

Table A. Central Zone Properties

	Address	APN	Zone	Sale Date	Price	Acres	Price/Acre	Hab Type	Appreciated Price	Appreciated Price/Acre
ORT 423 - PRIOR	31710 Destination Dr, Tracy, CA	255-340-05	Central	07/01/2013	\$920,000.00	40.96	\$22,460.94	C34	\$1,027,563.33	\$25,087.00
CTT 130 - PRIOR	33203 S. Greenwood Rd, Tracy, CA	255-240-12	Central	07/12/2013	\$850,000.00	97.94	\$8,678.78	C34	\$949,379.17	\$9,693.48
ORT 80 - PRIOR	20284 E. Acampo Rd, Clements, CA	023-050-22	Central	07/30/2013	\$744,000.00	40.24	\$18,489.07	OG	\$830,986.00	\$20,650.75
CTT 137 - PRIOR	26338 S. Manteca Rd, Manteca, CA	257-150-01	Central	08/16/2013	\$800,000.00	80.10	\$9,987.52	C34	\$889,466.67	\$11,104.45
CTT 68 - PRIOR	21700 E. Gawne Rd, Stockton, CA	185-110-07	Central	09/12/2013	\$300,000.00	85.49	\$3,509.18	C34	\$332,025.00	\$3,883.79
CTT 104 - PRIOR	26118 Kasson Rd, Tracy, CA	239-270-02	Central	09/18/2013	\$1,520,500.00	89.42	\$17,004.03	C34	\$1,682,813.38	\$18,819.21
ORT 324 - PRIOR	24151 S. Kasson Rd, Tracy, CA	239-100-08/09 110-11/12	Central	10/03/2013	\$2,162,500.00	308.01	\$7,020.88	C34	\$2,382,354.17	\$7,734.67
URT 256 - PRIOR	11400 Wagner Rd, Stockton	205-030-07/08/12	Central	10/25/2013	\$3,500,000.00	215.24	\$16,260.92	C34	\$3,855,833.33	\$17,914.11
UND CTT 94 - PRIOR	5900 Lucerne Ave, Tracy, CA	213-090-05	Central	11/08/2013	\$768,500.00	85.38	\$9,000.94	C34	\$842,724.29	\$9,870.28
UND CTT 49 - PRIOR	9751 Pezzi Rd, Stockton, CA	089-020-42	Central	11/25/2013	\$2,100,000.00	69.63	\$30,159.41	C34	\$2,302,825.00	\$33,072.31
CTT 88 - PRIOR	10334 Henry Rd, Acampo, CA	207-090-06	Central	12/03/2013	\$661,500.00	41.33	\$16,005.32	C34	\$722,027.25	\$17,469.81
UND CTT 38 - PRIOR	12250 N. St Rt 88 Hwy, Acampo, CA	063-180-24/25	Central	12/16/2013	\$4,612,500.00	201.92	\$22,843.21	C34	\$5,034,543.75	\$24,933.36
CTT 115 - PRIOR	4700 W. Lovely Rd, Tracy, CA	250-100-13	Central	12/17/2013	\$878,000.00	70.22	\$12,503.56	C34	\$958,337.00	\$13,647.64
UND ORT 232 - PRIOR	11717 S. Austin Rd, Manteca, CA	201-070-10	Central	12/23/2013	\$1,487,000.00	78.26	\$19,000.77	C34	\$1,623,060.50	\$20,739.34
UND CTT 8 - PRIOR	26210 N. Sowles Rd, Galt, CA	007-130-08	Central	01/13/2014	\$1,395,000.00	90.22	\$15,462.20	C34	\$1,515,551.25	\$16,798.40
ORT 361 - PRIOR	29094 Lemon Ave, Escalon, CA	249-120-32	Central	01/15/2014	\$2,500,000.00	128.55	\$19,447.69	C34/U	\$2,716,041.67	\$21,128.29
UND CTT 81 - PRIOR	16061 S. Due Rd, Ripon, CA	203-110-11	Central	02/13/2014	\$1,015,000.00	63.45	\$15,996.85	C34	\$1,097,553.33	\$17,297.92
ORT 96 - PRIOR	3750 Tredway Rd, Lodi, CA	055-180-04	Central	02/28/2014	\$2,750,000.00	155.69	\$17,663.31	C34	\$2,973,666.67	\$19,099.92
