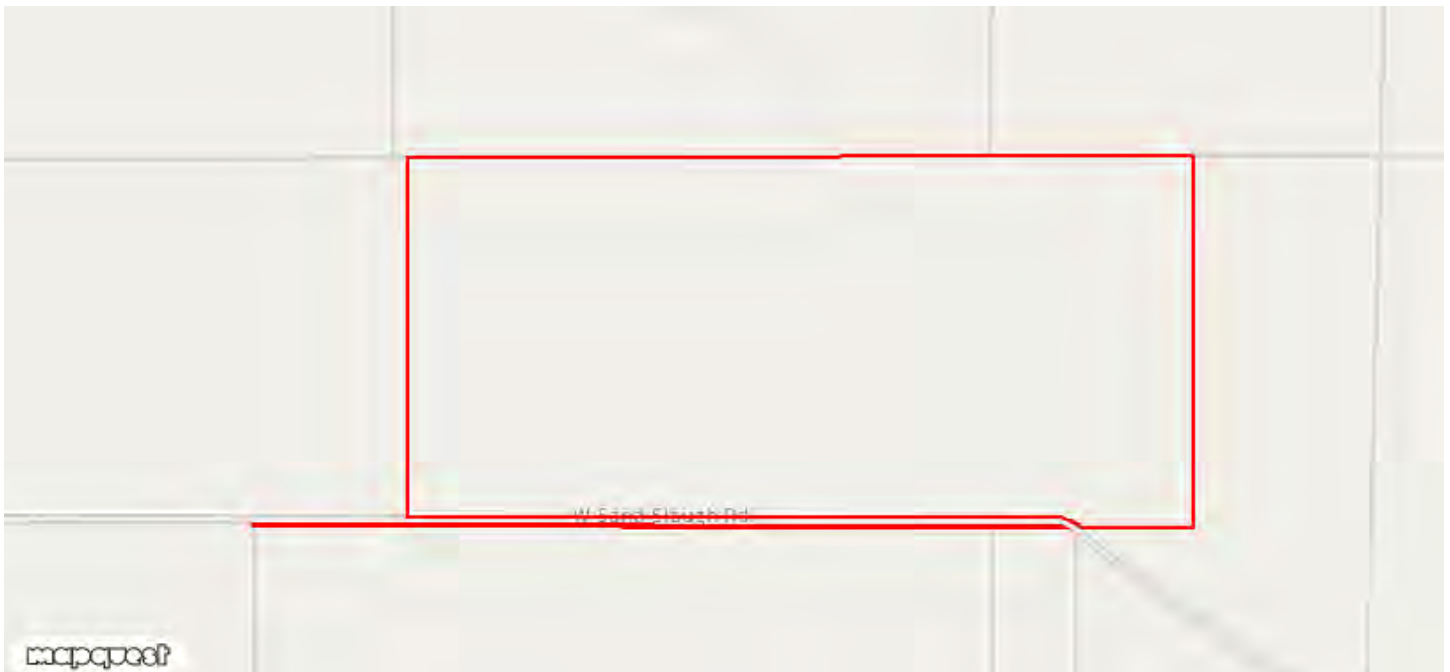


IMAGES REPORT

Vertical Aerial Photo



Street Map





IMAGES REPORT

Vertical Aerial Photo



Street Map





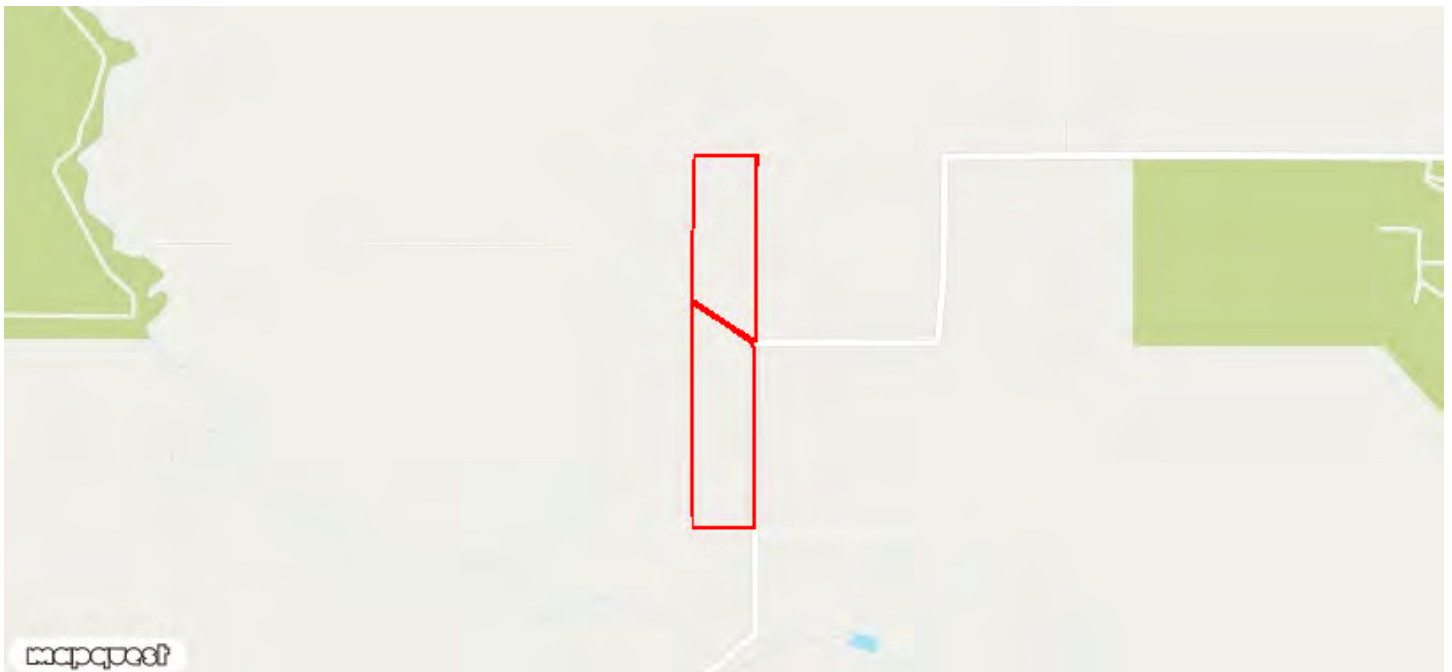
IMAGES REPORT

11713 W SAND SLOUGH RD DOS PALOS CA 93620-9773

Vertical Aerial Photo



Street Map





IMAGES REPORT

Vertical Aerial Photo



Street Map





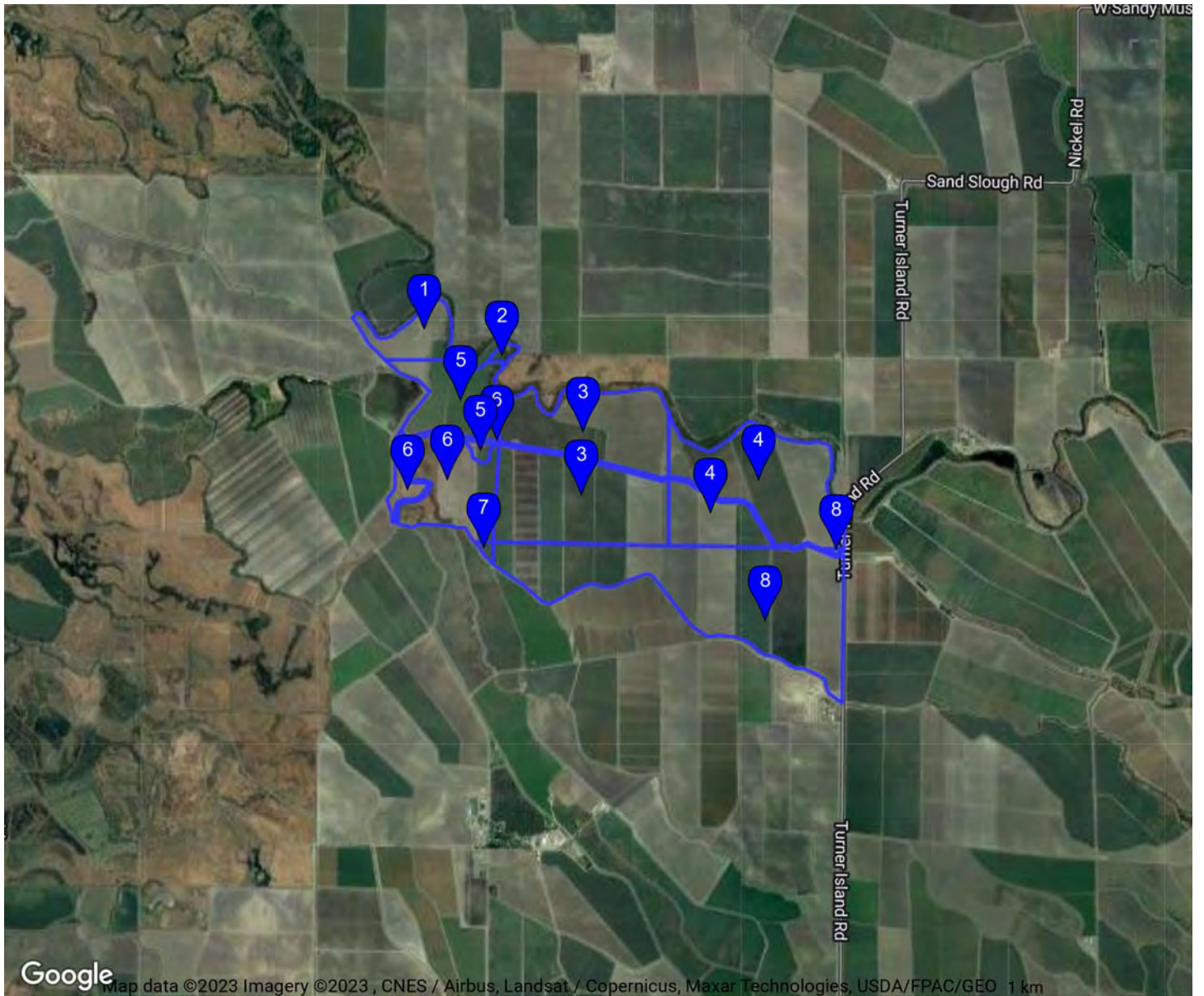
IMAGES REPORT

Vertical Aerial Photo



Street Map





☒		APN	Owner	Lot Acres	Sale1 Transfer Amt	Sale1 Recording Date	Use Code	County Zoning	Co	Water	Use Type
☒	<u>1</u>	073-040-004-000	SWEETWATER RIDGE LLC	68.500	\$24,002,000	05/07/2021	0707		MER		AGRICULTURAL
☒	<u>2</u>	073-040-005-000	SWEETWATER RIDGE LLC	6.000	\$24,002,000	05/07/2021	0707		MER		AGRICULTURAL
☒	<u>3</u>	073-050-001-000	SWEETWATER RIDGE LLC	525.800	\$24,002,000	05/07/2021	0707		MER		AGRICULTURAL
☒	<u>4</u>	073-050-004-000	SWEETWATER RIDGE LLC	376.600	\$24,002,000	05/07/2021	0707		MER		AGRICULTURAL
☒	<u>5</u>	073-070-009-000	SWEETWATER RIDGE LLC	135.200	\$24,002,000	05/07/2021	0707		MER		AGRICULTURAL
☒	<u>6</u>	073-080-014-000	SWEETWATER RIDGE LLC	184.000	\$24,002,000	05/07/2021	0707		MER		AGRICULTURAL
☒	<u>7</u>	073-110-021-000	SWEETWATER RIDGE LLC	4.700	\$24,002,000	05/07/2021	0707		MER		AGRICULTURAL
☒	<u>8</u>	073-120-023-000	SWEETWATER RIDGE LLC	521.700	\$24,002,000	05/07/2021	0707		MER		AGRICULTURAL

1822.5



DETAIL REPORT

Property Address:

Ownership

Parcel# (APN): **073-040-004-000**
Parcel Status: **ACTIVE**
Owner Name: **SWEETWATER RIDGE LLC**
Mailing Addr: **113 S LA BREA AVE 3RD FLOOR LOS ANGELES CA 90036-9003**
Legal Description: **POR S1/2 SEC 10/9/11**

Assessment

Total Value:	\$559,931	Use Code:	0707	Use Type:	AGRICULTURAL
Land Value:	\$489,229	Tax Rate Area:	082-001	County Zoning Code:	
Impr Value:	\$35,700	Year Assd:	2022	Census Tract:	
Other Value:	\$35,002	Property Tax:		Price/SqFt:	
% Improved:	6%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording date:	05/07/2021			05/07/2021
Recording Doc:	2021R0020845			2021R0020845
Doc type:	GRANT DEED			
Transfer Amount:	\$24,002,000			
Seller (Grantor):	WOLFSEN LAND & CATTLE CO			

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres: 68.500	Spaces:	Site influence:
Lot SqFt: 2,983,860	Garage SqFt:	Timber Preserve:
Year Built:	Bsmt SqFt: N/A	Ag Preserve: Y
Effective Year:		



DETAIL REPORT

Property Address:

Ownership

Parcel# (APN): **073-040-005-000**
Parcel Status: **ACTIVE**
Owner Name: **SWEETWATER RIDGE LLC**
Mailing Addr: **113 S LA BREA AVE 3RD FLOOR LOS ANGELES CA 90036-9003**
Legal Description: **POR SECS 10 11&14/9/11**

Assessment

Total Value:	\$46,422	Use Code:	0707	Use Type:	AGRICULTURAL
Land Value:	\$42,852	Tax Rate Area:	082-001	County Zoning Code:	
Impr Value:	\$3,570	Year Assd:	2022	Census Tract:	
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	7%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording date:	05/07/2021			05/07/2021
Recording Doc:	2021R0020845			2021R0020845
Doc type:	GRANT DEED			
Transfer Amount:	\$24,002,000			
Seller (Grantor):	WOLFSEN LAND & CATTLE CO			

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres:	Spaces:	Site influence:
Lot SqFt:	Garage SqFt:	Timber Preserve:
Year Built:	Bsmt SqFt:	Ag Preserve:
Effective Year:	N/A	Y



