

Pattison & Associates, Inc.

Real Estate Appraisals

UPDATED APPRAISAL REPORT

KOKER TRUST PROPERTY

(APN 004-013-11)

MIDDLE CREEK FLOOD DAMAGE REDUCTION

AND ECOSYSTEM RESTORATION PROJECT

LAKE COUNTY, CALIFORNIA

AS OF: NOVEMBER 21, 2024

PREPARED FOR:

MONUMENT

3626 FAIR OAKS BOULEVARD, SUITE 100

SACRAMENTO, CA 95864

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Pattison & Associates, Inc.

Real Estate Appraisals

December 4, 2024

Mr. Tim McCloud
Monument
3626 Fair Oaks Boulevard, Suite 100
Sacramento, CA 95864

Re: Updated appraisal of the Koker Trust Property (APN 004-013-11) for the Middle Creek Flood Damage Reduction and Ecosystem Restoration Project, Lake County, California

Dear Mr. McCloud:

In accordance with your request and authorization, we have prepared a narrative appraisal report of an appraisal of the fee simple interest in the property referenced above for the purpose of forming and expressing an opinion as to the market value of the entire subject property which is proposed to be acquired by the Lake County Water Resources Department for the Middle Creek Flood Damage Reduction and Ecosystem Restoration Project. This report is intended to comply with the reporting requirements of an Appraisal Report, as set forth in Standards Rule 2-2(a) of USPAP.

Based on an inspection of the property and a review and analysis of market data, it is our opinion that the market value of the entire subject property to be acquired, in fee simple, as of November 21, 2024, is as indicated in the Summary of Factual Data and Conclusions on Page 2 of this report. This is an update of a previous report prepared by our firm, with a date of value of May 4, 2022.

This appraisal has been made in conformity with the appropriate State laws, Title VI of the 1964 Civil Rights Act, and regulations, policies and procedures applicable to appraisal of property for such purposes. To the best of our knowledge no portion of the value assigned to the property consists of items which are noncompensable under the established law of the State.

Your attention is invited to the attached pages which describe the property appraised, limiting conditions upon which the value opinions are premised, and the factual data and reasoning employed by us in arriving at our value judgments.

Respectfully submitted,
PATTISON & ASSOCIATES, INC.



Dwight Pattison, SR/WA
Appraiser Emeritus



Michael Pattison, SR/WA
CA State Cert. #AG026061

SUMMARY OF FACTUAL DATA AND CONCLUSIONS

<u>Owner:</u>	Donna Koker Revocable Trust
<u>Assessor's Parcel No(s):</u>	004-013-11
<u>Location:</u>	North side Reclamation Road, west of Highway 20 (8217 Reclamation Road), Upper Lake, California
<u>Legal Description:</u>	Please see Title Report in Addenda
<u>Present Use:</u>	Single-Family Residential
<u>Highest and Best Use:</u>	Single-Family Residential
<u>Zoning:</u>	A, Agriculture
<u>Site Size:</u>	11.7± Acres
<u>Interest Appraised:</u>	Fee Simple
<u>Date of Value:</u>	November 21, 2024
<u>Appraised Value:</u>	\$650,000

ASSUMPTIONS AND LIMITING CONDITIONS

Standards Rule (S.R.) 2-1 of the *Uniform Standards of Professional Appraisal Practice* requires the appraiser to "clearly and accurately disclose any extraordinary assumption or limiting condition that directly affect" the report and indicate its impact on the value range. In compliance with S.R. 2-1 and to assist the reader in interpreting this report, such assumptions and limiting conditions are set forth as follows:

1. The conclusions and opinions expressed in this report apply to the date of value set forth in this report. The value estimated is market value in terms of financial arrangements equivalent to cash.
2. The appraiser assumes no responsibility for economic, physical, or demographic factors that may affect or alter the opinions in this report if said economic, physical, or demographic factors were not present as of the date of the letter of transmittal accompanying this report. The appraiser is not obligated to predict future political, economic, or social trends.
3. In preparing this report, the appraiser was required to rely on information furnished by other individuals or found in previously existing records and/or documents. Unless otherwise indicated, such information is presumed to be reliable. However, no warranty, either expressed or implied, is given by the appraiser for the accuracy of such information and the appraiser assumes no responsibility for information relied upon later found to have been inaccurate. The appraiser reserves the right to make such adjustments to the analyses, opinions, and conclusions set forth in this report as may be required by consideration of additional data or more reliable data that may become available.
4. No opinion as to the title of the subject property is rendered. Data related to ownership and legal description was provided by our client and is considered reliable. Title is assumed marketable, free and clear of all liens, encumbrances, easements, and restrictions except those specifically discussed in the report. The property is valued assuming it to be under responsible ownership and competent management and available for its highest and best use.
5. The appraiser assumes no responsibility for hidden or unapparent conditions of the property's subsoil, ground water, or structures that render the subject properties more or less valuable. No responsibility is assumed for arranging for engineering, geologic, or environmental studies that may be required to discover such hidden or unapparent conditions.
6. The appraiser has not been provided any information regarding the presence of any material or substance on or in any portion of the subject property which material or substance possesses or may possess toxic, hazardous, and/or other harmful and/or dangerous characteristics. Unless otherwise stated in the report, the appraiser did not become aware of the presence of any such material or substance during the appraiser's inspection of the subject property. However, the appraiser is not qualified to investigate or test for the presence of such materials or substances. The presence of such materials or substances may adversely affect the value range of the subject property. The value estimated in this report is predicated on the assumption that no such material or substance is present on or in the

subject property on in such proximity; thereto that it would cause a loss in value. The appraiser assumes no responsibility for the presence of any such substance or material on or in the subject property, nor for any expertise or engineering knowledge required to discover the presence of such substance or material. Unless otherwise stated, this report assumes the subject property is in compliance with all federal, state, and local environmental laws, regulations, and rules.

7. Unless otherwise stated, the subject property is valued assuming it to be in full compliance with all applicable zoning and land use regulations and restrictions.
8. Unless otherwise stated, the property is valued assuming that all required licenses, permits, certificates, consents or other legislative and/or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
9. No engineering survey was made by the appraiser. Except as specifically stated, data relative to size and area of the subject property was taken from sources considered reliable and no encroachment of the subject property is considered to exist.
10. No opinion is expressed as to the value of subsurface oil, gas, or mineral rights or whether the property is subject to surface entry for the exploration or removal of such materials, except as is expressly stated.
11. Maps, plats, and exhibits included in this report are for illustration only to serve as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose, nor should they be removed from, reproduced, or used apart from this report.
12. No opinion is intended to be expressed for matters that require legal expertise or specialized investigation or knowledge beyond that customarily employed by real estate appraisers.
13. Possession of this report, or a copy of it, does not carry with it the right of publication. Without the written consent of the appraiser, this report may not be used for any purpose by any person other than the party to whom it is addressed. In any event, this report may be used only with proper written qualification and only in its entirety for its stated purpose.
14. Testimony or attendance in court or at any other hearing is not required by reason of rendering this appraisal unless such arrangements are made a reasonable time in advance of said hearing. Further, unless otherwise indicated, separate arrangements shall be made concerning compensation for the appraiser's time to prepare for and attend any such hearing.
15. In the event that appraiser is subpoenaed for a deposition or judicial or administrative proceeding and is ordered to produce the appraisal report and files, appraiser shall immediately notify the client. Appraiser shall appear at the deposition or judicial or administrative hearing with the appraisal report and files and answer all questions unless client provides appraiser with legal counsel who instructs appraiser not to appear, instructs appraiser not to produce certain documents, or instructs appraiser not to answer certain questions. It shall be the responsibility of client to obtain a protective order.

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16. The Americans with Disabilities Act (ADA) became effective on January 26, 1992. We have not made a specific compliance survey and analysis of the property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this could have a negative effect on the property's value.
 17. The appraiser is not qualified to detect the presence of any threatened or endangered species. The client is urged to retain an expert in this field if there is any question as to the existence of any threatened or endangered species. The value estimated in the report assumes that no threatened or endangered species is present on the property.
 18. A Limited Environmental Review was not provided to the appraiser by the client. The appraiser is not an expert in biological or environmental matters and strongly suggests that the client and or future user of the subject site obtain a biological and environmental assessment prior to any activity on the property. The value conclusion assumes that property in compliance with all local, regional, and State environmental approvals, including those required by CEQA through California Public Utilities Code 851. The appraiser assumes no responsibility for any failure of obtaining proper environmental clearances.

Extraordinary Assumptions

No extraordinary assumptions were applied in this appraisal.

Hypothetical Condition

This appraisal is subject to the following hypothetical condition, which may have a significant effect on the valuation of the subject property:

1. The appraisal problem is to estimate the market value of the subject property, ignoring project influence. Thus, the value estimate of the subject property is based on the hypothetical condition that the subject project does not exist.

CERTIFICATION OF DWIGHT PATTISON

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are the personal, impartial, unbiased professional analyses, opinions and conclusions of the appraisers.
3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
4. I have appraised the subject property one time within the past 3 years, for the same client and for the same project. This is an update of that previous report. I have performed no other services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Pattison & Associates, Inc.'s compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. I have made a personal inspection of the property that is the subject of this report (exterior only from adjoining roadway).
10. No one provided significant real property appraisal assistance to the persons signing this report.
11. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Ethics and Standards of Practice of the International Right of Way Association.
12. That my opinion of the total fair market value of the subject property, as shown on the parcel summary sheet included in this report and made a part hereof by reference, as of the 21st day of November, 2024, is \$650,000, and that such conclusion was derived without collusion, coercion or direction as to value.
13. I certify that I was a State of California, Certified General appraiser in good standing from 1992 through September 11, 2024. On this date my license expired and will not be renewed. As stated under #8 above, my contributions to this appraisal report were performed in full conformity with the Uniform Standards of Professional Appraisal Practice.



Dwight Pattison, SR/WA
Appraiser Emeritus

CERTIFICATION OF MICHAEL PATTISON

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are the personal, impartial, unbiased professional analyses, opinions and conclusions of the appraisers.
3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
4. I have appraised the subject property one time within the past 3 years, for the same client and for the same project. This is an update of that previous report. I have performed no other services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Pattison & Associates, Inc.'s compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. I have made a personal inspection of the property that is the subject of this report (exterior only from adjoining roadway).
10. No one provided significant real property appraisal assistance to the persons signing this report.
11. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Ethics and Standards of Practice of the International Right of Way Association and Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
13. As of the date of this report, I have completed the Standards and Ethics Education Requirement of the Appraisal Institute for Practicing Affiliate Members.
14. That my opinion of the total fair market value of the subject property, as shown on the parcel summary sheet included in this report and made a part hereof by reference, as of the 21st day of November, 2024, is \$650,000, and that such conclusion was derived without collusion, coercion or direction as to value.



Michael Pattison, SR/WA
CA State Cert #AG026061

PURPOSE AND INTENDED USE OF APPRAISAL

The purpose of this report is to develop an opinion of the fair market value of the subject property, in fee simple, that can be used to determine the just compensation to the property owner, for the Lake County Water Resources Department's proposed acquisition of the subject property. The subject property is located on the north side of Reclamation Road, west of State Highway 20 (8217 Reclamation Road), Upper Lake, California. Fair Market Value will be based on the Definition of Market Value on page 9 in this report and as stated in the California Code of Civil Procedure 1263.320. The value estimated is market value in terms of financial arrangements equivalent to cash. The intended use of the report is for acquisition of the subject property by the Lake County Water Resources Department for the Middle Creek Flood Damage Reduction and Ecosystem Restoration Project. This report is not intended for any other use.

CLIENT AND INTENDED USERS OF REPORT

Our client is identified as Monument. Pattison & Associates, Inc. is a subcontractor of Monument, who is a contractor for the Lake County Water Resources Department. The intended users of this report are our client, Monument, as well as the Lake County Water Resources Department. Use of this report by others is not intended by the appraisers.

EFFECTIVE DATE OF VALUE

The effective date of value for this report is November 21, 2024. This is the date the appraisers last inspected the subject property, and is the date the value opinion applies. This is an update of a previous appraisal, with a date of value of May 4, 2022.

DATE OF REPORT

This appraisal report is dated December 4, 2024. This is the date the appraisers completed and signed this updated report.

INTEREST APPRAISED

Fee Simple

DEFINITION OF MARKET VALUE¹

(a) The fair market value of the property taken is the highest price on the date of valuation that would be agreed to by a seller, being willing to sell but under no particular or urgent necessity for so doing, nor obliged to sell, and a buyer, being ready, willing, and able to buy but under no particular necessity for so doing, each dealing with the other with full knowledge of all the uses and purposes for which the property is reasonably adaptable and available.