UND ORT 108 - PRIOR	14489 N. Jack Tone Rd, Lodi, CA	063-250-04	Central	03/21/2014	\$780,000.00	42.62	\$18,301.27	C34	\$839,475.00	\$19,696.74
UND ORT 33 - PRIOR	27751 Elliot Rd, Galt, CA	077-120-12	Central	05/08/2014	\$1,500,000.00	317.60	\$4,722.92	G	\$1,599,125.00	\$5,035.03
ORT 199 - PRIOR	24266 E. St Rt Hwy 4, Farmington, CA	187-110-20	Central	05/09/2014	\$1,926,500.00	162.61	\$11,847.36	C34	\$2,053,809.54	\$12,630.28
ORT 305 - PRIOR	18311 Bacchetti Rd, Tracy, CA	212-110-08	Central	05/14/2014	\$3,592,000.00	126.52	\$28,390.77	C34	\$3,829,371.33	\$30,266.92
ORT 306 - PRIOR	9301 Whitehall Rd, Tracy, CA	212-120-03/5/8/9/10/12/14	Central	05/14/2014	\$3,108,500.00	189.96	\$16,363.97	C34/W5/W6	\$3,313,920.04	\$17,445.36
CTT 136 137 138	9969 Kellygreen Dr, Tracy, CA	253-140-09/10/11/17/21	CentSW	07/31/2013	\$3,481,000.00	168.61	\$20,645.28	C34	\$3,887,986.92	\$23,059.05
ORT 71	3390 W State Route 132 Hwy, Tracy, CA	255-070-03	CentSW	09/26/2013	\$265,000.00	68.70	\$3,857.35	C2/C34	\$293,288.75	\$4,269.12
CTT 130	29094 Lemon Ave., Escalon, CA	249-120-32	Central	01/15/2014	\$2,500,000.00	128.55	\$19,447.69	C34	\$2,716,041.67	\$21,128.29
CTT 141	29900 S. Macarthur Dr., Tracy, CA	253-210-10/11/15	CentSW	03/11/2014	\$1,850,000.00	210.60	\$8,784.43	C2/C34	\$1,991,062.50	\$9,454.24
CTT 150	4955 W. Gaffery Rd., Tracy, CA	265-110-02	CentSW	04/17/2014	\$2,000,000.00	85.45	\$23,405.50	G/C34	\$2,142,333.33	\$25,071.19
PAA Comp 3	19826 S. Paradise Ave., Tracy, CA	213-150-12	Cent	05/15/2014	\$520,229.54	42.52	\$12,229.54	C34	\$554,363.33	\$13,037.71
CTT 5	23000 N. Bruella Rd., Acampo, CA	007-350-02	Central	05/19/2014	\$1,385,409.09	86.85	\$15,951.75	C34	\$1,476,961.54	\$17,005.89
PAA Comp 5	S. Delta Ave., Tracy, CA	213-020-38/40/41	Central	07/25/2014	\$850,000.00	68.20	\$12,463.34	C34	\$897,529.17	\$13,160.25
CTT 27	23125 E. Acampo Rd., Clements, CA	023-150-17	Central	08/12/2014	\$350,000.00	79.17	\$4,420.87	G/OG	\$367,791.67	\$4,645.59
CTT 34	15070 Brandt Rd., Lodi, CA	053-070-01	Central	08/15/2014	\$524,545.46	60.32	\$8,696.05	G3	\$551,209.85	\$9,138.09
CTT 93	13664 Steingegul Rd., Escalon, CA	207-290-01	Central	08/15/2014	\$1,200,000.00	40.49	\$29,636.95	C34	\$1,261,000.00	\$31,143.49
CTT 92	13088 Cometa Rd., Oakdale, CA	207-240-01 / 207-250-01	Central	09/11/2014	\$10,404,000.00	363.93	\$28,587.92	C34	\$10,879,983.00	\$29,895.81
CTT 135	6543 W. Linne Rd., Tracy, CA	252-090-25	CentSW	10/01/2014	\$1,146,000.00	48.33	\$23,711.98	C34	\$1,192,604.00	\$24,676.27
CTT 28	22403 N. Cord Rd., Clements, CA	023-150-18	Central	10/10/2014	\$405,000.00	80.27	\$5,045.47	G	\$421,470.00	\$5,250.65
CTT 119	4250 E. River Junction Farms Rd., Manteca, CA	241-190-05	Central	10/31/2014	\$1,051,500.00	80.00	\$13,143.75	C34	\$1,094,261.00	\$13,678.26
