

RANCHO SAN JUAN RANCH

- 1,492.32 +/- Assessed Acres
- 571.46 +/- of Gross Irrigated Farmland
| 351.91 +/- Leased | 207.90 +/- Fallow
- Historically Farmed to Strawberries and Vegetables
- 4 Deep Wells | 1 Reservoir | Site for 5th Large Well
- Portion of Property Located within the Butterfly Village Planned Development
- Located at the Northeast side of Salinas, Monterey County, California

[LINK TO PROPERTY VIDEO](#)

[LINK TO PROPERTY LOCATION](#)

[LINK FOR NON-DISCLOSURE AGREEMENT](#)

DRAFT 07-16-26



OVERVIEW ©



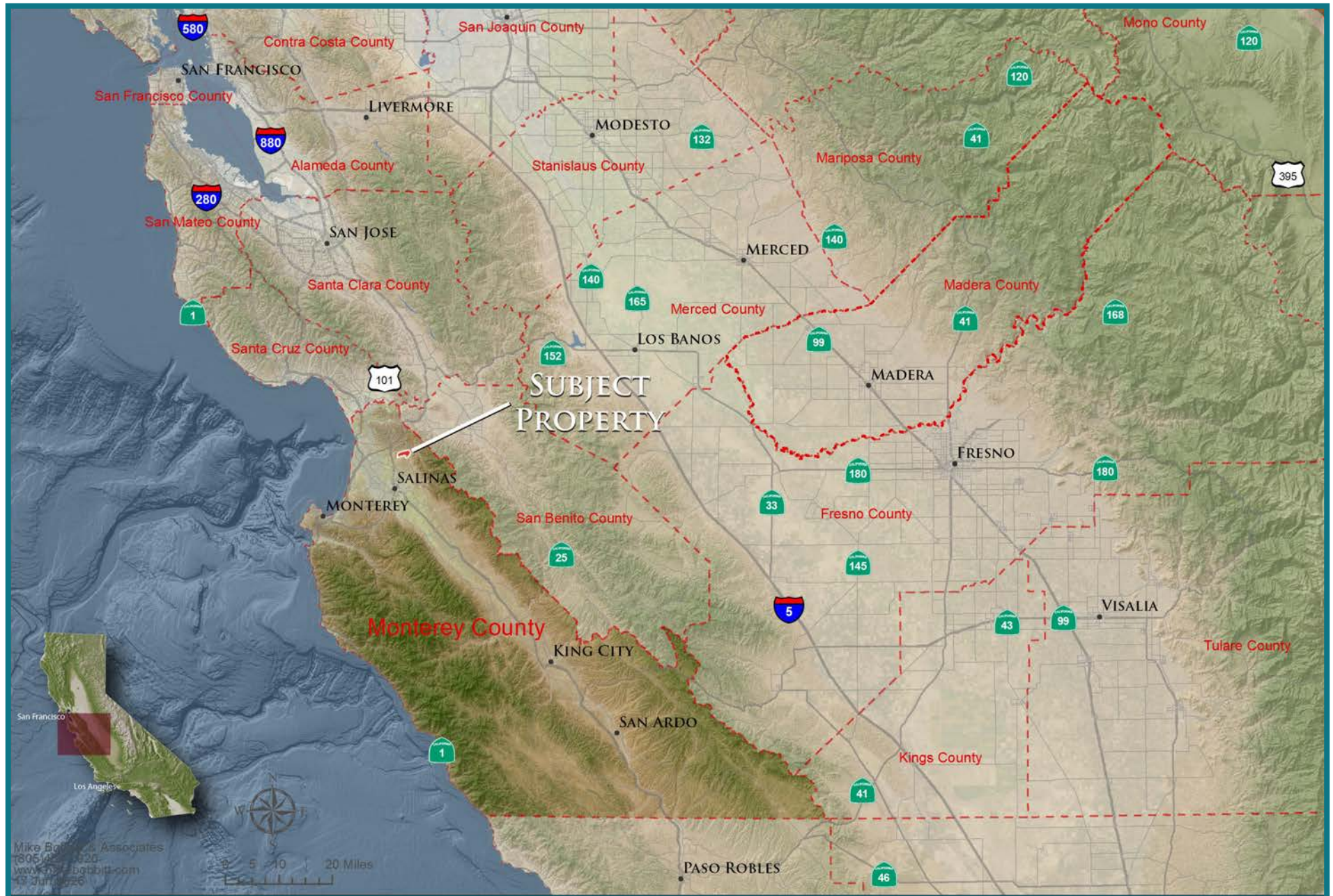
EXECUTIVE SUMMARY

- 1,492.32 +/- gross assessed acres located at the Northeast side of Salinas, Monterey County, California.
- 571.46 +/- gross acres of irrigated farmland | 351.91 +/- leased acres | 207.90 +/- fallow acres
- There are approximately 920.86 +/- acres of rangeland and supporting land that is located around farming blocks and largely in the western and northernmost areas of the Property.
- Property has been historically farmed to strawberries and fresh vegetable crops
- The Property is comprised primarily of NRCS Santa Ynez Fine Sandy Loam, Gloria Sandy Loam, Chualar Loam, and Arnold Loamy Sand soil series. Topography is generally rolling-to-sloping from 2 to 15%, primarily south facing in direction.
