

GBB ADVISORS | MERGERS & ACQUISITIONS



PROJECT CRESCENT

1005 N Demaree St. Visalia, California 93291
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PURPOSE AND ABOUT GBB ADVISORS

PURPOSE

The intent of this CIM is to acquaint the prospective buyer with the pertinent information regarding the ranches of A&H Investments LLC. The information contained herein is the result of a cooperative effort by GBB ADVISORS and the Company to divulge as much information as possible in order that a prospective buyer might make an informed decision regarding the acquisition of the the ranches of A&H Investments LLC. This prospectus outlines for the prospective purchaser some of the unique factors of the ranches and the procedure by which offers must be received.

ABOUT GBB ADVISORS

GBB ADVISORS is dedicated to the sales, mergers, acquisitions, and advisory of businesses specializing in **Food, Agriculture & Transportation**. GBB ADVISORS is a member of the California Association of Business Brokers and the International Association of Business Brokers. For more information about GBB ADVISORS please visit www.GBBADVISORS.com.

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Property Overview



Location Located just east of Dos Palos near the intersection of Camp Road and Wild Duck Road.

Acres 1,969 +/- Acres with the majority of acreage contiguous

Water Located in the Central California Irrigation District (30% Class I Balance Class II)

SGMA The Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. Said plans may limit ground water pumping. For more information please visit: www.sgma.water.ca.gov/portal

Plantings Pistachios planted between 2012 and 2022 (Golden Hills & Kerman)

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Water Overview



Water Analysis Provided by:

Six-33 Solutions

CONCEPT - REALITY - COMPLETION

CCID is one of four agencies to make up the the San Joaquin River Exchange Contractors. The SJREC hold some of the most senior rights on the San Joaquin River.

Year	Class I Allocation (AF/Gross Acre)			Class II Availability	Critical Year
	Tier 1	Tier 2	Tier 3/Supplemental		
2020	0-3.2	3.21-3.70	>3.70	Yes	No
2021	2.5	0.5	Yes	Yes (Some Supplemental)	Yes
2022	2.5	0.5	Yes	No	Yes
2023	0-3.2	3.21-3.70	>3.70	Yes	No
2024	0-3.2	3.21-3.70	>3.70	Yes	No
2025	0-3.2	3.21-3.70	>3.70	Yes	No