DETAIL REPORT

Property Address:

Ownership

Parcel# (APN): **073-050-001-000**
Parcel Status: **ACTIVE**
Owner Name: **SWEETWATER RIDGE LLC**
Mailing Addr: **113 S LA BREA AVE 3RD FLOOR LOS ANGELES CA 90036-9003**
Legal Description: **POR SEC 14/9/11**

Assessment

Total Value:	\$3,846,605	Use Code:	0707	Use Type:	AGRICULTURAL
Land Value:	\$3,690,451	Tax Rate Area:	082-001	County Zoning Code:	
Impr Value:	\$86,700	Year Assd:	2022	Census Tract:	
Other Value:	\$69,454	Property Tax:		Price/SqFt:	
% Improved:	2%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording date:	05/07/2021			05/07/2021
Recording Doc:	2021R0020845			2021R0020845
Doc type:	GRANT DEED			
Transfer Amount:	\$24,002,000			
Seller (Grantor):	WOLFSEN LAND & CATTLE CO			

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres:	Spaces:	Site influence:
Lot SqFt:	Garage SqFt:	Timber Preserve:
Year Built:	Bsmt SqFt:	Ag Preserve:
Effective Year:	N/A	Y



DETAIL REPORT

Property Address:

Ownership

Parcel# (APN): **073-050-004-000**
Parcel Status: **ACTIVE**
Owner Name: **SWEETWATER RIDGE LLC**
Mailing Addr: **113 S LA BREA AVE 3RD FLOOR LOS ANGELES CA 90036-9003**
Legal Description: **POR SEC 13/9/11ETC**

Assessment

Total Value:	\$2,684,745	Use Code:	0707	Use Type:	AGRICULTURAL
Land Value:	\$2,637,825	Tax Rate Area:	082-001	County Zoning Code:	
Impr Value:	\$46,920	Year Assd:	2022	Census Tract:	
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	1%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording date:	05/07/2021			05/07/2021
Recording Doc:	2021R0020845			2021R0020845
Doc type:	GRANT DEED			
Transfer Amount:	\$24,002,000			
Seller (Grantor):	WOLFSEN LAND & CATTLE CO			

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres:	Spaces:	Site influence:
Lot SqFt:	Garage SqFt:	Timber Preserve:
Year Built:	Bsmt SqFt:	Ag Preserve:
Effective Year:	N/A	Y



DETAIL REPORT

Property Address:

Ownership

Parcel# (APN): **073-070-009-000**
Parcel Status: **ACTIVE**
Owner Name: **SWEETWATER RIDGE LLC**
Mailing Addr: **5701 TRUXTUN AVE SUITE 201 BAKERSFIELD CA 93309-9330**
Legal Description: **POR SEC 15/9/11**

Assessment

Total Value:	\$1,022,588	Use Code:	0707	Use Type:	AGRICULTURAL
Land Value:	\$887,808	Tax Rate Area:	082-001	County Zoning Code:	
Impr Value:	\$87,720	Year Assd:	2022	Census Tract:	
Other Value:	\$47,060	Property Tax:		Price/SqFt:	
% Improved:	8%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording date:	05/07/2021			05/07/2021
Recording Doc:	2021R0020845			2021R0020845
Doc type:	GRANT DEED			
Transfer Amount:	\$24,002,000			
Seller (Grantor):	WOLFSEN LAND & CATTLE CO			

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres: 135.200	Spaces:	Site influence:
Lot SqFt: 5,889,311	Garage SqFt:	Timber Preserve:
Year Built:	Bsmt SqFt: N/A	Ag Preserve: Y
Effective Year:		



DETAIL REPORT

Property Address:

Ownership

Parcel# (APN): **073-080-014-000**
Parcel Status: **ACTIVE**
Owner Name: **SWEETWATER RIDGE LLC**
Mailing Addr: **113 S LA BREA AVE 3RD FLOOR LOS ANGELES CA 90036-9003**
Legal Description: **POR S3/4 SEC 15/9/11**

Assessment

Total Value:	\$1,339,320	Use Code:	0707	Use Type:	AGRICULTURAL
Land Value:	\$1,314,133	Tax Rate Area:	082-001	County Zoning Code:	
Impr Value:	\$12,240	Year Assd:	2022	Census Tract:	
Other Value:	\$12,947	Property Tax:		Price/SqFt:	
% Improved:	0%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording date:	05/07/2021			05/07/2021
Recording Doc:	2021R0020845			2021R0020845
Doc type:	GRANT DEED			
Transfer Amount:	\$24,002,000			
Seller (Grantor):	WOLFSEN LAND & CATTLE CO			

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres: 184.000	Spaces:	Site influence:
Lot SqFt: 8,015,040	Garage SqFt:	Timber Preserve:
Year Built:	Bsmt SqFt: N/A	Ag Preserve: Y
Effective Year:		



DETAIL REPORT

Property Address:

Ownership

Parcel# (APN): **073-110-021-000**
Parcel Status: **ACTIVE**
Owner Name: **SWEETWATER RIDGE LLC**
Mailing Addr: **113 S LA BREA AVE 3RD FLOOR LOS ANGELES CA 90036-9003**
Legal Description: **POR NE1/4 OF NE1/4 SEC 22/9/11**

Assessment

Total Value:	\$34,587	Use Code:	0707	Use Type:	AGRICULTURAL
Land Value:	\$33,567	Tax Rate Area:	082-001	County Zoning Code:	
Impr Value:	\$1,020	Year Assd:	2022	Census Tract:	
Other Value:		Property Tax:		Price/SqFt:	
% Improved:	2%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording date:	05/07/2021			05/07/2021
Recording Doc:	2021R0020845			2021R0020845
Doc type:	GRANT DEED			
Transfer Amount:	\$24,002,000			
Seller (Grantor):	WOLFSEN LAND & CATTLE CO			

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres:	Spaces:	Site influence:
Lot SqFt:	Garage SqFt:	Timber Preserve:
Year Built:	Bsmt SqFt:	Ag Preserve:
Effective Year:	N/A	Y



DETAIL REPORT

Property Address:

Ownership

Parcel# (APN): **073-120-023-000**
Parcel Status: **ACTIVE**
Owner Name: **SWEETWATER RIDGE LLC**
Mailing Addr: **113 S LA BREA AVE 3RD FLOOR LOS ANGELES CA 90036-9003**
Legal Description: **POR SECS 23&24/9/11 ETC**

Assessment

Total Value:	\$3,862,434	Use Code:	0707	Use Type:	AGRICULTURAL
Land Value:	\$3,725,997	Tax Rate Area:	082-001	County Zoning Code:	
Impr Value:	\$107,100	Year Assd:	2022	Census Tract:	
Other Value:	\$29,337	Property Tax:		Price/SqFt:	\$13,637.50
% Improved:	2%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording date:	05/07/2021			05/07/2021
Recording Doc:	2021R0020845			2021R0020845
Doc type:	GRANT DEED			
Transfer Amount:	\$24,002,000			
Seller (Grantor):	WOLFSEN LAND & CATTLE CO			

Property Characteristics

Bedrooms:	2	Fireplace:		Units:	
Baths (Full):	1	A/C:	EVAPORATIVE COOLER	Stories:	1.0
Baths (Half):		Heating:	WALL	Quality:	5.0
Total Rooms:	6	Pool:		Building Class:	M
Bldg/Liv Area:	1,760	Park Type:		Condition:	
Lot Acres:	521.700	Spaces:		Site influence:	
Lot SqFt:	22,725,252	Garage SqFt:		Timber Preserve:	
Year Built:	1965	Bsmt SqFt:	N/A	Ag Preserve:	Y
Effective Year:	1965				



