

SUBJECT: Top Madera and Venice Island Ranch Lands, and Fresno Mineral Rights Opportunities

TO: Selected Land & Mineral Sales and Brokerages, Regional Real Estate Specialists, & Institutional Advisors

MASTER EXECUTIVE OFFERING MEMORANDUM & BROKER INQUIRY

ALL HOLDINGS ARE HELD 100% DEBT-FREE

Greetings,

Hello, please let us know of interest in any of the properties listed below.

This includes sales, partial sales or both surface and minerals.

Thank you for your help and we will look forward to your timely response.

The following are a collection of land and mineral rights opportunities (and there may be more) including sales, lease, and asset management that evolved from the estate of R.W. Hanna, the pioneer of Standard Oil of California, and his son Richard Hanna; Hanna Family Trust, now belonging to the beneficiary. *We are listing our beneficiary half, as the trust splits all ownership; half for each of the two beneficiaries, so this report just cites our half, not the actual double of the full size.*

We are currently offering portions of our 1,500-acre Madera estate (1,125 upland acres + 375-acre San Joaquin River corridor with SGMA and water-banking infrastructure value), alongside 5,000+ mineral acres, key holdings in the San Joaquin River Restoration Project, and additional holdings across Fresno and San Joaquin counties, such as major surface rights to Venice Island and Little Venice Island on the San Joaquin River. Our engagement operates solely on sales or on a commission or performance-based structure with no upfront fees.

While we are completely confident in ownership and the security and chain of title of the Hanna Family Trust (dating as far back as 1906) you are welcome to review the Preliminary Title Report across the primary APNs to ensure your interest, and so we can proceed in good faith with contractual certainty.

Thank you for your interest and we will look forward to your response.

A. MADERA RANCH LAND

1. Surface Footprint & Overview

- **Surface Acreage Share:** ~3,000 Gross Acres (~1,500 Net Undivided Co-Beneficiary Share — comprising ~1,125 upland agricultural acres + ~375-acre San Joaquin River corridor).
- **Location:** Madera County, California (San Joaquin River Basin Corridor, situated just north of the Kerman/Gill Ranch sector).

- **Asset Allocation:**

- **Prime Upland Agricultural Surface (~75% / ~1,125 Acres):** High-productivity, contiguous agricultural and grazing land sitting squarely in the Central Valley permanent crop belt (established almond orchards, vineyards, row crops). Clean, unencumbered surface title.
- **San Joaquin Riparian & Overflow Corridor (~25% / ~375 Acres):** Low-lying river-adjacent parcels (historically surveyed as Swamp & Overflowed / S&O lands) providing natural sub-irrigation and serving as the hydrological engine for the estate.

2. Water Rights & Infrastructure Value

- **Senior Riparian Security:** Senior surface riparian rights appurtenant to the San Joaquin River basin safeguarding operations against drought cycles.
- **Groundwater Extraction:** Documented agricultural extraction rights supported by deep high-capacity wells and distribution turnouts.
- **Irrigation Infrastructure:** Integrated micro-sprinkler and drip irrigation systems across primary agricultural parcels.
- **SGMA Compliance & Flood-MAR Value:** Low-lying overflow ground along the river channel serves as prime infrastructure for Managed Aquifer Recharge (Flood-MAR) under SGMA, allowing operators to capture wet-year flows, bank water underground, and generate critical pumping credits.

3. Preliminary Valuation Target

- Baseline valuation estimate for the 1,500 net surface acres is targeted between **\$20,000,000 and \$30,000,000** (\$13,300 to \$20,000 per acre). The core 1,125+ upland acres provide an ideal footprint for permanent crop development, while the 375-acre river corridor acts as dedicated water infrastructure.