(b) The fair market value of property taken for which there is no relevant, comparable market is its value on the date of valuation as determined by any method of valuation that is just and equitable.

DEFINITION OF EXPOSURE TIME²

The length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market. Based on the comparable data utilized in this report, and a review of other sales and listings of similar single-family residential properties in this area, a reasonable exposure time of one to three months was considered in our market value opinion.

GOVERNMENT COMPLIANCE

In compliance with Government Code section 7267.1 (b) the property owner in this report was notified by mail of the proposed acquisition and preparation of the appraisal. The owner was given the opportunity to accompany the appraisers on the inspection or to discuss the appraisal via telephone. A copy of the letter(s) sent to the owner is located in the addenda. For our previous appraisal, the appraisers met with Donna Koker and Kurt Koker on the property on March 8, 2022. A full interior and exterior inspection of the property was made at this time. Photographs of the property were taken during that inspection. The appraisers met with Kurt Koker and Greg Sullivan on the property and reinspected the interior and exterior of the improvements on November 21, 2024 for this updated report.

¹ Source: California Code of Civil Procedure 1263.320.

² Source: This definition is published in the definitions section of the 2024 Edition of USPAP, ©The Appraisal Foundation.

DEFINITION OF LARGER PARCEL

When appraising a partial acquisition, it is important to identify the larger parcel. The Dictionary of Real Estate Appraisal, 7th Edition defines the larger parcel as: *In governmental land acquisitions and in valuations of charitable donations of partial interests in property such as easements, the tract or tracts of land that are under the beneficial control of a single individual or entity and have the same, or an integrated, highest and best use. Elements for consideration by the appraiser in making a determination in this regard are contiguity, or proximity, as it bears on the highest and best use of the property, unity of ownership, and unity of highest and best use. In most states, unity of ownership, contiguity, and unity of use are the three conditions that establish the larger parcel for the consideration of severance damages. In federal and some state cases, however, contiguity is sometimes subordinated to unitary use.* In the case of the subject property, the ownership contains just one parcel in this area. Therefore, it is our opinion that this one parcel meets the legal definition of the larger parcel, as stated above.

IMPLIED DEDICATION

Implied Dedication is a public easement that has been created through a history of use. Based on a physical inspection of the property there is no evidence of any public use on the property that would create a public easement or right through implied dedication.

SCOPE OF THE APPRAISAL

In the performance of our previous assignment and preparation of the original appraisal report, the appraisers met with the owner (Donna Koker) and her son (Kurt Koker) and inspected the property on March 8, 2022. Photographs were taken at that time. The appraisers reinspected the subject property from the nearby roadway on May 4, 2022 prior to completion of the previous appraisal report. For this updated report, the appraisers met with the owner's son (Kurt) and son-in-law (Greg Sullivan) on the property and reinspected the property on November 21, 2024. New photographs were taken at this time.

The appraisers secured information regarding assessments, zoning and utilities from various sources, including the County of Lake Planning Department, the Lake County Assessor's Office and the Lake County Recorder.

The first step in the appraisal process, once the property has been inspected, is to determine the "larger parcel". As stated on the previous page, it is our opinion that the one parcel owned by the ownership, which contains 11.7 acres, meets the legal definition of the larger parcel.

Once the larger parcel was determined, the appraisers reviewed competitive uses and interviewed informed persons regarding the subject property and comparable properties. These interviews included real estate professionals and the County of Lake Planning Department. Based these interviews, the appraisers have determined that the highest and best use of the subject property is as improved, for rural residential use.

The subject property is owner occupied. Most buyers and sellers of owner occupied single-family residential properties rely only on the Sales Comparison Approach. While rental data is somewhat available, expense data is not, and can vary significantly from residence to residence. Therefore, it is our opinion that the Income Approach to value is not considered applicable in estimating the value of the subject property. In addition, while the primary residence is in above average condition, depreciation is very difficult to estimate accurately and is also not relied on by buyers and sellers for properties of this type. Thus, it is our opinion that the Cost Approach is not considered a reliable approach and will not be utilized. Data for the Sales Comparison Approach is more readily available and as stated, is the primary method relied upon by buyers and sellers of this type of property. Therefore, based on the above reasoning, the valuation of the subject property will concentrate on only the Sales Comparison Approach to value.

For the Sales Comparison Approach, the appraisers have investigated sales and listings of comparable single-family residential properties on similar size acreage in the northern and western Lake County area for use as comparable data. It is our opinion that the market area for this type

of property is primarily the Upper Lake to Kelseyville portion of the county. It is our opinion that these areas have similar amenities and characteristics, and thus should be included in our data analysis. The search extended retroactively for approximately eighteen months. All sales used in comparison to the subject property were personally inspected by the appraisers.

Sources used in obtaining sale information included: public records (deed recording, County of Lake tax assessment records), MLS data, Costar data, Parcelquest data, local real estate agents, other appraisers, and field inspections and verifications of comparable properties. Market data gathered included sales and listings of single-family residential ranchettes on similar acreage, and somewhat similar in size to the subject property. All of the data applied in the analysis are summarized in the valuation section of this report and a data sheet for each comparable is located in the addendum of this report.

REGIONAL/AREA MAP



REGIONAL/MARKET AREA DESCRIPTION

General

Lake County is located in Northern California, approximately 120 miles north of San Francisco and 100 miles northwest of Sacramento. It is an inland county, located in the center of the coast range. The centerpiece of the county is Clear Lake, which is California's largest natural fresh water lake entirely within the state boundaries. The lake has 68 square miles of surface area and 100 miles of shoreline. It is surrounded by mountains, the most well known being Mt. Konocti on its southwest shore which rises to an elevation of 4,300 feet.

Lake County was created in 1861 from portions of Mendocino, Colusa and Napa Counties, and still borders those three counties. It was settled by Native Americans more than 10 centuries ago, and its first European settlers migrated to this area in the 1820's. It became a tourist haven for Bay Area residents in the late 19th Century and resorts sprung up on all sides of the lake and in the Cobb Mountain area to the southwest of the lake, primarily because of the Hot Springs in these areas. The Great Earthquake of 1906 caused many of the springs to produce less hot water or even any water, and thus some of the resorts vanished. The Cobb Mountain area continued to be a resort area as did certain areas around the lakeshore.

The wine industry also began at the same time, then was slowed by prohibition, and didn't regain a foothold until the 1960's. Today, there are numerous wineries and vineyards and the county is its own viticulture district with highly acclaimed wines. The tourist industry is still alive with boating and fishing prevalent tourist activities.

Over the past ten years Lake County has been devastated by wildfires. Over 60% of the land mass of the County has burned, and the County lost approximately 1,950 residential units, including 1,825 homes, or approximately 5.5% of its housing stock. This has translated to an increase in both housing rental rates and housing prices.

Climate

The county has what many would call a Mediterranean climate. Highs reach an average of 92 degrees in the summer months and the highs in the middle of winter are approximately 55 degrees. Spring and Fall temperatures reach the mid 70's. Lows in the summer are in the mid 50's and reach the low 30's during the winter months. Rainfall has averaged just less than 32 inches per year according to the National Weather Service. Mt. Konocti and Snow Mountain (north of the lake) do get traces of snow in most winters.

Population

The population of Lake County as of January 2024 was 67,001, which is a very slight increase over the past five years. The county's population had grown steadily from 1980 through the recession of 2005-2006 due to an influx of retirees and those escaping the larger cities. After decreasing somewhat from 2006 through 2012, there was a slight increase from 2012-2014, before being relatively stable over the past ten years. Only two of the communities in the county are incorporated. Clearlake, located on the southeast shore, incorporated in 1980 combining the communities of Clearlake Highlands and Clearlake Park. It has a population of 16,553. Lakeport, on the west shore, is the county seat and has a population of 4,982. Other small communities are Lower Lake on the south end of the lake, Middletown, just south of Lower Lake on Highway 29 in the south part of the county, Kelseyville, on the southwest shore, south of Lakeport, Upper Lake on the north shore, and Nice, Lucerne, Glenhaven and Clearlake Oaks along the east and northeast shore. It should be noted that nearly 100% of the population of the county resides in these communities or nearby as the vast areas to the north and east, along the ridge lines of the mountains, could be considered wilderness.

Employment

The economy of Lake County employs 24,300 people. The largest industries in Lake County are Health Care & Social Assistance (4,001 people), Retail Trade (2,884 people), and Construction (2,170 people), and the highest paying industries are Utilities (median earnings of \$76,190), Transportation & Warehousing (\$56,076), Professional, Scientific and Technical Services (\$51,786), and Public Administration (\$50,344). In 2014, our latest data indicated the largest employer in Lake County was the Lake County Office of Education, which includes six school districts with approximately 1,500 employees. The County of Lake employs approximately 850. Other major employers are Sutter Lakeside Hospital (484), Redbud Hospital (350), Robinson Hotel & Casino (Indian Gaming) (320), Scully Packing (450 seasonal), Calpine Corp. (250), Harbin Hot Springs (210), Konocti Harbor Resort (250), and two additional Indian Casinos, Konocti Vista and Twin Pine (both 220). Both Wal-Mart and Safeway employ over 200 people within the county.

Transportation

Lake County was never served by railroad, one of the few counties within the State to have never had a rail service developed. Historians state that there had been one planned to connect the area with Ukiah and the redwood empire to the west, but it was never developed. The county is served by Lake Transit, a local intra-community bus service. The county's road system features

state highways surrounding the lake and connecting the above mentioned communities along with farms and recreational areas. Highway 20 traverses the northern portion of the county in a northwest-southeast direction and connects the area with Ukiah in Mendocino County to the west and Colusa County and the Sacramento Valley to the east. This highway runs from Upper Lake in the north to Clearlake Oaks on the east shore. Highway 29 is the primary north-south route, crossing Mt. St. Helena, south of Middletown and providing access to the Napa Valley to the south. This highway runs along the west shore from Lower Lake through Kelseyville and Lakeport and connects with Highway 20 and Upper Lake. Highway 53 runs along the southeast shore and connects with Highway 29 and Lower Lake, and serves the City of Clearlake. It connects with Highway 20 just east of Clearlake Oaks. Highway 175 runs from Middletown in the south through the Cobb Mountain area and connects with Highway 29 in Kelseyville, then runs east-west from near Kelseyville to Hopland on Highway 101 in Mendocino County. These primary routes serve all the communities and there are numerous county roads that service local residents.

The county has an airport, Lampson Field, between Lakeport and Kelseyville. This is a B-1 facility with private fuel, rental cars, and other services. There is no commercial service at this field. The nearest large commercial airport is in Santa Rosa, in Sonoma County to the southwest.

Government

The County is governed by a Board of Supervisors which includes the entire county outside of the two cities of Clearlake and Lakeport. There are numerous small districts that cover items such as fire protection, cemeteries, recreation and planning. The county and city officials are committed to creating a favorable environment for business and maintaining a high quality of life for its residents, plus and enjoyable amenities for visitors. They have implemented several policies and programs to support local growers and farms, especially in the wine and pear growing industry.

Education

Lake County has five high school districts encompassing six elementary school districts (one high school district is made up of two elementary districts). There are five regular high schools and three continuing or alternate high schools, four middle schools and 14 elementary schools within these districts. Although most are small schools, all can be reached from residential areas with ease. The area is served by two schools of higher education. Yuba College has a campus in the City of Clearlake and Mendocino College has a campus in Lakeport. Both of these schools are two year public colleges.

Recreation

Lake County is known for its recreation. As stated, Clear Lake is the centerpiece of the county and located in the center of the region. Boating and fishing are well known water sports and are popular with tourists. In addition, Indian gaming is now very popular with four casinos in the county. There are four state parks or recreation areas, the two largest being the Anderson Marsh, just north of Lower Lake and Clear Lake State Park, on the lake shore near Kelseyville. In addition to Clear Lake, Lake Pillsbury is located in the area north of Upper Lake and Indian Valley Reservoir is located near the county's west boundary. There are numerous community and county parks along the lake shore in nearly all the communities. The area has five golf courses, all open to the public, but privately owned. Two are in the Cobb Mountain area, two are near Kelseyville along the southwest shore and one is just north of Middletown in a development known as Hidden Valley Lake.

Market Trends

Lake County real estate was affected by the economic downturn from 2006-2012 similar to other Northern California communities. The fact that many of the properties in the area are second or recreation homes also lead to a high number of foreclosures or short sales. The market seemed to have "bottomed out" in late 2012 and like most of Northern California, showed increases in nearly all real estate markets between 2013 and 2015.

Between 2015 and 2020 the area was impacted by natural disasters, primarily wildfires, with nearly 2,000 homes destroyed. This created a shortage of supply of residential units and affected rental rates and housing prices, with both increasing significantly between 2015 and 2020.