TOPOGRAPHY REPORT



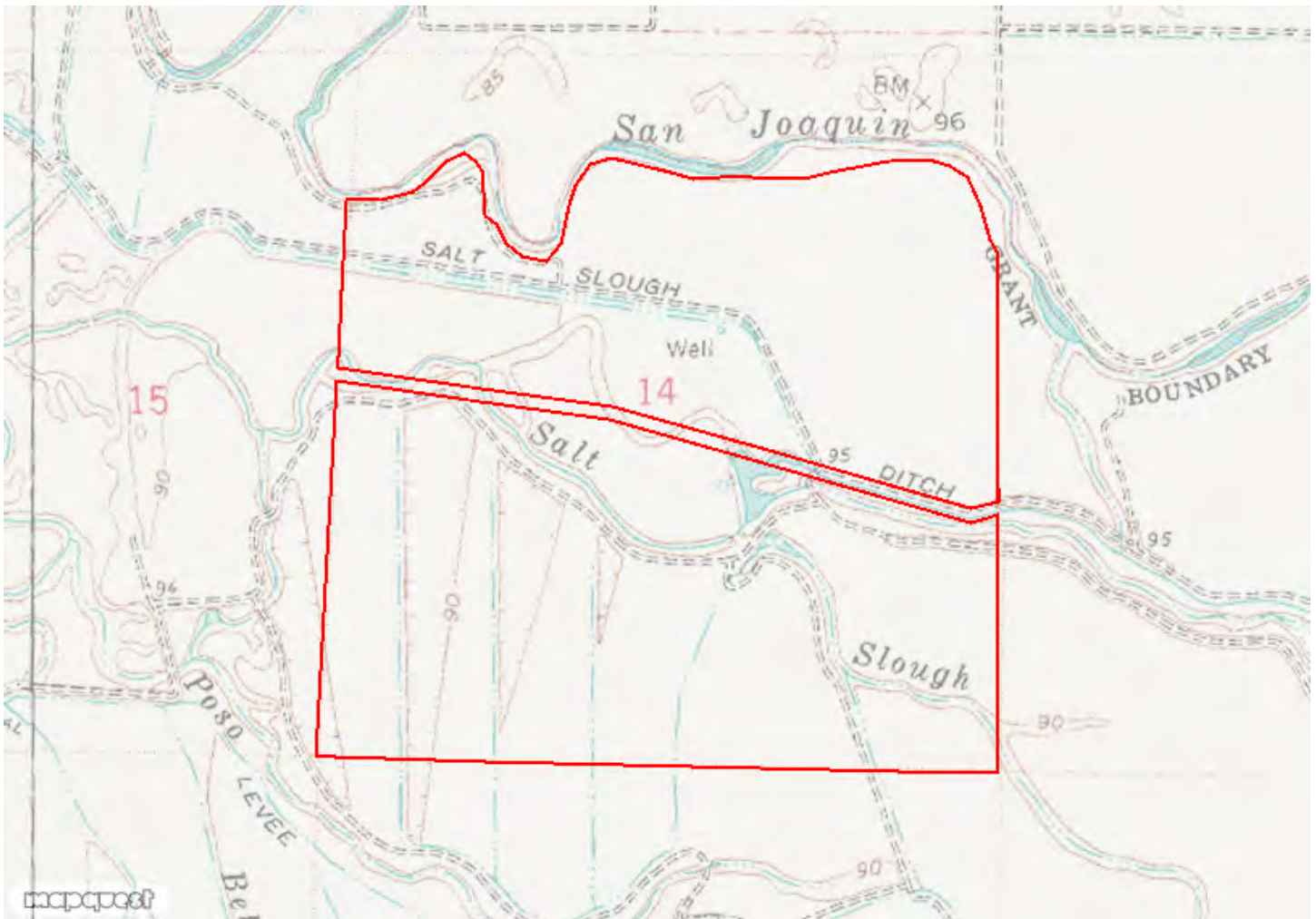


TOPOGRAPHY REPORT





TOPOGRAPHY REPORT





TOPOGRAPHY REPORT



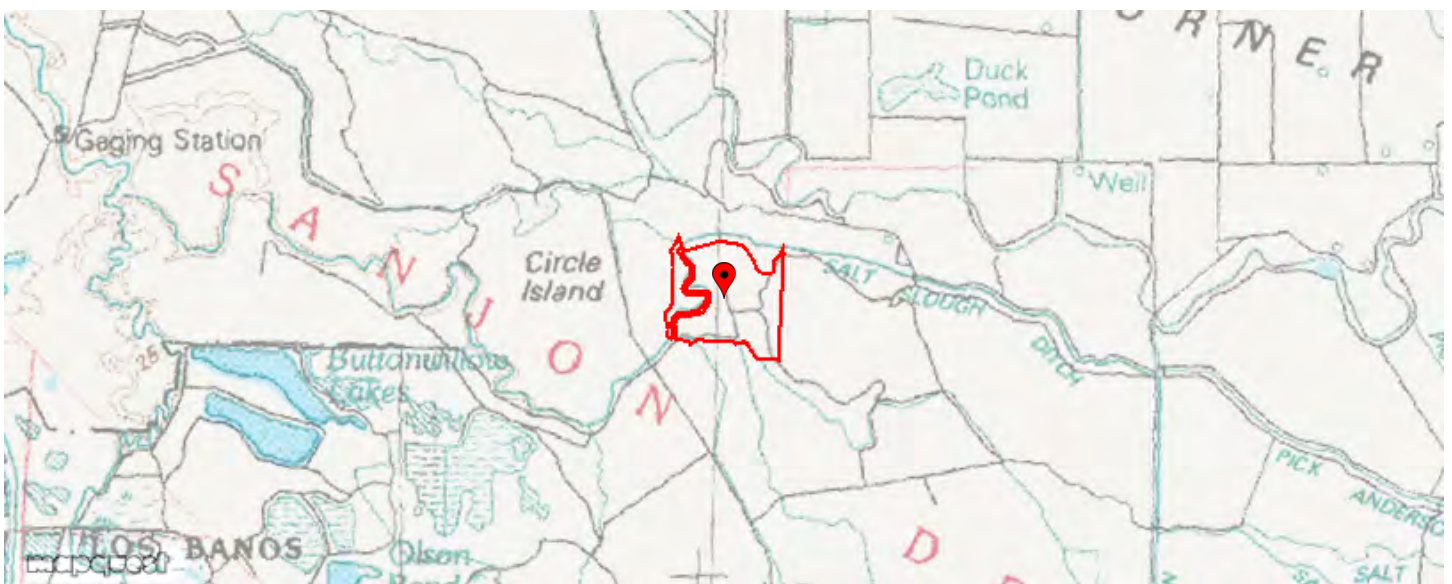
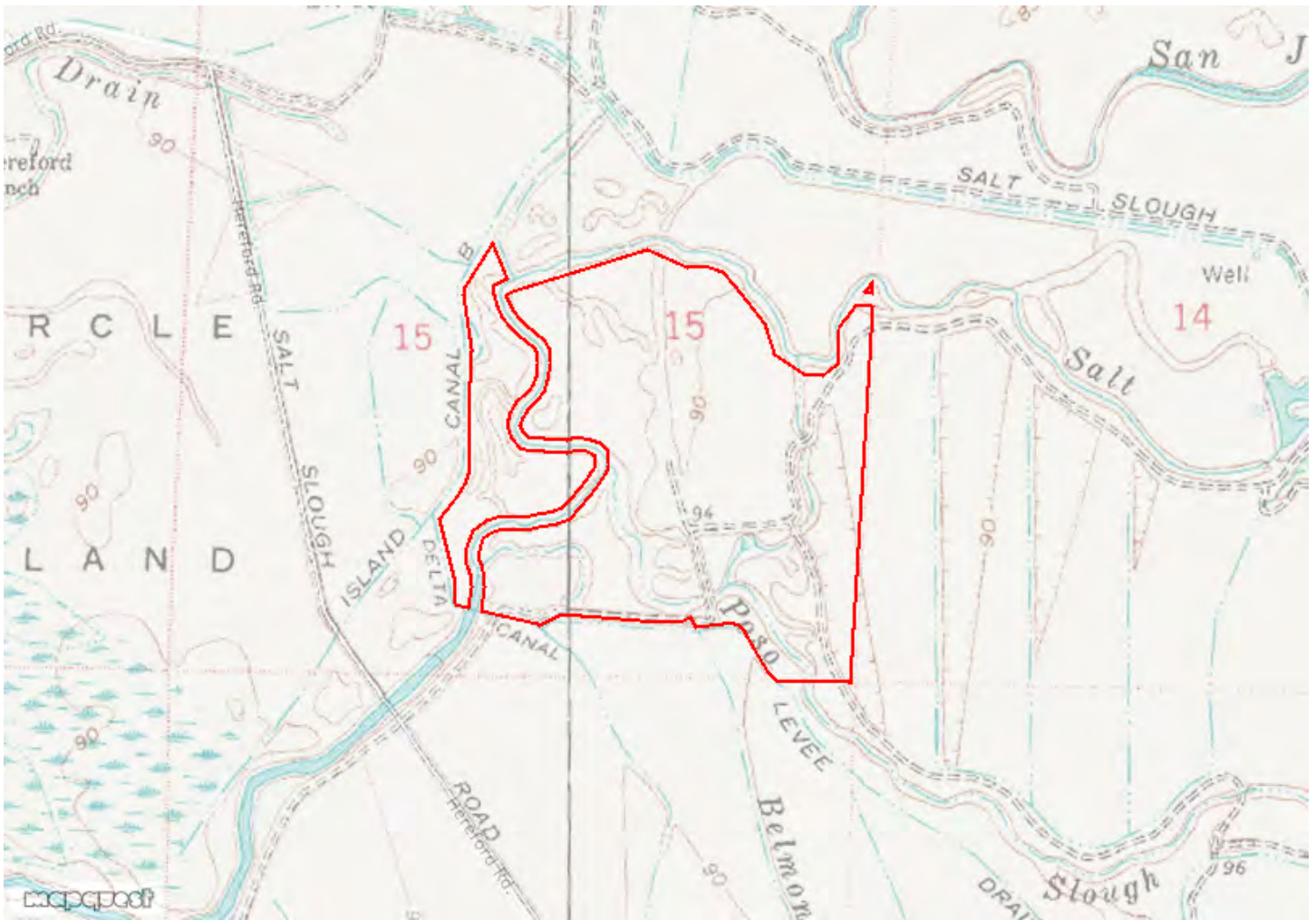


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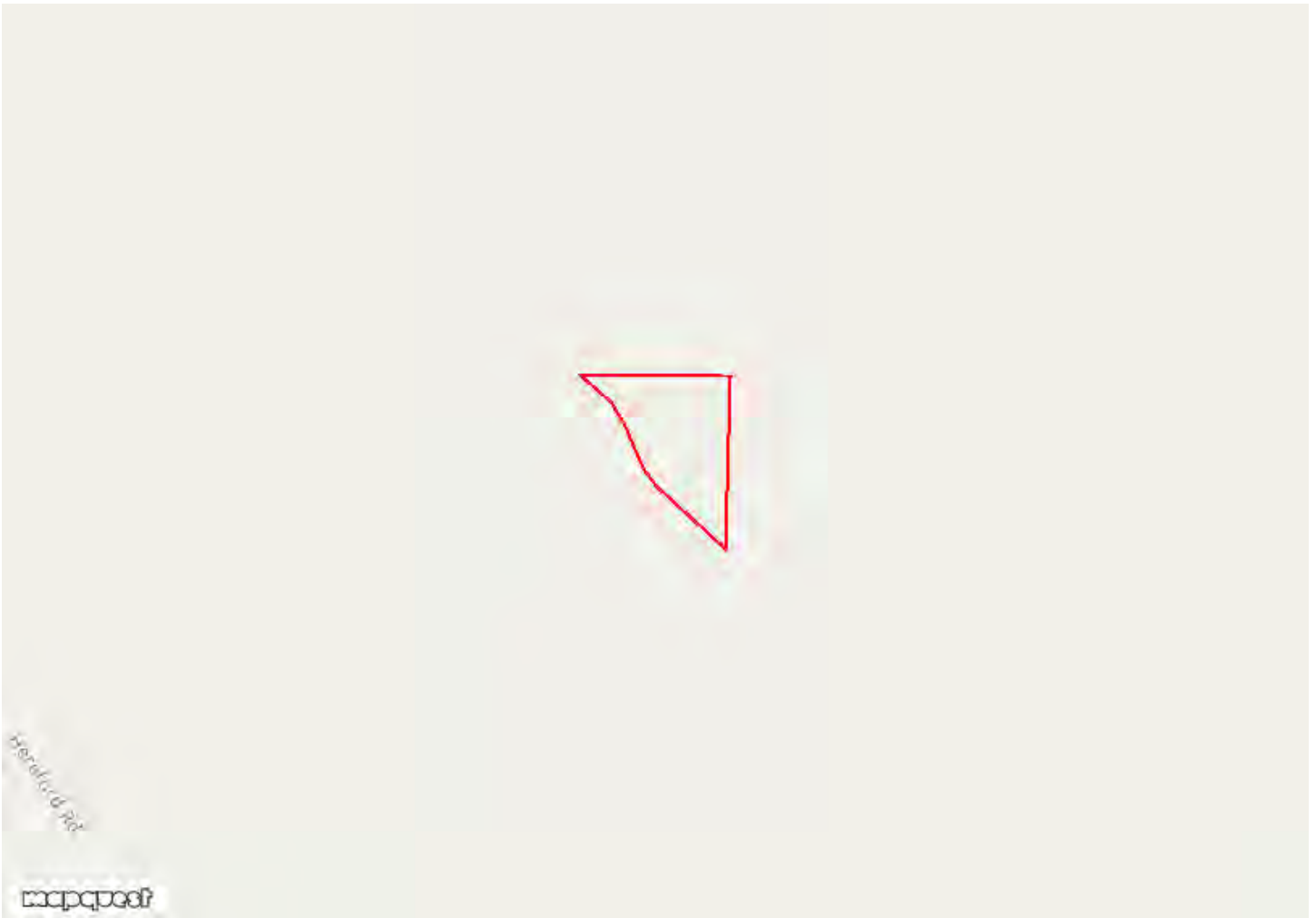


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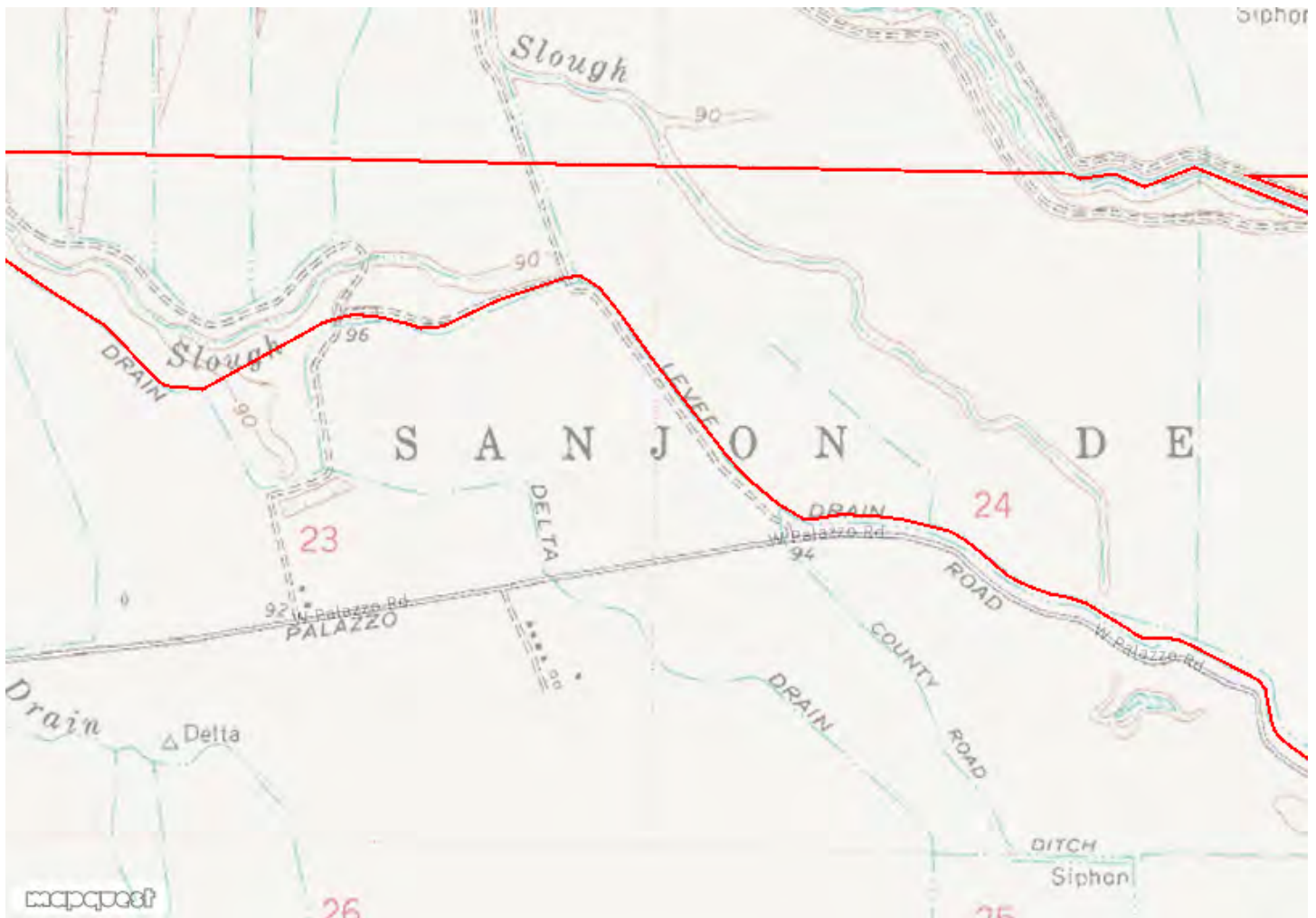


