

1. What are the impacts positive and negative for the high-pressure gas line on the property?

Pros: None, there are no positives to the high-pressure gas line.

Cons: PG&E owns a 50' wide recorded easement with an underground 16" diameter Gas Transmission Line. This line was installed in 2023 and continues under CA160, under the Sac River to Rio Vista and onward. The origin of the new 16" segment is in the SW corner of the Crop area. The closest random point measured to the surface for the Transmission line is 32".

Pros: Propane is supplied to each house and the shop. Each with individual Supply tanks serviced by Superior Gas and paid for by California Resources Corp.

Cons: There are gas pipes lines that belongs to California Resources Corp. (CRC). The locations of their lines are only known to the landowner by hearsay and speculation.

Pressurization of CRC's facilities is unknown. CRC has all subsurface rights by a community lease dated back to 1940 or so. The mineral rights are not included with the sale; this is owned by a previous landowner.

2. Copy of the income for rentals. residence, farming lease, and gas line easement for the last 6 months?

2025 Crop Share was \$2320 Cash.

2025 One-acre "Gas-Pad" lease was \$4500, Check & 1099-Misc

2025 House rents: All tenants deposit their rent directly to Landlords bank account and keep the deposit slip as their rent receipt.

More details included below.

3. ...

a. **What is the water access?** Domestic potable water is supplied by two wells. The water from each is connected together and distributed under electric pump pressure to all houses, hose-bibs, and shop. Crop Irrigation and Pond Water is supplied by an electric 25HP pump from the Sac River. This "Pumping Plant" is shared by 3 properties on the east side of CA160. The pump discharge is through a large iron pipe, and underground electrical all secured by an appurtenant recorded sharing agreement and easement across the property on the west side of CA160

b. **Does the sale include the lot on the water?** no. The sale of our lot on the water is a separate sale.

4. Any state, county or city fees, taxes, or limitations for gas lines in the property? Any financial burden pertaining to the gas transmission line are solely those of PG&E or CRC. There are no isolated charges for the propane lines, not even the sales tax that is paid by California Resources Corp.

5. What are the water rights? The rights to the river water are secured by a long existing contract with the North Delta Water Agency.