During the COVID-19 pandemic, which began in March 2020, the economy changed again. More people began working from home, and thus the vacancy rate in the office market increased. In addition, demand for rural residential properties increased, especially during the early pandemic period. In the commercial and industrial markets, supply chain issues caused shortages of many products, and many people turned to online ordering and delivery. This, in turn, affected the commercial/retail market as there was less demand for typical brick and mortar properties. However, the industrial/warehousing market increased dramatically due to an increase in demand for logistics and delivery services.

Subsequently, between March 2022 and August 2023, in an attempt to slow inflation, the Federal Reserve increased the federal funds target rate by 4.75%, from 0.25% to 5.5%. This resulted in much higher mortgage rates and loan rates, which slowed the residential market significantly. With this rise in interest rates, the values of residential properties over the past two

years have been relatively stable. Recently the Federal Reserve reversed course and lowered the target rate by 0.50% to 5.0%. This has already had an impact on the residential market, with many home owners deciding to refinance higher mortgages.

Immediate Area

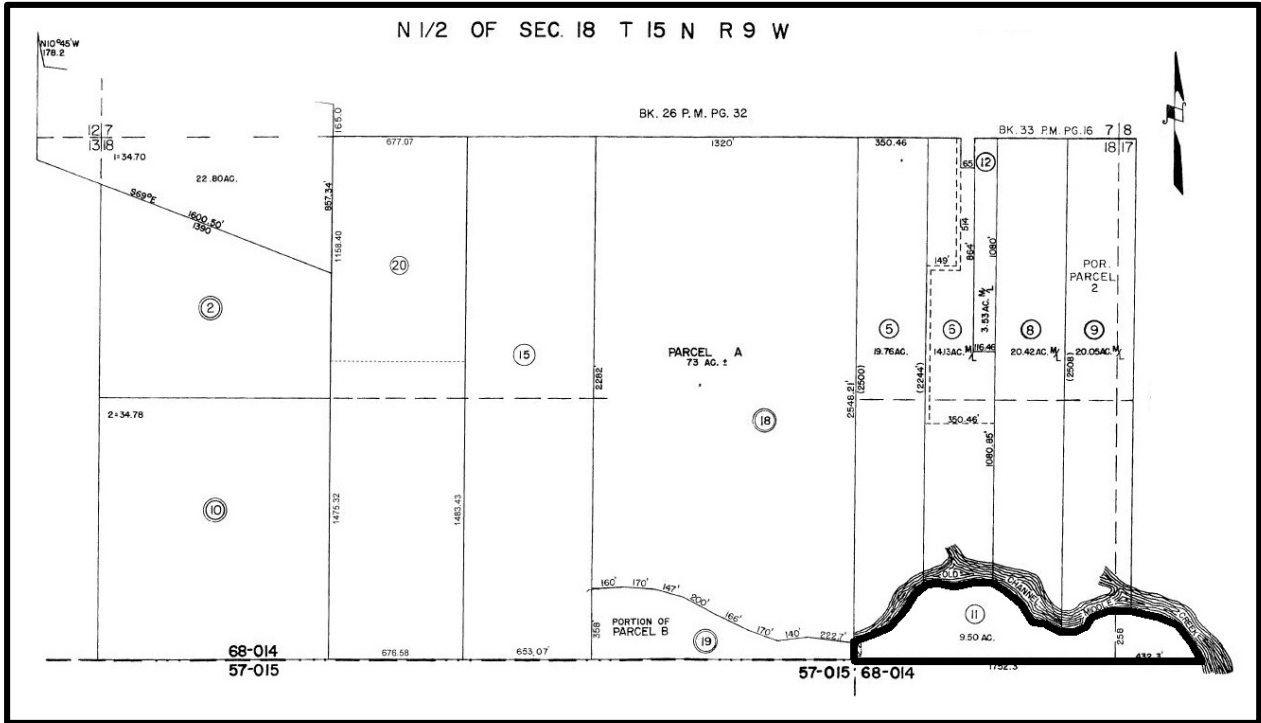
The subject property is located in the meadow or small valley located just south of Upper Lake and north of Nice. This is between Highway 20 to the east and Highway 29 to the west. The large Robinson Rancheria including the hotel and casino is located on Highway 20 in this area. The rest of the area is devoted to small ranches or “ranchettes”, mostly fenced and improved with a residence and some outbuildings for animals. This area is fed by sloughs and creeks and has an abundance of irrigated pasture, either using natural rainfall or wells. It has very good access from county roads with connect to the two primary highways. Upper Lake, population approximately 1,000, has an historic main street dating back to 1854 and has been in the process of a revitalization over the past couple years. It has public schools from elementary though high school to provide education for residents in the area. There is some shopping in Upper Lake, and additional shopping in Lakeport which can be reached via the Nice cut off road to Highway 29. Most of the residents in the area have farm animals and either grow hay for market or for feed for their animals. There are some orchards and vineyards in the area, but most of those are located in the southern and western portions of the county.

Conclusion

It is our opinion that this area will continue to serve as a rural residential area containing small farms on sites of less than 50 acres. Most of the residents will continue to raise hay or alfalfa for feed and/or some vegetable crops. The small communities will continue to serve the area for necessary shopping and for some recreational opportunities plus be available for tourists to visit for the many recreational areas within the county.

**PROPERTY
DESCRIPTION**

PROPERTY DESCRIPTION



Owner of Record

Donna Koker, Trustee of the Donna Koker Revocable Trust dated June 27, 2017

Location

The subject property is located on the north side of Reclamation Road, west of State Highway 20, Upper Lake, California. Its address is 8217 Reclamation Road, Upper Lake, California.

Legal Description

Please see title report in addenda.

Larger Parcel

The ownership contains just one parcel in this area. It is the appraiser's opinion that this one parcel meets the legal definition of the larger parcel.

Shape, Dimensions and Area

The subject property is irregular in shape. Please see plat map on previous page. Although the Assessor's Map indicates the site is 9.5 acres in size, the Assessor's GIS portal and information sheet indicates 11.7 acres. We have also utilized GIS measurement tools and believe 11.7 acres is accurate, and therefore, we are considering this to be the size of the subject site.

Topography and Physical Characteristics

The subject property is generally level along the south side of Middle Creek, which is the northern boundary of the property. There is a hill in the southwest portion of the property, which is the northern portion of the area known as "Bloody Island." Bloody Island is a State of California Designated Historical Site, due to it being the site of an Indian massacre (Bloody Island/Clear Lake Massacre of 1850). It is a high area within the Middle Creek Flood Damage Reduction and Ecosystem Restoration Project area, and at the time of the massacre, was an island within this northern portion of Clear Lake. The Bloody Island site is primarily on the property to the south, but its northern portion (approximately 3 acres) is on the subject site. There is a residence located on the top of this high area, with a second residence (accessory dwelling unit) located just northeast of the primary residence, on the northeastern slope of the hillside. Approximately 3 acres of the subject is upland/hillside area, and the remainder (8.7± acres) is level. The hillside area and the area along Middle Creek have dense tree canopies, with the property also featuring a small meadow area along the north side of the hillside. Other improvements include a detached garage and remnants of an older wood deck with a concrete foundation which surrounded an above ground pool (the pool has been removed).

Zoning

The subject property is zoned A, Agriculture, by the County of Lake. The purpose of this zone is to protect the County's agricultural soils, provide areas suitable for agriculture, and prevent development that would preclude their future use in agriculture. Residential use is allowed, with one residence permitted on the site. The minimum site size for parcels in this zone is 40 acres. The subject's current use is considered a legal, non-conforming use as it is smaller than the minimum site size, but was likely created prior to the current zoning regulations.

Utilities and Services

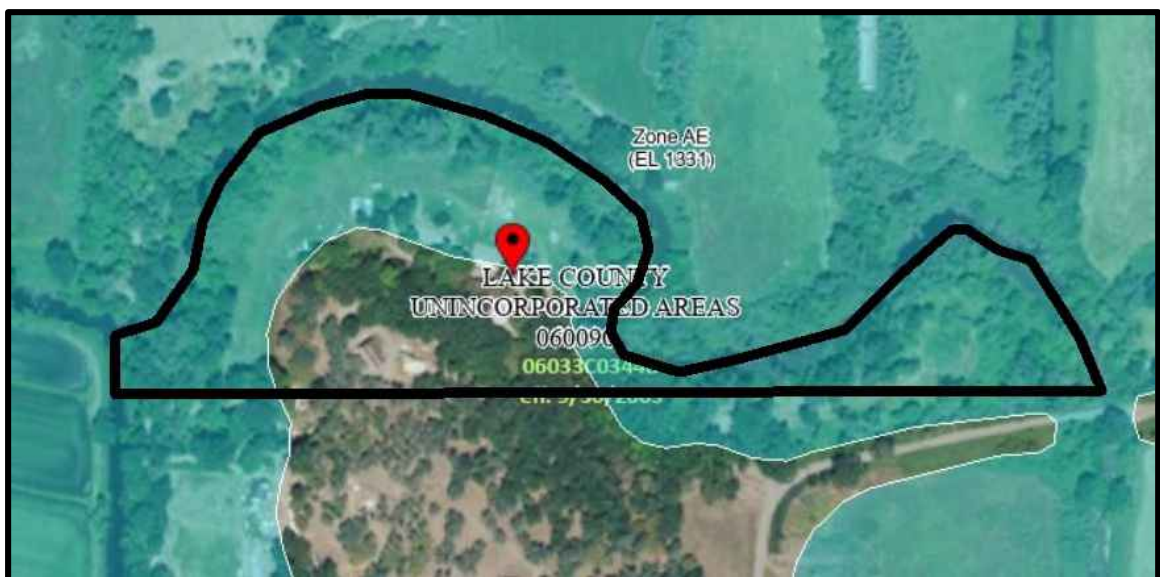
The subject property has electricity and telephone to the site. Domestic water and sewer are handled by a well and a septic system. It is our understanding that the subject also has riparian rights to water in Middle Creek along its north boundary, which it can use for irrigation.

Easements and Encroachments

A title report dated October 1, 2020 was provided by Fidelity National Title Company. This report indicates that there are 8 exceptions to the fee title. Of these 8 exceptions, several are regarding property taxes, assessments, liens and trust deeds. These exceptions do not have an effect on the value in this report, as this appraisal is being made as if the property were free and clear of all liens, taxes and assessments, and thus, these exceptions do not apply. There is only one exception for an easement, which is for maintenance and access to the canal (creek). It is our opinion that these easements do not have an adverse effect on the market value of the subject property. A copy of the title report is located in the addenda.

Flood Plain

According to the current FEMA panel (06033C 0344D revised 9-30-2005), the 3±-acre hillside portion of the property is within zone X (outside the 500-year flood plain). The balance of the property is within Zone AE, within the 100-year flood plain. See map below (source: FEMA GIS):



Access

The subject property has legal access to Reclamation Road via a driveway that crosses the parcel to the south.

Improvement Description

The subject property has a primary residence, a second residence (additional dwelling unit), plus a two-car detached garage.

The primary residence is a 2,157 square foot, two story structure with three bedrooms and three baths. It sits atop the hill in the southwest portion of the site. The residence is on a concrete block, perimeter foundation, has a composition shingle roof, and wood siding. The interior has wall to wall carpeting in the family room and bedrooms, and linoleum in the kitchen and bathrooms. The kitchen has built-in range/oven and dishwasher. The home has an electric heating unit and whole house air. There are also ceiling fans throughout. The first floor features the primary living room, kitchen, dining area, laundry room with a full bath and the master bedroom with an ensuite bath. The second level has two bedrooms, one bath and a second living room or family room area. The home has not been updated recently, but has been very well maintained and is considered to be in good overall condition. Its actual age is not known, but it is estimated to be approximately 40 years old. The exterior features a covered wood deck along both sides (front and rear). There is another wood deck near the residence, which formerly surrounded an above ground pool. The concrete foundation for this pool remains, but the pool itself has been removed. The decking is older, but still functional.

The second structure, or additional dwelling unit, is an older residence which is in poor condition. It is located just northeast of the primary residence, on the northeastern slope of the hill. According to county records, it was built in 1960, and has had several additions. Based on our measurements, it contains approximately 1,592 square feet. It is a two-story structure with a kitchen with adjacent laundry room, a dining area, living room, one bedroom and one bath on the first level. The second level has two bedrooms and one bath. It is of wood frame construction on a concrete perimeter foundation, with wood siding and a composition roof. The structure itself appears to be sound, but there is significant deferred maintenance in the kitchen, bathrooms, flooring and throughout.

The only other structure is a detached 2-car garage with an interior workshop area. This structure is across the access road from the secondary residence on the level portion of the

site. It contains approximately 998 square feet and is in average condition. There is a small 8'x 8' garden shed adjacent.