TOPOGRAPHY REPORT





TOPOGRAPHY REPORT





IMAGES REPORT

Vertical Aerial Photo



Street Map





IMAGES REPORT

Vertical Aerial Photo



Street Map



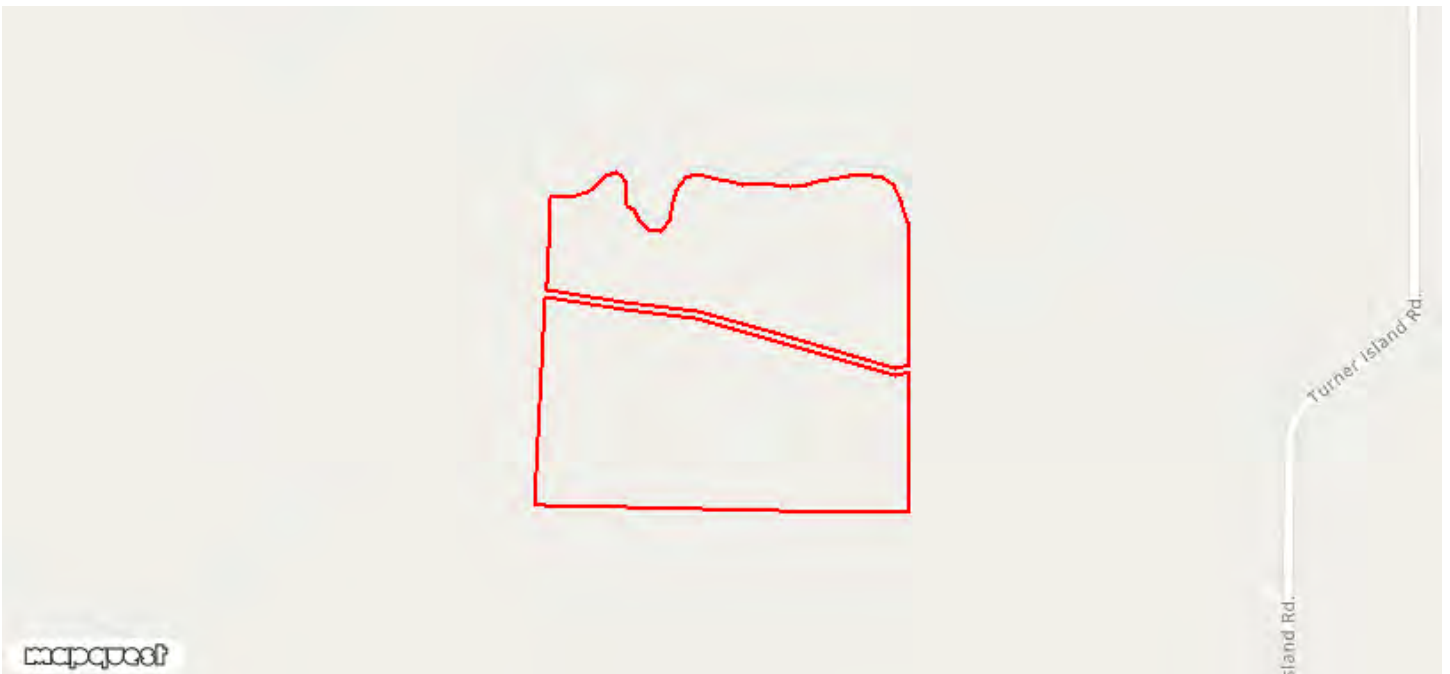


IMAGES REPORT

Vertical Aerial Photo



Street Map



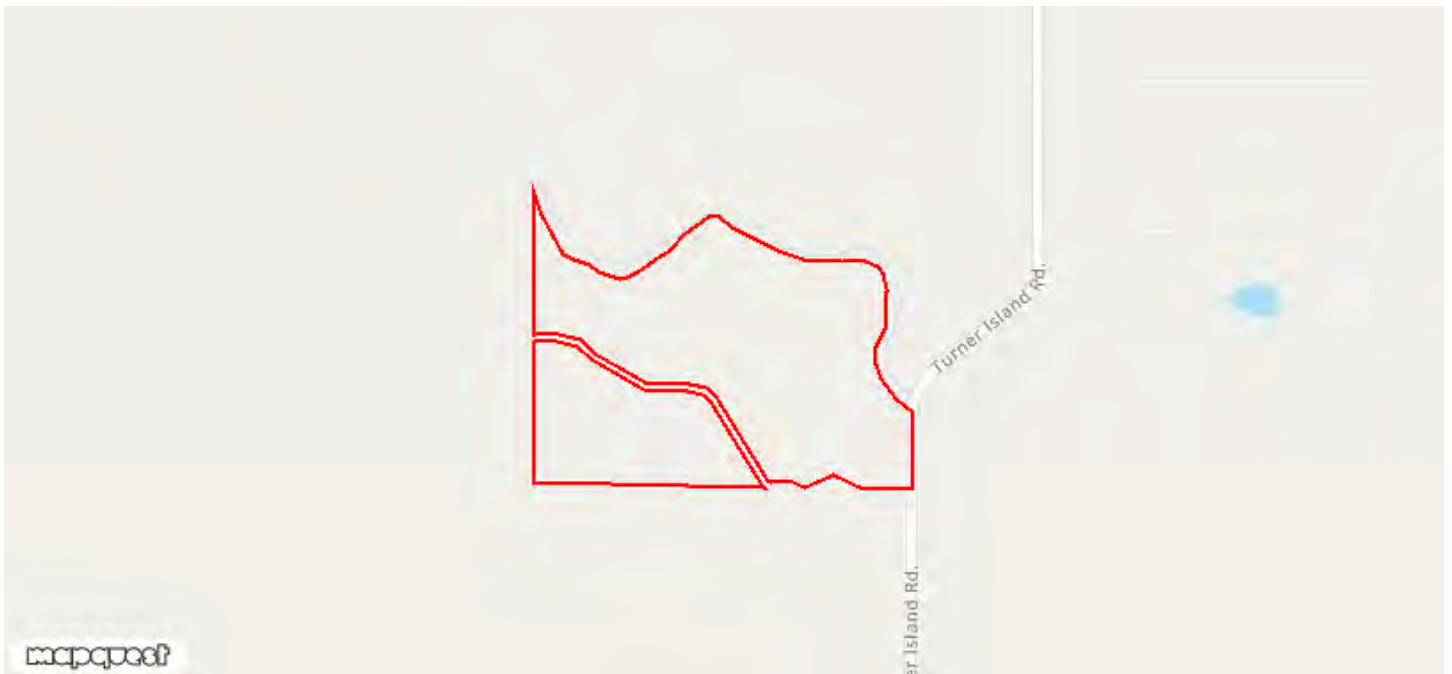


IMAGES REPORT

Vertical Aerial Photo



Street Map





IMAGES REPORT

Vertical Aerial Photo



Street Map



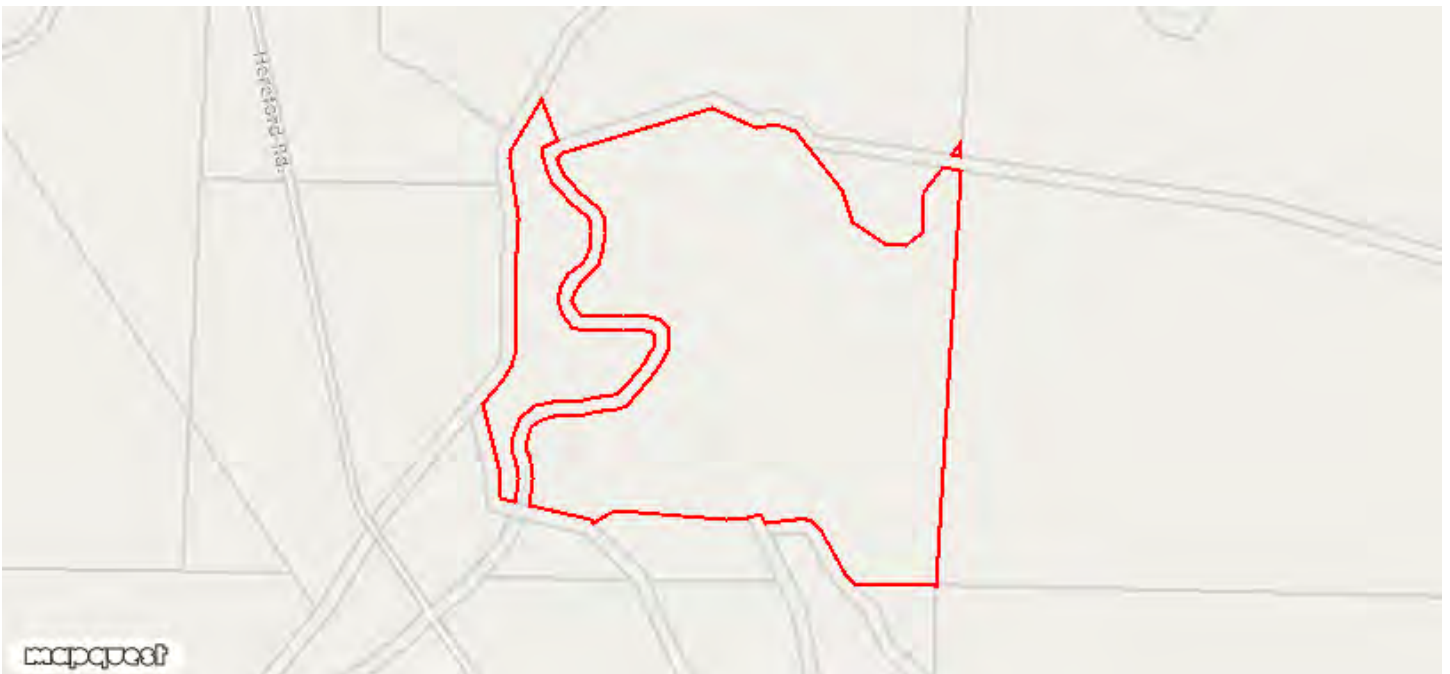


IMAGES REPORT

Vertical Aerial Photo



Street Map





IMAGES REPORT

Vertical Aerial Photo



Street Map





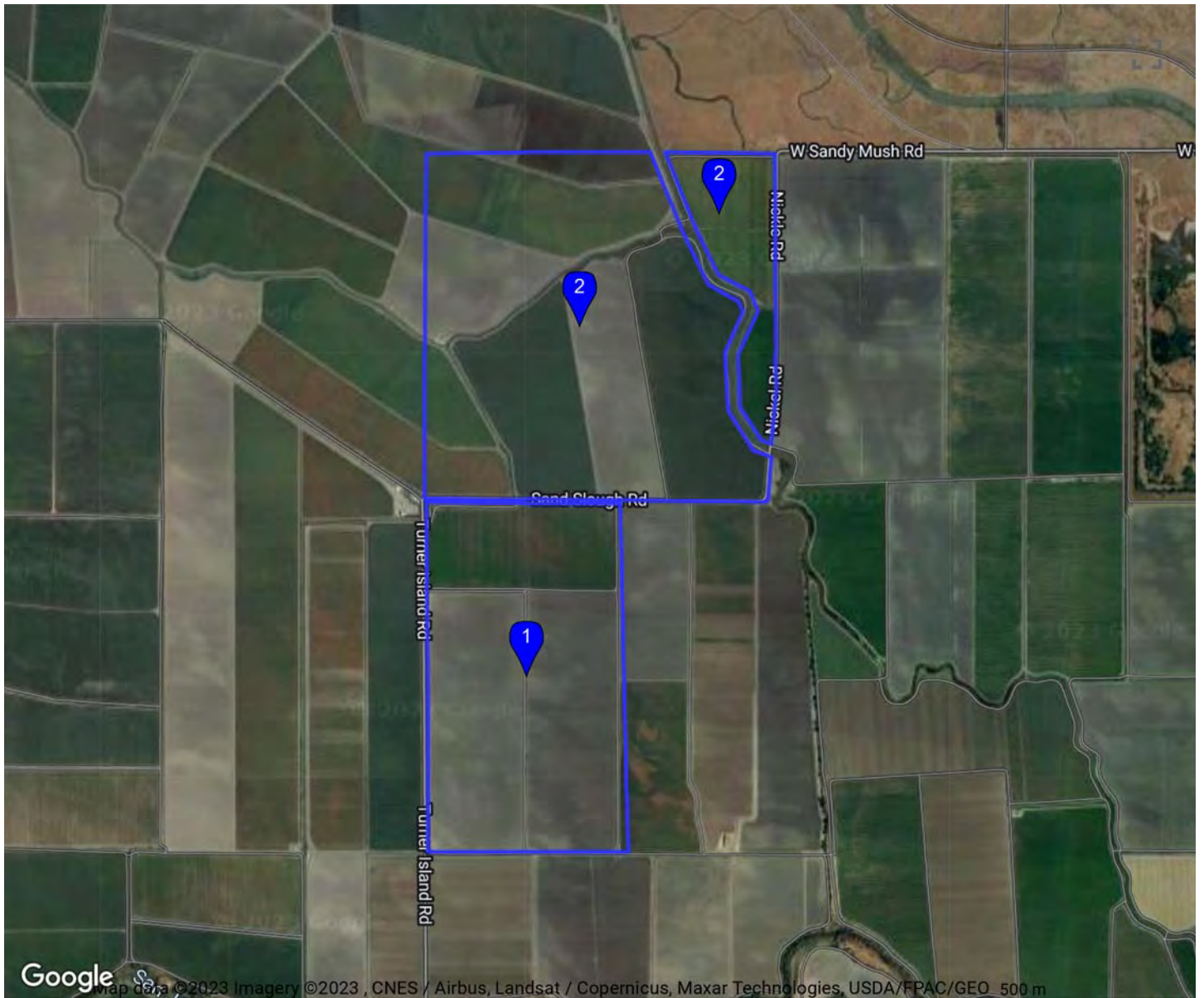
IMAGES REPORT

Vertical Aerial Photo



Street Map





LIST 0
DETAIL

☒		APN 	Owner	Lot Acres	Sale1 Transfer Amt	Sale1 Recording Date	Use Code	County Zoning	Co	Water	Use Type
☒	<u>1</u>	074-030-005-000	SWEETWATER RIDGE II LLC	351.000	\$41,549,500	05/07/2021	0707		MER		AGRICULTURAL
☒	<u>2</u>	074-030-011-000	SWEETWATER RIDGE II LLC	604.000	\$41,549,500	05/07/2021	0707		MER		AGRICULTURAL



DETAIL REPORT

Property Address:

Ownership

Parcel# (APN): **074-030-005-000**
Parcel Status: **ACTIVE**
Owner Name: **SWEETWATER RIDGE II LLC**
Mailing Addr: **5701 TRUXTUN AVE STE 201 BAKERSFIELD CA 93309-9330**
Legal Description: **POR S&O 300 SEC 7/9/12**

Assessment

Total Value:	\$3,382,760	Use Code:	0707	Use Type:	AGRICULTURAL
Land Value:	\$2,907,000	Tax Rate Area:	082-013	County Zoning Code:	
Impr Value:	\$408,000	Year Assd:	2022	Census Tract:	9.01/1
Other Value:	\$67,760	Property Tax:		Price/SqFt:	
% Improved:	12%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
Recording date:	05/07/2021			05/07/2021
Recording Doc:	2021R0020846			2021R0020846
Doc type:	GRANT DEED			
Transfer Amount:	\$41,549,500			
Seller (Grantor):	TURNER ISLAND FARMS			

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres:	Spaces:	Site influence:
Lot SqFt:	Garage SqFt:	Timber Preserve:
Year Built:	Bsmt SqFt:	Ag Preserve:
Effective Year:	N/A	Y



DETAIL REPORT

Property Address:

Ownership

Parcel# (APN): **074-030-011-000**
Parcel Status: **ACTIVE**
Owner Name: **SWEETWATER RIDGE II LLC**
Mailing Addr: **5701 TRUXTUN AVE STE 201 BAKERSFIELD CA 93309-9330**
Legal Description: **POR S&O 316 5&6/9/12**

Assessment

Total Value:	\$5,818,015	Use Code:	0707	Use Type:	AGRICULTURAL
Land Value:	\$4,966,125	Tax Rate Area:	082-013	County Zoning Code:	
Impr Value:	\$774,000	Year Assd:	2022	Census Tract:	9.01/1
Other Value:	\$77,890	Property Tax:		Price/SqFt:	
% Improved:	13%	Delinquent Yr:			
Exempt Amt:		HO Exempt:	N		

