

# **Pattison & Associates, Inc.**

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Real Estate Appraisals

***APPRAISAL REPORT***

***SAECHAO PROPERTY  
(APNs 004-010-18, 19, 20; 004-013-06, 12)  
MIDDLE CREEK FLOOD DAMAGE REDUCTION  
AND ECOSYSTEM REDUCTION PROJECT  
LAKE COUNTY, CALIFORNIA***

***AS OF: JUNE 10, 2024***

***PREPARED FOR:***

***MONUMENT  
3626 FAIR OAKS BOULEVARD, SUITE 100  
SACRAMENTO, CA 95864***

# Pattison & Associates, Inc.

Real Estate Appraisals

June 21, 2024

Mr. Jeremy Nied, SR/WA  
Monument  
3626 Fair Oaks Boulevard, Suite 100  
Sacramento, CA 95864

Re: Updated appraisal of the Saechao Property (APN 004-010-18, 19, 20 & 004-013-06, 12) for the Middle Creek Flood Damage Reduction and Ecosystem Reduction Project, Lake County, California

Dear Mr. Nied:

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 Reduction 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 June 10, 2024, is as indicated in the Summary of Factual Data and Conclusions on Page 2 of this report. Note, this is an update of a previous report and memorandum of update prepared by the same appraisers, with dates of value of May 4, 2022 and September 18, 2023.

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  
CA State Cert. #AG009699



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

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### Addenda

- Comparable Data Maps
- Comparable Data
- Letter to Property Owner
- Acquisition Survey (Legal and Plat)
- Title Report
- Qualifications

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## **SUMMARY OF FACTUAL DATA AND CONCLUSIONS**

<b><u>Owner:</u></b>	Ouyern and Meuythao Saechao
<b><u>Assessor's Parcel No(s).:</u></b>	004-010-18, 19, 20 & 004-013-06, 12
<b><u>Location:</u></b>	South side Highway 20, west of Upper Lake-Lucerne Road, Upper Lake, California
<b><u>Legal Description:</u></b>	Please see Title Report in Addenda
<b><u>Present Use:</u></b>	Rural Residential and Agriculture
<b><u>Highest and Best Use:</u></b>	Rural Residential and Agriculture
<b><u>Zoning:</u></b>	A, Agriculture
<b><u>Site Size:</u></b>	24.4± Acres
<b><u>Interest Appraised:</u></b>	Fee Simple
<b><u>Date of Value:</u></b>	June 10, 2024
<b><u>Appraised Value:</u></b>	\$775,000

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## **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

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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.

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### **Extraordinary Assumptions**

There were no extraordinary assumptions 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.



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## **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 performed no 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 10<sup>th</sup> day of June 2024, is \$775,000, and that such conclusion was derived without collusion, coercion or direction as to value.



Dwight Pattison, SR/WA  
CA State Cert #AG009699

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## **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 performed no 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 10<sup>th</sup> day of June 2024, is \$775,000, and that such conclusion was derived without collusion, coercion or direction as to value.



Michael Pattison, SR/WA  
CA State Cert #AG026061

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### **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 owners, for the Lake County Water Resources Department's proposed acquisition of the subject property. The subject property is located on the south side of State Highway 20, just west of Upper Lake-Lucerne Road, Upper Lake, California. Fair Market Value will be based on the Definition of Market Value on page 10 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 Reduction 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 June 10, 2024. This is the date the appraisers last inspected the subject property, and is the date the value opinion applies. Note, this is an update to a previous appraisal with a date of value of May 4, 2022 and a memorandum of update with a date of value of September 18, 2023.

### **DATE OF REPORT**

This appraisal report is dated June 21, 2022. This is the date the appraisers completed and signed the report.

### **INTEREST APPRAISED**

Fee Simple

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### **DEFINITION OF MARKET VALUE<sup>1</sup>**

(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 TIME<sup>2</sup>**

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 rural residential and agricultural properties in this area, a reasonable exposure time of up to one year 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. The appraisers met with Ouyern and Meuythao Saechao on March 9, 2022 as part of our initial appraisal assignment. An exterior inspection of the property was made at that time. Photographs of the property were taken during this inspection. The appraisers were unable to make interior inspections of all of the improvements at that time. The appraisers reinspected the property for this update on June 10, 2024. A full inspection of the property, including interior inspections of the improvements was made on this date.

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<sup>1</sup> Source: California Code of Civil Procedure 1263.320.