The property has one domestic well for both residences but two separate septic systems. There is a meadow area in the northwest portion, along the south side of Middle Creek.

Assessed Value and Taxes

Assessor's Parcel No.	<u>004-013-11</u>
Tax Code Area:	068-014
Assessed Value:	
Land:	\$ 17,629
Improvements:	<u>227,734</u>
Total:	\$245,363
2024-2025 Taxes:	\$6,273.90

History of the Property

The current owner has owned the property for over 50 years.

Interviews

The appraisers met with Donna Koker, and her son Kurt Koker, on the subject property on March 8, 2022 for our previous report. The proposed acquisition was discussed, and a full interior and exterior inspection of the property and improvements was made at that time. The appraisers met with Kurt Koker and Greg Sullivan, Mrs. Koker's son-in-law on November 21, 2024 for this updated appraisal.

Present Use

The subject property is an owner-occupied, single-family residential property. It has a second dwelling unit, which is occupied by the same family. It should be noted that Mrs. Koker very recently moved into a care facility, but her personal property still remains in the residence, and no other occupants currently reside in the residence.

HIGHEST AND BEST USE

Highest and best use is defined as:

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.

Implied in this definition is that the determination of use takes into account the contribution of a specific use to the community and community development goals as well as the benefits of that use to individual property owners. Hence, in certain situations the highest and best use of land may be for parks, greenbelts, preservation, conservation, wildlife habitats, and the like.

To estimate the highest and best use, four elements are considered:

1. Possible use. What uses of the site in question are physically possible?
2. Permissible legal use. What uses of the site are permitted by zoning and deed restrictions.
3. Feasible use. Which possible and permissible uses will produce a net return to the owner of the site?
4. Highest and best use. Among the feasible uses, which use will produce the highest net return or the highest present worth?

The highest and best use of the land or site if vacant and available for use may be different from the highest and best use of the improved property. This is true when the improvement is not an appropriate use, but it makes a contribution to the total property value in excess of the value of the site. The existing use will continue, however, unless and until land value in its highest and best use exceeds the total value of the property in its existing form. The following tests must be met in estimating highest and best use. The use must be legal and probable, not speculative or conjectural. A demand for the use must exist and it must yield the highest net return to the land for the longest period.

These tests are applied to the improved and vacant property. To arrive at an estimate of highest and best use, the subject property was analyzed as though vacant and available for development and as improved.

The subject property is zoned for agricultural use with a minimum site size of 40 acres. It was developed as a much larger site, prior to the current zoning regulations, and subsequently split with the southern portion sold off. The current parcel is an 11.7 acre rural residential ranchette, which is considered a legal, non-conforming site. 11.7 acres is considered by most to be too small to be an economic unit for agricultural use, and the topography of the site isn't suitable for most agricultural uses. However, it is an appropriate size for rural residential use, especially for those with animals such as horses or other farm animals. One primary residence per site is allowed, with one additional dwelling unit, and since it was developed prior to the current regulations, the site is considered a legal site. Other uses, such as commercial or industrial use are not allowed, and would not be feasible. Of the allowed uses, primarily residential and agricultural, residential use brings in the greatest return. Therefore, it is the appraiser's opinion that the highest and best use of the subject property, as vacant, is as a residential site (ranchette).

The subject property is improved with a primary single-family residence and a secondary dwelling unit. This use conforms to the highest and best use of the site as vacant. It would not be economically beneficial to remove the primary improvement from the subject in favor of a new improvement. The additional dwelling unit is in poor condition but could be renovated. In addition, only one primary residence and one additional dwelling unit per site is allowed and the property cannot be further split into smaller sites. Therefore, it is the appraiser's opinion that the highest and best use of the subject property is as improved, an 11.7 acre, single-family residential ranchette.



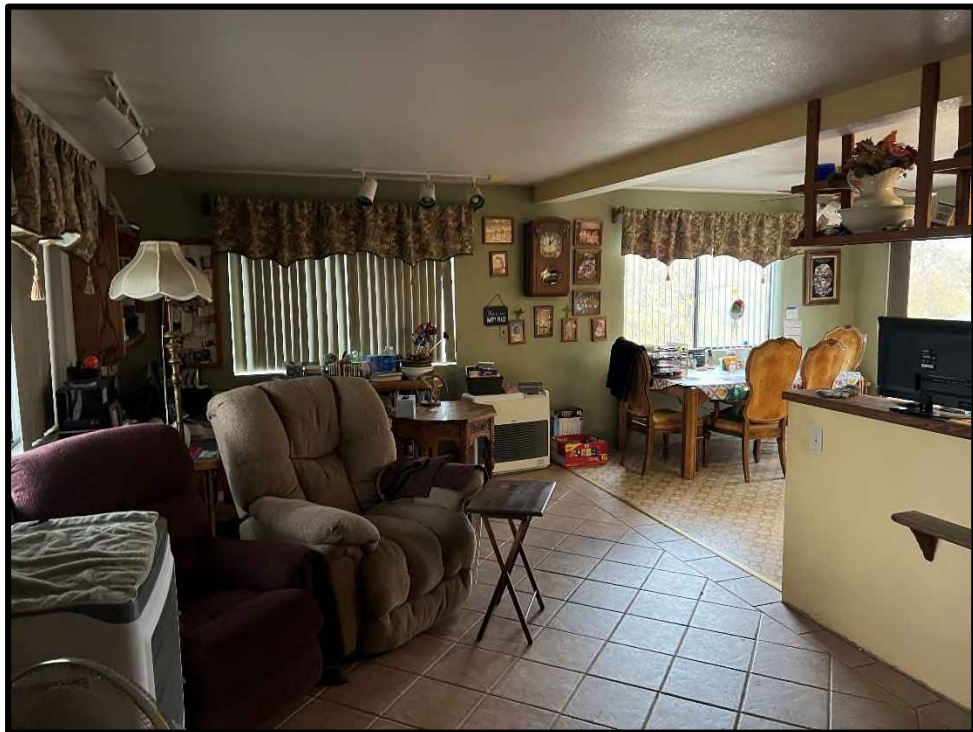
Front view of primary residence



Side/rear view of primary residence



Interior view of primary residence/kitchen



Interior view of primary residence/living room



Interior view of primary residence/upstairs living room



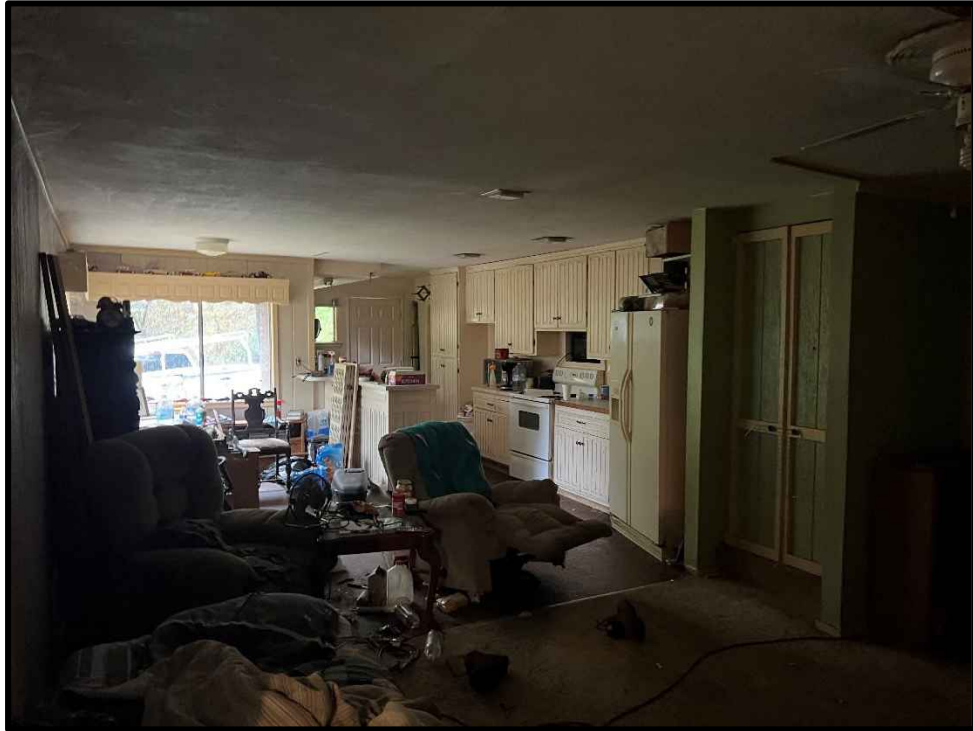
View of above ground pool foundation and decking (photo from 2022 inspection)



View of secondary residence



Side view of secondary residence (2022 photo)



Interior view of secondary residence/living room and kitchen



View of garage



Interior view of garage



View of well behind garage (2022 photo)



View along north boundary of property (Middle Creek)
looking easterly from near garage and second residence (2022 photo)



View toward northwest portion of property looking northwesterly
from near garage and second residence



View of meadow area in northwest portion of property looking westerly (2022 photo)



View of meadow area in northwest portion of property looking westerly (2022 photo)

VALUATION

VALUATION DISCUSSION

Traditionally, there are three approaches to value. The Cost Approach involves the estimation of the reproduction cost new of all improvements, deducting from this cost new depreciation from all causes to arrive at a depreciated reproduction cost. To this, the estimated market value of the land is added to arrive at a reliable indication of value. This approach is particularly valid when buildings are new or proposed and are proper improvements for the site. The primary residence was built in 1960 and is in average condition. Due to its age and condition, depreciation is difficult to estimate accurately, and this approach is not typically relied on by buyers and sellers for properties of this type. Thus, it is our opinion that the Cost Approach is not considered a reliable approach and will not be utilized.

The Income Approach considered the present worth of future benefits derived from ownership and is measured through the capitalization of the property's projected income. The appraisal investigation develops a reliable estimate of the net operating income for the property and capitalizes this to an indication of value. The subject property is owner occupied. In this market, buyers and sellers of owner occupied residences rarely rely on the Income Approach, as expenses are very difficult to estimate, and the Sales Comparison Approach is so reliable. Thus, the Income Approach is not considered applicable and has not been utilized in estimating the market value of the subject property.

The Sales Comparison Approach is contingent upon the availability of comparable properties that have recently sold on the open market. Each sale is analyzed, and its attributes compared with the subject property. Differences between each comparable and the subject are then adjusted to arrive at an indicated value from each transaction. The Sales Comparison Approach will be utilized in estimating the market value of the subject property.

Therefore, in estimating the value of the subject property, only the Sales Comparison Approach will be utilized.

As stated in the highest and best use section of this report, the highest and best use of the subject is as improved, an 11.7 acre, single-family residential ranchette. Thus, to estimate the market value of the subject property, we have searched the Upper Lake, Lakeport and Kelseyville areas for similar size single-family residential properties, on 5+ acres, which have sold within the past 18 months for use as comparable data. We have analyzed the sales on the following page. All have comparability to the subject property.

VALUATION

We have searched the Upper Lake, Lakeport, Kelseyville and surrounding areas for sales of similar properties to compare with the subject property. The following comparables properties have sold within the past two years and are somewhat similar in size to the subject residence, and on acreage, similar to the subject property. All of these sales were properties that were listed on the open market with a broker. It is our opinion that they represent the most pertinent data available to reach a conclusion of value for the subject property.

Data	Address/APN	Date	Imp Size (SF)	Site Size (Ac)	Bed/Bath	Price	Price/SF (Imp)
1	5805 Highland Springs Rd Lakeport 008-044-24	5/22/2024	1,560	19.56	3/2.0	\$700,000	\$448.72
2	2225 Ladder Ridge Rd Upper Lake 201-051-10	9/17/2024	1,650	20.24	3/2.0	\$589,000	\$356.97
3	10625 Bachelor Valley Rd Upper Lake 023-002-40	9/17/2024	1,710	8.15	3/2.0	\$600,000	\$350.88
4	1100 E. Highway 20 Upper Lake 201-030-04	8/21/2023	2,170	6.40	4/3.0	\$680,000	\$313.36
5	6430 Kelsey Creek Drive Kelseyville 007-015-26	9/26/2022	2,578	8.42	3/2.0	\$715,000	\$277.35
Sub	8217 Reclamation Rd Upper Lake 004-013-11		2,157	11.7	3/3.0		

Comparable 1 is a rural residential property located just south of Lakeport on Highland Springs Road, at the corner of Rodello Road. While the property's official address is on Highland Springs Road, access is primarily from Rodello Road. The property spans 20 acres and features a 1,560 square foot modular residence. Additionally, there is a large metal shop building that serves as both a garage and storage facility. This property sold for \$700,000 in May 2024, after being listed at \$750,000 for just over three months. The site is gently rolling to level, with most of the land in pasture. However, it holds strong potential for cultivation, including wine grapes, which are commonly grown in the area. The site is larger than the subject property and it is in a superior location for vineyards, necessitating a significant downward adjustment for these factors.

