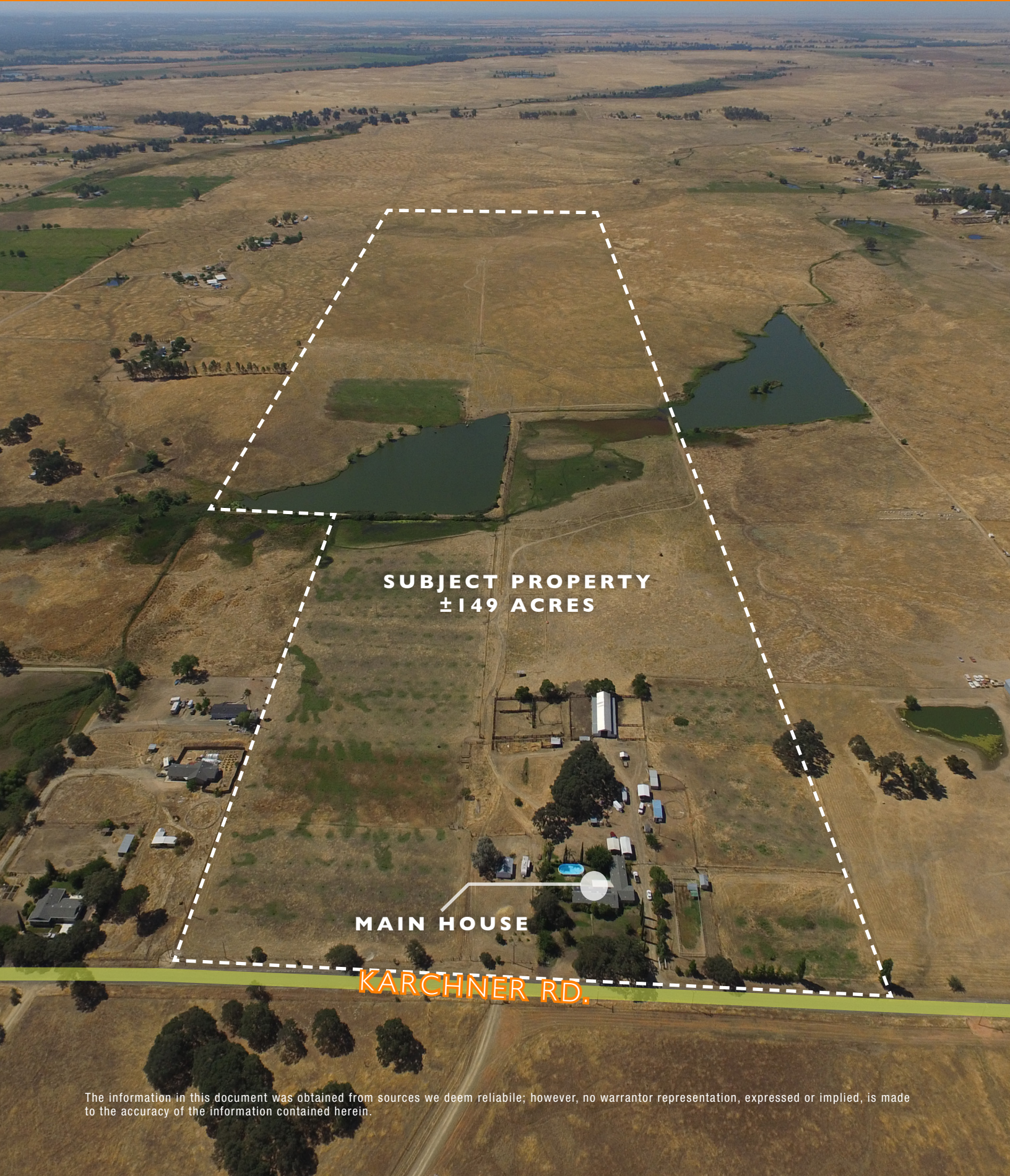




**SUBJECT PROPERTY
±149 ACRES**

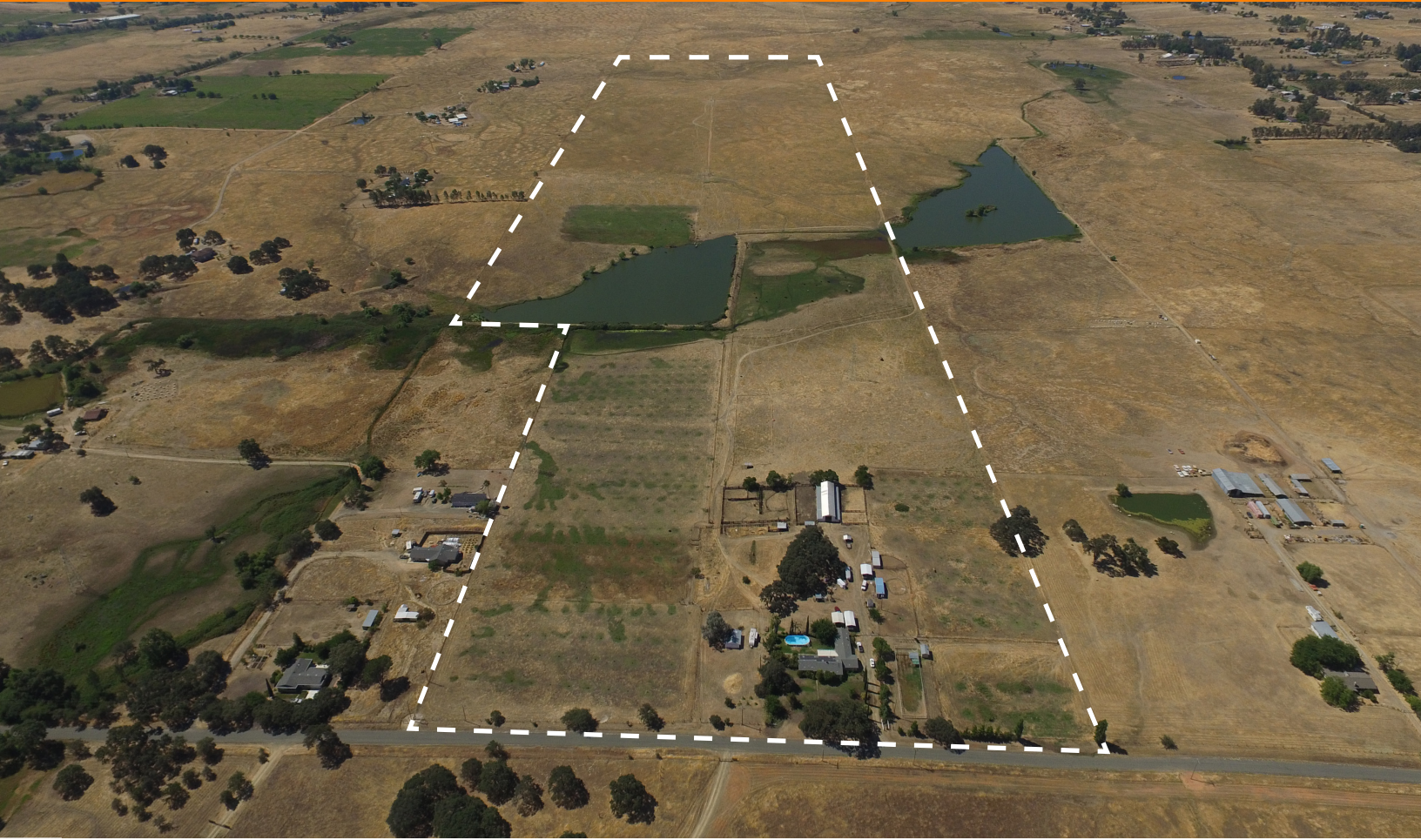
MAIN HOUSE

KARCHNER RD.



PROPERTY OVERVIEW

Location Description	Located in Placer County just outside the city limits of Sheridan. The Subject Property has a single family house and various farm related buildings that contribute to the value and use of the property.
Address	2425 Karchner Rd., Sheridan, CA (Subject Property)
Property Size	± 149.31 Acres
(APN)	020-013-026
Price	\$2,100,000

