



**Lemon Cove
Granite** | **±35.17 ACRES**
TULARE COUNTY, CA

JUVE PINEDO
Direct/Text: 714.348.6099
juve@LANDBkr.com
CaIDRE ##01810823

LAND
BKR

DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of Juve Pinedo, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is Juve Pinedo listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to Juve Pinedo.

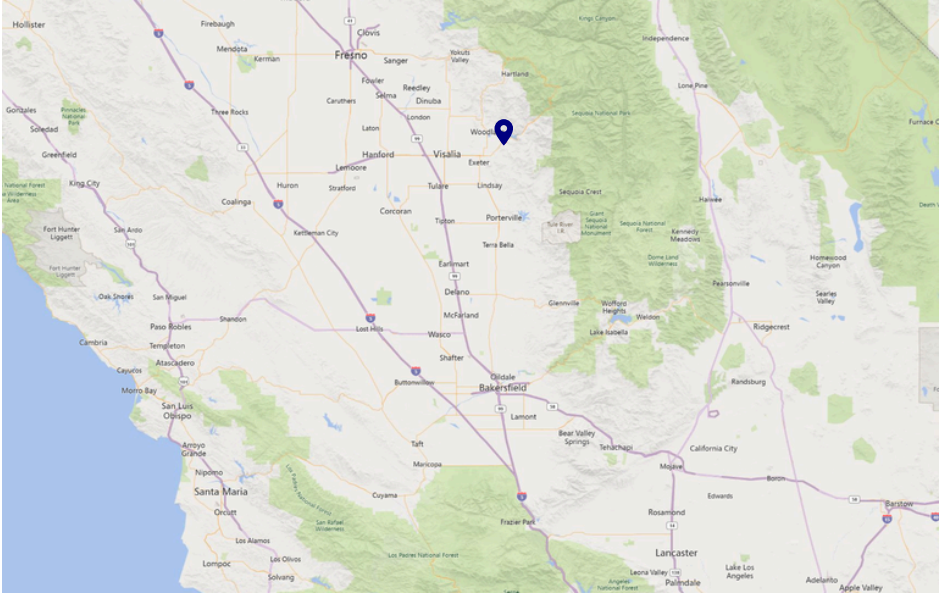
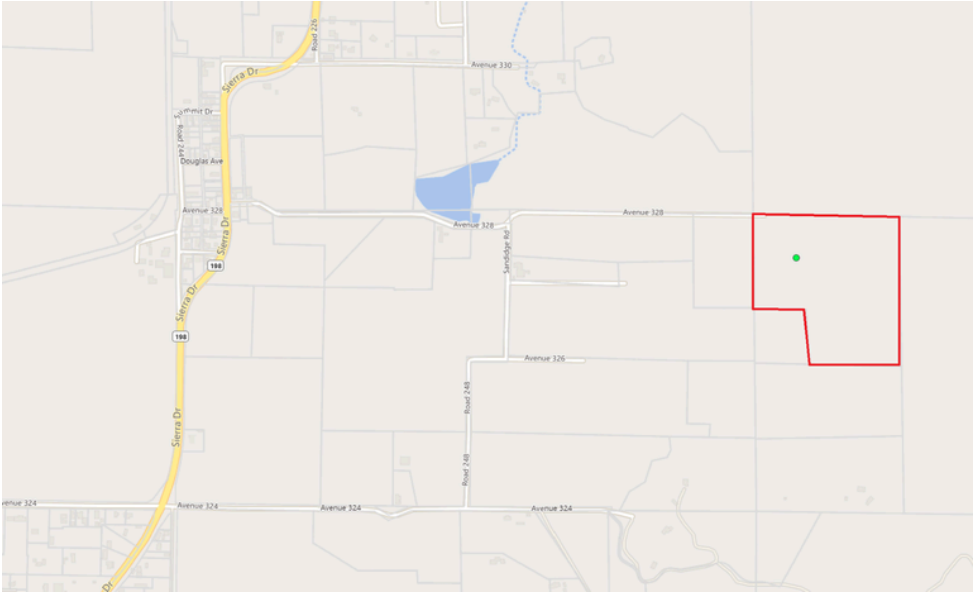
Neither Juve Pinedo nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, Juve Pinedo and the Owner disclaim any and all liability for representations or warranties, expressed or Implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or Juve Pinedo nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation or interest only and is not an offer to sell the property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason at any time with or without notice, the Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and Juve Pinedo from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Property Summary