4. Complete Section Breakdown & Legal Classification

- **SECTION 27 — PRIME FARMLAND (Core Block):**
 - *From Deed:* “THE NW/4 OF SECTION 27-13S-16E, MDB&M” (Parcel 1); “THE E/2 SW/4 OF SECTION 27-13S-16E, MDB&M” (Parcel 2); “THE SE/4 AND SOUTH 345 FEET OF NE/4 OF SECTION 27-13S-16E, MDB&M” (Parcel 3); “THE NE/4 LESS SOUTH 345 FEET OF SECTION 27-13S-16E, MDB&M” (Parcel 4); “THE W/2 OF THE SW/4 OF SECTION 27-13S-16E, MDB&M” (Parcel 18).
 - *Features:* Entire section is flat benchland, Class I–II soils, no river meander line, no swamp surveys, no Gill Ranch storage footprint encumbrance. Over 600+ contiguous prime farm acres. This is the top agricultural block.

- **SECTION 35 — PRIME FARMLAND:**

- *From Deed:* “THE NW/4 OF SECTION 35-13S-16E, MDB&M” (Parcel 5). 160 acres of clean, square farmland.

- **SECTION 26 — PRIME FARMLAND (Excluding Swamp Fragment):**

- *From Deed:* “THE SW/4; THE S/2 NW/4; NW/4 NW/4 AND LOT 1 OF SECTION 26-13S-16E, MDB&M” (Parcel 7). Full quarter-sections of prime farm ground.
- *Exclusion:* Only Parcel 6 in Section 26 is swamp/meander and not prime: “SWAMP AND OVERFLOWED LANDS SURVEY NO. 683 IN THE NE/4 NW/4”.

- **SECTION 19 & SECTION 20 — PRIME FARMLAND:**

- *From Deed:* “The Southeast quarter of Section 19-13S-16E, MDB&M” (Parcel 19: SE/4, N/2 SW/4 and SW/4 fractional, excepting the north 790 feet of the SE/4 and the north 560 feet of the east 1270 feet of the N/2 SW/4); “The South half of Section 20-13S-16E, MDB&M” (S/2 minus 790 ft).
- *Features:* Large, clean, high-value agricultural blocks.

- **SECTION 30 — RESERVOIR & SUBSURFACE OVERLAY TRACT:**

- *From Deed:* “LOTS 4, 5, 6, 7 & 8 IN SECTION 30-13S-16E, MDB&M”; “N/2 SE/4 LYING ADJACENT TO AND NORTH OF U.S. MEANDER LINE (S&O 292)”; “NW/4 SW/4 LYING NORTHWESTERLY OF U.S. MEANDER LINE (S&O 348)”; “NE/4 SW/4 EMBRACED IN S&O SURVEY NO. 521”; “S&O SURVEY NO. 249”; “SW/4 SW/4 EMBRACED IN S&O SURVEY NO. 518”; “S/2 SE/4 FRACTIONAL PORTION BETWEEN U.S. MEANDER LINE AND S&O 292”; “N/2 NW/4 AND NW/4 NE/4 EMBRACED IN S&O SURVEY NO. 520”; “LOTS 1, 3, & 4 IN SECTION 30-13S-16E, MDB&M” (Parcels 10, 11, 12, 13, 14, 15, 16, 20, 21).
- *Features:* Section 30 encompasses the specific swamp, meander line, fractional, and lot footprints associated with the Gill Ranch gas storage reservoir overlay.

-
-

B. VENICE ISLAND RANCH LANDS

- **Executive Summary:** A premier, legacy island land and water rights offering situated directly within the Sacramento-San Joaquin River Delta in San Joaquin County, California. This portfolio represents an undivided net co-beneficiary interest spanning substantial acreage across Venice Island and Little Venice Island, combining major surface footprints with valuable riparian frontage, deep-water channel access, and strategic utility positioning.
- **Offered Net Acreage:** ~1,149.4 net acres (representing a 50% undivided net co-beneficiary interest of the ~2,298.8 gross combined acreage across Parcels One, Two, and Three).
- **Conveyance Structure:** Vested via family trust quitclaim transfer (Hanna Family Trust / Borel Private Bank & Trust Company).
- **Location:** San Joaquin County, California (Townships 2 North and 3 North, Range 4 East, MDB&M; situated along Potato Slough, Little Connection Slough, and the San Joaquin River).

