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February 2, 2016

RCT LANDS, L.P.
Kathy Francioni
86 Monterey Salinas Hwy
Salinas, CA. 93908

RE: Review of Agricultural Production Viability Comparison for RCT Lands, L.P.
Monterey County
APN's 137-151-009-000, 221-011-017-000, 221-011-040-000
L&P A-15928

Dear Ms. Francioni,

The following review is to provide a comparison of production capabilities of three ranches that are being considered for Williamson Act Exchanges removal to permanent agriculture land easements and removal from Williamson Act. The west 120 acres of APN 221-011-017 is in process of annexation to the City of Greenfield and will be zoned Commercial, Industrial, and Mixed-Use. The east 51.6 acres will become a permanent agriculture land easement.

SOMAVIA ROAD RANCH: APN 137-151-009-000, 66.09 acres

This parcel will be designated permanent agriculture land easement. According to the 1978 Monterey County Soil Survey yield evaluation using cartons of lettuce for the soil types presently being farmed generally are 525/ 47lb cartons per acre. See attached sheet #1. No current yield information was provided for this ranch.

VANOLI RANCH: APN 221-011-017-000, 171.6 acres

This parcel will be subject to a lot line adjustment that will divide it into a 120 acre portion on the west end that will be annexed by the City of Greenfield. This area contains high levels of rocks often identified as Greenfield potatoes. This condition requires extensive labor to pick up and remove rocks before every crop is planted. These rocks require expensive repairs and replacement of tillage equipment, disc blades, chisel points, top and side knives and equipment frames. This Arroyo Seco series AsA has generally produced 80,000lbs of cabbage or 25,000lbs of romaine lettuce. The soil in the eastern 51.6 acres is a croplly series CnA that is 40-50% clay fine textured soil that is easily cultivated. Production levels for cabbage are 120,000lbs and romaine lettuce, 43,000lbs. This 51.6 acres will be designated as a permanent agriculture land easement. See attached sheet #2. An evaluation of yield data provided by Ric Causley for Church Brothers 2011 harvest of broccoli was an average of 620 cartons per acre. Average harvest yield for romaine lettuce was 983 cartons per acre.

REDDING RANCH: APN 221-011-040-000, 317.97 acres

This parcel will be designated as permanent agriculture land easement. According to the 1978 Monterey County Soil Survey the soil type is Rincon series RaA and RaC, a silty clay loam. Yield for lettuce range between 425 to 500/ 47lb cartons per acre. An evaluation of yield data provided by Ric Causley for Church Brothers 2011 harvest of broccoli was an average of 460 cartons per acre. Average harvest yield for romaine lettuce was 780 cartons per acre.

Based on yield data, a site inspection, and review of 1978 Monterey County Soil Survey, it is my opinion that the conversion of the properties to permanent agricultural land easement is appropriate. The Ag Land potential growing capabilities and production value for Farming are basically equal among the Vanoli, Redding and Somavia Ranches. The west 120 acres of APN 221-011-017, the Vanoli Ranch are to be converted to commercial, industrial and mixed use when annexed by the City of Greenfield.

Sincerely,
LEE & PIERCE INC.



Frank D. Pierce
Registered Professional Engineer AG138
Registered Environmental Property Assessor 704375



Attachments

FDP/kk

FILE: 15928. Letter Report

