

## Faulkner Property Information

Compiled by Patti Verdugo Johnson 6/27/2019-Updated 9/19/2020

### Home

- Two-story Queen Anne Victorian Home with attic and basement
- Number of bedrooms = 6
- Number of baths = 2
- Full attic and basement
- Size = approximately 4,437 square feet
- Year built = 1894
- Any upgrades performed on the home over the past 5 years = None, see notes below
  - Roof was completely replaced in 2013
  - Exterior paint was done in 2013, excluding all the windows (due to costs for repairs and paint)
  - Seismic Retrofit 2005 – Foundation reinforcing and retrofit

### Utility Providers

- Water (public or well)
  - Public Water (City of Santa Paula) provides water to house and the shop area by the equipment pole shed on the south east portion of the property
  - Well water provides water to the agricultural operations; Well Capacity = 356 GPM
- Electricity – Southern California Edison
- Gas – Southern California Gas
- Sewer or septic = septic
- Phone = Frontier (not active)

### Barns = 2

#### Historical Large Barn

- Year built = 1886
- Size = 2750 sq. ft. (source = ANR Facilities Planning Dept.)
- Uses = Meetings and educational activities/classroom space
- Any upgrades to the barns over the past 5 years = Yes, but see past major remodels below
  - 2019 – Partial concrete floors/kitchen
  - 2005 – Interior remodel to convert for use as meeting/classroom space (carpentry, electrical, and bathrooms). Two multi-use bathrooms, both with one ADA stall, one with urinal. I also believe seismic retro fit was done at this time.

#### Small Barn

- Year built = 1982 (for a Budweiser Commercial)
- Size = 1275 sq. ft.
- Uses = Meetings and educational activities/classroom space
- Any upgrades to the barns over the past 5 years = No
  - 2002 – Structural and electrical changes to convert to use as meeting/classroom space.

## Equipment Pole Shed

- Year built = 2002
- Size = 40' wide by 80' long by 12' tall
- Other = covered on three sides; flooring is concrete
- Uses = Equipment storage and workshop

## Greenhouse

- Year built = 2009 restoration
- Size = 18' wide by 40' long
- Uses = Research projects, Master Gardener projects, external trials

## Modular Buildings

### Office Building

- Year installed = 2016
- Size = 36' wide by 60' long
- Number of rooms = 9
- Uses = Offices and storage

### Conference/Classroom Building

- Year installed = 2016
- Size = 24' wide by 60' long
- Number of rooms = conference room, 2 single-use bathrooms (one being ADA compliant), and electrical/internet closet

## Soils

- The soil is classified as Salina Clay Loam (deep alluvial clay loam to silty clay loam from marine sediment parent material). The Center is underlain by a perched water table with subsurface drains installed at a depth of 5 feet in the research area.

## Land/Orchards

- Farmable area (row crops) without ANR's leaseback = approximately 12 acres
- Farmable area (row crops) with ANR's leaseback = approximately 5 acres
- Orchards = approximately 5 acres
- Orchards include:
  - Cherimoya trees – 30 different types – most complete collection in the US
  - Avocados trees – 64 different varieties (some would need to be removed due to those being experimental varieties not yet patented); 28 trees on the perimeter of the parking lot
  - Citrus trees – varieties approximately 50 trees; 276 lemon trees on the perimeter of the property
  - Fig trees – 10 different varieties
  - Deciduous trees – stone fruit, apples, pears, persimmon
  - Collection of sub-tropical trees including banana, guava, mango, passion fruit (vine on interior fence), and papaya

### Leased-back area

- Lease back area is approximately 9.25 acres – See attached map.
- Lease back area will include lease agreement with Pan Dia Seeds, Inc. using approximately .61 acres. Lease term is July 1 – June 30.
- Duration of lease – Eighteen months after the close of escrow.

### Miscellaneous information

- There are other small/minor structures on the property not noted above.
- The farm is one of nine sites designated as a Master Gardener site maintaining 0.60 acres of demonstration gardens for educational activities and for training Master Gardener Trainees. They also maintain the gardens surrounding the house.
- The property has a historical landmark distinction and is on the National Register. It should be noted that the outhouse, one of the three contributing buildings for that distinction, was torn down due to deterioration.
- **Please refer to the bid package for additional documents, reports, etc.**