CTT 144 (NEW JERS)	32350 S. Bevis Rd., Tracy, CA	255-100-32	CentSW	11/07/2014	\$1,672,000.00	46.44	\$36,003.45	C34	\$1,731,495.33	\$37,284.57
CTT 21	18673 Clements Rd., Lodi, CA	019-200-20	Central	12/23/2014	\$475,000.00	40.31	\$11,783.68	G	\$489,487.50	\$12,143.08
CTT 118 145	31613 Kasson Rd., Tracy, CA	241-170-03 / 255-240-07	Central	12/30/2014	\$687,500.00	296.00	\$2,322.64	G/C34	\$708,468.75	\$2,393.48
ORT 44 45	17500 W. Byron Rd., Tracy, CA	209-150-35/36/37	CentSW	01/15/2015	\$2,300,000.00	131.20	\$17,530.49	C34	\$2,358,458.33	\$17,976.05
CTT 142	7060 W. Durham Ferry Rd., Tracy, CA	253-250-29	CentSW	01/30/2015	\$1,700,000.00	41.20	\$41,262.14	C34	\$1,743,208.33	\$42,310.88
CTT 106	19953 Laurel Rd., Tracy, CA	213-030-21	Central	02/12/2015	\$434,500.00	43.42	\$10,006.91	C34	\$443,334.83	\$10,210.38
ORT 13	20013 Clements Rd., Lodi, CA	023-050-04	Central	02/27/2015	\$850,000.00	80.00	\$10,625.00	G/OG	\$867,283.33	\$10,841.04
CTT 111	221 E. Wright Rd., Tracy, CA	239-150-02	Central	02/17/2015	\$830,000.00	68.37	\$12,139.83	C34	\$846,676.67	\$12,386.67
CTT 91	24011 Dodds Rd., Escalon, CA	207-150-06	Central	04/30/2015	\$3,200,000.00	319.93	\$10,002.19	C34	\$3,216,266.67	\$10,053.03
CTT 19	2418 E. Woodbridge Rd., Acampo, CA	013-230-07	Central	05/06/2015	\$3,398,000.00	75.00	\$45,306.67	C34	\$3,415,273.17	\$45,536.98
CTT 39 40 41	12373 N. Davis Rd., Lodi, CA	055-230-15 / 058-060-34 / 058-090-05	Central	05/07/2015	\$3,520,000.00	160.75	\$21,897.36	C34	\$3,537,893.33	\$22,008.67
CTT 120	23532 S. Hays Rd., Acampo, CA	241-220-05	Central	05/11/2015	\$1,090,000.00	74.73	\$14,585.84	C34	\$1,095,540.83	\$14,659.99
CTT 147	6524 Perrin Rd., Manteca, CA	257-120-01/02	Central	05/20/2015	\$3,850,000.00	316.36	\$12,169.68	C34	\$3,869,570.83	\$12,231.54
CTT 89	20175 Dodds Rd., Escalon, CA	205-150-13/15	Central	05/29/2015	\$1,904,273.00	189.68	\$10,039.40	C34	\$1,913,953.05	\$10,090.43
Souza 1	19826 Paradise Rd., Tracy, CA	213-150-12	Central	05/29/2015	\$520,000.00	42.52	\$12,229.54	C34	\$522,643.33	\$12,291.71
CTT 30	22450 E. Acampo Rd., Clements, CA	023-160-07	Central	05/29/2015	\$2,050,000.00	68.66	\$29,857.27	G/OG	\$2,060,420.83	\$30,009.04
ORT 3	28201 S. Banta Rd., Tracy, CA	252-090-12	CentSW	06/11/2015	\$975,000.00	44.21	\$22,053.83	C34	\$975,000.00	\$22,053.83
CTT 3	10966 Liberty Rd., Galt, CA	007-140-01	Central	06/11/2015	\$840,000.00	40.57	\$20,704.95	C34	\$840,000.00	\$20,704.95
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SICOG, Inc.	Pellegrini Family *		Central	12/31/2013	\$2,420,223.00	230.00	\$10,522.71	C34	\$2,641,673.40	\$11,485.54
SICOG, Inc.	Pombo Alder *		Central	01/14/2014	\$1,049,085.00	110.43	\$9,500.00	C34	\$1,139,743.43	\$10,320.96
