

OFFERING MEMORANDUM

400 GUILLAN PARK DRIVE

*±70.99 Acres / Zoned M-2 Heavy Manufacturing / Former
Biomass Power Plant / Clean Energy Systems Ownership*



MENDOTA | CA 93640

km Kidder
Mathews

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By receipt of this Offering Memorandum, you have been advised that Kidder Mathews is acting as a broker exclusively on behalf of Seller in connection with the marketing and sale of the Property.

By receipt of this Offering Memorandum, you acknowledge receipt of the pamphlet entitled "The Law of Real Estate Agency" and/or any such required materials required by the State of Washington.

EXECUTIVE SUMMARY

Kidder Mathews proudly presents an exceptional investment opportunity, a ±71-acre heavy industrial site located within Mendota city limits in Fresno County, California.

Formerly the Covanta Mendota Biomass Power Plant, this unique offering combines scale, infrastructure, and zoning flexibility—ideal for redevelopment as a bioenergy, carbon capture, hydrogen, or logistics facility. The property also has a CAISO Large Generator Interconnection Agreement for 25 MW and Substation.

Owned by Clean Energy Systems, Inc. (CES), the property includes multiple deep wells, paved yard areas, and power infrastructure—all within the M-2 Heavy Manufacturing district, allowing for high-intensity industrial and energy uses.



400 GUILLAN
PARK DR

INVESTMENT HIGHLIGHTS

HEAVY INDUSTRIAL ZONING

M-2 district permits manufacturing, energy, logistics development, including outdoor storage and truck parking.

INFRASTRUCTURE IN PLACE

Power, wells, and yard improvements reduce lead time and cost.

ENERGY REUSE POTENTIAL

Ideal platform for BECCS, hydrogen, or waste-to-energy projects.

STRATEGIC CENTRAL VALLEY LOCATION

Near Fresno, I-5, and key agricultural processing corridors.

SCALE & RARITY

±71 acres of industrial-zoned land inside city limits—extremely scarce.

400 GUILLAN
PARK DR

GUILLAN PARK DR

W BELMONT AVE

PROPERTY OVERVIEW

PROPERTY SUMMARY

ADDRESS	400 Guillan Park Drive Mendota CA 93640
APN	013-030-61S
COUNTY	Fresno
LAND AREA	70.99 AC (Assessor) 69.86 AC (Calculated)
ZONING	M-2 Heavy Manufacturing (Industrial General)
IMPROVEMENTS	9,588 SF, two-story industrial building (1989) originally constructed as a biomass facility.
TOPOGRAPHY	Level industrial yard with legacy infrastructure
FLOOD ZONE	FEMA Zone A - Mitigation required. Some portions are in a FEMA Flood area.
WETLANDS	Freshwater Emergent Wetland (PEM1A) mapped
UTILITIES	Four on-site industrial wells + city connections available. CAISO Interconnect Agreement



ZONING & ENTITLEMENTS

ZONING M-2 (HEAVY MANUFACTURING INDUSTRIAL)

The M-2 district accommodates high-intensity industrial operations, including energy production, heavy manufacturing, and resource recovery.

PERMITTED USES INCLUDE

Renewable energy generation (biomass, BECCS, hydrogen).

Manufacturing, assembly, repair, and processing.

Equipment storage yards and logistics operations.

Ag-processing, packaging, and cold storage.