Core Asset Components (Net Portfolio Shares)

- **Parcel One (Little Venice Island - Net Share):**
 - *Net Size:* ~38.29 net acres (50% undivided share of 76.58 gross acres).
 - *Positioning:* Situated at the southeasterly tip of Venice Island between Little Connection Slough and the 750-foot Stockton Deep Water Channel Right of Way.
- **Parcel Two (Main Venice Island / Camp 15 - Net Share):**
 - *Net Size:* ~650.95 net acres (50% undivided share of 1,301.9 gross acres).
 - *Positioning:* Bounded by the main drainage canal system, Potato Slough to the north, and Little Connection Slough to the east. Features extensive levee frontage, agricultural infrastructure, and historical drainage networks.
- **Parcel Three (Southern Delta / San Joaquin River Frontage - Net Share):**
 - *Net Size:* ~460.2 net acres (50% undivided share of 920.4 gross acres).
 - *Positioning:* Fronting the right bank of the San Joaquin River and the Northerly Stockton Deep Water Channel Line, providing direct deep-water access and strategic aquatic positioning.

Strategic Value & Utility Potential

- **Water & Riparian Rights:** Substantial frontage along major Delta waterways (San Joaquin River, Potato Slough, Little Connection Slough) providing premium access for agricultural, environmental, or utility applications.

- **Energy & Infrastructure Corridor:** Proximity to major Central Valley shipping channels, natural gas fields, and regional transmission routes.
- **Documentation:** Clear recorded chain of title established through San Joaquin County official records (Doc # 2004-023782).
-

C. FRESNO MINERAL RIGHTS

- **Subsurface Mineral Portfolio:** ~10,880 to 12,800 Mapped Subsurface Acres (~5,000+ Net Undivided Mineral Acres across Madera and Fresno Counties).
- **Primary Sectors & PLSS Townships:**
 - Township 13 South, Range 16 East, M.D.B.&M.: Sections 19, 20, 21, 22, 23, 24, 26, 27, 28, 29, 30, 31, 32, 33, 34, and 35.
 - Township 14 South, Range 16 East, M.D.B.&M.: Sections 4, 5, and 6.
 - Township 13 South, Range 17 East, M.D.B.&M.: Section 7.
- **Specific Recorded Survey Identifiers:**
 - *Madera/Fresno County Sector:* Section 19 (SE/4, S/2 SW/4); Section 20 (S/2); Section 26 (SW/4, S/2 NW/4, Lot 1); Section 27 (NW/4, E/2 SW/4, SE/4, NE/4); Section 29 (Lots 4, 5, 6, 7); Section 30 (Lots 1, 3, 4, 5, 6, 7, 8); Section 35 (NW/4).
 - *Historical Swamp & Overflowed Lands Surveys:* S&O Survey Nos. 172, 174, 175, 249, 288, 289, 290, 291, 292, 321, 322, 328, 348, 349, 350, 351, 352, 376, 377, 380, 381, 382, 383, 384, 385, 386, 407, 518, 519, 520, 521, 522, 526, 527, 531, 532, and 683.
- **Rights Covered:** Deep-strata oil, natural gas, hydrocarbon substances, and all core mineral deposits situated directly within proven San Joaquin Valley production zones (including the Starkey Formation).
- **Underground Storage & Clean Energy Overlays:** High-pressure subsurface gas storage capacity and deep geologic reservoir compatibility suitable for carbon sequestration, renewable energy storage overlays, and subterranean resource development.
- **Conveyance Flexibility:** Conveyed via Quitclaim Deed per defined fractional percentage or total package conveyance upon request.

D. SAN JOAQUIN RIVER RESTORATION PROJECT

- **Recent Governmental Engagement:** In July of 2026, the beneficiary was contacted by the Department of Reclamation regarding parcels 013-040-28s and 013-040-34s concerning the acquisition of key strategic mineral rights and water locations on the San Joaquin River Restoration Project, featuring active water wells and direct river frontage.
- **Current Status:** As active discussions and negotiations with the Department of Reclamation continue, this strategic asset remains an available, unencumbered opportunity within the portfolio.
- Thank you for your consideration and will look forward to your response.
-
- **Direct Inquiries:** lacamusic@gmail.com

Co-Beneficiary & Authorized Representative

The Hanna Family Trust

lacamusic@gmail.com