- Irrigation water is currently supplied to the Property via four operating agricultural wells and one large reservoir. Water is distributed to the farming blocks via high-pressure PVC mainlines and booster pumping stations. Site for 5th large well at Southwest corner of pasture.
- According to the CA Department of Water Resources' website, the Property is located in the Sustainable Groundwater Management Act (SGMA) Bulletin 118 Basin "3-004", Salinas Valley Basin. Property is located in two Subbasins, (1) Salinas Valley – East Side Aquifer Subbasin (3.004.02), and (2) Langley Area Subbasin (3.004.09). Both are classified as High Priority, but not identified as Critically Overdrafted. For further information, please visit: <https://svbgsa.org>, and <https://sgma.water.ca.gov/portal/>
- Butterfly Village Approved Plan Development: A portion of the Property is located within the Butterfly Village Planned Development, an approved project in Monterey County (awaiting developer). The Butterfly Village project will include 1,147 homes, but will replace the proposed golf course with 342 acres of public parks and open space, increase the amount of affordable housing to 32 percent from 15 percent, double the amount of commercial space, and add a 10-acre elementary school site.
- 2025-2026 Property Taxes: \$126,011. Zoning is "F40/PG/40" (40-acre minimum parcel size) in Monterey County.
- Purchase Price: \$18,000,000 (*all cash at close of escrow*)
- Viewing: Private property tours are by appointment only by contacting The Mendrin Group -