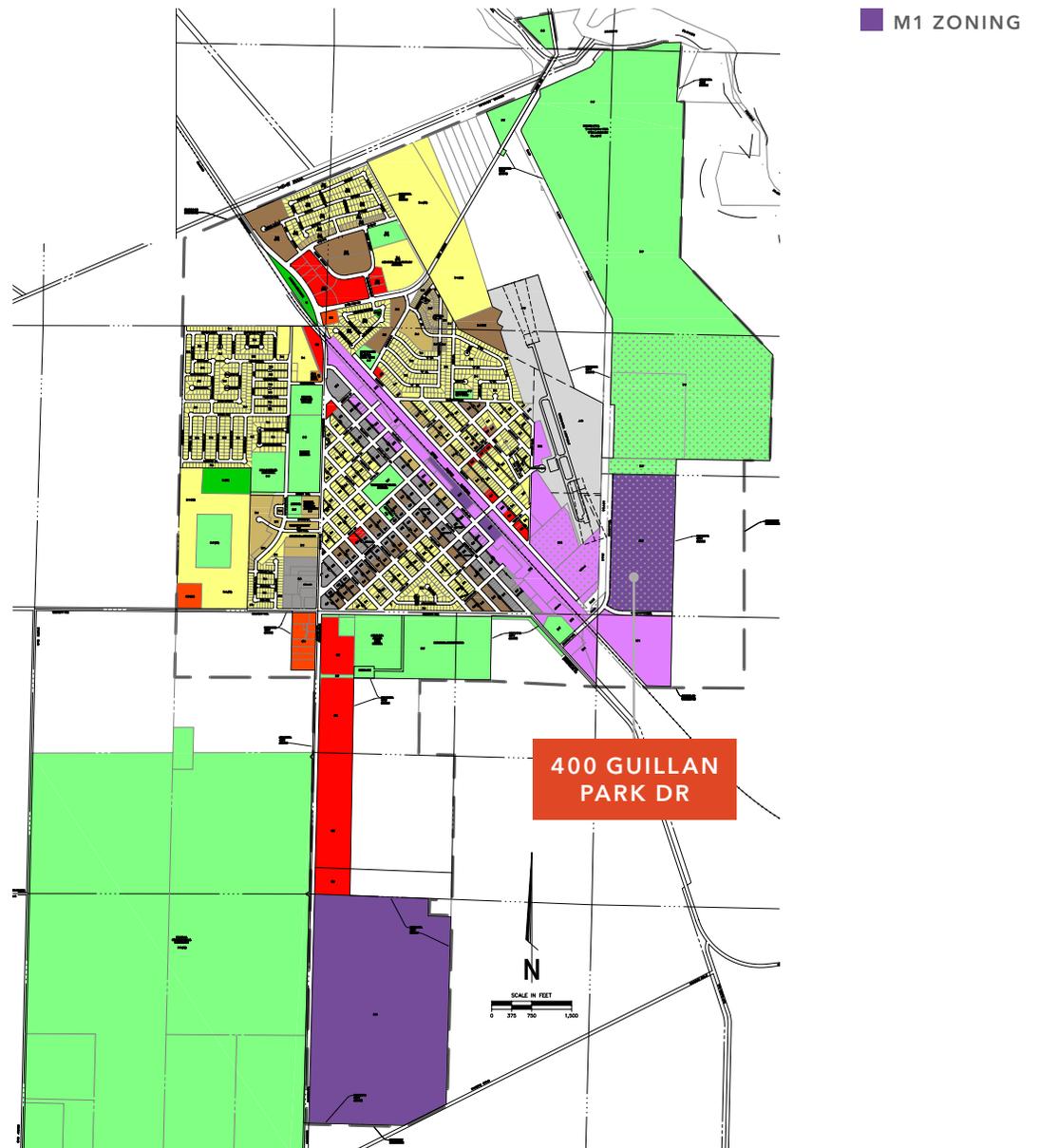
Utility, waste recovery, and power infrastructure.

Standard	Typical Requirement*
FRONT SETBACK	20 ft
SIDE SETBACK	10 ft
REAR SETBACK	15 ft
MAX HEIGHT	45 ft+
MAX COVERAGE	50% (flexible via M-2 site review)
OPEN SPACE/ LANDSCAPE	20-30% typical

*Verify with City of Mendota Planning Department

REGULATORY CONTEXT

FEMA Zone A floodplain; mapped wetlands require USACE §404 / RWQCB §401 / CDFW §1602 review. Prior biomass operations suggest a Phase I ESA and targeted Phase II sampling prior to financing or redevelopment.



SITE & INFRASTRUCTURE

WATER SYSTEM SUMMARY (CES TECHNICAL DATA 2021)

Well ID	Location	Function	Depth (ft)	Capacity (GPM)
6A	At slough intake	Primary supply	≈ 300	Up to 600
6B	Adjacent to 6A	Backup / slough discharge	≈ 180	Up to 600
1A	Within plant yard	Fire / backup	≈ 280	Up to 600
1B	Within plant yard	Service auxiliary	≈ 280	Up to 600

Dual pipeline connection to Fresno Slough enables water-rights swap and re-use.

Historic operation averaged 175–200 million gallons per year @ ≈460 GPM.

Source: CES confidential water system overview, 2021

EXISTING IMPROVEMENTS

9,588 SF, two-story, steel-frame industrial building (former control/administration facility).