Sale History

	Sale1	Sale2	Sale3	Transfer
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Lot Acres:	Spaces:	Site influence:
Lot SqFt:	Garage SqFt:	Timber Preserve:
Year Built:	Bsmt SqFt:	Ag Preserve:
Effective Year:	N/A	Y

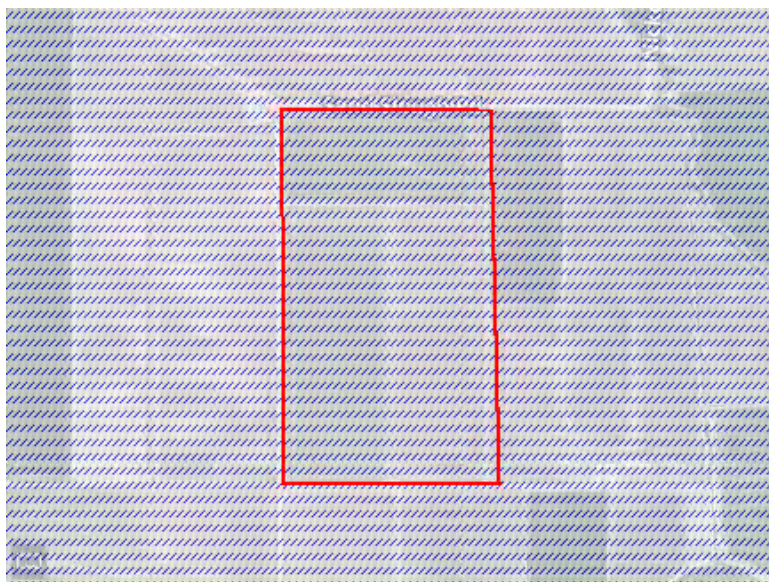


SPECIAL FLOOD HAZARD REPORT



FEMA Flood Zone Legend

/// FEMA Flood Zones type 'A' or 'V'



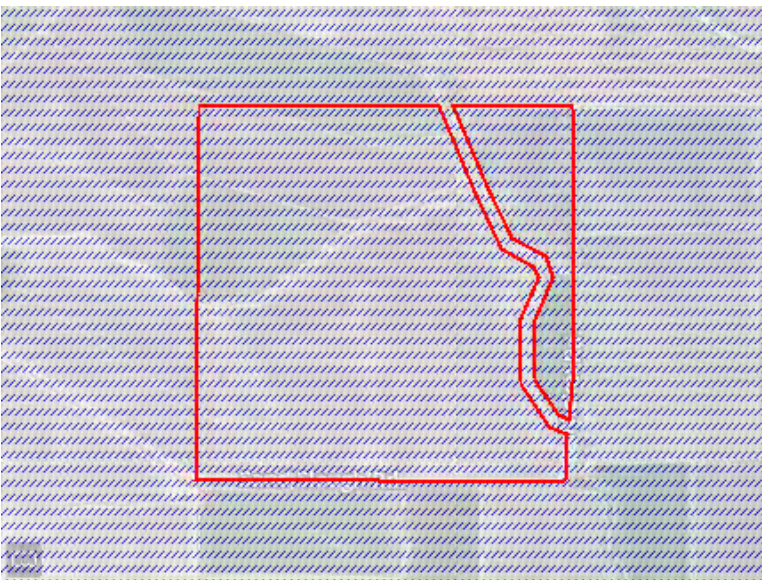


SPECIAL FLOOD HAZARD REPORT



FEMA Flood Zone Legend

/// FEMA Flood Zones type 'A' or 'V'





NATURAL HAZARD REPORT

**Natural Hazard Report Package contents:**

- | | |
|---------------------------------------|--|
| 1. Images Report | 5. Wildland Fire Hazard Report |
| 2. Special Flood Hazard Report | 6. Earthquake Fault Zone Report |
| 3. Dam Inundation Report | 7. Seismic Hazard Report |
| 4. Fire Hazard Severity Report | |

This ParcelQuest Hazard Report Package has been prepared based on proprietary information and information provided by public agencies. The content of this report is for informational purposes only. It is not a substitute for a report prepared by a licensed engineer, land surveyor, geologist, or expert in natural hazard discovery, nor is it intended to satisfy a transferor or listing agency's disclosure requirements under California Civil Code Section 1103.4.