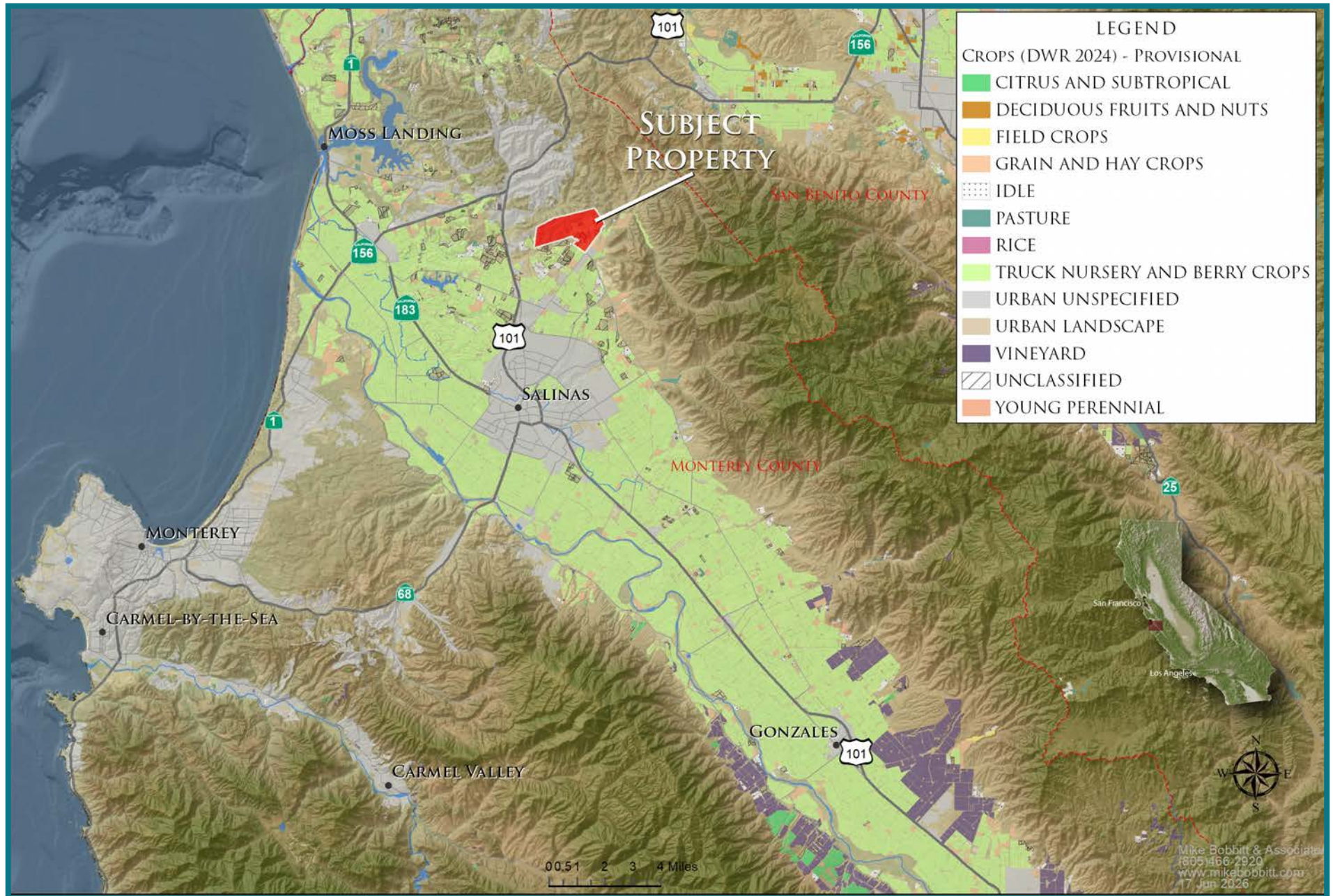
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