Paved yard and utility corridors from biomass operation.

Power substation and electrical service in place.



WATER SUPPLY

WATER SUPPLY TECHNICAL 6A/B

2 wells and 2 pumps 6A and 6B located at slough, common discharge pipeline to facility, in common concrete building.

6B (Backup) operated at up to 600 GPM, 180ft well depth. 100%backup service Design rating and max capacity unknown. Never used - Periodic testing/maintenance only. Discharge either to plant or to slough (line to slough never used other than for flushing discharge testing etc).

6A (Primary) operated at up to 600 GPM, initially 280ft well, drilled to approx 300 ft well depth (100 % service,). Design rating and max capacity unknown. Discharge to plant only.

Wells approx 5 ft apart. Depth on 6A increased to future proof supply and avoid well bore communication/erosion in case of dual high rate usage.

Low voltage power from local supply, individual meter (no electrical feed from power plant, only remote start and condition monitoring capability).

The discharge to the slough is a water rights swap transaction - the slough is the connection. Common practice and has been done for short duration in the past.

WATER SUPPLY TECHNICAL 1A/B

2 wells and 2 submersible pumps 1A and 1B, located inside plant.

1A operated at up to 600 GPM, 280ft well depth. Design rating and max capacity unknown. Backup in case of 6A failure- only used for maintenance and testing. Firewater service.

1B operated at up to 600 GPM, 280ft well depth. Design rating and max capacity unknown. Backup in case of 6A failure- only used for maintenance and testing.

Wells approx 200 ft apart.

Low voltage power from plant supply/own substation.



MARKET POSITION

SCALE

±71 acres—largest heavy industrial redevelopment parcel within Mendota.

ACCESS

Excellent truck-route access to SR-180/SR-33; easy regional logistics connectivity.

UTILITIES

Pre-existing power, well, and process infrastructure, including a 25 MW Substation.

LABOR

Deep local workforce; established agriculture / industrial ecosystem.

ZONING FLEXIBILITY

M-2 allows immediate industrial/energy reuse.

400 GULLAN
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LOCATION OVERVIEW

LOCATION OVERVIEW

Mendota, California, is a strategically located city in the heart of the San Joaquin Valley, renowned for its agricultural production and proximity to major transportation routes, making it an ideal location for industrial and agricultural property investments.

AGRICULTURAL HUB

Mendota is part of the broader Fresno County agricultural landscape, which produces a diverse range of crops including almonds, grapes, tomatoes, cotton, and various citrus fruits. The fertile soil, combined with the region's reliable water supply, has cemented Mendota's reputation as a leading agricultural community. The area's infrastructure is tailored to support large-scale farming, making it highly attractive for agribusiness operations, packing, and distribution centers.

TRANSPORTATION & LOGISTICS

Mendota benefits from its proximity to major highways, including Interstate 5, the primary north-south transportation route in California, and State Route 180, providing efficient access to the greater Central Valley, Los Angeles, and the Bay Area. Additionally, the city is located near the California Aqueduct, a vital source of irrigation for agriculture in the region. This excellent transportation infrastructure, coupled with easy access to rail lines, makes Mendota a prime location for industrial and logistics facilities, particularly those serving the agricultural sector.

ECONOMIC LANDSCAPE

The economy of Mendota is heavily rooted in agriculture, but the city is also becoming increasingly attractive to industries related to food processing, packaging, and distribution. The region's relatively low-cost land, combined with a growing workforce, offers significant advantages for companies looking to establish or expand operations. Furthermore, Mendota's location within Fresno County ensures that businesses benefit from competitive tax rates and favorable zoning laws that encourage industrial growth.

ACCESS TO LABOR

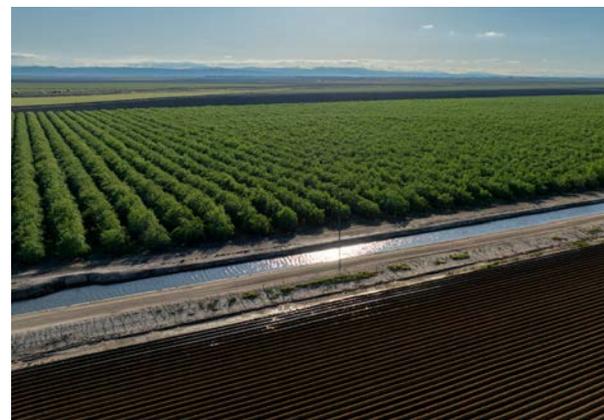
The area surrounding Mendota has a large, skilled labor pool, particularly in agricultural and industrial sectors. With an abundance of agricultural workers, construction professionals, and logistics experts, businesses are well-positioned to tap into a workforce accustomed to large-scale operations. The proximity to the cities of Fresno and Firebaugh also provides access to a broader labor market for more specialized roles.