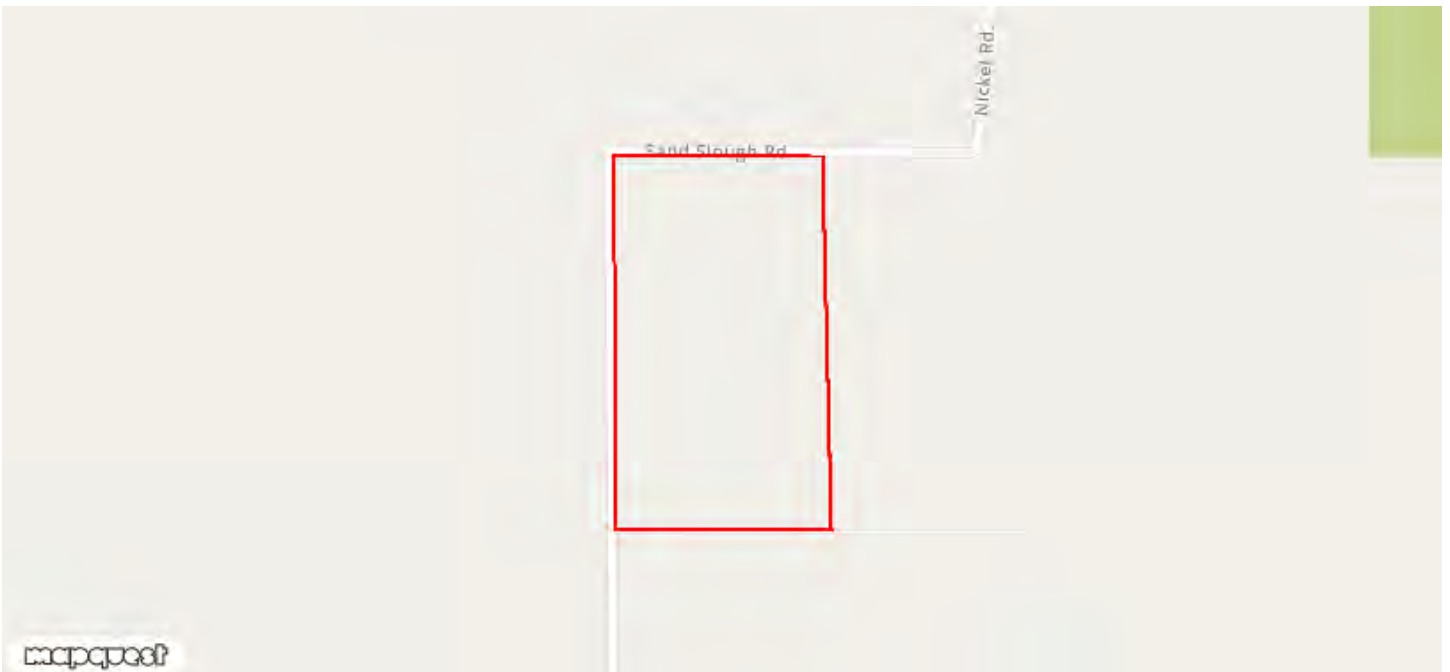


IMAGES REPORT

Vertical Aerial Photo

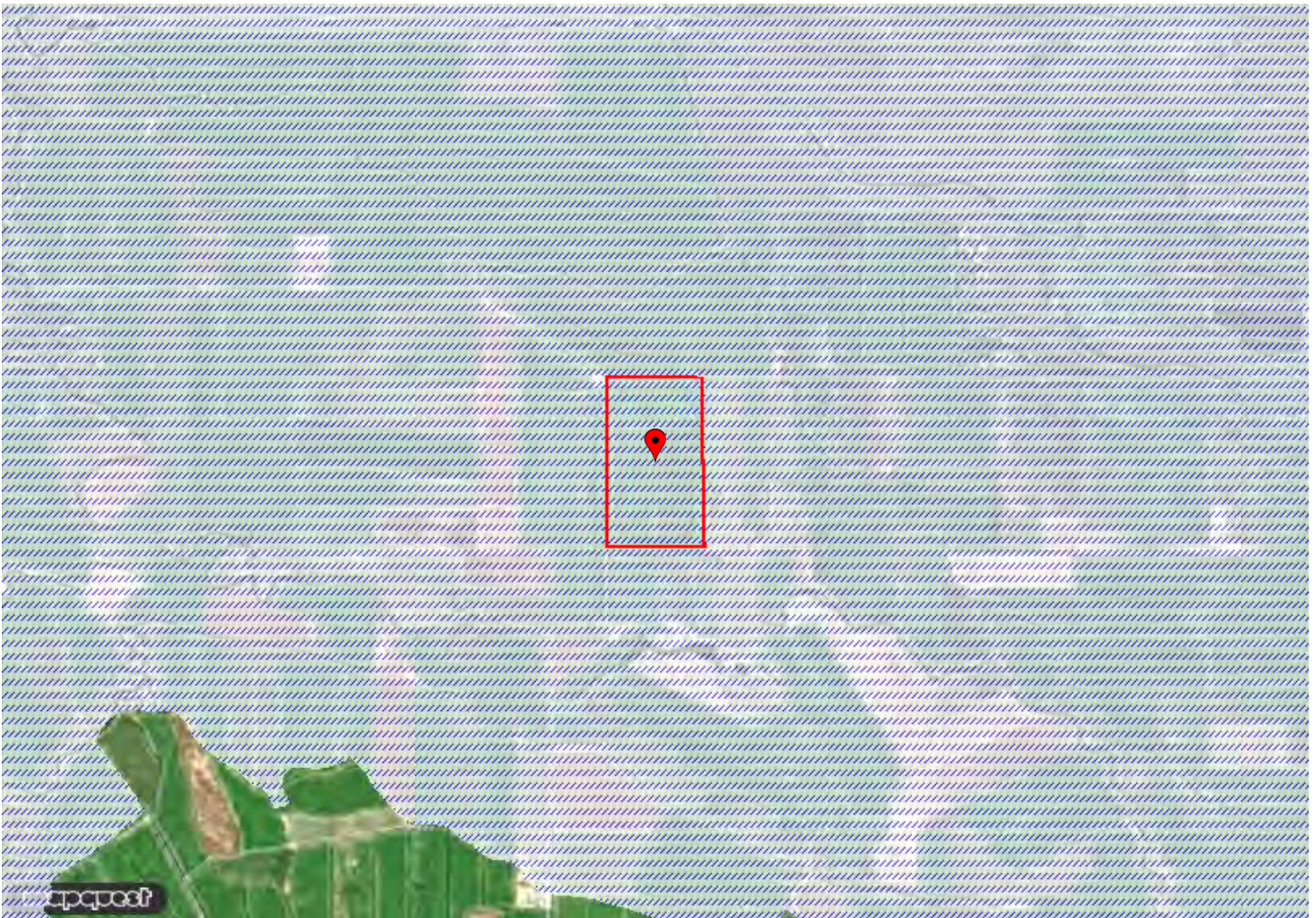


Street Map



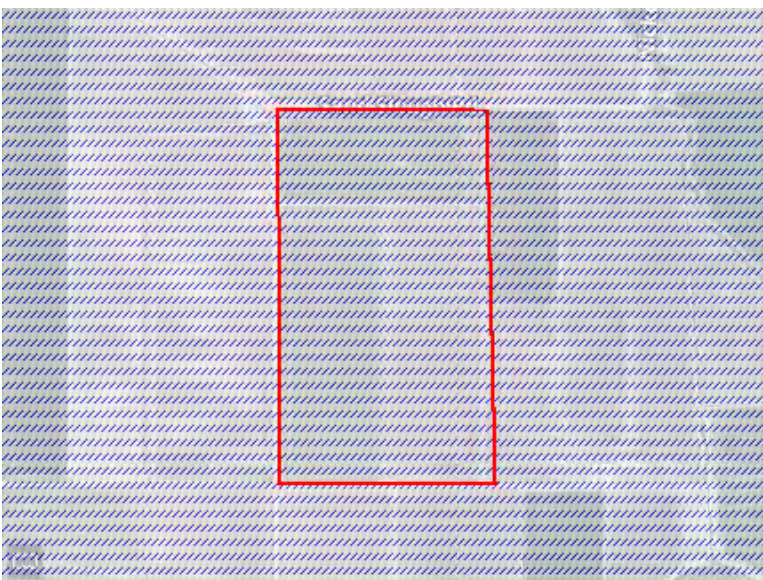


SPECIAL FLOOD HAZARD REPORT



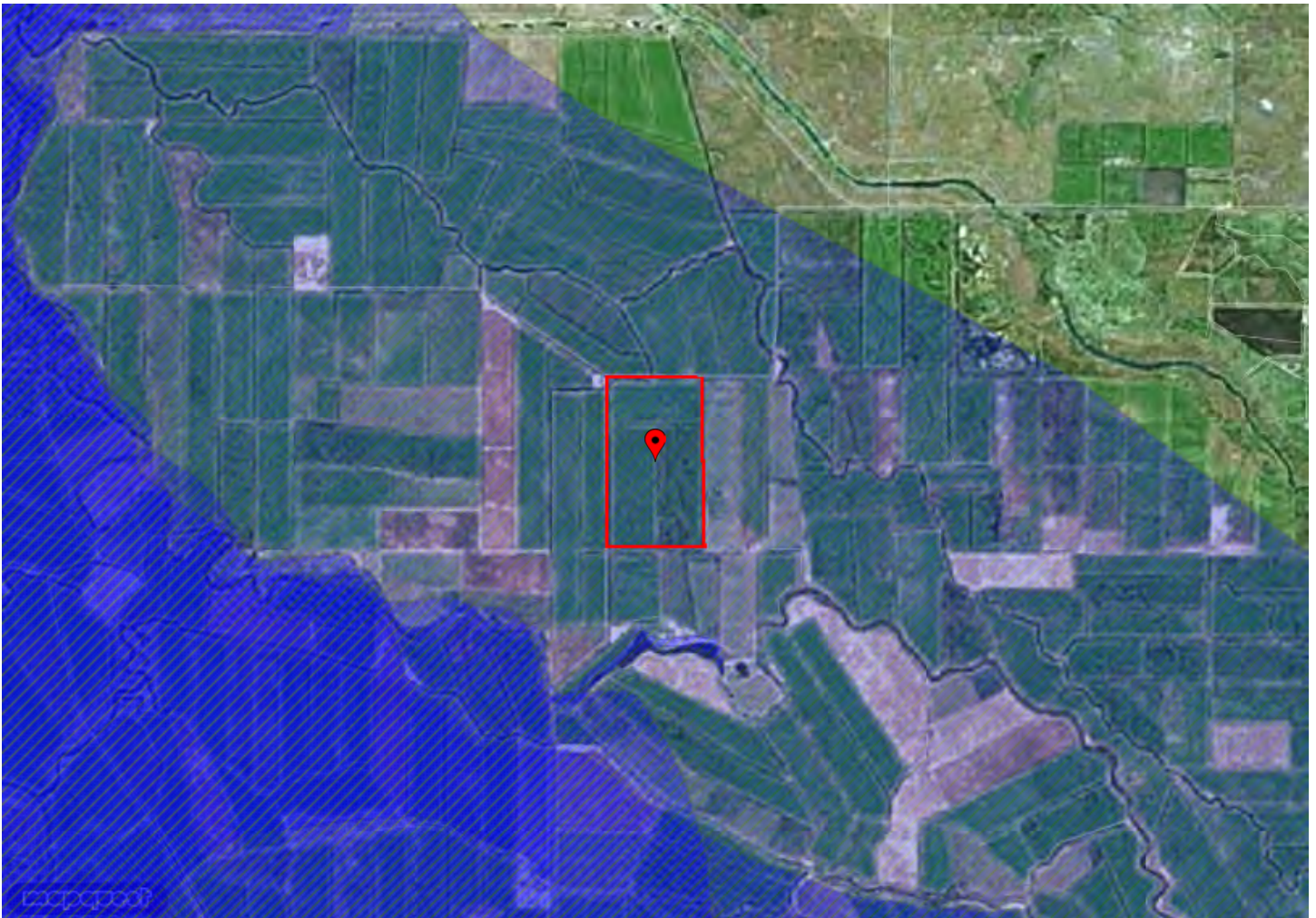
FEMA Flood Zone Legend

/// FEMA Flood Zones type 'A' or 'V'





DAM INUNDATION REPORT



CEMA Dam Inundation Legend

 CEMA Dam Inundation Zone(s)



FIRE HAZARD SEVERITY REPORT

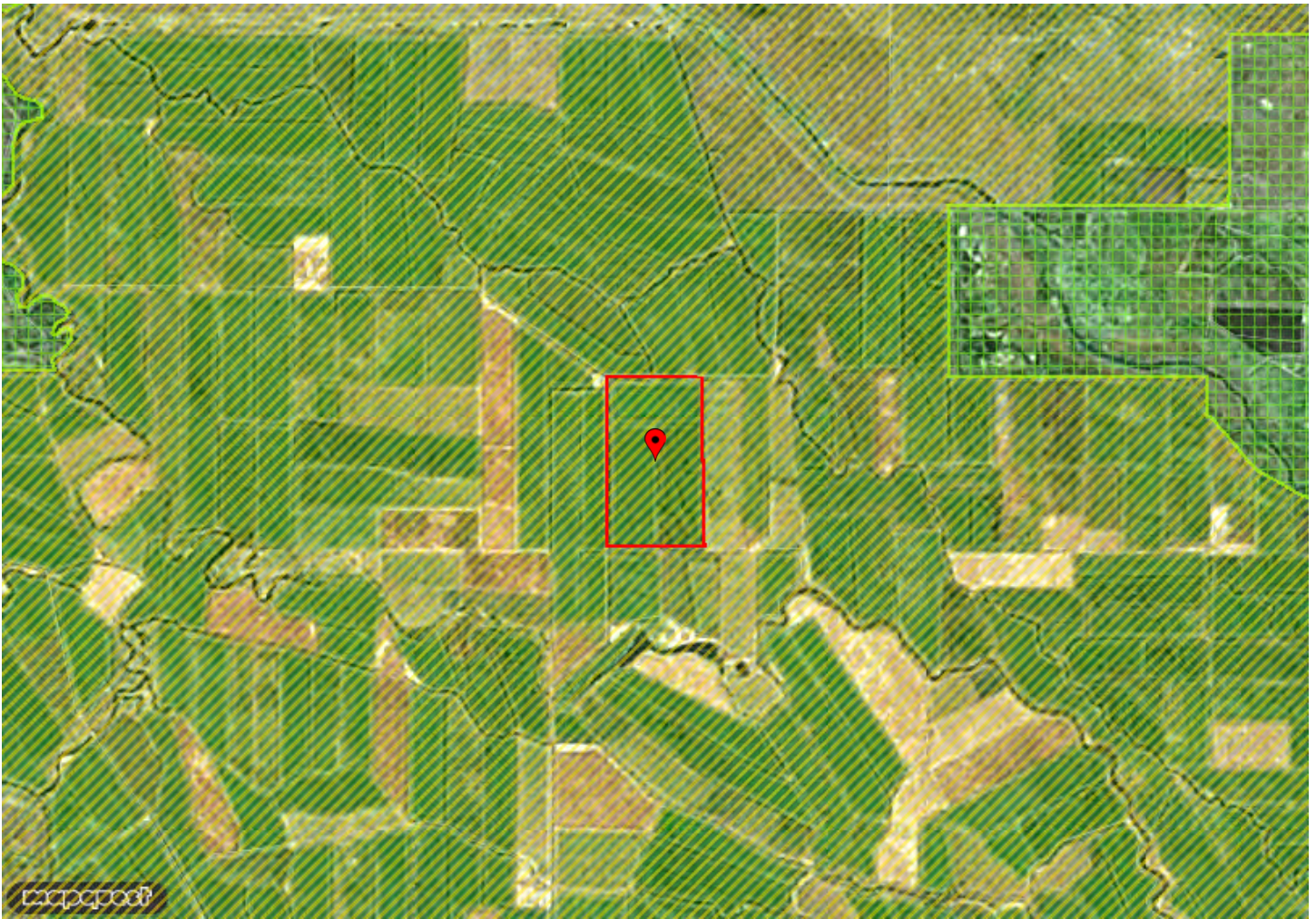


Cal Fire Hazard Severity Legend

-  Moderate Fire Hazard Severity
-  High Fire Hazard Severity
-  Very High Fire Hazard Severity
-  Fire Hazard Severity Not Reported



WILDLAND FIRE HAZARD REPORT



Cal Fire Wildland Fire Hazard Legend

-  Local Responsibility Area
-  State Responsibility Area
-  Federal Responsibility Area



EARTHQUAKE FAULT ZONE REPORT



CA Geological Survey Earthquake Legend

 Earthquake Fault Zone(s)



SEISMIC HAZARD REPORT



CA Geological Survey Seismic Legend

-  Landslide Zone
-  Liquefaction Zone



NATURAL HAZARD REPORT

**Natural Hazard Report Package contents:**

- | | |
|---------------------------------------|--|
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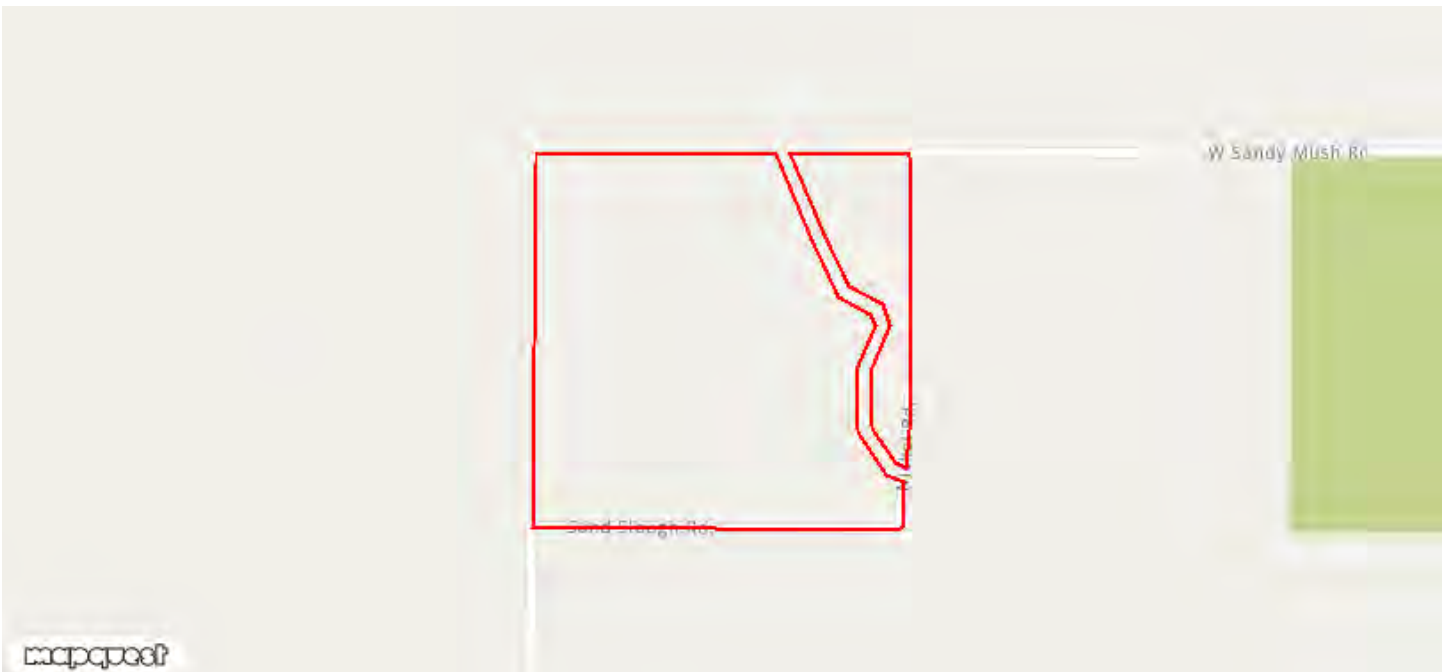


IMAGES REPORT

Vertical Aerial Photo



Street Map



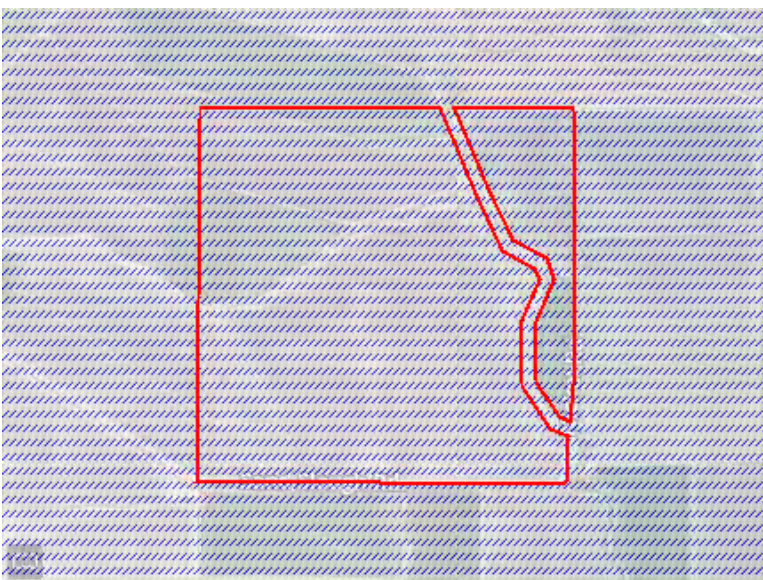


SPECIAL FLOOD HAZARD REPORT



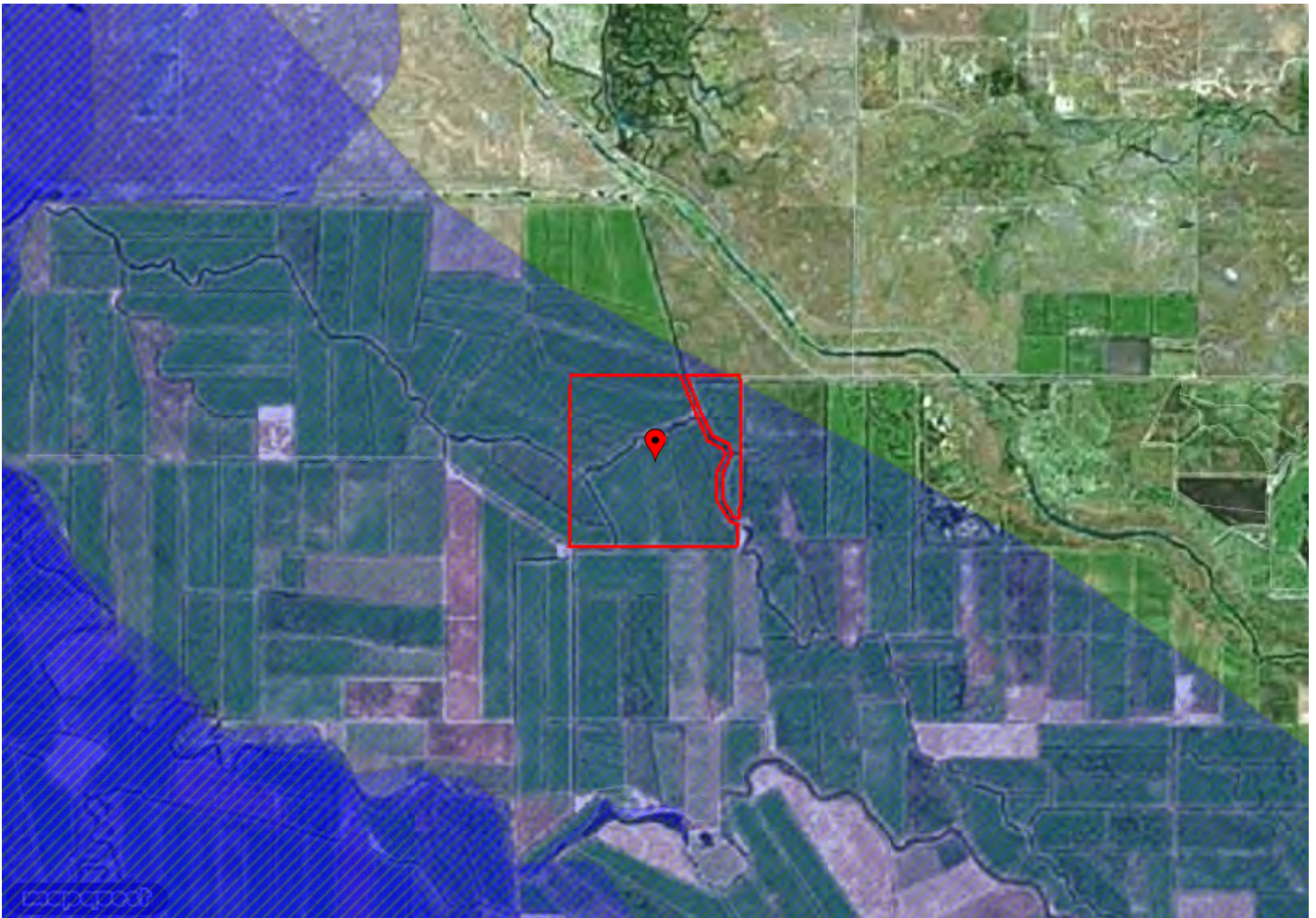
FEMA Flood Zone Legend

/// FEMA Flood Zones type 'A' or 'V'