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

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### **DEFINITION OF LARGER PARCEL**

When appraising a partial acquisition, it is important to identify the larger parcel. The Dictionary of Real Estate Appraisal, 6<sup>th</sup> 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 five contiguous parcels which are used together. The owners (Ouyern and Meuythao Saechao) also own 33% interest in an additional 2 adjacent parcels. However, since they have different vesting, and are considered separate legal parcels in the title report, it is our opinion that they should be valued separately as a second larger parcel. The five parcels owned by the owners are five separate parcels for tax purposes, and are three legal parcels in the title report, but are contiguous and used together. Therefore, it is our opinion that these five parcels constitute the larger parcel for purposes of this acquisition.

### **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.

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## **SCOPE OF THE APPRAISAL**

In the performance of our first assignment, an original Notice of Decision to Appraise letter was sent to the owners on December 16, 2021. No response was received. The appraisers send a follow up letter on February 18, 2022. An appointment was made for March 9, 2022 to inspect the property. The appraisers met with Ouyern and Meuythao Saechao on March 9, 2022 and made an exterior inspection of the property. For this updated appraisal, a new letter was sent to the ownership. The appraisers met with Ouyern Saechao and his daughter Tawn on June 10, 2024. A full interior inspection of each residence was made at this time. Photographs were taken during each inspection.

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 five Assessor's Parcels owned 100% by the two owners (APNs 004-010-18, 19, 20 & 004-013-06, 12), which contain 24.4 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 for rural residential and agricultural purposes (row crop/pasture with potential for vineyard).

The subject property has several improvements including a primary residence, two secondary rental residences, a hay barn, a large horse barn, a storage building, and other agricultural improvements (corrals, fencing, etc.). We have utilized both the Sales Comparison Approach and Cost Approach to estimate the market value of the subject property. However, although there are two rental units, the entire property is not a typical income producing property and the Income Approach is not considered applicable. Thus, only the Cost Approach and Sales Comparison Approach to value will be utilized to estimate the fair market value of the subject property.

For the Cost Approach, we will first estimate the value of the land, as vacant using the Sales Comparison Approach (land only). We will then estimate the replacement cost of the structures using the Marshall & Swift Valuation Handbook. We will then estimate physical

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depreciation, functional depreciation and external obsolescence from our observations and analysis of the property and the market. The depreciated cost new of the improvements will be added to the land value, plus the estimated value of site improvements, to determine the estimated value of the entire property via the Cost Approach.

For the Sales Comparison Approach (as improved), the appraisers have investigated sales and listings of comparable rural residential and agricultural properties in the greater Lake County area for use as comparable data. It is our opinion that the market area for this type of property includes the Upper Lake to Kelseyville portion of Lake County. The search extended retroactively for approximately 18 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 similar rural residential and agricultural sites. 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





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## **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 19<sup>th</sup> 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 several 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.

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## **Population**

The estimated population of Lake County as of January 1, 2024 was 67,000, which is a very slight decrease 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 2012-2020, before being relatively stable over the past five 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 26,860 people. The largest industries in Lake County are Health Care & Social Assistance, Retail Trade, and Construction, and the highest paying industries are Utilities, Transportation & Warehousing, Professional, Scientific and Technical Services, and Public Administration. 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, Redbud Hospital, Robinson Hotel & Casino (Indian Gaming), Scully Packing, Calpine Corp., Harbin Hot Springs, Konocti Harbor Resort, and two additional Indian Casinos, Konocti Vista and Twin Pine. 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

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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.

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## **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 four golf courses, all open to the public, but privately owned. Two are in the Cobb Mountain area, one is near Kelseyville along the southwest shore and one is just north of Middletown in a development known as Hidden Valley Lake.

## **Market Trends**

Between 2015 and 2020 the Lake County area was impacted by several natural disasters, primarily wildfires, with nearly 2,000 homes destroyed. This created a shortage of residential units and affected rental rates and housing prices, with both increasing dramatically in this time frame. This coincided with low interest rates and a strong national economic growth period. Thus, values of residential properties seemed to increase substantially between 2015 and early 2022. In March 2022 the Federal Reserve began raising interest rates. In an attempt to slow inflation, the Federal Reserve increased the federal funds target rate by 4.75%, from 0.25% in March 2022 to 5.5% in August 2023. This has resulted in much higher mortgage rates and loan rates, which has slowed the residential market significantly. There have been fewer transactions over the past year, but values have remained relatively stable.