Situated approximately 35 miles west of Fresno, Mendota is one of the most productive agricultural regions in the United States.

MARKET DYNAMICS & GROWTH POTENTIAL

As California continues to be a leader in agricultural production, the demand for both industrial and agricultural land in regions like Mendota remains strong. The area is poised for long-term growth, supported by its central location, infrastructure, and the ongoing expansion of agri-business operations. As agriculture becomes increasingly integrated with technology, such as precision farming and supply chain innovations, Mendota's strategic location and access to resources make it an ideal area for future investment.

Mendota, CA, offers a unique combination of agricultural richness, strategic location, and access to infrastructure that makes it an outstanding opportunity for investors seeking industrial or agricultural properties. Its proximity to key transportation routes, skilled labor pool, and growing demand for agri-business services position Mendota as a promising investment location for those looking to capitalize on the thriving Central Valley economy.



Fresno County, located in the center of California's San Joaquin Valley, is one of the most productive agricultural and industrial regions in the nation.

Known as the agricultural heartland of California, Fresno County combines a strong farming economy with expanding industrial, logistics, and distribution sectors, offering exceptional opportunities.

AGRICULTURAL POWERHOUSE

Fresno County consistently ranks as one of the top agricultural producers in the United States, with annual crop values exceeding \$8 billion. The county's fertile soil, extensive irrigation network, and favorable climate support the production of more than 300 different crops, including almonds, grapes, citrus, tomatoes, pistachios, and dairy products. The region's established agricultural base supports a wide range of ancillary industries such as food processing, cold storage, packaging, and equipment manufacturing. This deep integration of agricultural operations makes Fresno County a cornerstone of the nation's food supply chain.

TRANSPORTATION & LOGISTICS CONNECTIVITY

Strategically positioned in the center of California, Fresno County offers unparalleled access to key transportation corridors. The area is served by major highways including State Routes 99, 41, 180, and 168, and lies within close proximity to Interstate 5—the

state's primary north-south artery. This connectivity allows efficient distribution to Los Angeles, the Bay Area, and Sacramento within a few hours' drive. The region also features robust rail service from both Union Pacific and BNSF Railway, and the Fresno Yosemite International Airport provides commercial air cargo options for regional and international shipments. These logistics advantages make Fresno County a highly desirable hub for warehousing, cold storage, and agricultural processing operations.

ECONOMIC LANDSCAPE

While agriculture remains the backbone of Fresno County's economy, the region has seen significant diversification over the past decade. Growth sectors include advanced manufacturing, renewable energy, food processing, and logistics. The county offers competitive land pricing compared to coastal California markets, along with business-friendly local governments that encourage industrial and agricultural investment. Additionally, enterprise zones and development incentives are available to promote job creation and expansion.