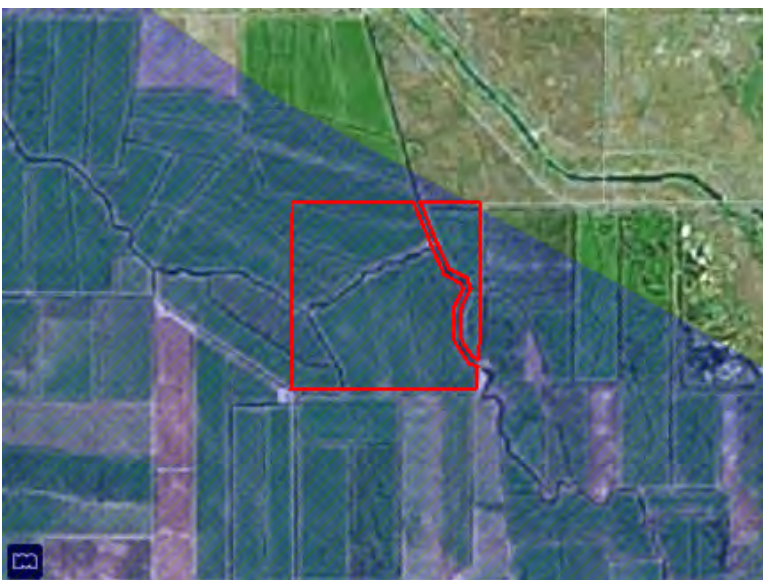


DAM INUNDATION REPORT



CEMA Dam Inundation Legend

 CEMA Dam Inundation Zone(s)





FIRE HAZARD SEVERITY REPORT

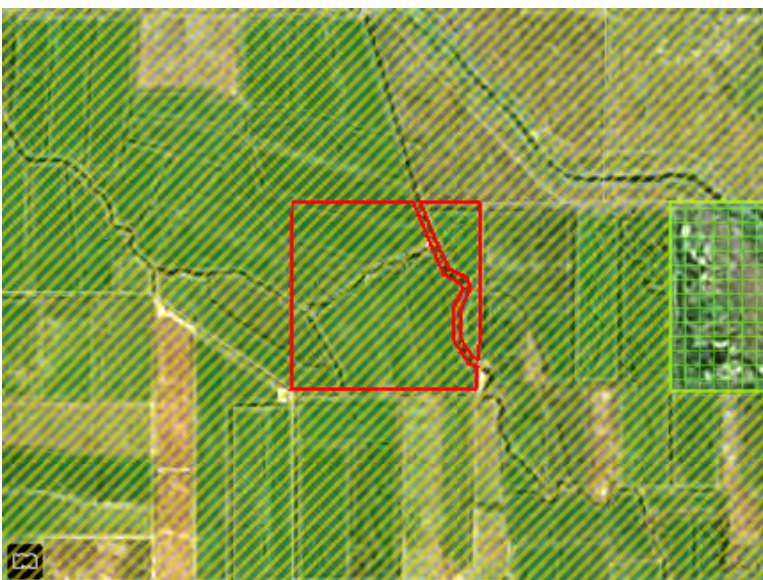
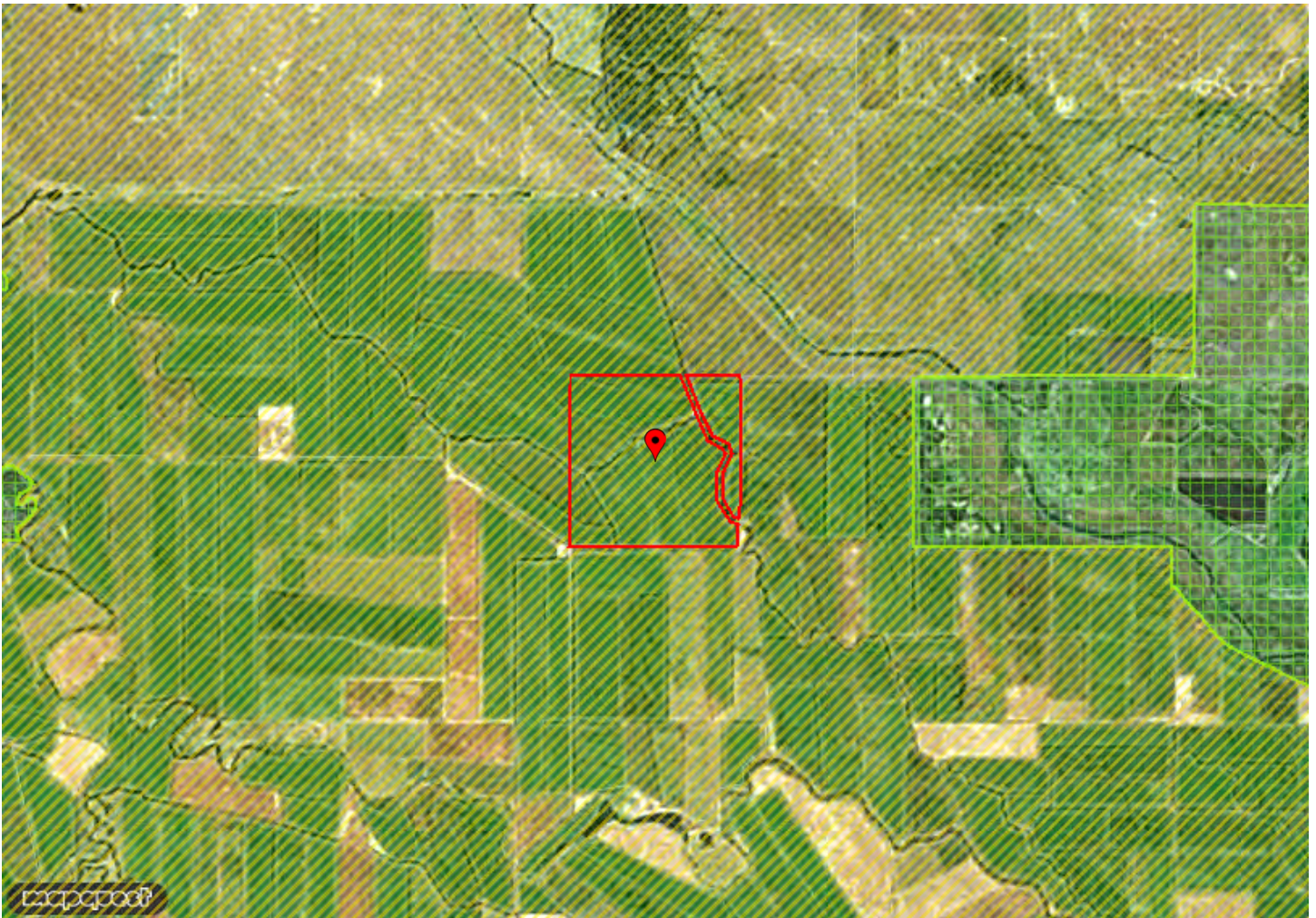


Cal Fire Hazard Severity Legend

- Moderate Fire Hazard Severity
- High Fire Hazard Severity
- Very High Fire Hazard Severity
- Fire Hazard Severity Not Reported



WILDLAND FIRE HAZARD REPORT



Cal Fire Wildland Fire Hazard Legend

-  Local Responsibility Area
-  State Responsibility Area
-  Federal Responsibility Area



EARTHQUAKE FAULT ZONE REPORT



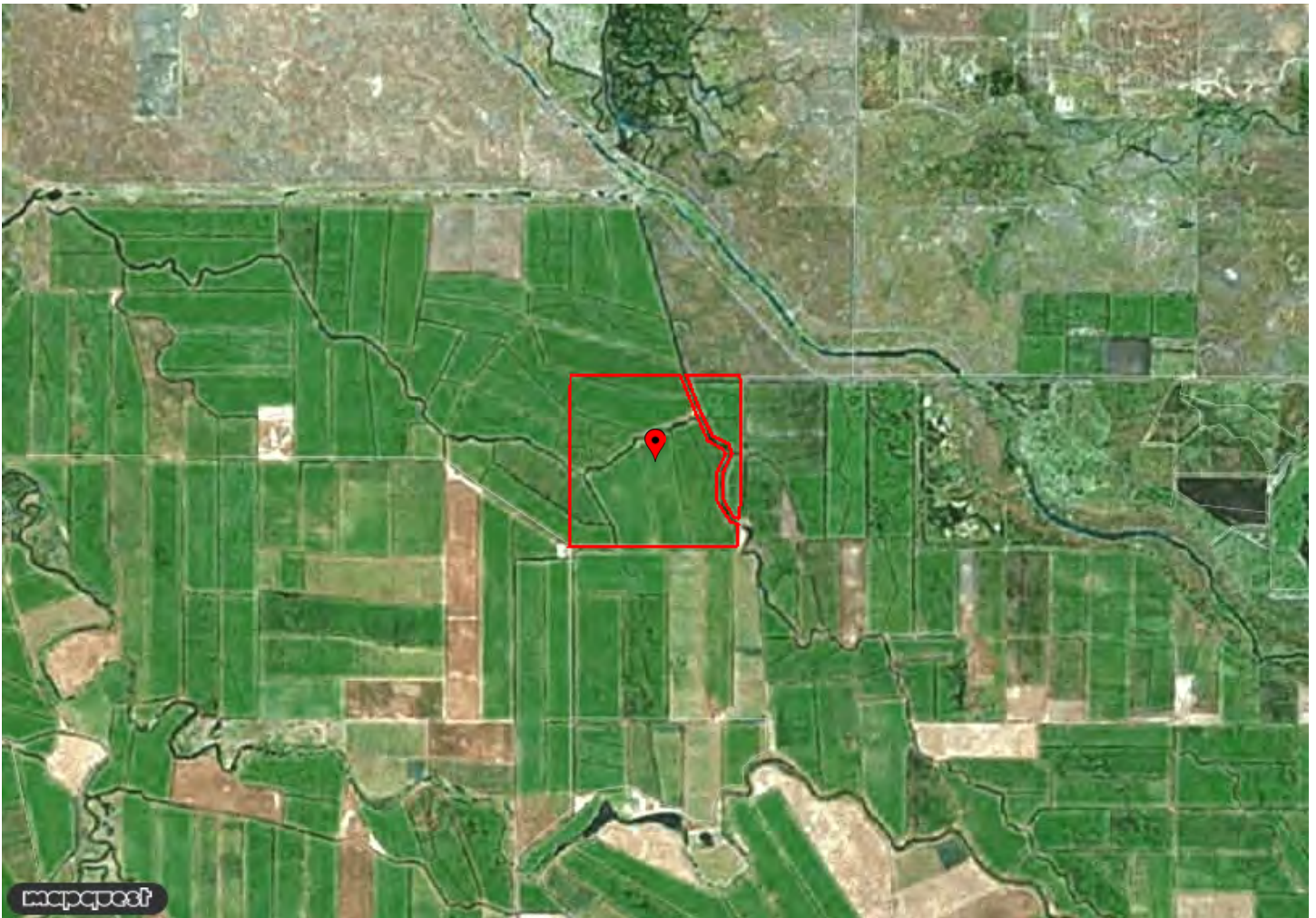
CA Geological Survey Earthquake Legend

 Earthquake Fault Zone(s)





SEISMIC HAZARD REPORT



CA Geological Survey Seismic Legend

-  Landslide Zone
-  Liquefaction Zone



Special Flood Hazard Report

The Federal Emergency Management Agency (FEMA) has prepared Flood Insurance Rate Maps, which delineate flood zones based on estimated flood risk. The zones pertinent to this report are Zone A and V (Special Flood Hazard Areas). Zone V is for coastal areas and Zone A is for inland areas. These zones are located within a 100-year flood plain. A 100-year flood has a one-percent chance of occurrence in any given year. Flood insurance is required by federally regulated lending institutions for the properties located within Zones A or V. Local flood control projects to mitigate flood hazard potential can change the flood risk of a specific area or property. The flood risk of a specific area or property may be updated through a Letter of Map Change filed with FEMA. Specific updated flood risk information, not included on the Flood Insurance Rate Maps, is not provided in this report. If a property is located within a Special Flood Hazard Area, ParcelQuest recommends contacting FEMA for the updated risk assessment of the property and the current flood insurance requirements. It should be noted that properties within a Special Flood Hazard Zone may never experience flooding, and conversely, properties not located within a Special Flood Hazard Zone may experience flooding. This report is not meant to predict flooding, but rather to identify properties for which flood insurance may be required by federally regulated lending institutions.