## **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

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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.

### **Lake County Wine Grapes\***

The first vineyards were planted in Lake County in the 1870's and internationally recognized wines were being produced by 1900. Like many regions, Prohibition stopped wine grape production and it did not reemerge in this agriculturally oriented county until the 1960's. Many of the area's growers are generational farmers whose families grew such crops as pears and walnuts before planting vineyards. Today, Lake County has over 9,300 acres producing wine grapes.

The region is most recognized for its Cabernet Sauvignon and Sauvignon Blanc. But numerous other varietals do well in the area and are on the rise such as Petite Sirah, Merlot, Syrah, Cabernet Franc, Zinfandel, Tempranillo, Chardonnay, and Riesling. In addition to some 167 growers, there are now 32 wineries in Lake County.

The region boasts some of the best air quality in the state. In addition, the majority of the vineyards are planted above 1,500 feet. This creates a higher and drier growing environment that reduces the threat of mildew and pest pressure, resulting in less pesticide use.

### **Upper Lake Wine Grape Area\***

The Upper Lake growing region lies within the Clear Lake AVA along the northwest shore of the largest natural freshwater lake in California. Upper Lake, as its name implies, is the region immediately north of the lake where its major tributaries flow into the lake from the Mendocino National Forest and the Mayacamas Range. Lake County, along with Napa, Sonoma, and Mendocino counties, lies along the spine of the Mayacamas Mountains, the most distinctive geographical feature of the six county North Coast winegrowing regions.

Vineyard elevations range from 1,300 to 1,500 feet. Higher elevations and Lake County's pure air allow for greater levels of UV light, as much as 10% more than neighboring sea level valleys. This UV intensity triggers thicker skins, greater tannins and intense wines with high phenolic content.

Valleys in the Upper Lake area are dominated by two deep and well-drained alluvial soils, Lupoyoma silt loam and Still loam mixed with coarse underlying layers of sand and gravel — the

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legacy of ancient river bars. These layers were deposited by the gradual shifting of stream courses in the gently sloping valleys and are well suited to white wine varieties. Found on terraces overlooking the valleys, Manzanita loam is a very old, gravelly, red soil. Over geologic time, surrounding stream courses cut downward, leaving the terraces we see today. Manzanita loam is very well drained, which helps to produce the moderate water stress that leads to full flavored red wines.

At three to four thousand feet in elevation, the surrounding Mayacamas range and the mountains of the Mendocino National Forest impart a strong influence on the local climate. Summer's heat loses its grip in September when temperatures swing dramatically from morning chill to afternoon warmth. The cool nights preserve the acidity of the grapes and slow the ripening process, enhancing the flavor and complexity of the wine. Cold winters and dry summer conditions are an important factor in Lake County's reduced pesticide and other application rates, one of the lowest in California.

