



Colusa Industrial Properties, Inc.



**50 Sunrise Boulevard
Colusa, California 95932
(530) 458-2118
www.cipcorp.com**

Serving North State Agribusiness

CIP's Diversified Agribusiness Services

- | | | |
|----------------------|----------------------------------|------------------|
| -Land Leasing | -Land Sales | -Build to Suit |
| -Building Leasing | -Project Management | -Farming |
| -Residential Dev. | -Food Processing | -Communications |
| -Marina | -RV's/Boat Docks | -Mitigation Bank |
| -Cannabis Facilities | -Wastewater Treatment Consulting | |

Park Location & Amenities

The Colusa Industrial Park is ideally located in the heart of the Sacramento Valley in Colusa, California. The Industrial Park is conveniently located adjacent to the Colusa County Airport and the Colusa Golf and Country Club is directly north of the park.

Colusa Industrial Properties' location along Highway 20, just 7 miles east of interstate 5, provides access for shipping and receiving.



Colusa is well-known for hunting and fishing enthusiasts and other outdoor activities such as bird watching, hiking and photography.

- | | |
|---|--|
| • Cooperative local government | • Industrial/Commercial zoning |
| • Hospital nearby | • Environmental Impact Report Complete |
| • Located next to golf course and airport | • State licensed wastewater facility |
| • Attractive work environment | • Stable workforce |

In-House Construction Department

The Colusa Industrial Properties' In-House Construction Department is available to assist in all aspects of new projects.

CIP has an excellent working relationship with the Colusa County Planning & Building Department, soil and civil engineers and local building contractors. These relationships help to streamline the development process.



Pictured left to right: Jacob Kley (General Manager), David Silva (Equipment Operator), Jonathan James (General Contractor), Ross Boyes (Maintenance), Ed Hulbert (C.E.O.), Matt Ellis (Assistant General Manager).

The Environmental Impact Report is complete for all parcels on the Industrial Park. CIP develops industrial and commercial ground leases, buildings and build to suit projects.

Environment

In addition to recycling all industrial process wastewater, a solar field was established on the park in 2007. The solar field supplies electricity to Colusa Rice Company. The 1 Mega Watt, state-of-the-art PV system supplies approximately 100% of Colusa Rice Company's electric needs.



Future development plans include additional large solar projects on the Industrial Park and a biomass energy facility, leading the way for a sustainable option to meet the customer need for electricity.

Infrastructure

Infrastructure on the park includes a state of the art domestic water system and back-up fire system. CIP has a licensed D1 and D2 operator.

The park's licensed wastewater system includes 650 acres for process wastewater application. These facilities are located on the south end of the park providing easy access for industrial users.



CIP maintains all on-site roadways to Colusa County standards. PG&E provides gas and electric services, Frontier Communications supplies telephone and Internet and we also have several wireless internet providers.

Commitment to Quality

From its inception, Colusa Industrial Properties (CIP) was established with the idea of providing the local area with a high quality business park. The industrial Park is owned by the Otterson family, who has been a part of the local community for more than 60 years and is committed to upholding these high standards.



Philosophy & Management



The growing number of businesses relocating or building new facilities at Colusa Industrial Properties is a testament to the valued service philosophy and progressive management at the Industrial Park. CIP believes that its tenants are its partners. CIP management strives to make a significant contribution to each tenant's daily success. In doing so, it also insures the success of the CIP development.



Sense of Community

Colusa Industrial Properties continues a strong partnership with the community. The Colusa County Business & Visitor's Center is located on the Park which is home to the Colusa County Chamber of Commerce and Family Water Alliance. The facility is available for meetings and receptions as well as a welcome center to visitors to the area.

Heavy Industrial Tenants

Farmers' Fresh Mushrooms Inc.

Farmers' Fresh Mushrooms Inc. is one of the largest mushroom producers in the Pacific North West and Western Canada.

Farmers' Fresh is expanding their business in Colusa with 64 growing rooms located on the industrial park.



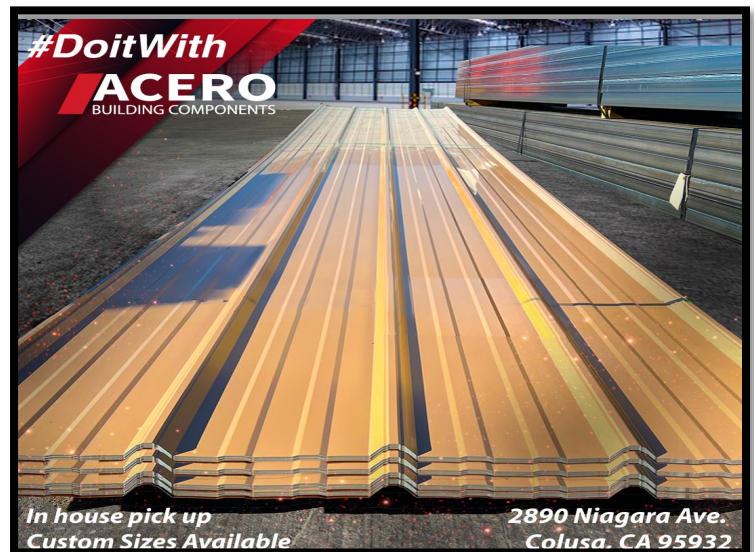
Colusa Rice Company

With a capacity of 1,240,000 cwt the Niagara Rice Drying & Storage facility is one of the most modern and efficient plants in the world.

Colusa Rice Company's primary business is rice drying and storage.