INVESTMENT OVERVIEW

MINE ID#	91-54-0013
APN	113-180-004
LOCATION	1 mile east of HWY 198/Sierra Drive and Avenue 328, Lemon Cove, CA
SIZE (ACRES)	+/-35.17 acres (28 acres permitted)
ZONING	Planned Development (PD), Foothill Combining Zone (F) and Mobil Home (M)
POWER	Southern California Edison - 3 Phase 700 amp
WATER	Lemon Cove Ditch Company
SEWER	Portable
GAS	Propane
APPROXIMATE RESOURCES	+/-1 million cubic yards
PRICE	Submit All Offers

Lemon Cove Granite
 *Information obtained from reliable source but not guaranteed

PROPERTY SUMMARY

LAND BKR is pleased to announce that we have been retained to source a buyer for a 35.17 acre permitted/operating granite quarry in Lemon Cove, California.

This opportunity, operating under Lemon Cove Granite, has an established production history and remaining reserves. The site benefits from existing entitlements and operational infrastructure within a central California market that continues to consume aggregate for public works and private development.

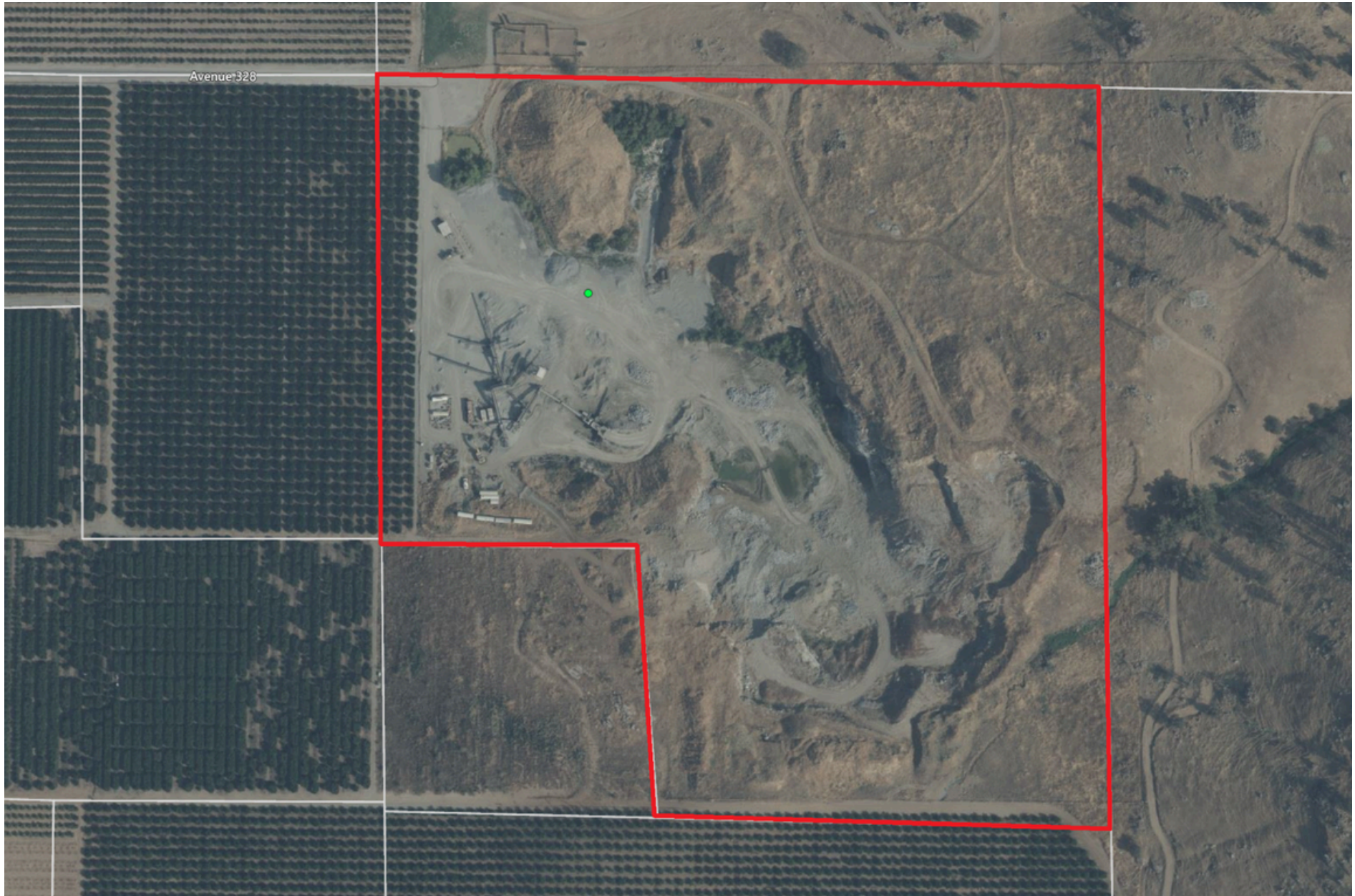
The site produces various products including Class 1 and 2 base rock, railroad ballast, crushed rock, grey and red decomposed granite and various others.

