

LAND ADVISORS ORGANIZATION EXCLUSIVE OFFERING

LARGEST PRIVATELY OWNED WATER STORAGE CREDITS IN ARIZONA

±250,682 Acre Feet Long Term Storage Credits (LTSC)

±1,926 Acres of Fee Land

±1,320 Acres within Opportunity Zone

La Paz & Maricopa Counties, Arizona

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VIDLER

Vidler Water Company is a subsidiary of PICO Holdings (NASDAQ: PICO). The Vidler Team has combined over 50 years of natural resource experience in operating its' private-sector water resource company providing water development solutions. Vidler's mission is to help facilitate and support planned economic growth through the development of sustainable and reliable water supplies in geographic areas lacking water resources.

PROPERTY OVERVIEW

The subject water storage facility is the largest privately owned underground water storage facility in Arizona. Since 1998 Vidler has been storing water through the purchase of Colorado River water from the Central Arizona Project (CAP) in the years when Arizona received excess flows. This offering includes their holdings of deeded land, state lease land, and Long Term Storage Credits (LTSC). The storage facility and associated land is located outside of the Phoenix AMA which allows for a wider user base and the majority of the deeded land is located in an Opportunity Zone which allows for economic/tax incentives to commercial users. Vidler has a well documented history of obtaining federal, state, and local permitting approvals and improvements to the facility, including permits for well sites, access easements, a pumping station, and recoverable clean water. The excess deeded land is located close to the 500kV Devers Transmission Line, El Paso natural gas line, fiber optic lines, and Interstate 10. There is a capital expenditure needed to begin active water pumping.

LOCATION

The property is located near Interstate 10 Exit 75E at the La Paz and Maricopa County Border in Arizona

OFFERING

±250,682 Acre Feet Long Term Storage Credits (LTSC)
±1,926 Acres of Excess Deeded Land
±2,005 Acres of State Agricultural Land Leases with Grandfathered Water Rights

PRICE \$80 million to include all or a portion of LTSCs

TAXES \$14,749.36 (2018)

UTILITIES

- Existing 500kV Devers Electrical Transmission Line
- Possible future 500kV Ten West Link electrical transmission line
- El Paso Natural Gas Mainline located approximately 2 miles south
- Power provided by APS