Dam Inundation Report

The California Office of Emergency Services (CA OES), also known as the California Emergency Management Agency (CEMA), has provided Inundation Maps, which delineate areas subject to flooding from a sudden, catastrophic failure of a dam with a full reservoir. Maps are not available for all dams in the state. Additional maps may become available subsequent to approval by the OES. Inundation from reservoir, dam, or dike failure can pose serious risks to large segments of the population. Cities and counties within the mapped areas are required to adopt emergency procedures for the evacuation of populated areas.

Fire Hazard Severity Report

The California Department of Forestry and Fire Protection (CDF), also known as Cal Fire, under the Bates Bill (AB 337) established Very High Fire Hazard Severity Zones (VHFHSZ) in the Local Responsibility Areas (LRA) of California. The maps prepared by Cal Fire show zones based on State criteria. Local agencies, by law, are allowed to make changes to the zones. Fire defense improvements are mandated for properties located within the zones under section 51178 and 51179 of the Government Code. Mandated improvements include a Class A roof for new development or replacement of an existing roof and brush clearing within 30 feet of a structure. For a complete listing of the mandated fire defense improvements and local zone changes, contact the local fire department. The Very High Fire Hazard Severity Zone Maps were prepared at a scale that does not always allow a conclusive determination to be made at zone boundaries. In these cases, the local fire department should be contacted to determine if the property is located within the zone.

Wildland Fire Hazard Report

The California Department of Forestry and Fire Protection (CDF), also known as Cal Fire, has established State Responsibility Areas (SRAs) for which the primary financial responsibility for prevention and suppression of fires is that of the State. However, the State is not responsible for protecting structures within these areas. The property owner is subject to certain maintenance requirements and may be responsible for fire protection of structures under Section 4291 of the Public Resources Code. If the property is located within a State Responsibility Area, ParcelQuest recommends contacting the county fire department to obtain a full listing of property owner maintenance and fire protection requirements. Public Resources Code Section 4326 reads, "A seller of real property which is located within a state responsibility area determined by the board, pursuant to Section 4125, shall disclose to any prospective purchase the fact that the property is located within a wild land area which may contain substantial forest fire risks and hazards and is subject to the requirements of Section 4291." The State Responsibility Area Maps were prepared at a scale that does not always allow a conclusive determination to be made at zone boundaries. In these cases, the county fire department should be contacted to determine if the property is located within the zone.

Earthquake Fault Zone Report

The state geologist has established regulatory zones around the mapped surface traces of active faults. These zones, typically one-quarter mile or less in width, have been delineated on maps around "sufficiently active and well-defined" faults and fault segments that "constitute a potential hazard to structures from surface faulting or fault creep." Faults that demonstrate movement during the past 11,000 years are considered active. The purpose of the Act under Section 2621-2630 of the Public Resources Code is to assist cities and counties in land use planning and development permit requirements. The State Mining and Geology Board provide additional regulations to guide cities and counties in their implementation of the law under California Code of Regulations, Title 14, and Division 2. Local agencies must regulate most types of development projects located within the zones. If this report indicates the subject property is located within an Earthquake Fault Zone, ParcelQuest recommends consulting a Certified Engineering Geologist to assess the site-specific potential for surface fault rupture. It should be noted that the State Earthquake Fault Zoning Program is ongoing and properties currently not situated in a zone may be located in a zone established in the future.

Seismic Hazard Report

The California Division of Mines and Geology under the Seismic Hazards Mapping Act has prepared maps delineating zones of potential seismic hazards. The legislation for the Act may be found in the California Public Resources Code, Division 2, Chapter 7.8, Sections 2690-2699.6 and Chapter 8, Article 10, Sections 3720-3725. The purpose of the Act is to provide cities and counties with zones where site-specific geo-technical studies are required prior to development. Local agencies must regulate most types of development projects located within the zones. The currently available Official Maps of Seismic Hazard Zones contains zones for the seismic hazards of liquefaction and earthquake induce land sliding for limited geographic areas only. However, future maps may contain additional seismic hazards and may cover the entire state. Due to limitations of the state Seismic Hazards Mapping Program, ParcelQuest recommends hiring a Certified Engineering Geologist to address any concerns regarding the seismic hazard potential of the subject site.

The Liquefaction Hazard Zones delineate areas where liquefaction has been recorded in the past and areas where local soil and groundwater conditions indicate a potential for permanent ground displacement from liquefaction that would require mitigation. Site-specific geo-technical studies are required prior to new development. Liquefaction is a process whereby saturated, unconsolidated, sandy soils, temporarily become liquefied as a result of strong ground shaking. Liquefaction is considered most likely when the ground water table is located less than 50 feet below the ground surface. Ground displacement may occur and buildings may be damaged as a result of liquefaction.

Earthquake-induced Landslide Zones include areas where geologic materials are considered susceptible to slope failure during strong earthquake ground shaking. Also included are areas with identified past landslide movement and areas with known earthquake-induced slope failure during historic earthquakes. Site-specific geo-technical studies are required prior to new development. It should be noted that the maps may not show all areas of potential liquefaction or earthquake-induced land sliding. In addition, the mapped areas within each zone will not be affected uniformly during an earthquake. As noted on the maps, "Liquefaction zones may also contain areas susceptible to the effects of earthquake-induced landslides. This situation typically exists at or near the toe of existing landslides, down slope from rock fall or debris flow source areas, or adjacent to steep stream beds."

Statement of Liability, Limitations, Conditions, Terms and Assumptions

The content of this report, herein referred to as "Report" concerns the property identified in the Report, herein referred to as "Property" which does NOT include any property beyond the lines of the area described, or referred to in this Report, nor any real property described as an easement, nor any right, title, interest, estate or easement in abutting streets, roads, alleys, lanes, ways, or waterways. ParcelQuest has not made a physical inspection of the Property. This Report is not a substitute for a physical inspection of the Property, examination of its physical conditions, and/or its surroundings, and is not a substitute for a title report or title insurance and may not be relied upon as such. ParcelQuest is not a licensed engineer, land surveyor, geologist, or expert in natural hazard discovery.

ParcelQuest reviewed only those records and information, herein referred to as "Records", specifically referred to in this Report, which are readily available for public inspection and are provided by private and public Government sources. Conditions frequently change, and changes occurring after the date of this report are not disclosed, nor does ParcelQuest have any responsibility or liability to disclose such changes. ParcelQuest relies upon the information embodied in the Records. No responsibility is assumed for the accuracy of information in the Records.

ParcelQuest is not responsible for the accuracy of the address or APN in this report. No opinion is rendered, nor responsibility assumed, and no representation is made as to whether the Property is comprised of legal lots in conformance with the California Subdivision Map Act and local ordinances enacted pursuant thereto.

ParcelQuest assumes no responsibility for any costs or consequences arising due to the need, or the lack of need for earthquake, flood, casualty and/or liability insurance. The decision to insure or not to insure is a personal one of the owner and should be made in consultation with an insurance advisor.

This Report does not purport, either explicitly or by implication to include or provide information regarding any other matters not specifically addressed herein.

This Report is issued as of the date specified herein. ParcelQuest has no obligation to advise the purchaser of this report or any other interested party of any relevant fact, circumstance or change that occurs after the date specified herein which pertains to the Property or which modified or otherwise affects the information provided in this Report.

Acceptance of, and/or use of this Report constitutes acceptance of the above limitations, conditions, terms and assumptions. ParcelQuest's liability extends only to the original purchaser of this Report, not to any other interested party or user(s). Furthermore, the original purchaser's sole remedy, and ParcelQuest's sole liability shall be limited to the original purchase price of this Report. ParcelQuest is not liable for any special, indirect or consequential damages in connection with or arising out of the preparation, issuance or use of this report.

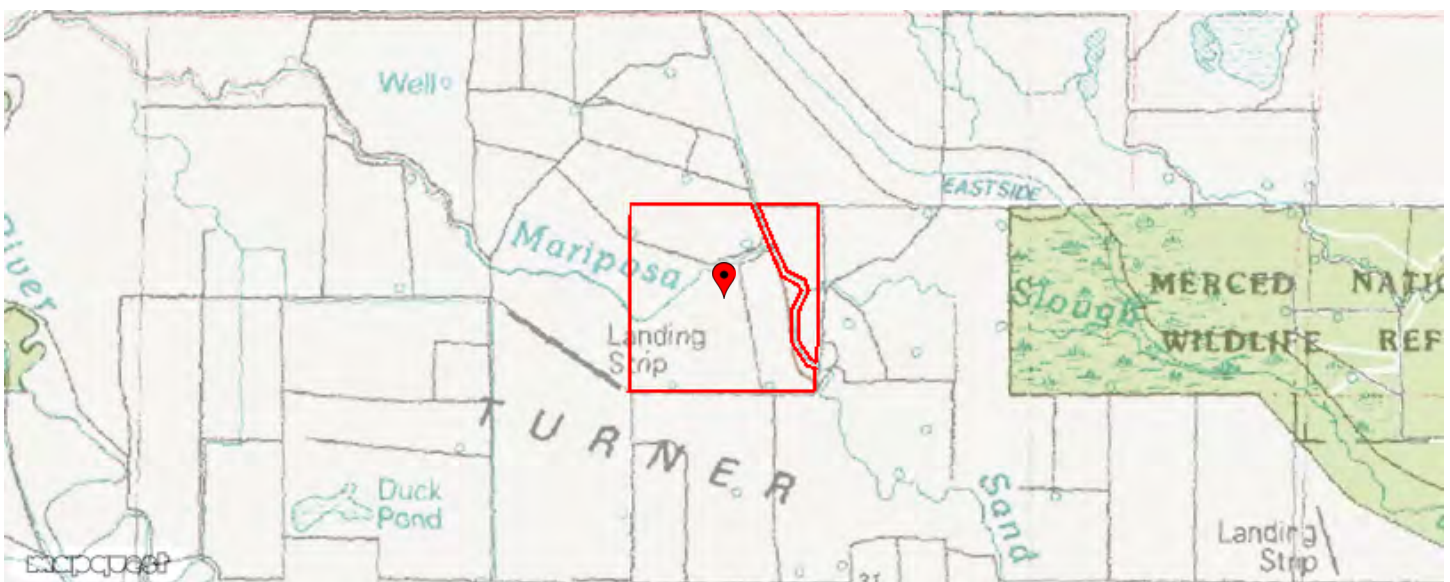
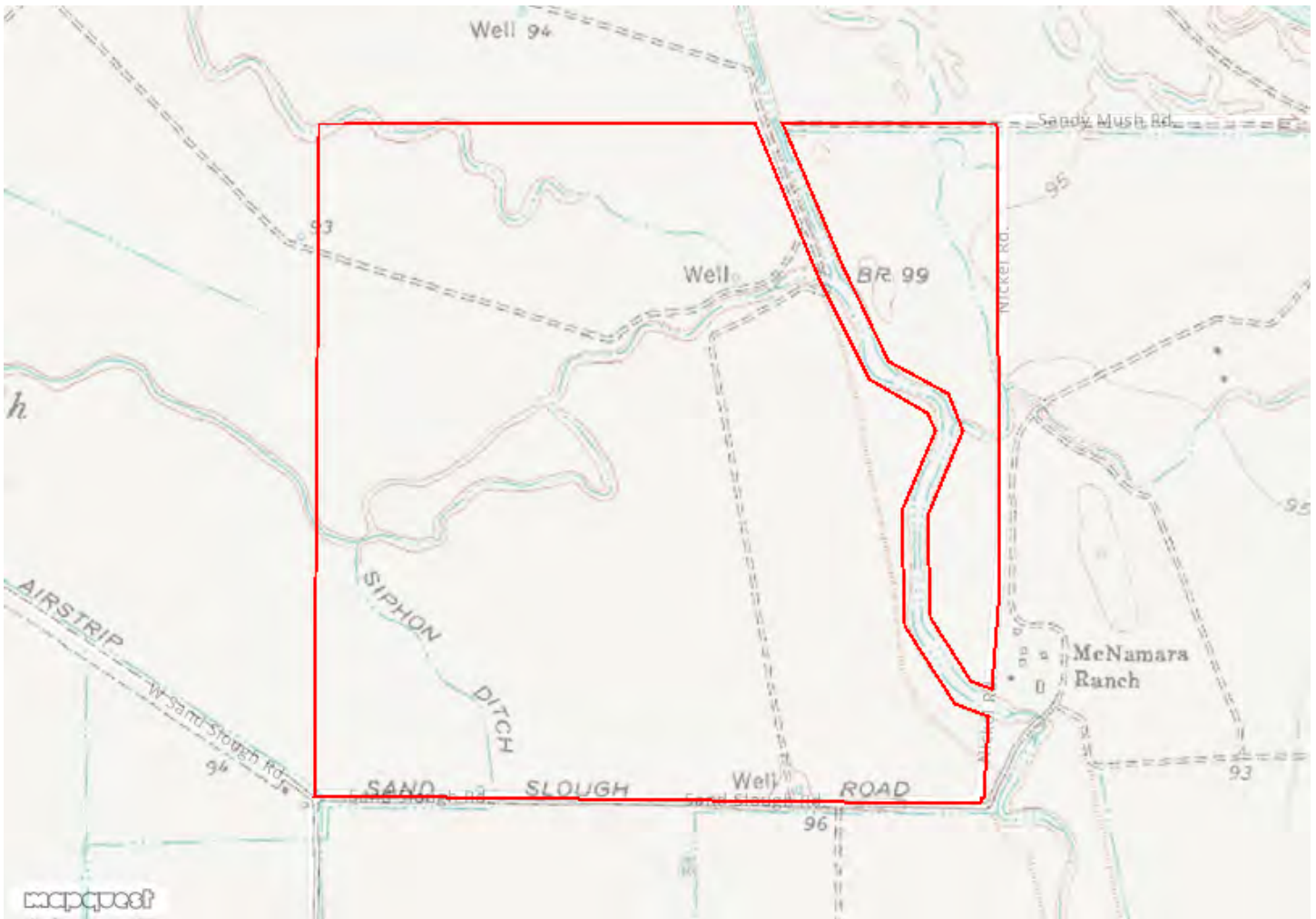


TOPOGRAPHY REPORT





TOPOGRAPHY REPORT





IMAGES REPORT

Vertical Aerial Photo



Street Map





IMAGES REPORT

Vertical Aerial Photo



Street Map