Plant equipment and rolling stock, also available for sale.

JUVE PINEDO
 Direct/Text: 714.348.6099
 juve@LANDBkr.com
 CaDRE #01810823



Air Photo (Plant)



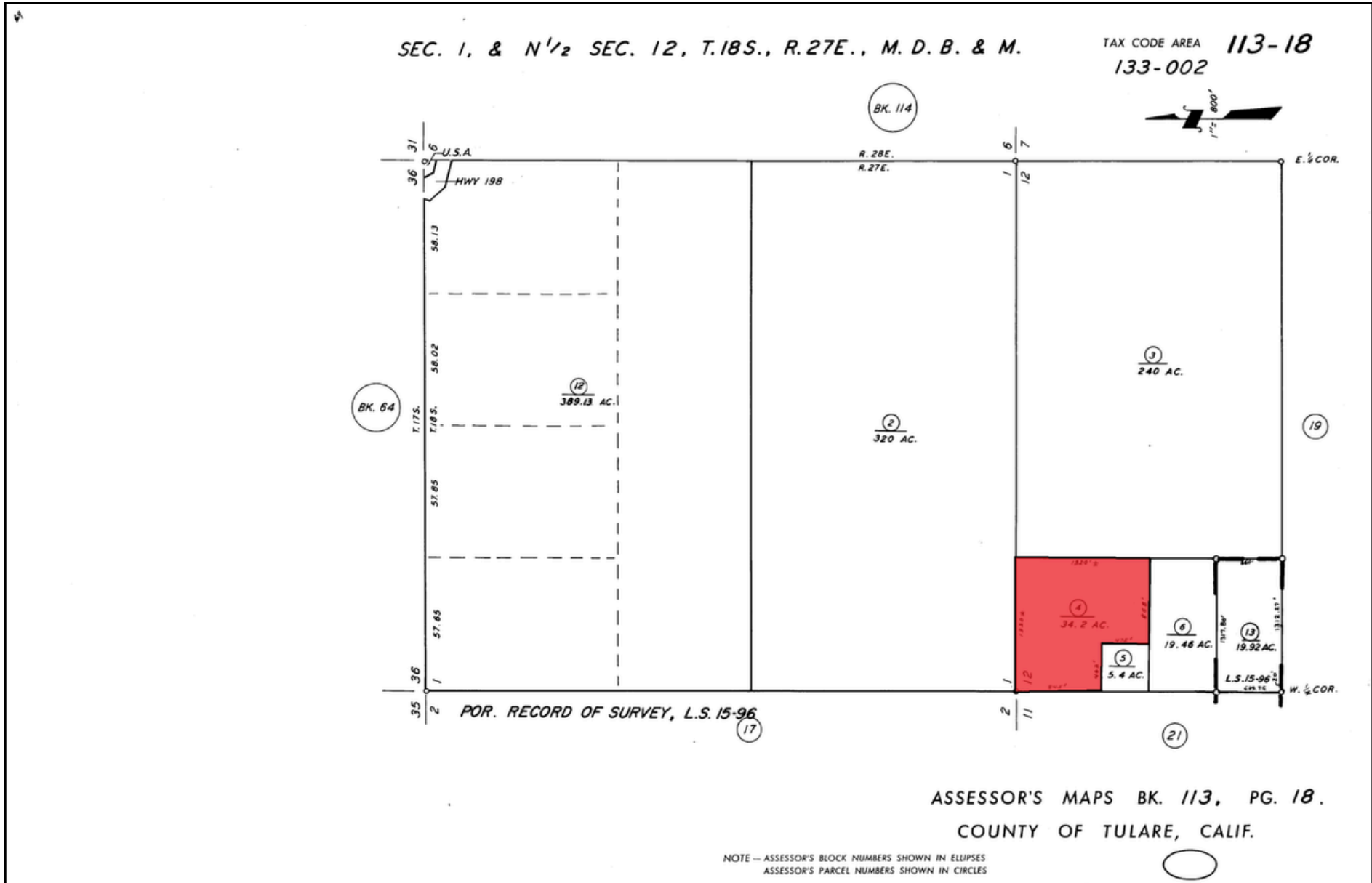
Lemon Cove Granite

*Information obtained from reliable source but not guaranteed

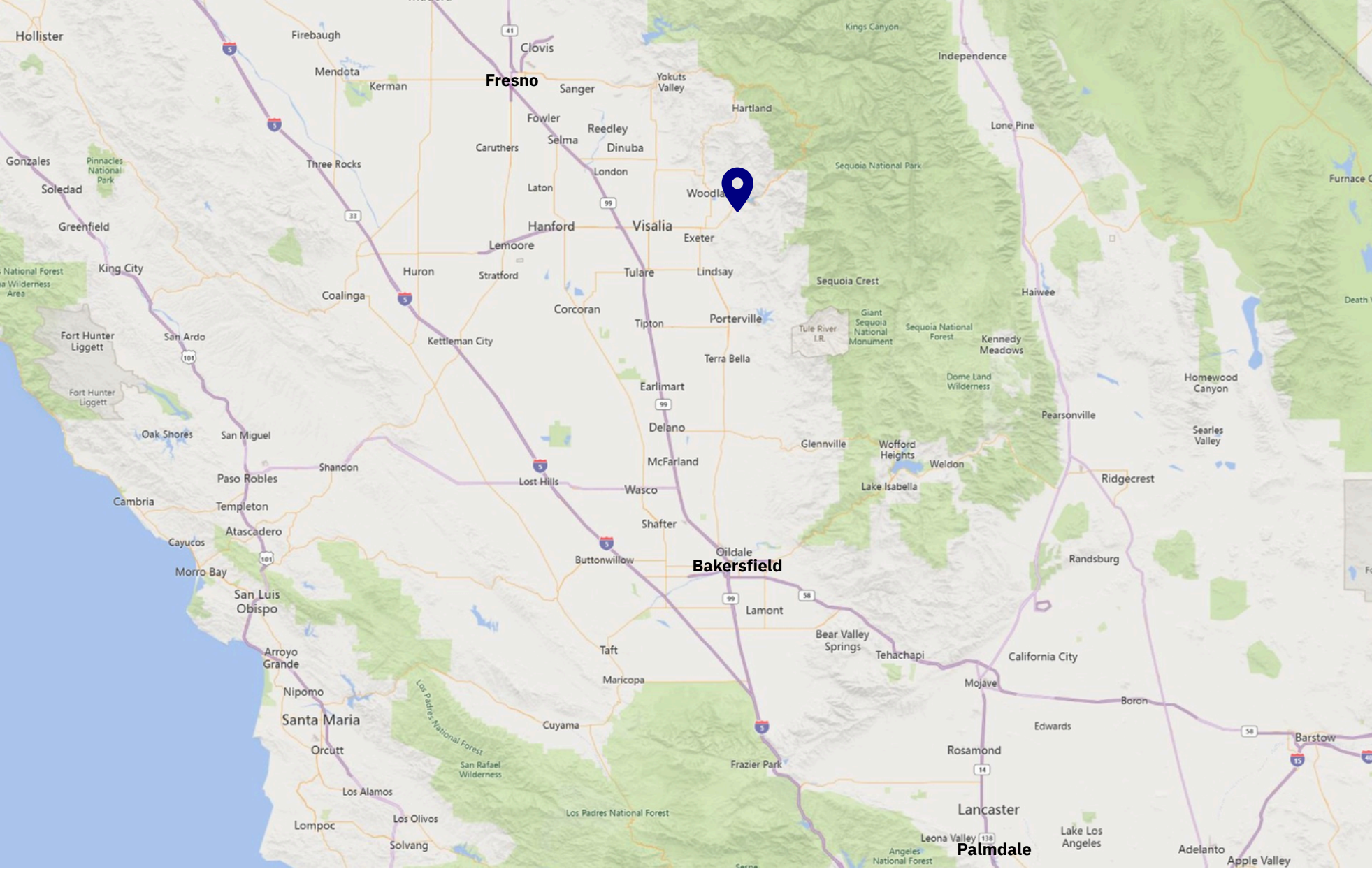
JUVE PINEDO
Direct/Text: 714.348.6099
juve@LANDBkr.com
CaIDRE #01810823



Plat Map



Regional Map



Lemon Cove Granite

*Information obtained from reliable source but not guaranteed

JUVE PINEDO
Direct/Text: 714.348.6099
juve@LANDBkr.com
CalDRE #01810823