PROPERTY HIGHLIGHTS

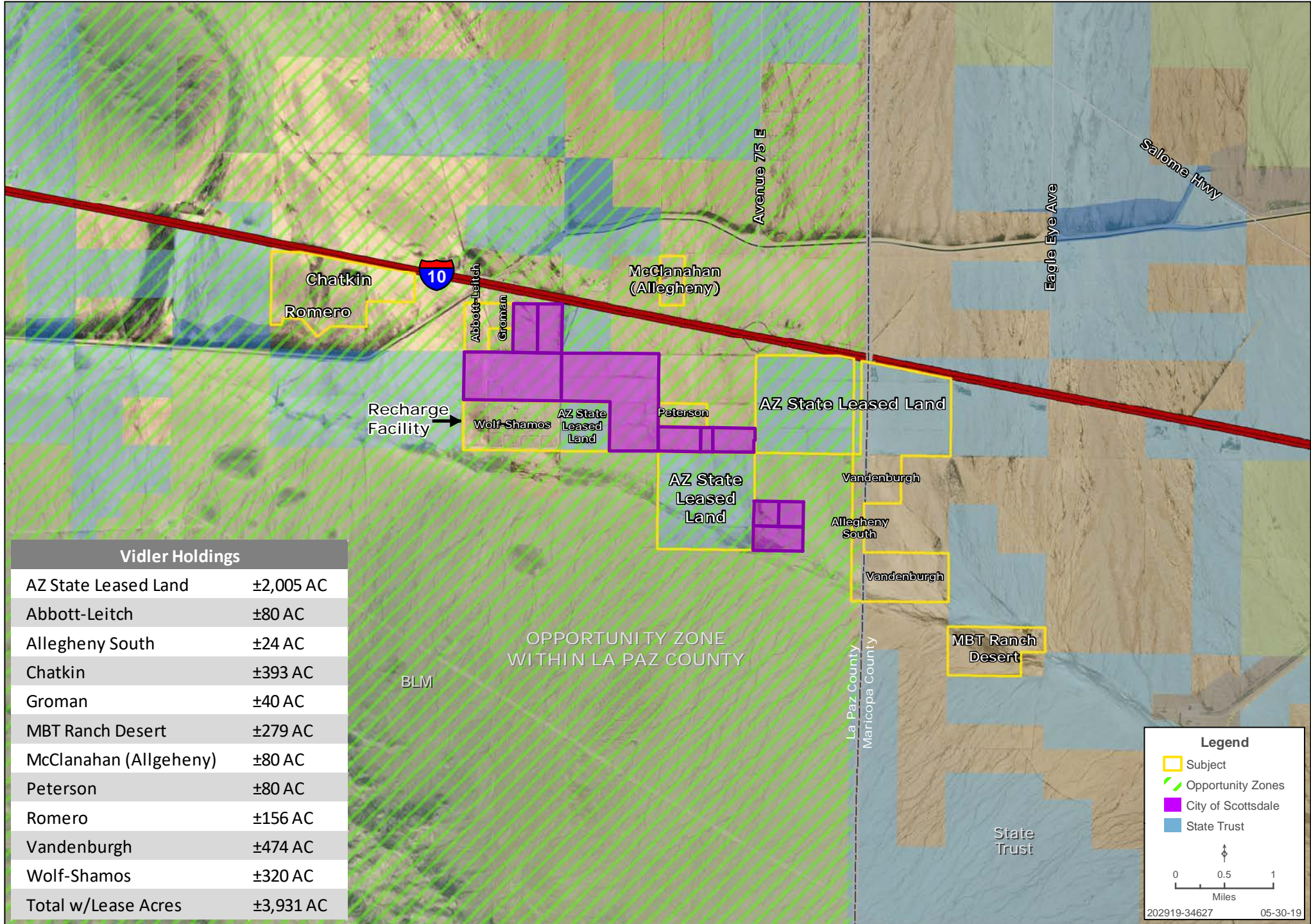
- Largest privately owned water storage credits in Arizona
- Underground Water Storage Facility located outside an active AMA (not currently active)
- Recovered water can be used in the Phoenix, Pinal, and Tucson Active Management Areas, and/or where CAP water is authorized
- Recovered water can also be used in basin
- Recovery well permits in place
- Close proximity to the CAP to allow affordable physical canal delivery
- Documented Water Quality Reports showing water that meets CAP introductory standards
- ±2,005 acres of State Land Agricultural Lease with an expiration date of February 14, 2027 that can be assigned
- ±1,926 acres of excess fee land that is considered prime solar real estate due to its transmission proximity and zoning
- A technical team in house in the areas of geology, hydrology, engineering, and water rights with expertise in understanding the asset
- Recovered LTSCs may also be used in support of an 100-year Assured Water Supply

OPPORTUNITY ZONE

Excess fee property owned by Vidler in La Paz County lies within the Arizona Opportunity Zone which provides tax incentives for industrial and commercial uses.

DUE DILIGENCE (Available Upon Request)

- Water Quality Data
- State Land Lease Agreements
- Phase I Environmental Studies
- Soil Tests
- Access Easements
- Arizona Department of Water Resources Permit, Annual Reporting, and Storage Account Data



Vidler Holdings	
AZ State Leased Land	±2,005 AC
Abbott-Leitch	±80 AC
Allegheny South	±24 AC
Chatkin	±393 AC
Groman	±40 AC
MBT Ranch Desert	±279 AC
McClanahan (Allgeheny)	±80 AC
Peterson	±80 AC
Romero	±156 AC
Vandenburgh	±474 AC
Wolf-Shamos	±320 AC
Total w/Lease Acres	±3,931 AC

PERMITTED RECOVERY WELLS MAP

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