SICOG, Inc.	Gwerder		Central	12/30/2014	\$349,560.00	29.13	\$12,000.00	C34	\$360,221.58	\$12,366.00
SICOG, Inc.	Martin Family Delta Ave (Virginia)		Central	12/31/2014	\$460,000.00	40.00	\$11,500.00	C34	\$474,030.00	\$11,850.75
SICOG, Inc.	Larson Property (Phase 2)		Central	04/29/2015	\$1,002,875.00	97.67	\$10,267.99	C34	\$1,013,070.90	\$10,372.39
SICOG, Inc.	Martin Family Delta Ave (Henry/Clo)		Central	05/28/2015	\$535,555.00	46.57	\$11,500.00	C34	\$538,277.40	\$11,558.46
	* SICOG, Inc. Preserves		TOTAL		\$103,917,525.55	7026.50	\$14,789.37		\$109,902,531.25	\$15,641.15

Table B. Delta Properties

	Address	APN	Zone	Sale Date	Price	Acres	Price/Acre	Hab Type	Appreciated Price	Appreciated Price/Acre
UND CTT 10 - Prior	8700 W. Woodbridge Rd, Lodi, CA	011-090-04/05	Delta	07/05/2013	\$1,793,636.36	290.92	\$6,165.39	C34	\$2,003,342.34	\$6,886.23
CTT 72 - Prior	14220 Finck Rd, Tracy, CA	189-050-29	Delta	02/18/2014	\$2,200,000.00	250.38	\$8,786.64	C34	\$2,378,933.33	\$9,501.29
UND ORT 227 - Prior	1454 W. Undine Rd, Tracy, CA	191-180-03	Delta	04/16/2014	\$911,500.00	70.05	\$13,012.13	C34	\$976,368.42	\$13,938.16
UND CTT 79 - Prior	5722 Undine Rd, Stockton, CA	191-050-15/16	Delta	04/18/2014	\$845,000.00	88.55	\$9,542.63	C34	\$905,135.83	\$10,221.75
ORT 31	14646 W. Finck Rd., Tracy, CA	189-050-31	Delta	11/03/2014	\$1,826,000.00	166.64	\$10,957.75	C34	\$1,890,975.17	\$11,347.67
CTT 77	15999 Wing Levee Rd., Tracy, CA	189-230-20	Delta	03/02/2015	\$585,000.00	54.15	\$10,803.32	C34	\$593,921.25	\$10,968.07
CTT 1	9650 W. Walnut Grove Rd., Thornton, CA	001-150-03	Delta	03/30/2015	\$750,000.00	52.81	\$14,201.86	C34	\$761,437.50	\$14,418.43
CTT 82	1489 Undine Rd., Stockton, CA	191-180-02	Delta	05/21/2015	\$5,250,000.00	427.29	\$12,286.74	C34	\$5,276,687.50	\$12,349.19
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			TOTAL		\$14,161,136.36	1400.79	\$10,109.39		\$14,786,801.34	\$10,556.04

Table C. Southwest Zone Properties

	Address	APN	Zone	Sale Date	Price	Acres	Price/Acre	Hab Type	Appreciated Price	Appreciated Price/Acre
SICOG, Inc.	Connolly Ranch Phase 1 *		SW	12/31/2013	\$510,000.00	510	\$1,000.00	G	\$586,499.69	\$1,000.00
SICOG, Inc.	Connolly Ranch Phase 2 *		SW	04/30/2015	\$612,000.00	612	\$1,000.00	G	\$622,199.96	\$1,000.00
ORT 74	18188 W. Corral Hollow Rd., Tracy CA	263-220-05	SW	07/31/2014	\$235,000.00	66.8	\$3,517.96	BCN/BCN2	\$256,541.58	
CTT 139 140	35005 S. Chrisman Rd., Tracy, CA	253-170-07/08	SW	08/18/2014	\$950,000.00	149.49	\$6,354.94		\$1,029,166.35	
Souza 3	16666 W. Corral Hollow Rd., Tracy, CA	251-160-05	SW	12/17/2014	\$400,000.00	160	\$2,500.00		\$419,999.92	
* SICOG, Inc. Preserves					TOTAL	\$2,707,000.00	1498.29	\$1,806.73	\$2,914,407.50	\$1,945.16