Acero Building Components

Acero Building Components manufactures and provides the best components for building industries, as well as to the homeowner looking for materials for home projects. Acero Building Components offers custom sizes to provide the exact measurements for your sheet metal, trim, tubular steel, and more!



Wilbur Ellis Fertilizer

Wilbur Ellis Fertilizer Co. is a fertilizer and crop chemical distributor in the Northstate. It is a full service company to support the local ag industry. Its current expansion includes leasing a 13,312 sq. ft. warehouse with a new office facility.



Tasty Tails

Tasty Tails is a crawfish company buying crawfish trapped in rice fields in the Colusa County Areas. Crawfish are delivered to the airport and shipped live to customers daily. A unique factor of Tasty Tails is that they also ship to their own restaurant located in Dallas. CIP has developed a 1 ac. brood bond to finish growing undersized crawfish for a period of 3-4 weeks.

Simplot Grower Solutions

Simplot Grower Solutions is a fertilizer and crop chemical distributor in Colusa County and the surrounding area. It is a full service company to support the local ag industry. Part of the Simplot facility is an anhydrous ammonia convertor for producing aqua ammonia.



Communications: TOR Broadcasting Corp.

Tor Broadcasting is a developer of buildings and towers on South Butte in the Sutter Buttes Mountain Range. The company was started in 1967 by L.A. Otterson as a radio communication site.

Today the site serves approximately 50 customers while meeting the needs of a diverse communication industry. Services provided currently include 2-way radio, microwave communication, paging, cellular, FM Radio, atmospheric data collection, weather cam, wireless T.V., education programming, law enforcement communication and ham radio

The South Butte site has grown over the years to include a lower and upper site with 2 backup generator sets between them.



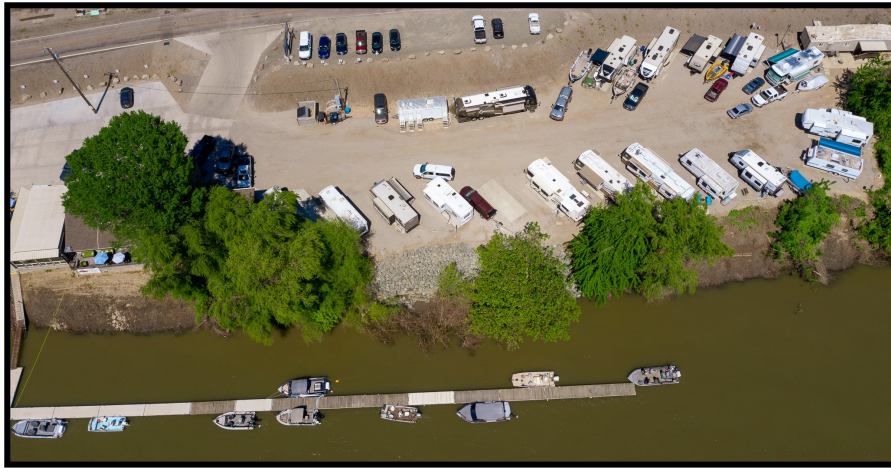
Tor is operated by an experienced management team and relies on Comsites West for marketing and engineering services. Tor Broadcasting is well positioned for future growth with approximately 2,000 sq. ft. of available building space and multiple locations for antenna and dish mounting.

Marina/RV/Boat Docks: Colusa Landing

Colusa Landing is phase one of the 88 acre resort project included in the resort commercial rezone in the Colusa County General Plan update.

We started out with 20 RV pads with full hookups and views of the Sacramento River. Shortly after, we added restrooms and showers onto the RV trailer parking site.

In October of 2014, the boat ramp was completed. Dock spaces as well as yearly launch passes are available. Fuel Service for our tenants is also a possibility in the near future.



On June 6th, 2020 we began the process of adding 40 more spaces across the levee with full hookups, a complementary laundry facility and fully equipped showers and restrooms. We now have 60 RV spaces total and are very excited to continue our innovation project.



Farming/Mitigation Bank: Butte Creek Farms



Butte Creek Farms has been owned by the Otterson family for over 60 years. Over the years the 2,832 acre ranch has been developed into a rice and row crop operation.

Over 300 acres of the ranch have been set aside for wildlife which includes oak groves, sloughs, riparian areas along the river, Butte Creek and pond areas. Butte Creek Farms floods rice fields after harvest to decompose rice straw and to improve wildfowl habitat. The ranch is a primary wintering area for ducks, geese, and many other bird species. During the waterfowl season, the land is utilized as a hunting club.



Residential Housing Project



Colusa Industrial Properties (CIP) is under contract with Blazona Construction to build 180 single family homes. So far, 12 homes have been sold and are occupied, and another 28 are currently under construction. Phase two is now under way, prepping for another 43 homes to be built. Lot sizes start at 7,500 sqft to over 16,000.

**The 50 plus acres of open space will be a separate agreement for a possible land exchange with the Colusa Golf and Country Club for an additional 13.2 acres located right off the first fairway for condominium development. Phase six consist of an optional Aviator Home Sites. With close proximity to the Colusa Air Port these homes would feature garages to taxi your private plane into. This concept could alternately be converted to additional large traditional single family lots.

Colusa Industrial Properties has a long history in Colusa and is one of the primary job centers in the County. Their experience in working with the local permitting authorities is second to none and will be of great value to the developer of this project. CIP's expertise will be an asset in assisting with the permitting process and working with Showcase Real Estate to sell new homes in Colusa.



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Three Generations of the Otterson Family

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