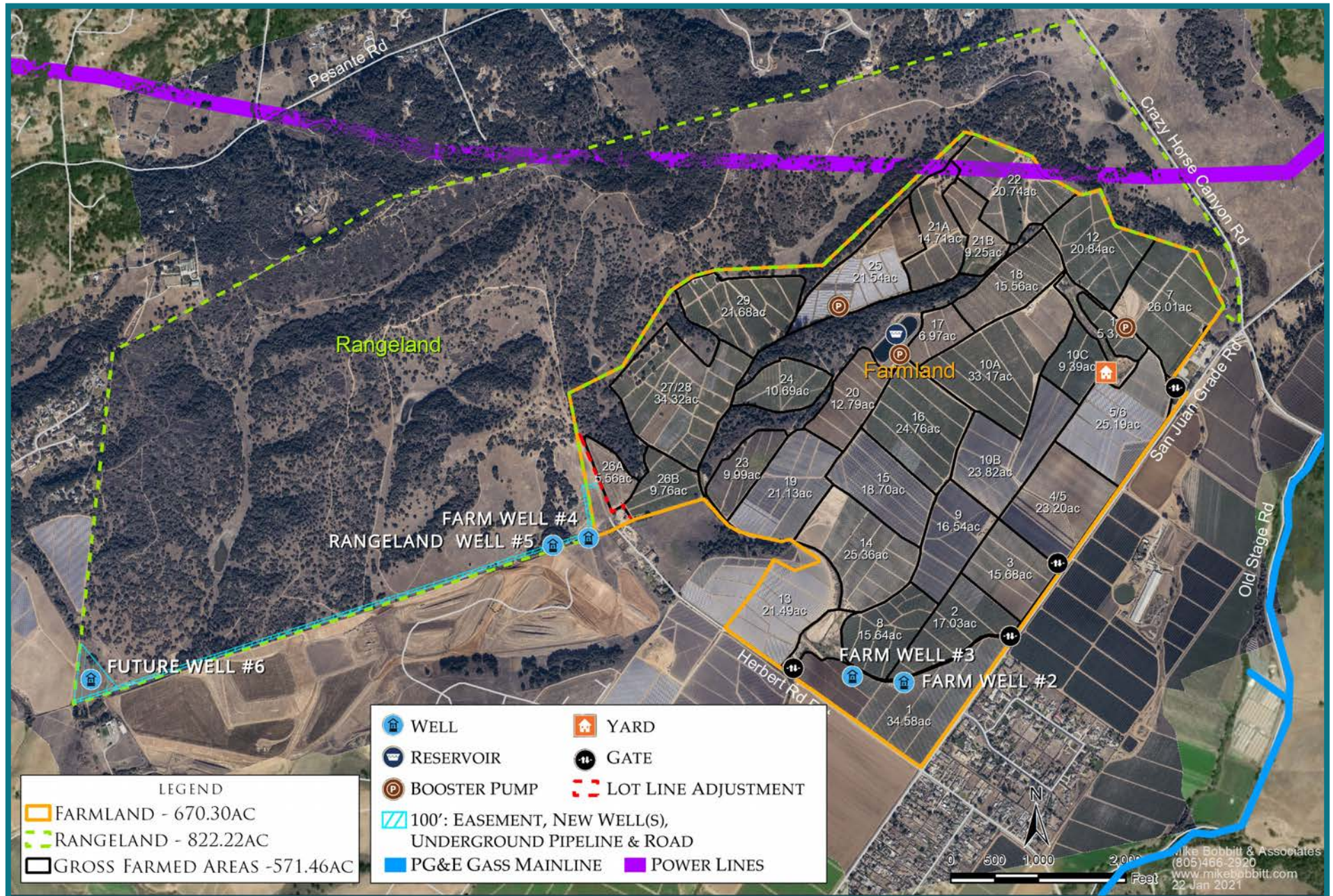