Encompass H2O® Water Security Rating - CCID

THREAT ASSESSMENT

3.50

RELIABILITY

3.50

COST & PRICING

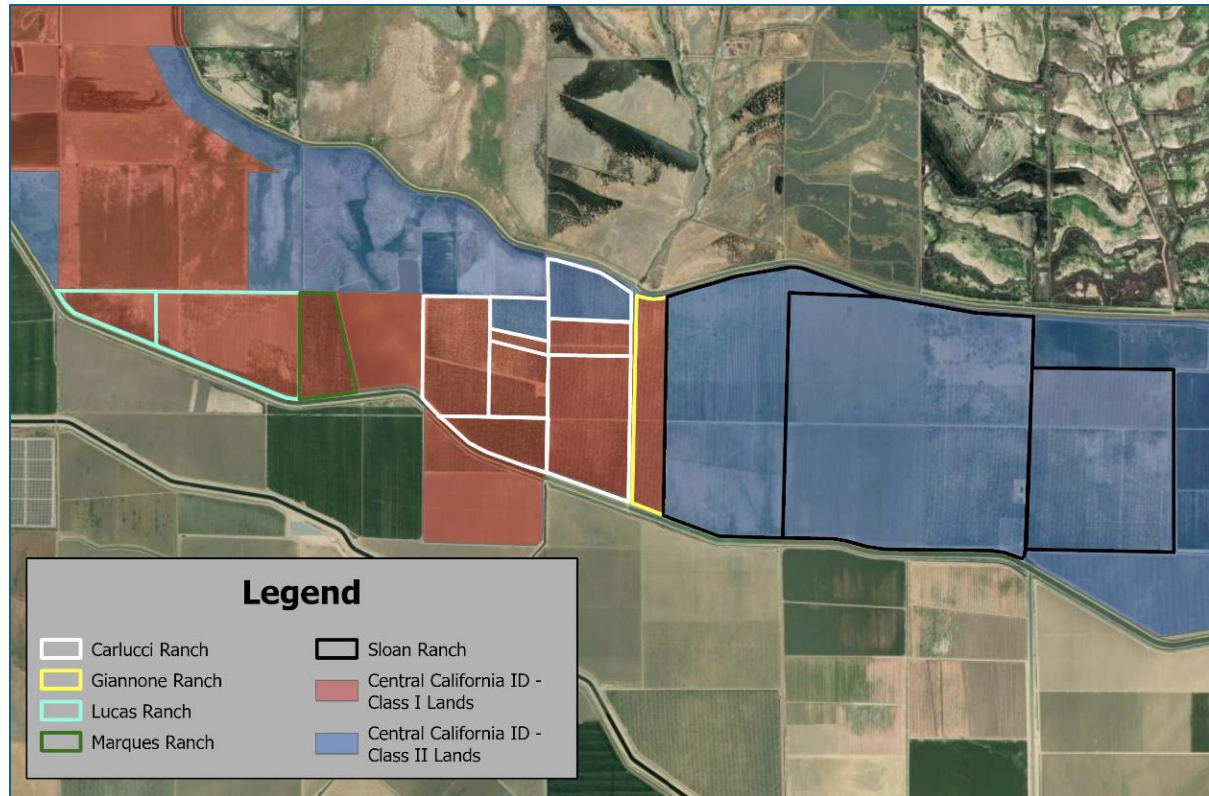
3.75

COMPOSITE ANALYSIS

3.00

Final Weighted Rating

3.4



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Planting by Blocks

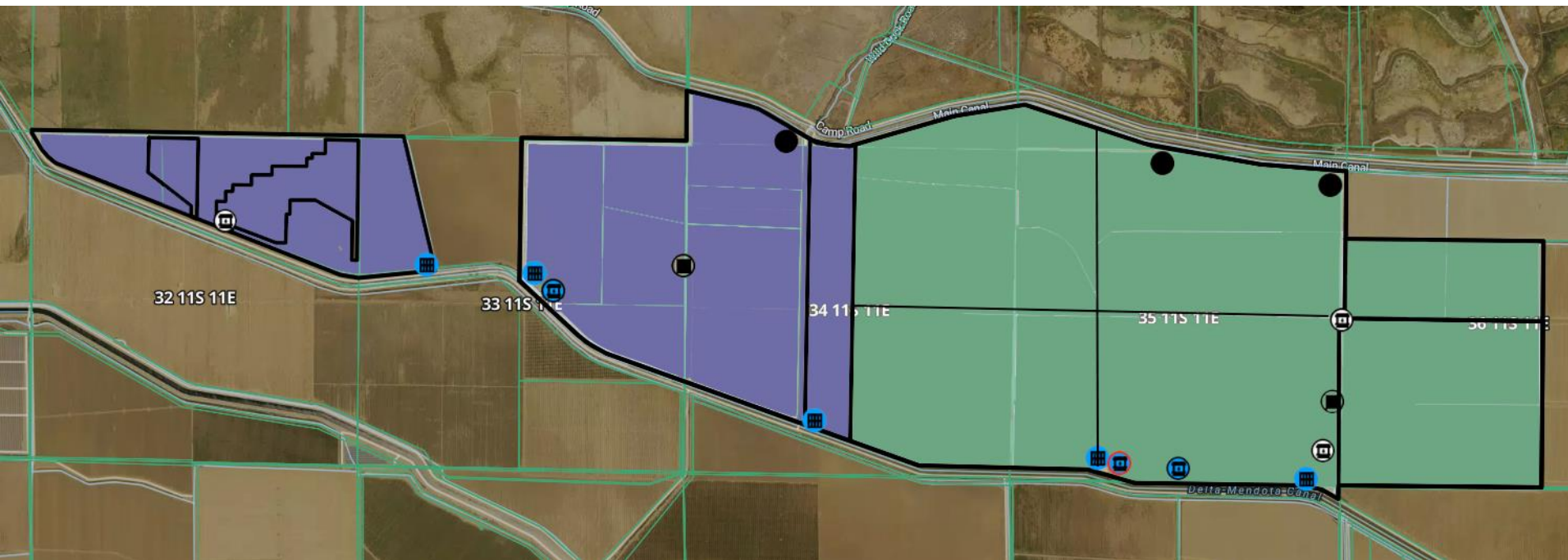
Ranch Name	APN	APN Acres	Original Block	CCID Class	Planted Acres	Varieties	Pollinator	Nursery	Spacing	Plant Date	Date Grafted	Tree Count
Carlucci Ranch	088-180-023	36	CR1-2	Class I	34	Golden Hills	Randy	Seaman	15x20	Aug-12	Jun-13	4,844
Carlucci Ranch	088-180-042	80	CR1-1	Class I	43	Kerman	Peters	Seaman	15x20	Jan-12	Aug-12	6,300
Carlucci Ranch			CR1-2	Class I	32	Golden Hills	Randy	Seaman	15x20	Aug-12	Jun-13	4,575
Carlucci Ranch	088-180-057	44.54	CR1-1	Class I	16	Kerman	Peters	Seaman	15x20	Jan-12	Aug-12	2,466
Carlucci Ranch			CR1-2	Class I	20	Golden Hills	Randy	Seaman	15x20	Aug-19	Jun-13	3,570
Carlucci Ranch	088-180-058	35.46	CR1-1	Class II	34	Kerman	Peters	Seaman	15x20	Jan-12	Aug-12	4,859
Carlucci Ranch	088-190-021	119.98	CR1-2	Class I	116	Golden Hills	Randy	Seaman	15x20	Aug-12	Jun-13	16,140
Carlucci Ranch	088-190-023	27.5	CR1-1	Class I	12	Kerman	Peters	Seaman	15x20	Jan-12	Aug-12	1,780
Carlucci Ranch			CR1-2	Class I	13	Golden Hills	Randy	Seaman	15x20	Aug-12	Jun-13	1,951
Carlucci Ranch	008-190-024	52.52	CR1-1	Class II	50	Kerman	Peters	Seaman	15x20	Jan-12	Aug-12	7,195