Additionally, we have applied a downward adjustment for the metal shop building. Conversely, we made an upward adjustment for the subject's garage/shop and for the fact that this property features a manufactured home. Further adjustments were made to account for differences in the size of the primary improvement, as well as the subject's additional bathroom and second residence.

Comparable 2 is located just north of Upper Lake, nestled in the foothills. This property consists of 20.24 acres and includes a 1,650 square foot, three-bedroom, two-bath residence, along with a 1,000 square foot guest cottage. The property sold for its listed price of \$589,000 in September 2024, after being on the market for approximately one month. The land is rolling range/pasture and located in a very rural setting. While this site is larger than the subject, it is situated farther from the nearest community (Upper Lake), which contributes to its inferior location. The residence itself is smaller than the subject's, with one less bathroom, and it lacks a garage or shop building. However, it includes a small guest cottage, which, though smaller than the subject's additional dwelling unit, is in superior condition. In our view, the superior condition of the guest cottage offsets the differences, and no adjustments were made for this feature.

Comparable 3 is located on Bachelor Valley Road, north of Highway 20 and west of Upper Lake. This property spans 8.15 acres and is improved with a 1,710 square foot manufactured residence. It sold for \$600,000 in September 2024. The property is in a rural valley or meadow and is mostly level. The residence includes an attached garage, which can hold up to six vehicles, and a 1,500 square foot shop building. While the location is rural, it is relatively close to Upper Lake, similar to the subject property. The site is smaller than the subject, at 8.15 acres, and the manufactured home is considered inferior to the subject's residence. The comparable has one fewer bathroom and is smaller overall. However, it is newer and includes central heating and air. In addition, we have made an adjustment for the subject property's second residence.

Comparable 4 is located on Highway 20, south of Upper Lake, and is relatively close to the subject property. This is a superior property overall when compared to the subject. It consists of 6.34 acres and includes a 2,170 square foot residence, an 1,800 square foot shop, and a detached garage that features a small studio living unit. The property also boasts a two-stall horse barn with a corral, as well as a built-in swimming pool and large deck. While the site is smaller than the subject, and the residence is positioned very close to the highway, the primary residence on this property is superior in quality. It includes an additional bedroom, central heating and air, a fireplace, a pool with very nice decking, and a large barn/shop. Although this comparable lacks the subject's second full-size living residence, the overall quality and amenities of this property are considered superior to the subject property.

Comparable 5 is located on Kelsey Creek Drive in Kelseyville, southwest of Highway 29. The property consists of 8.98 acres and borders Kelsey Creek, with a 2,578 square foot residence. Additional improvements include a 1,008 square foot garage/shop, a 192 square foot horse stall, and a 192 square foot dog kennel. This property sold for \$715,000 in September 2022. It features excellent landscaping, including a gazebo with a pool and spa. The residence is larger than the subject property and includes central heating and air, a fireplace, and a barn/shop. Both the comparable and the subject property have detached garages, but the comparable's site is smaller, and the residence has one fewer bathroom. This comparable does not have an additional living unit, and an adjustment was made upward for this factor.

Our adjustments are summarized on the following chart. This adjustment grid has been provided to show approximate percentage adjustments for various elements of comparison. However, this is not intended to imply that market participants use mathematical adjustments in their analysis or that there is a universal approach to quantifying adjustments. The adjustment grid is not a scientific method for adjusting the comparable sales in comparison to the subject property. The grid is presented to help the reader follow the appraisers' reasoning in the adjustment process. While individual adjustments can be argued, they provide an order of magnitude and direction of adjustment to help the reader follow the appraisers' logic, reasoning and value conclusions:

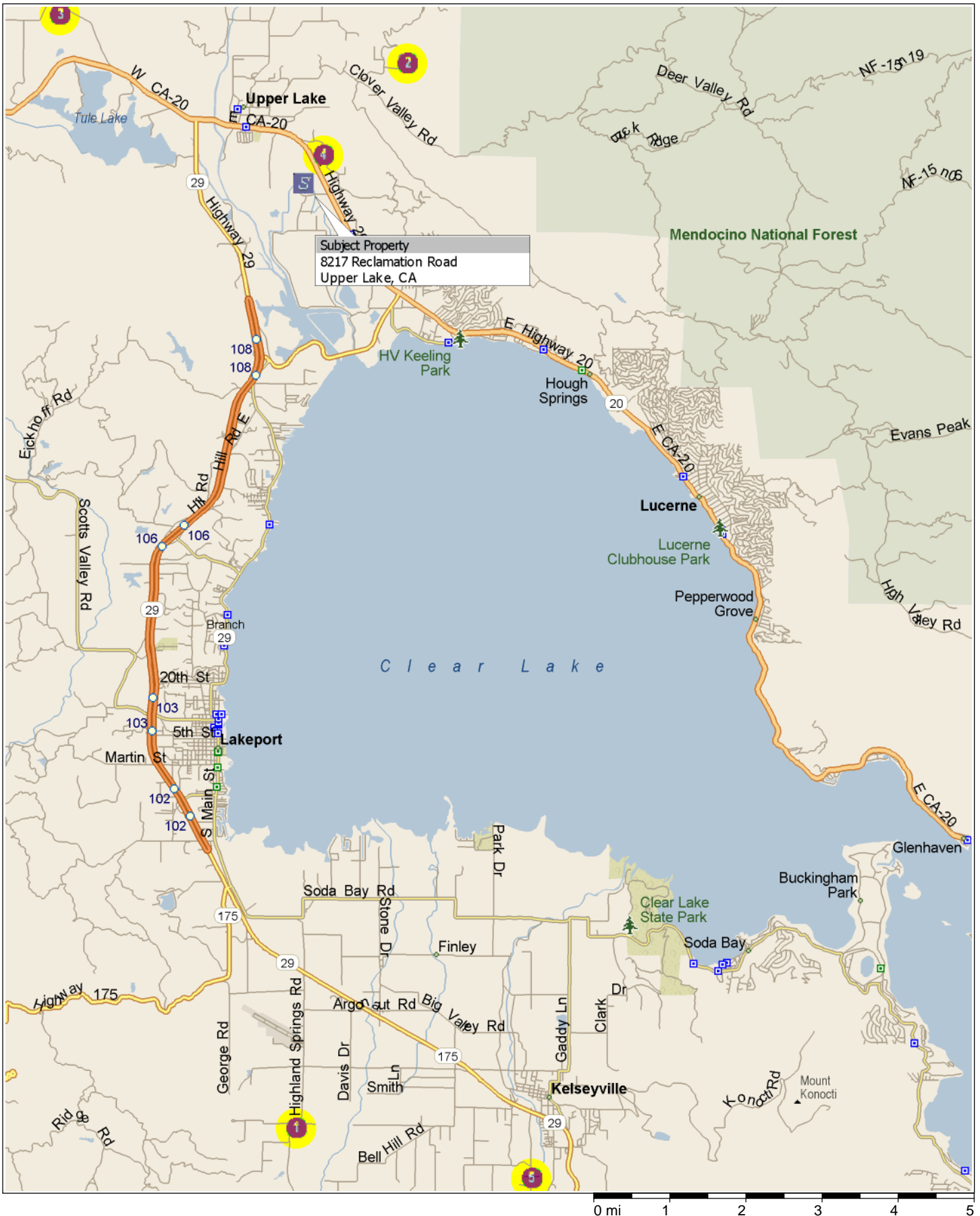
Data	Subject	1	2	3	4	5
Sales Price		\$700,000	\$589,000	\$600,000	\$680,000	\$715,000
Date/Time						
Conditions of Sale						
Location	Upper Lake	-3.5%	1.5%		3.5%	
Site Size and Utility	11.7	-15%	-4%	1.5%	3%	1.5%
View	Hill/Creek					
Design/Appeal	Ave					
Quality	Ave	3.5%		4%		
Age	45±	-1.5%		-1.5%		
Condition of Imp	Ave				-3.5%	
Bedrooms/Baths	3/3.0	0.5%	1%	1%	-1.5%	0.5%
Imp. Size	2,157	8.5%	8.5%	7.5%		-5.5%
Heating/Cooling	Wall/Window	-1.5%	-1.5%	-1.5%	-1.5%	-1.5%
Garage/Carport	2-Car Det	3%	3.5%			
Porch/Patio, etc.	Porch/Deck					
Pool/Spa	None				-3%	-3%
Landscaping	Ave					
Fireplace	None				-0.5%	-0.5%
Barn/Shop		-4.5%		-4%	-6%	-3.5%
Other Imps.	ADU (poor)	3.5%		4%	3.5%	3.5%
Overall Comparative Rating		-7.0%	+9.0%	+11.0%	-6.0%	-8.5%
Indicated Value for Subject		\$651,000	\$642,010	\$666,000	\$639,200	\$654,225

The data above is considered the most pertinent available to arrive at a value for the subject property. The subject includes a 2,157 square foot residence with an additional unit on 11.7 acres in a rural setting. The additional unit is in poor condition, but is structurally sound and could be remodeled. The site has a mixture of hillside, meadow, creek and many trees. The data chosen are sales of similar aged residences on acreage in the Upper Lake to Kelseyville area.

The comparables above range from 1,560 square feet to 2,578 square feet and are located on 6 to 20 acres. All of the comparables have some type of auxiliary structure, some have shops and detached garages, and some have horse barns and garages. These are the most pertinent data available in a very limited market. These properties have sold from \$589,000 to \$715,000, which in a rural area such as this, is considered a fairly tight range. After a multitude of adjustments, it is our opinion that the subject property is superior to Comparables 2 and 3 and inferior to Comparables 1, 4 and 5. Comparable 4 is very close in proximity to the subject and appears to be superior to the subject in many aspects. However, it sits adjacent to Highway 20, which likely affected its sales price. Based on our analysis of the data above, it is our opinion that the subject has a market value of \$650,000. This amounts to \$301.34 per square foot, which is supported by the sales above. Comparables 1, 2 and 3 are smaller, which typically indicates a higher value per square foot. Comparable 4 is similar in size, but considered superior overall, and sold for a slightly higher unit value. Comparable 5 is larger and sold for a lower unit value.

ADDENDA

COMPARABLE DATA MAP



COMPARABLE 1 – 5805 Highland Springs Road



M PATTISON - 11-21-2024

MLS PHOTOS



COMPARABLE NO. 1

ADDRESS:	5805 Highland Springs Road, Lakeport
COUNTY:	Lake
A.P.N.:	008-044-24
GRANTOR:	Henry Rodriguez
GRANTEE:	Humberto Nunez & Elizabeth Uribe
DATE OF SALE:	4-4-2024
RECORDING DATE:	5-22-2024 (#0005156)
SELLING PRICE:	\$700,000
1st MORTGAGE:	--
2nd MORTGAGE:	--
DOWN PAYMENT:	Not Disclosed (Cash to new loan)
SITE SIZE:	19.56 Acres
ZONING:	APZ
IMP SIZE:	1,560 s.f.
QUALITY:	Average (manufactured home)
CONDITION:	Good
YEAR BUILT:	1989
BED/BATH:	3, 2
PRICE/SF (IMP):	\$448.72
COMMENTS:	Property is located southwest of Kelseyville. This is a manufactured home on a 20 acre home site of gently rolling topography. This is in an area of vineyards and some orchards but this site has been in pasture. There is a large metal shop building that also serves as a garage and storage.
VERIFIED:	Mark McDonald, listing broker; County Records
DATE INSPECTED:	11-21-2024
BY:	Dwight Pattison Michael Pattison

PATTISON & ASSOCIATES, INC.

