Finch Farms L.L.C.

April 15, 2025

Re: APN 086-0-020-405

Vicki Cortez
Executive Assistant Business Services
VUSD
255 W Stanley Avenue
Ventura CA 93001

I would like to submit the following offer on your Sudden Estate Parcel

Purchase price $750,000.
Good faith deposit $25,000
Increase of deposit $175,000 following due diligence
Escrow 30 Days
Due Diligence 14 days

I am the current tenant on the parcel and am familiar with the site. We supply water to the parcel from our well. The only thing I need to conduct due diligence on is the title report.

I will continue to farm the parcel. I do not think it can economically be converted to workforce housing once you implement the county required buffer zone from agriculture for housing. The set back requirement is 300 feet or 200 feet plus a vegetative buffer, on this size parcel that would leave about an acre or so in the middle.

I have purchased, in the past, excess shares in the Santa Paula Basin Pumpers Association, so I have the water needed to continue to farm the parcel. I do not believe you have any water shares that go with this parcel, but that is one question for due diligence. I have also included a Merrill Lynch statement which shows my liquid assets that would be used to fund this acquisition. I have not included any other financial data as this is a cash purchase.

If there are any questions, I can be reached at 805 857 5685 or Jim@Finchfarmsllc.com .

Sincerely

Jim Finch

900 Orange Road • Ojai, CA 93023
Phone: (805) 857-5685 • Fax: (805) 640 - 7824

JAMES P FINCH TTEE
KRISTEN ANN FINCH TTEE
[redacted]
BY FINCH FAMILY TRUST
[redacted]

Net Portfolio Value: $[redacted]

Your Financial Advisor:
THE SCOTT GROUP
333 S HOPE STREET SUITE 3900
LOS ANGELES CA 90071
1-213-236-2040

Finch Family Trust

This account is enrolled in the Master Financial Service

March 01, 2025 -March 31, 2025

	This Statement	*Year to Date*
Opening Value (03/01)	[redacted]	
Total Credits	40,349.37	1,451,007.91
Total Debits	(50,000.00)	(561,476.02)
Securities You Transferred In/Out	-	-
Market Gains/(Losses)	(324,311.50)	(270,435.27)
Closing Value (03/31)	[redacted]	

ASSETS

	March 31	*February 28*
Cash/Money Accounts	2,434,060.62	1,948,970.60
Fixed Income	3,029,504.14	3,538,708.68
Equities	[redacted]	[redacted]
Mutual Funds	[redacted]	[redacted]
Options	-	-
Other	-	-
Subtotal (Long Portfolio)	[redacted]	[redacted]
Estimated Accrued Interest	-	[redacted]
TOTAL ASSETS	[redacted]	[redacted]

LIABILITIES

Debit Balance	-	-
Short Market Value	-	-
TOTAL LIABILITIES	-	-
NET PORTFOLIO VALUE	[redacted]	[redacted]
MARGIN AVAILABLE CREDIT	[redacted]	

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