Carlucci Ranch Total		396			370							53,680
Giannone Ranch	088-190-006	69	GN1-1	Class I	66	Golden Hills	Randy	Coleman	15x20	Aug-14	Jul-15	10,120
Giannone Ranch Total		69			66							10,120
Lucas Ranch	088-180-059	35.69	LR1-1	Class I	109	Golden Hills	Randy	Blanka	15x20	Sep-13	Jun-14	22,107
	088-180-060	133.31										
Lucas Ranch Total		169			109							22,107
Marques Ranch	088-180-017	51	MP1-1	Class I	50	Golden Hills	Randy	Blanka	15x20	Jul-14		8,075
Marques Ranch Total		51			50							8,075
Sloan Ranch	088-190-007	346	SL1-2	Class II	200	Golden Hills	Randy	Coleman	15x20	Sep-15	Jul-16	29,040
Sloan Ranch			SL1-3	Class II	146					Aug-16	Aug-17	23,144
Sloan Ranch	088-190-017	638	SL1-1	Class II	120					Apr-14	Sep-14	17,425
Sloan Ranch			SL1-2	Class II	285					Sep-15	Jul-16	41,382
Sloan Ranch			SL1-3	Class II	206					Aug-16	Aug-17	32,656
Sloan Ranch	088-190-026	311.9	SL1-1	Class II	200					Apr-14	Sep-14	29,070
Sloan Ranch			SL1-4	Class II								
Sloan Ranch Total		1295.9			1157							172,717
Total All Ranches					1752							

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Irrigation & Water Overview



Class I

CCID Tier I total 682.6 acres.

Class II

CCID Tier II total 1,255 acres.

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Ranch Photos



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