LABOR FORCE

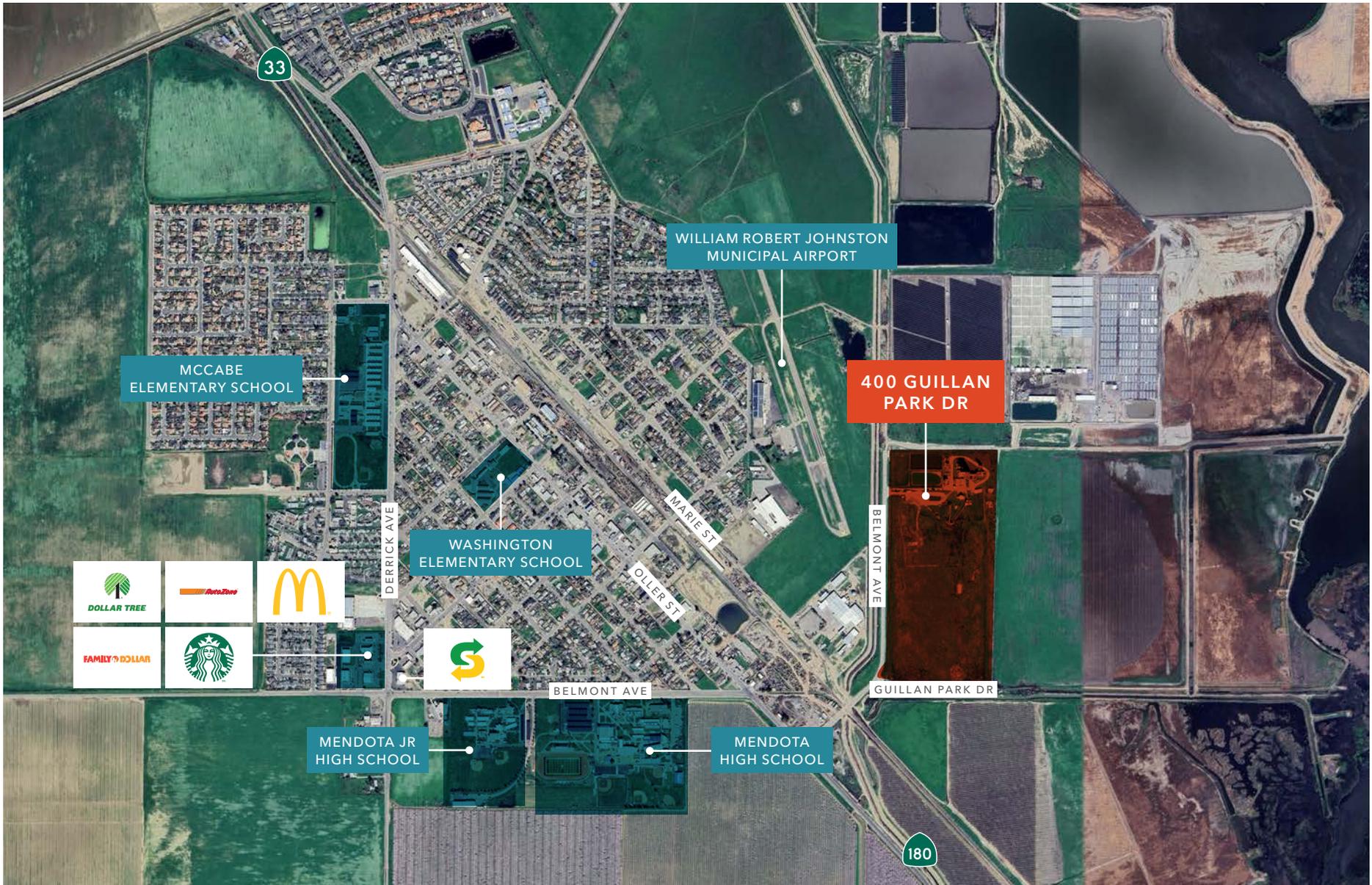
Fresno County benefits from a large and experienced labor pool. The local workforce is deeply skilled in agriculture, transportation, and manufacturing, with strong educational support from California State University, Fresno, and several community colleges providing technical training and agricultural science programs. The abundance of both skilled and entry-level labor ensures that industrial and agricultural operators have access to a reliable and cost-effective workforce.