*\* The above information was provided by the Lake County Winegrape Commission*

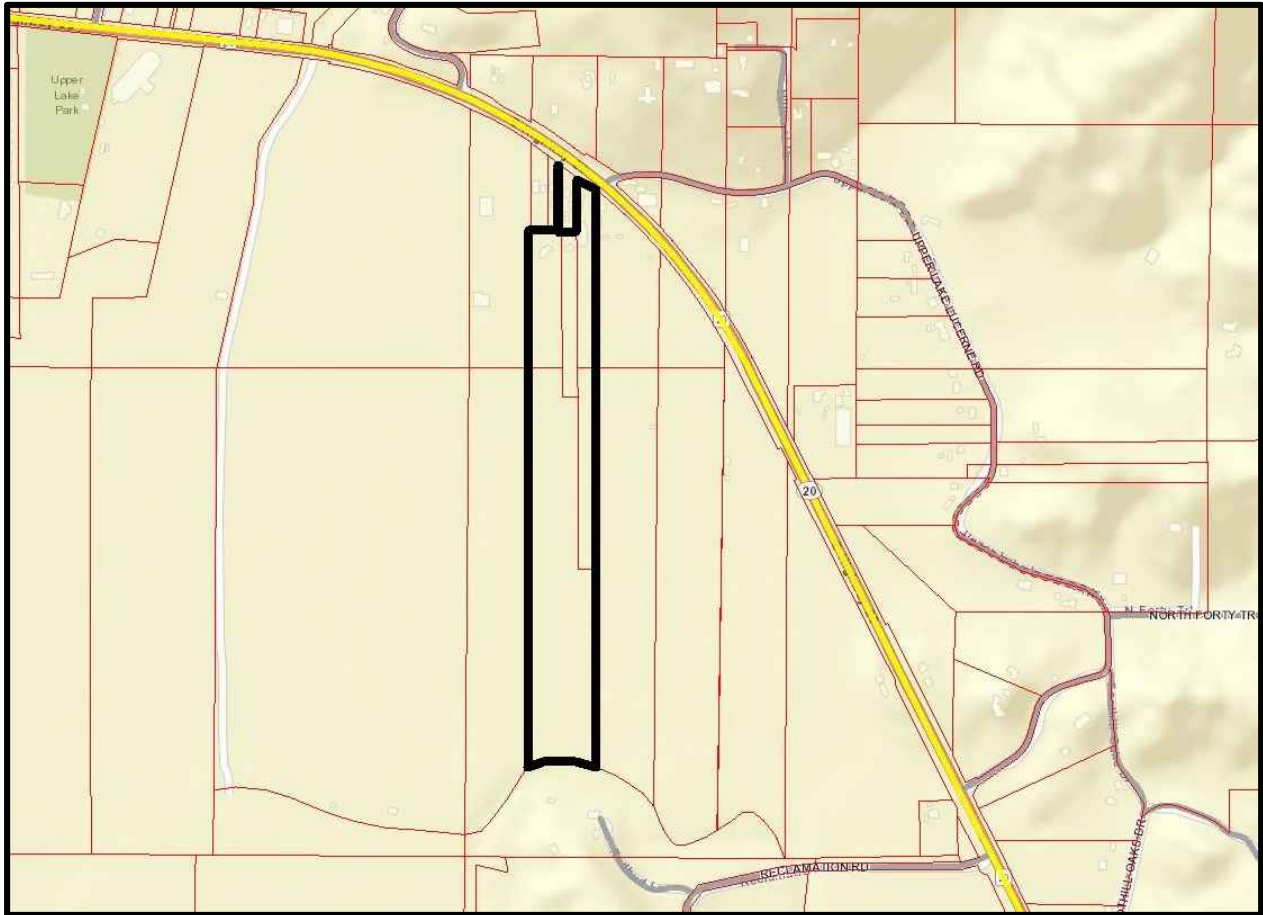
### **Conclusion**

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**

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## **PROPERTY DESCRIPTION**



### **Owner of Record**

Ouyern Saechao and Meuythao Saechao, husband and wife as joint tenants.

### **Location**

The subject property is located on the south side of State Highway 20, just west of Upper Lake-Lucerne Road, Upper Lake, California. Its address is 837 State Highway 20, Upper Lake, California.

### **Legal Description**

Please see title report in addenda.



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### **Shape, Dimensions and Area**

The subject property is irregular in shape. Please see plat map on previous page. It has approximately 125 feet of frontage along Highway 20 along the north boundary of APN 004-010-18, and a 17.5 foot wide access strip to Highway 20 from the northeast corner of APN 004-010-020. It is approximately 3,100 feet deep along its eastern boundary. The entire property contains approximately 24.4 acres according to Lake County Assessor's Data.

### **Topography and Physical Characteristics**

The subject property is generally level. The north boundary is Highway 20 and the south boundary is Middle Creek. The northern portion (approximately 2.25 acres) has a primary residence (owner occupied), two secondary residences (tenant occupied), a hay barn, a horse barn, and a storage building. The balance of the property is pasture with fencing and some corrals.

### **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 use.

### **Utilities and Services**

The subject property has electricity and telephone to the site. The primary residence has public water and sewer. The two additional units have well and septic systems. Agricultural/irrigation water is from riparian rights to water in Middle Creek at the south boundary.