COMPARABLE 2 – 2225 Ladder Ridge Road



M PATTISON - 11-21-2024

MLS PHOTOS



COMPARABLE NO. 2

ADDRESS:	2225 Ladder Ridge Road, Upper Lake
COUNTY:	Lake
A.P.N.:	201-051-10
GRANTOR:	Betty Carroll
GRANTEE:	Joseph Ogulin
DATE OF SALE:	8-8-2024
RECORDING DATE:	9-17-2024 (#009696)
SELLING PRICE:	\$589,000
1st MORTGAGE:	--
2nd MORTGAGE:	--
DOWN PAYMENT:	Not Disclosed (Conventional Financing)
SITE SIZE:	20.24 Acres
ZONING:	A
IMP SIZE:	1,650 s.f.
QUALITY:	Good
CONDITION:	Good
YEAR BUILT:	1985
BED/BATH:	3, 2
PRICE/SF (IMP):	\$356.97
COMMENTS:	Property is located in the foothills north of Upper Lake. This is a 20 acre "ranchette" with a three bedroom two bath residence plus a 1,000 s.f. guest cottage. Topography is rolling range land.
VERIFIED:	Tiffany Peng, listing agent; County Records
DATE INSPECTED:	11-21-2024
BY:	Dwight Pattison Michael Pattison

COMPARABLE 3 – 10625 Bachelor Valley Road



M PATTISON - 11-21-2024

MLS PHOTOS



COMPARABLE NO. 3

ADDRESS:	10625 Bachelor Valley Road, Upper Lake
COUNTY:	Lake
A.P.N.:	023-002-40
GRANTOR:	Donald & Mary Smith
GRANTEE:	Jason & Sandra Caudillo
DATE OF SALE:	7-27-2024
RECORDING DATE:	9-17-2024 (#009692)
SELLING PRICE:	\$600,000
1st MORTGAGE:	--
2nd MORTGAGE:	--
DOWN PAYMENT:	Not Disclosed (VA Financing)
SITE SIZE:	8.15 Acres
ZONING:	RR
IMP SIZE:	1,710 s.f.
QUALITY:	Average (Manufactured Home)
CONDITION:	Good
YEAR BUILT:	2001
BED/BATH:	3, 2
PRICE/SF (IMP):	\$350.88
COMMENTS:	Property is north of Highway 20, east of Upper Lake and in a valley/meadow. It has the residence, plus a 1,500 s.f. shop, detached two car garage. Property has been in pasture.
VERIFIED:	Hannah Wright, listing agent; County Records
DATE INSPECTED:	11-21-2024
BY:	Dwight Pattison Michael Pattison

COMPARABLE 4 – 1100 E. Highway 20



M PATTISON - 11-21-2024

MLS PHOTOS



COMPARABLE NO. 4

ADDRESS:	1100 East Highway 20, Upper Lake
COUNTY:	Lake
A.P.N.:	201-030-04
GRANTOR:	Jennifer & JT Sperber
GRANTEE:	Edwin & Peggy Beltran
DATE OF SALE:	7-13-2023
RECORDING DATE:	8-21-2023 (#009069)
SELLING PRICE:	\$680,000
1st MORTGAGE:	--
2nd MORTGAGE:	--
DOWN PAYMENT:	Not Disclosed (Conventional Financing)
SITE SIZE:	6.40 Acres
ZONING:	RR
IMP SIZE:	2,170 s.f.
QUALITY:	Very Good
CONDITION:	Good
YEAR BUILT:	1987
BED/BATH:	4, 3
PRICE/SF (IMP):	\$313.36
COMMENTS:	Property is located adjacent to Highway 20, just east of Upper Lake. It consists of a custom built home with second floor main bedroom, 1,800 s.f. metal shop building, a former 3 car garage with a portion converted to a granny unit. Also, a two stall horse barn with tack room and a built in pool with large deck.
VERIFIED:	Jennes Thomsen, listing agent; County Records
DATE INSPECTED:	11-21-2024
BY:	Dwight Pattison Michael Pattison

COMPARABLE 5 – 6430 Kelsey Creek Drive



M PATTISON - 11-21-2024

MLS PHOTOS



COMPARABLE NO. 5

ADDRESS:	6430 Kelsey Creek Drive, Kelseyville
COUNTY:	Lake
A.P.N.:	007-015-26
GRANTOR:	Denise Nieto
GRANTEE:	Robert Chavez & Traci Weiser
DATE OF SALE:	8-27-2022
RECORDING DATE:	9-26-2022 (#013131)
SELLING PRICE:	\$715,000
1st MORTGAGE:	--
2nd MORTGAGE:	--
DOWN PAYMENT:	Not Disclosed (Conventional Financing)
SITE SIZE:	8.42 Acres
ZONING:	A
IMP SIZE:	2,578 s.f.
QUALITY:	Good
CONDITION:	Good
YEAR BUILT:	1958
BED/BATH:	3, 2
PRICE/SF (IMP):	\$277.35
COMMENTS:	Property is located southwest of Kelseyville adjacent to Kelsey Creek. Property also includes 1,008 s.f. garage/shop, 192 s.f. horse stall, 192 s.f. dog kennel, pool and spa with gazebo. Pasture is fenced.
VERIFIED:	Janice Hodges, listing agent; County Records
DATE INSPECTED:	11-21-2024
BY:	Dwight Pattison Michael Pattison



November 6, 2024

Donna Koker
The Donna Koker Revocable Trust
8417 Reclamation Road #B
Upper Lake, CA 95485

**Re: Middle Creek Flood Damage Reduction
And Ecosystem Restoration Project
Notice of Decision to Appraise
Property Address: 8217 Reclamation Road, Upper Lake, CA 95485
APN: 004-013-110**

Dear Property Owner,

The Lake County Water Resources Department (Department) is planning construction of the Middle Creek Flood Damage Reduction and Ecosystem Restoration Project. This project will eliminate flood risk to 18 residential structures, numerous outbuildings and approximately 1,650 acres of agricultural land and will restore damaged habitat and the water quality of the Clear Lake watershed. The Department will need to acquire your property located at 8217 Reclamation Road, Upper Lake, CA 95485 for the proposed project.

The Department has retained the firm of Pattison and Associates to perform an appraisal on your property. Please contact Mike Pattison at (916) 714-3010 to arrange for an inspection of your property. Inspections are planned to begin in mid-January. California law requires that we offer you the opportunity to accompany the appraiser on this inspection of your property. No decision has been made to acquire your property and this notice does not constitute an offer to purchase your property.

We have enclosed an informative brochure titled "Your Property/Your Transportation Project," which will provide you with answers to frequently asked questions concerning property acquisition procedures.

All services and/or benefits to be derived from any right of way activity will be administered without regard to race, color, national origin, or sex, in accordance with Title VI of the Civil Rights Act of 1964 (28 U.S.C. 641) and Section 162(a) of the Federal Highway Act of 1973 (23 U.S.C. 324). Enclosed for your information are a copy of Title VI Statutes and Regulations, a copy of the Title VI Complaint Process, and a booklet entitled "Caltrans and You," which discusses this requirement.

Upon completion of the appraisal, we will contact you to set an appointment to discuss the acquisition in detail. Should you have any further questions or require additional information, please contact Cami Stigall at (949) 280-0313, or via email at Cstigall@monumentrow.com

Sincerely,

Jeremy Nied, SR/WA
Project Manager
Monument



3626 Fair Oaks Blvd., Suite 100, Sacramento, CA 95864

info@monumentrow.com | 800 577 0109

monumentrow.com



Enclosures:

Assessor Parcel Map

"Your Property/Your Transportation Project" Brochure

Title VI Package

Project Fact Sheet

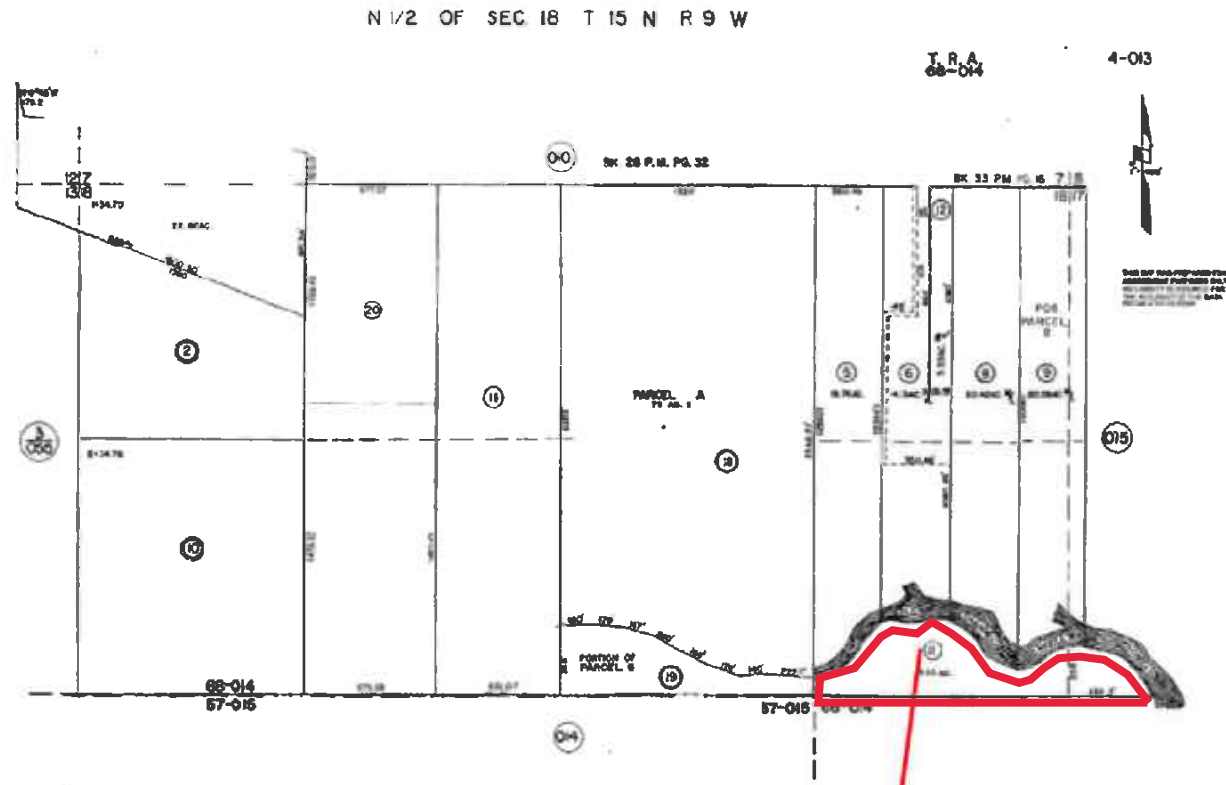


3626 Fair Oaks Blvd., Suite 100, Sacramento, CA 95864

info@monumentrow.com | 800 577 0109

monumentrow.com

Disclaimer: This is a map of the property shown on the map. It is not a legal document. The map is for informational purposes only. The map is not a legal document. The map is for informational purposes only. The map is not a legal document. The map is for informational purposes only.



PIA

Title Report

Lake County Watershed Protection District
255 N. Forbes St.
Lakeport, CA 95453
Attn:

Escrow Officer: Annette Ramsey
Email: Annette.Ramsey@fnf.com
File No.: FSNX-5142000833-CC
Escrow No.: FSNX-5142000833 A

Property Address: 8217 Reclamation Road, Upper Lake, CA

Introducing LiveLOOK

LiveLOOK title document delivery system is designed to provide 24/7 real-time access to all information related to a title insurance transaction.

Access title reports, exception documents, an easy-to-use summary page, and more, at your fingertips and your convenience.

[To view your new Fidelity National Title LiveLOOK report, Click Here](#)



Effortless, Efficient, Compliant, and Accessible



Fidelity National Title Company OF CALIFORNIA

PRELIMINARY REPORT

*In response to the application for a policy of title insurance referenced herein, **Fidelity National Title Company of California** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.*

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(ies) of title insurance to be issued hereunder will be policy(ies) of Fidelity National Title Insurance Company, a Florida corporation.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

Fidelity National Title Insurance Company

By:

President

Countersigned By:

Authorized Officer or Agent



Attest:

Secretary

Visit Us on our Website: www.fntic.com



Fidelity National Title Company OF CALIFORNIA

ISSUING OFFICE: 10969 Trade Center Drive, Suite 107, Rancho Cordova, CA 95670

FOR SETTLEMENT INQUIRIES, CONTACT:
Fidelity National Title Company of California
704 E. Perkins St, Suite D • Ukiah, CA 95482
(707)467-9212 • FAX (707)467-9183

***Another Prompt Delivery From Fidelity National Title Company of California Title Department
Where Local Experience And Expertise Make A Difference***

PRELIMINARY REPORT

Title Officer: Cathy Clark
Email: Cathy.Clark@fnf.com
Title No.: FSNX-5142000833-CC

Escrow Officer: Annette Ramsey
Email: Annette.Ramsey@fnf.com
Escrow No.: FSNX-5142000833 A

TO: Lake County Watershed Protection District
255 N. Forbes St.
Lakeport, CA 95453
Attn:

PROPERTY ADDRESS(ES): 8217 Reclamation Road, Upper Lake, CA

EFFECTIVE DATE: October 1, 2020 at 07:30 AM

The form of policy or policies of title insurance contemplated by this report is:

CLTA Standard Coverage Policy 1990 (04-08-14)

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A FEE

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS [VESTED IN:](#)

Donna Koker, Trustee of the Donna Koker Revocable Trust dated June 27, 2017

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 004-013-110

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF LAKE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 15 NORTH, RANGE 9 WEST, M.D.M., AND RUNNING THENCE EAST 27 CHAINS, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17 OF SAID TOWNSHIP AND RANGE, THAT IS INTERSECTED BY THE SOUTHERLY BANK OF THE OLD CHANNEL OF MIDDLE CREEK; THENCE WESTERLY, ALONG SAID SOUTHERLY BANK, TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18; AND THENCE SOUTH 1.70 CHAINS TO BEGINNING.