Lemon Cove Granite Equipment List

Scale House
Mettler Scale
2 Diesel fuel tanks
3 Water tanks
Trailer with Welders and refuel tank
Ford Water Truck-2000 gallon
Metso Cone Crusher
Lippman Jaw
Vibrating Grizzley Feeder
Vibrating Grizzley STAX
Cedar Rapids Screen
TNB Hydraulic Breaker 2024
Conveyors
Hitachi Mini Excavator
Komatsu PC Excavator
Komatsu WA500 Loader
Metal Container with Electric panels
2 Metal Storage Containers

Due Diligence Documents

- ALL PMR 03-001 LCG Recorded Docs Dec 31 08
- Conditions of Approval Mine.Rec PMR 03.001
- Equipment List Lemon Cove Granite
- Findings of Fact Lemon Cove Granite
- Material Pricing - Jan 2026
- Monitoring Docs Lemon Cove Granite
- Plat Map - Lemon Cove Granite
- Resolution 6409 PMR 85-05
- Resolution 8405 and Rec Plan Lemon Cove Granite
- Resolution 8406 Lemon Cove Granite
- Special Use Permit 2481
- Materials Testing Report

Site Pictures



Lemon Cove Granite

*Information obtained from reliable source but not guaranteed

JUVE PINEDO
Direct/Text: 714.348.6099
juve@LANDBkr.com
CaIDRE #01810823

LAND
BKR



Lemon Cove Granite
±35.17 ACRES FOR SALE
TULARE COUNTY, CA

JUVE PINEDO
Direct/Text: 714.348.6099
juve@LANDBkr.com
CalDRE #01810823