AREA DWR MAP



RANCH MAP



BLOCK MAP



PROPERTY PHOTOS



SELLER'S RIGHTS & DISCLAIMERS

Seller's Rights: Seller reserves the right in its sole discretion to accept or reject any bid or offer, terminate negotiations, withdraw the Property from market without notice, amend the price, terms, conditions, and acreages being offered, and negotiate with multiple Prospective Purchasers concurrently until a definitive, legally binding Purchase and Sale Agreement ("PSA") is fully executed by Seller and Buyer. Seller also reserves the right to accept back up offers until the close of escrow, and have the sale of the Property subject to Seller affecting a 1031 tax exchange for suitable property.

Buyer/Recipient does not and will not have any claims whatsoever against the Seller, any of their subsidiaries or affiliated corporations, nor against any of their directors, officers, employees, stockholders, affiliates, agents or representatives, arising out of or relating to this Copyrighted Confidential Overview ("Overview"), rejection of any Letter of Intent relating to the process, or procedures for exploring a transaction with the Seller. Buyer/Recipient will bear all costs of their investigation and evaluation of a transaction, including the fees and disbursements of their counsel, advisors, agents, and professional representatives in determining the suitability of the Property for their intended uses.

Seller's Disclaimers: This Copyrighted Property Overview has been prepared by The Mendrin Group for Buyer/Recipient and Buyers/Recipients Representative's use in considering the Property for a potential future acquisition, and contains only a general overview of the Property. Although information herein and subsequent information provided (including all provided contents within the Virtual Due Diligence Data Room) are from sources deemed reliable, neither Seller, nor Broker makes any warranties or representations, express or implied, as to the accuracy and completeness of the Property information. It is Buyer's/Recipient's sole responsibility to conduct an independent investigation and Due Diligence of the Property and its attributes and characteristics in its entirety. Buyer is strongly advised to use qualified industry professionals to determine the suitability of the Property for Buyer's/Recipient's intended use. Buyer/Recipient is also advised that this Overview and Property information is dated, and that changes may have occurred prior to, during, and after the time that this Overview and the Property information was prepared (including sourced and Virtual Due Diligence Data Room data). Information in maps and charts in this Overview have been prepared for illustration purposes only and must be verified by Buyer/Recipient. The Property is being sold in its present As-Is condition, subject to the terms and conditions of a fully executed, definitive Purchase and Sale Agreement ("PSA"), including Seller's Board Approval. Seller referenced herein include: Principals, Directors, Officers, Board Members, Shareholders, Partners, Associates, Employees, Legal Counsel, Accountants, Agents, Appraisers, and Brokerage and Advisory firms, of Seller.

Exclusive Representation Rights & Agency: The Mendrin Group has been granted Exclusive Representation Rights and Exclusively Represent *NBInv AF5, LLC* ("Seller") for the offering and sale of the *Rancho San Juan Ranch* located in Monterey County, California, U.S.A.

Buyer's communications, additional copies of this Copyrighted Overview, viewing of the Property, Letter of Intent submissions, Property Due Diligence data requests, and Property Due Diligence site visits shall be directed through Seller's exclusive representative, **The Mendrin Group**.

Private Property tours are strictly by appointment only with 48 hours prior notice.

California Sustainable Groundwater Management Act ("SGMA") & Surface Water Rights Disclaimer: The State of California enacted the Sustainable Groundwater Management Act ("SGMA") in 2014, requiring groundwater Basins and Subbasins to establish a Groundwater Sustainability Agency ("GSA") as governing bodies in addition to the creation of a Groundwater Sustainability Plan ("GSP"). Each GSP outlines the groundwater Basin's/Subbasin's plan to halt overdraft and achieve long-term sustainability by 2040. Draft GSPs for critically overdrafted high- and medium-priority basins were due to the California Department of Water Resources ("DWR") by January 31st, 2020, with draft GSPs for the remaining non-critically-overdrafted high- and medium-priority basins due to the DWR by January 31st, 2022. SGMA GSP's effects on groundwater wells and their ability to extract water may be curtailed, reduced, halted, and/or prohibited. Costs may also be incurred by the managing GSAs and related GSPs via assessments and/or rates of extracting groundwater (other costs may apply). Buyer/Recipient, Tenants, and their Representatives are strongly encouraged to consult with all Federal, State, and local Governmental Agencies, water attorneys, hydrologists, geologists, civil engineers, and water districts, in addition to the managing GSA(s) regarding the Property, its location and water rights within a groundwater Basin(s)/Subbasin(s), surface water rights, and its ability going forward to achieve Buyer's/Tenant's intended use and farming plan with regards to groundwater pumping and feasibility. Seller and Broker do not make any warranties or representations, express or implied, as to the effect of SGMA on the Property, the Property's location within a GSA or groundwater Basin/Subbasin, the GSP details/effects, or the measure, existence, ability, quality, quantity, or cost of groundwater and surface water relating to the Property. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal: <https://sgma.water.ca.gov/portal/>; California Department of Water Resources - Contact: <https://water.ca.gov/Contact>



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