AT THE DATE HEREOF, EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area:	068-14
<u>Tax Identification No.:</u>	<u>004-013-110-000</u>
Fiscal Year:	2020-2021
1st Installment:	\$2,108.72, Open
2nd Installment:	\$2,108.72, Open
Exemption:	\$0.00
Land:	\$16,444.00
Improvements:	\$212,400.00
Personal Property:	\$0.00

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

2. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.
3. Any adverse claim based upon the assertion that:
 - a) Said land or any part thereof is now or at any time has been below the highest of the high watermarks of the Middle Creek, in the event the boundary of said river has been artificially raised or is now or at any time has been below the high watermark, if said river is in its natural state.
 - b) Some portion of said land has been created by artificial means, or has accreted to such portion so created.
 - c) Some portion of said land has been brought within the boundaries thereof by an avulsive movement of the Middle Creek, or has been formed by accretion to any such portion.
4. Rights and easements for navigation and fishery which may exist over that portion of said land lying beneath the waters of Middle Creek..
5. Any rights in favor of the public which may exist on said Land if said land or portions thereof are or were at any time used by the public.

EXCEPTIONS

(continued)

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Recording Date: May 19, 1913
 Recording No.: Book 50, Page 165, of Deeds
 Affects: Said Document further provides for maintenance and free and open access to canal

7. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$296,000.00
 Dated: May 8, 2012
 Trustor/Grantor: Thomas B. Koker and Donna M. Koker, his wife, as joint tenants
 Trustee: T.D. Service Company
 Beneficiary: Redwood Credit Union
 Loan No: 1426927453
 Recording Date: May 15, 2012
Recording No.: 2012008363, of Official Records

8. Any invalidity or defect in the title of the vestees in the event that the trust referred to herein is invalid or fails to grant sufficient powers to the trustee(s) or in the event there is a lack of compliance with the terms and provisions of the trust instrument.

If title is to be insured in the trustee(s) of a trust, (or if their act is to be insured), this Company will require a Trust Certification pursuant to California Probate Code Section 18100.5.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

END OF EXCEPTIONS

NOTES

- Note 1.** Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
- Note 2.** Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.
- Note 3.** Note: The name(s) of the proposed insured(s) furnished with this application for title insurance is/are:

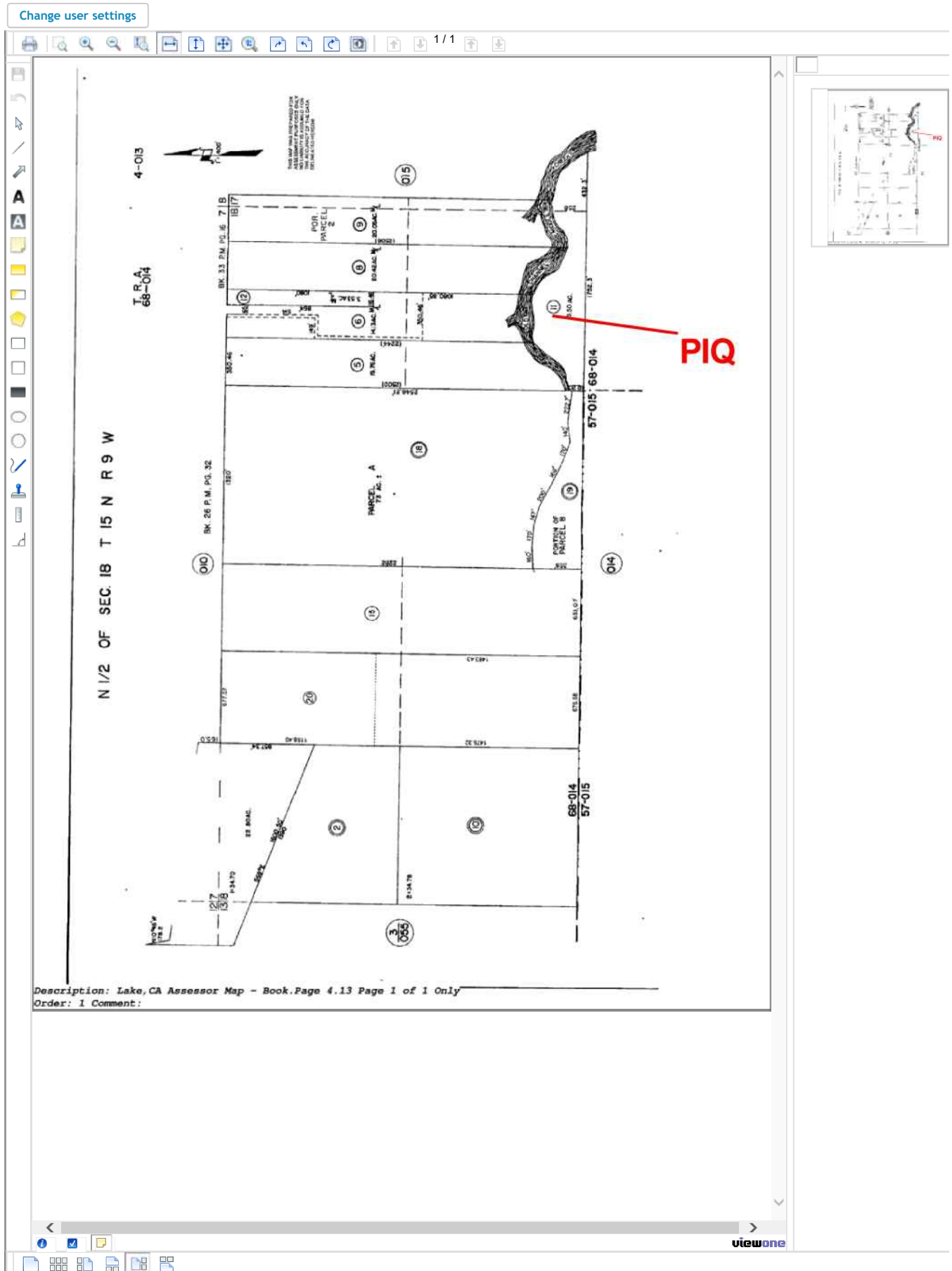
Name(s) furnished: Lake County Watershed Protection District

If these name(s) are incorrect, incomplete or misspelled, please notify the Company.
- Note 4.** Note: This property does not meet the criteria for an ALTA Homeowner's Policy to be issued
- Note 5.** Note: The Company is not aware of any matters which would cause it to decline to attach CLTA Endorsement Form 116 indicating that there is located on said Land a Multi Family Residence, known as 8217 Reclamation Road, Upper Lake, California, to an Extended Coverage Loan Policy.
- Note 6.** Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.
- Note 7.** If a county recorder, title insurance company, escrow company, real estate agent or association provides a copy of the declaration, governing document or deed to any person, California law requires that the document provided shall include a statement regarding any unlawful restrictions. Said statement is to be in at least 14-point bold faced typed and may be stamped on the first page of any document provided or included as a cover page attached to the requested document. Should a party to this transaction request a copy of any document reported herein that fits this category, the statement is to be included in the manner described.

NOTES
(continued)

- Note 8.** The application for title insurance was placed by reference to only a street address or tax identification number. The proposed Insured must confirm that the legal description in this report covers the parcel(s) of Land requested to be insured. If the legal description is incorrect, the proposed Insured must notify the Company and/or the settlement company in order to prevent errors and to be certain that the legal description for the intended parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.
- Note 9.** Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of an agent, an authorized employee of the insured lender, or by using Bancserv or other approved third-party service. If the above requirements cannot be met, please call the company at the number provided in this report.

END OF NOTES



QUALIFICATIONS

Pattison & Associates, Inc. is an appraisal firm, consisting of Dwight and Michael Pattison, which provides appraisal reports on a wide variety of properties, including residential, commercial, industrial, agricultural, recreational and special purpose uses. We also are experienced in the appraisal of rights of way for roads, utilities, erosion projects, redevelopment projects and other purposes.

Dwight Pattison began his appraisal career in 1966 with the California Division of Highways, now Caltrans (District 3 office) and also worked for the Real Estate division of the State Department of General Services. Dwight is a 1966 graduate of Chico State University with a bachelor's degree in Business Administration. He obtained a certificate in real estate from UCLA in 1971. He left the State in 1984 to open his own appraisal firm, then joined Duncan, Duncan & Associates, Inc., as a partner in 1987 and remained through 1991. Dwight is a senior member of the International Right of Way Association and past president of the Sacramento Chapter. He has been a member of the International Executive Committee, serving as International President from 1999 to 2000. He has been chosen "Professional of the Year" four times, in 1980, 1990, 1991 and 2000. Dwight has been published in *Right of Way Magazine* on "The Valuation of Easements". Dwight obtained his appraisal certification in 1992 from the State of California, Office of Real Estate Appraisers, as a Certified General Appraiser. He semi-retired in 2024 but continues to work part-time as an Appraiser Emeritus with the firm. He is a qualified expert witness in San Joaquin, Sacramento, Yolo, Mendocino, Santa Cruz, El Dorado, Placer and Contra Costa Counties.

Michael Pattison is a graduate of the University of California, Santa Barbara with a degree in Business Economics. He started his appraisal experience working as an assistant in 1984. Since then he has experience working in appraisals of single-family residences, commercial and other types of properties plus both easements and fee acquisition appraisals for rights of way and other public projects. He is a senior member of the Sacramento Chapter of the International Right of Way Association and is a Past President. He received his SR/WA designation in November 1997 and was voted "Member of the Year" in 1998 and "Professional of the Year" in 2002 and 2003. He also received the Frank C. Balfour "Professional of the Year" Award from the IR/WA in 2004. He is also an Associate Member of the Sacramento Sierra Chapter of the Appraisal Institute. Michael received his appraisal certification from the State of California, Office of Real Estate Appraisers, as a Certified General Appraiser. He is certified through May 10, 2026.

Pattison & Associates, Inc. Clients include:

United States Government

Federal Highway Administration
U.S. Army Corps of Engineers

Natural Resource Conservation Service

State of California

California Tahoe Conservancy
Department of General Services
University of California

Caltrans
Department of Water Resources
Wildlife Conservation Board

State of Nevada

Department of Transportation

Local Governments

Alpine County
Calaveras County
El Dorado County
Plumas County
San Joaquin County
Yuba County
San Joaquin Council of Governments
City of Davis
City of Elk Grove
City of Galt
City of Lathrop
City of Placerville
City of Rancho Cordova
City of Roseville
City of Stockton
City of Vacaville
City of Woodland
Town of Loomis
Town of Truckee

Amador County Trans. Commission
Colusa County
Placer County
Sacramento County
Yolo County
Nevada County Trans. Commission
City of Citrus Heights
City of El Cerrito
City of Folsom
City of Jackson
City of Lodi
City of Plymouth
City of Richmond
City of Sacramento
City of San Mateo
City of West Sacramento
City of Yuba City
Town of Paradise

Districts

Amador Water Agency
Central Contra Costa Sanitary District
Citrus Heights Water District
El Dorado Union High School District
Elk Grove Water District
Reclamation District 1601
Sacramento Area Flood Control Agency
Sacramento Regional Co. Sanitation Dist.
Sacramento Suburban Water District
Santa Clara Valley Water District
Tahoe City Public Utility District
West Contra Costa Wastewater District

Buckeye Union School District
Cosumnes Community Services District
Dry Creek Community Services District
El Dorado County Transportation District
Pescadero Reclamation District
Rescue Union School District
Sacramento Area Sewer District
Sacramento Regional Transit District
Sacramento Transit Dev. Agency
Southgate Recreation and Park District
Tahoe Truckee Unified School District
Yuba County Water Agency

Utilities

American Telephone & Telegraph
Pacific Gas & Electric Company
Western Hub Properties

Golden State Water Company
Sacramento Municipal Utility District

Legal Firms

Best Best & Krieger
DeMettrion, Del Guercio, Springer & Moyer
Freeman, D'Aiuto, Pierce, Gurev, Keeling & Wolf
Oliver, Vose, Sandifer, Murphy & Lee

Doyle & Associates
Herman Fitzgerald & Associates
Hyde, Miller & Owen
Law Offices of William Wright