MARKET DYNAMICS & GROWTH POTENTIAL

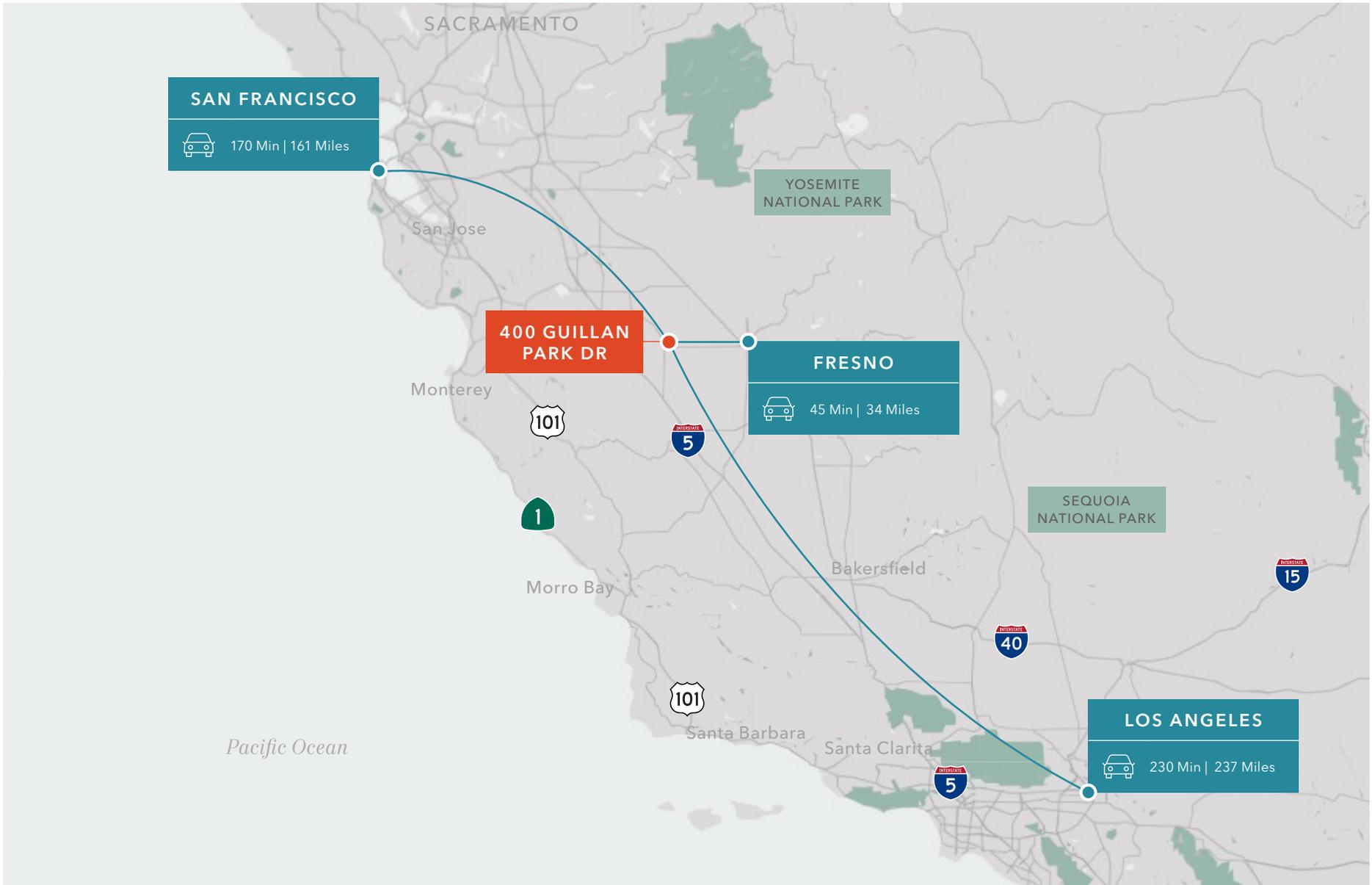
Fresno County continues to experience steady population and economic growth driven by its affordability, central location, and strong infrastructure. Industrial development has expanded rapidly in recent years, particularly in the Fresno metropolitan area and surrounding agricultural communities. Demand for logistics, food processing, and cold storage facilities remains high as producers and distributors seek proximity to California's agricultural core and major consumer markets. With increasing emphasis on supply chain efficiency and food security, the region's strategic advantages position it for long-term growth and stability.

Fresno County, CA, offers a compelling combination of agricultural productivity, strategic transportation access, and a pro-business environment. As one of the most important agricultural and industrial centers in California, the county provides investors with significant opportunities for long-term value in agricultural, logistics, and industrial properties. Its strong infrastructure, skilled workforce, and central location make Fresno County a premier destination for agricultural and industrial expansion within the Western United States. Mendota, CA, offers a unique combination of agricultural richness, strategic location, and access to infrastructure that makes it an outstanding opportunity for investors seeking industrial or agricultural properties. Its proximity to key transportation routes, skilled labor pool, and growing demand for agri-business services position Mendota as a promising investment location for those looking to capitalize on the thriving Central Valley economy.

LOCATION OVERVIEW



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TERMS

TERMS

OFFERED AS Fee Simple Interest

ASKING PRICE Negotiable / Market Guidance
Available Upon Request

DUE DILIGENCE ALTA Survey (Hillwig-Goodrow
2021), Title (First American),
CES Technical Data, Complete
Due Diligence Folder including
Environmental Reports.

TOURS By Appointment Only -
Contact Broker



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