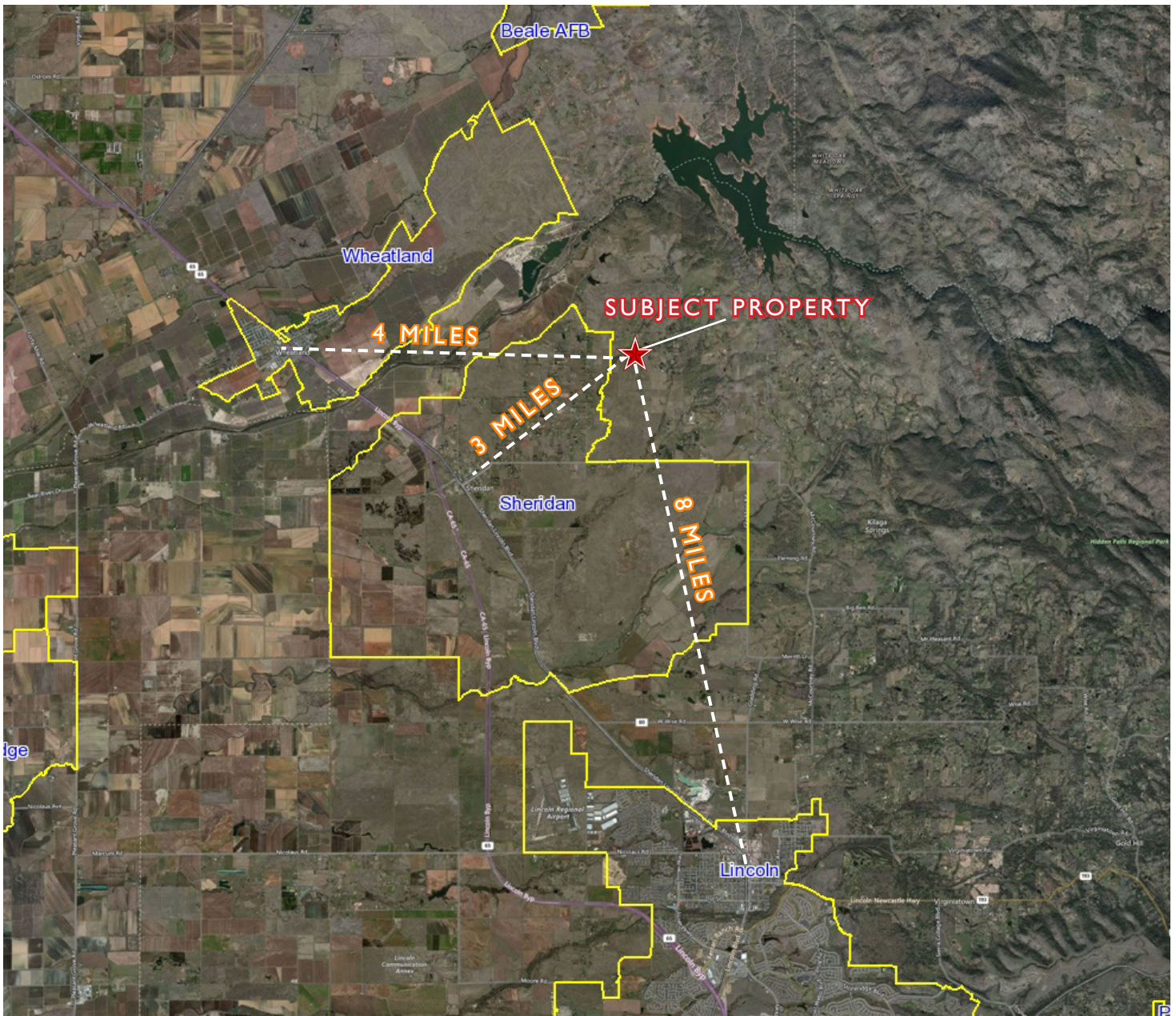


MAIN HOUSE IMAGES



AERIAL & SURROUNDING CITY LIMITS

2425 KARCHNER RD. is located in Placer County just outside of the city limits of Sheridan. The Subject Property is in close proximity to nearby cities. As show in the map below, the Subject Property is apporximatley 3 miles from the city center of Sheridan, 4 miles from the city center of Wheatland and 8 miles from the city center of Lincoln.





DISCLAIMER & CONFIDENTIALITY

The Confidential Material and Information in this Offering Memorandum (collectively “Information”) have been obtained from sources deemed reliable. This Information is for your use only in determining your interest in pursuing negotiation to potentially acquire the Subject Property (“Property”) and owned by Seller (“Seller”). It contains selected summary information pertaining to the Property, and has been prepared by the Seller and Seller’s authorized consultant, TRI Commercial Real Estate Services, Inc. (“Exclusive Listing Broker”). It has not made any investigation and does not warrant or represent the accuracy of such information. Although the information contained herein has been carefully compiled, the Seller makes no guarantee, representation or warranty of the accuracy or completeness of any information. Buyer shall only rely on its own independent estimates of construction costs and pro forma income and expenses before any decision is made to invest in the Property. This Confidential Material is for informational use only and under no circumstances whatsoever is deemed to be a contract, memorandum or any other form of binding commitment. The Seller is selling the Property in “AS IS” and “WHERE IS” condition with “ALL FAULTS” in the broadest sense of that term, without any representation or warranties. Buyer, or Buyer’s agent, shall be given a reasonable opportunity to inspect and investigate the Property and its improvements. Receipt of this Information by Buyer does not entitle Buyer to rely on the Seller or its employees, contractors or agents, for any purpose, including, without limitation (1) the adequacy and physical condition of the Property; (2) the suitability of the Property for any particular purpose; (3) the condition of soils, geology and hydrology; (4) the existence or adequacy of utilities serving the Property; (5) the zoning or legal status of the Property; (6) the compliance of the Property with any environmental protection, pollution or land use laws, rules, regulations, orders or requirements; and (7) the condition of title and the nature and status of any condition, covenant, encumbrance, license, lease, lien, restriction, reservation, right of redemption, right-of-way and any other matter affecting title. The Seller reserves the right to withdraw the offering of the Property without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Neither the prospective Buyer nor Seller shall be bound until full execution of the contract of purchase and sale, which contract shall supersede prior discussions and constitute the sole agreement of the parties. Prospective Buyers shall be responsible for their costs and expenses of investigating the Property without reimbursement. Buyer shall submit any expressions of interest and/or offers to purchase the Property to the Seller, through TRI Commercial Real Estate Services, Inc. By acknowledgement of your receipt of this Information, you agree that the information and its contacts are confidential; that you will hold and treat it in the strictest of confidence; that you will not directly disclose or permit anyone to disclose this presentation or its contents to any other person, firm or entity without prior written authorization of the Seller; and that you will not use or permit to be used this Information or its contents in any manner detrimental to the interest of Seller. Photocopying or duplication is strictly prohibited. If you do not wish to pursue negotiations leading to this acquisition, kindly return this Information to Seller’s exclusive listing broker, TRI Commercial Real Estate Services, Inc.