Corporations

3M Corporation
American Land Conservancy
California Conservation Fund
California Natural Products
California Waterfowl Association
CMD West
The Fremont Group
Hamner, Jewell & Associates
K. Hovnanian Homes
Monument
Overland, Pacific & Cutler
Paragon Partners, Ltd.
R.C. Collett, Inc.
River Partners
Sacramento Valley Conservancy
Stromer Realty
Trust for Public Land
USA Properties Fund, LLC.
Wickland Pipelines, LLC.
Winn Communities

Aerie Construction
American River Conservancy
California FFA Corporation
California Prune Packing Company
Capitol Avenue Development, LLC
Ecosystem Investment Partners
Goose Club Farms
Holman Investors
Los Rios Farms
Nature Conservancy
Paine Webber Acquisitions
Placer Land Trust
Richards Land & Cattle
Sacramento Sunset Ltd.
Shell Oil Company/Equillon Corp.
Triangle Properties (Teichert)
Universal Field Services
Westervelt Ecological Services, LLC
Wildlands, Inc.
Yolo Land Trust

Engineering Firms

Andregg Geomatics
Boyle Engineering
Domenichelli & Associates
HDR Engineering
Mark Thomas & Co. Engineering
Psomas and Associates

Bailey Civil Engineering
Dokken Engineering
Gene Thorne & Associates
KASL Engineering
Martin, Rivett & Olson
Sauers Engineering

Assignments Include:

Twitchell and Bradford Island
Sherman Island Project
Los Banos Grandes Reservoir Project
Richmond Parkway Project
Calvine Road, SR 99 Interchange Project
Foresthill Road Widening Project
Elk Grove Blvd, SR 99 Interchange Project
Tahoe City Improvement Project
Greenback Lane Widening Project
Elkhorn Boulevard/I-80 Interchange Project
Magpie Creek Improvement Project
Plumas Ave Extension, Yuba City
Sylvan Corners Intersection Project
Hwy 99-Fremont to Cherokee Project
Hwy 99/Hammer Lane Interchange Project
Sacramento Airport Jet Fuel Pipeline Project
Bradshaw 6A, 6B, 7B Interceptor Projects
Jefferson Boulevard Widening Project
Amador Water Transmission Line Project
Bond Road Widening Project
Main Avenue Bridge Replacement Project
Fulton Avenue Beautification Project
Sheldon Road Widening Project
Hwy 99/Grant Line Road Interchange Project
Two Rivers Trail Project
Tahoe Pines Erosion Control Project
Railroad Avenue Realignment (Suisun)
Franklin Blvd Widening Project
Florin Road Beautification Project
South Watt Avenue Widening Project
W. El Camino Bridge Replacement Project
Barton Road Bridge Replacement Project
Lake Forest Erosion Control Project
Plymouth Water Transmission Line Project
East Street/Lemen Avenue Intersection Project
Wheatland Canal Project
CR 102/I-5 Interchange Project
Bradshaw Road Widening Project
El Dorado Street Widening Project (Stockton)
Bird Road/SR 132 Interchange Project
Hazel Avenue Widening Project
French Camp Road/Interstate 5 Interchange Proj.
Waterman Road Improvement Project
Sacramento County Sidewalk Continuity Project
Sunset Blvd./Highway 65 Interchange Project
Walnut Grove Sewer Interceptor Project
Thornton Road Widening Project (Stockton)
PG&E Lines 406/407 Pipeline Projects
North Stockton Grade Separations Project

Auburn Boulevard Widening Project
Folsom Boulevard Widening Project
Freedom Park Drive/Watt Avenue Project
Marconi Avenue Sidewalk Project
North Natomas Levee Project
South Watt Ave Soundwall Project
Highway 99/Elverta Road Interchange Project
Markham Ravine Bridge Replacement Project
White Rock Road Realignment Project
Arden Way Sidewalk Project
Sawmill Road Erosion Control Project
Christmas Valley Erosion Control Project
King Slough Bridge Replacement Project
El Camino Avenue Sidewalk Project
SASD Creek Crossings Project
West Capitol Avenue Improvement Project
Ulati Creek Bicycle Path Project
U.S. 50/Watt Avenue Interchange Project
R.T. South Sacramento Corridor Project
Pearson Road Widening Project
Horseshoe Bar Road Widening Project
Deterding Safe Routes to School Project
Forni Rd/Hwy 50 Interchange Project
Hwy 49 Pole Line Relocation Project
Swetzer Road Sewer Line Project
Pinell Street Sidewalk Project
Upper Lake County Flood Control Project
Mono Way Widening Project
Kirchgater Safe Routes to School Project
Cold Springs Road Widening Project
Shepherd Tap Power Line Project
Beckwourth-Genesee Road Widening Project
Fair Oaks Boulevard Improvement Project
Amador Small Diameter Water Pipeline Project
Diamond Springs Parkway Phase 1A Project
Gerber Creek Channelization Project
Wise Road Bridge Replacement Project
Bassi Road Bridge Replacement Project
Fulton Avenue Overlay Project
Hazel Avenue Sidewalk Project
Gold Hill Road Realignment and Bridge Project
Old Florin Town Streetscape Project
Clear Creek Road Bridges Project
Newcastle Water Line Project
Greenstone Road Bridge Replacement Project
Oak Ridge Drive Bridge Replacement Project
Elk Grove-Florin Road Widening Project
Silver Springs Parkway Extension Project
Elk Grove-Florin Road Bridge Project

Dwight Pattison

2378 Maritime Drive, Suite 110
Elk Grove, CA 95758
(916) 714-3010
e-mail: dwight@pattisonappraisals.com

Appraiser Emeritus

Education

Bachelor of Science
Chico State, 1966

Work History

October 1991 - Present

Principal
Pattison & Associates, Inc.
Real Estate Appraisals
2378 Maritime Drive, Suite 110
Elk Grove, CA 95758

April 1987 - October 1991

Principal; Appraiser
Duncan, Duncan & Associates
P.O. Box 1066
Woodbridge, CA 95258

March 1984 - April 1987

Independent Fee Appraiser
Dwight Pattison Appraisals
2210 "K" Street, Suite A
Sacramento, CA 95816

January 1974 - March 1984

Staff Appraiser; Program Manager
State of California
Department of General Services
Real Estate Services Division
Sacramento, CA

February 1966 - January 1974

Right of Way Agent
California Division of Highways
Marysville, CA 1966-70
Bishop, CA 1970-72
Sacramento, CA 1973

Professional Education

Certificate in Real Estate - UCLA, December 1971

Attended Following Courses:

California Division of Highways Right of Way Academy
August 1966

Principles of Real Estate Appraisal
October 1966 - January 1987

Legal Aspects of Real Estate
February 1967 - May 1967

Advanced Real Estate Appraisal (Rural)
March 1968 - December 1968

Communication and the Acquisition Process - August 1968

Tax Planning for Real Estate Transactions
September 1968 - December 1968

Intermediate Real Estate Appraisals
September 1971 - December 1971

Advanced Appraisal - Urban Properties (MAI Course 2)
August 1972

Principles of Relocation Assistance
December 1974 - February 1975

Advanced Appraisal - Income Properties (MAI Course 1B)
August 1976

Interpersonal Relations in Real Estate Acquisition
December 1978

Environmental Considerations - June 1980

Non-Verbal Communication - May 1981

Report Writing - March 1982

Income Approach to Valuation - October 1984

Standards of Professional Practice - December 1987

Uniform Standards of Professional Appraisal Practice - August 1991

Capitalization Theory Part A - September 1992

Ethics and the Right of Way Profession - December 1992

Standards of Practice for the Right of Way Professional-April 1993

Legal Aspects of Easements - October 1993

Valuation of Contaminated Properties - May 1995

Skills of Expert Testimony - November 1996

Easement Valuation - November 1997

Federal and State Laws and Regulations - February 2000

Appraisal Review - June 2000

Review Appraising in Eminent Domain - October 2002

Uniform Standards of Professional Appraisal Practice

7 Hour Update Course – 4/96, 2/00, 8/03, 2/06 and every 2 years thereafter

Appraisal of Partial Acquisitions - January 1995, October 2005, October 2017

ASFMRA Yellow Book Seminar - June 2006

Understanding Environmental Contamination in Real Estate - October 2006

Litigation Appraisal - December 2010

Understanding Highest and Best Use - March 2011

Eminent Domain Law Basics for Right of Way Professionals – September 2012

Valuation of Environmentally Contaminated Real Estate – February 2016

Professional Affiliations

Member of Sacramento Chapter 27, International Right of Way Association

President, 1978

International Director, 1979-80

Regional Vice Chairman (California, Arizona, Nevada, Hawaii), 1980-81 & 1981-82

Regional Chairman, 1982-83 & 1983-84

Member International Valuation (Appraisal) Committee

Vice Chairman, 1985-86

Chairman, 1986-87

Chairman, International Education Seminar, 1991

Member International Ethics Committee, 1991-92 & 1992-93

Member International Executive Committee, 1993-94 through 1999-2000

International President, 1999 through 2000

Received SR/WA designation on February 28, 1979

Professional of the Year, Sacramento Chapter, 1980, 1990, 1991, 2000

Nominated for International Professional of the Year, 1978, 1991, 1992

Member of the Advisory Council of the Appraisal Foundation, 1995-1997

Member of the Appraisal Foundation Board of Trustees, 2000-2004

Michael Pattison

2378 Maritime Drive, Suite 110
Elk Grove, CA 95758
(916) 714-3010
e-mail: mike@pattisonappraisals.com

Certified General Appraiser
Real Estate Appraiser
Certificate #AG026061
Certified through 5-10-2026

Education

Bachelor of Arts Degree
Business Economics
University of California,
Santa Barbara, 1991

Work History

October 1991 - Present

Principal
Pattison & Associates, Inc.
Real Estate Appraisals
2378 Maritime Drive, Suite 110
Elk Grove, CA 95758

June 1991 - October 1991

Appraisal Research (Part-Time)
Duncan, Duncan & Associates
P.O. Box 1066
Woodbridge, CA 95258

Professional Education

Attended Following Courses:

Principles of Real Estate Appraisals

Sacramento City College: September - December 1991

Principles of Right of Way Acquisition - International Right of Way Association

Course 101 (Appraisal, Law, Engineering, Acquisition, Relocation) - April 1992

Appraisal Procedures

Appraisal Institute Course I120 - May 1993

Legal Aspects of Easements - October 1993

Easement Valuation - October 1993

Uniform Standards of Professional Appraisal Practice

14 Hour Course - April 1994

Property Descriptions - September 1995

Interpersonal Relations of Real Estate Acquisition - February 1997

Introduction to the Income Approach to Valuation - April 1997

Basic Income Capitalization - June 1997

Communications in Real Estate Acquisition - October 1997

Advanced Applications

Appraisal Institute Course II550 - October 1999

Federal and State Laws and Regulations - February 2000, January 2014
Review Appraising in Eminent Domain - October 2002
Uniform Standards of Professional Appraisal Practice (USPAP)
7 Hour Update Course – April 2001 and every 2 years thereafter
Appraisal of Partial Acquisitions - January 1995, October 2005
ASFMRA Yellow Book Seminar - October 2006
Understanding Environmental Contamination in Real Estate – October 2006
General Appraiser Market Analysis and Highest & Best Use
Appraisal Institute Course 400G - May 2009
Business Practice and Ethics (Standards of Professional Practice)
Appraisal Institute Course II420 – 4/01, 9/06, 5/10, 12/18
Eminent Domain Law Basics for Right of Way Professionals – Sep. 2012, Nov. 2021
Condemnation Appraising: Principles and Applications – September 2013
Uniform Act Executive Summary – March 2014
Valuation of Environmentally Contaminated Real Estate – February 2016
Elevating Your Ethical Awareness – October 2018
Land and Site Valuation – August 2021
The Sales Comparison Approach – August 2021
The Cost Approach – August 2021
Appraisal of Industrial and Flex Buildings – November 2021
Commercial Land Valuation – December 2021
Evaluations, Desktops, and other Limited Scope Appraisals – December 2021

Professional Affiliation

Member, Sacramento Chapter 27, International Right of Way Association
President, 2000
International Director, 1998-2000
Chairman, Valuation Committee, 1992-1995
Chairman, Education Committee, 1995-1997
Chairman, Professional Development Committee, 2001-2019
Member International Professional Development Committee, 2002-2008
Received SR/WA designation on November 15, 1997
Recertified through November 15, 2027
Member of the Year, Sacramento Chapter, 1998
Professional of the Year, Sacramento Chapter, 2002 & 2003
Frank C. Balfour Award Recipient, “Professional of the Year”, IR/WA, 2004

Trustee, Right of Way International Education Foundation, 2009 - Present

Practicing Affiliate Member, Sacramento-Sierra Chapter of the Appraisal Institute