### **Easements and Encroachments**

A title report dated December 1, 2021 was provided by Fidelity National Title Company. This report covers both the five parcels included in this appraisal and the two adjacent parcels being appraised in a separate appraisal. The report indicates that there are 34 exceptions to the fee title. Of these 34 exceptions, many 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,

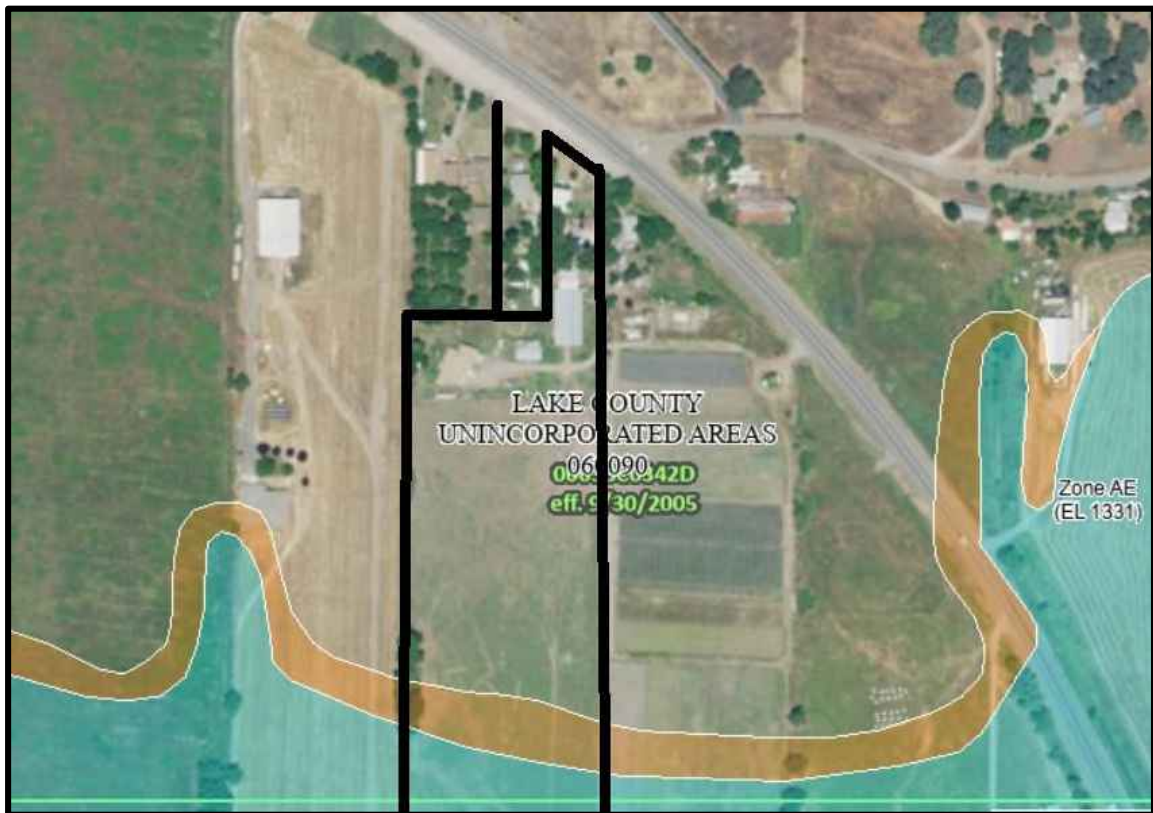
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taxes and assessments, and thus, these exceptions do not apply. The exceptions for easements include rights to the public in State Highway 20 along the north boundary, as well as miscellaneous easements for utilities, road/access, drainage/flood control, and irrigation/pipeline purposes. It is our opinion that these easements are typical for this type of property and 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 panels (06033C 0342D and 344D revised 9-30-2005), the southern portion of the property is within zone AE (within the 100-year flood plain). A small strip along the north side of the Zone AE area is within Zone X (shaded), which is considered to be within the 500-year flood plain, but outside of the 100-year flood plain, and not a special flood hazard area. The northern portion of the property is within Zone X, outside of the 500-year flood plain. See map below which only shows the north portion, as the entire southern portion is within Zone AE (source: FEMA GIS).

FEMA MAP



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It is our understanding that the FEMA map was based on older topographical maps, and we have been advised to consider the survey maps provided as being accurate. The survey maps provided indicates the limit of the AE, 100-year flood plain to be further north, running just south of the primary residence on APN 004-010-20 and through the large horse barn on APN 004-010-18. Please see survey maps on the following pages (Note: no survey map was provided for APN 004-010-19. It is assumed that nearly all of this parcel is within the surveyed flood plain.)

The survey plats are based on an on-site topographical survey of the property and the shaded area represents the area below the 1,331 foot elevation, which is considered the limit of the 100-year flood plain. Since the majority of the property is within this flood plain area (22.5± acres), and the County wishes to purchase the entirety of the flood plain, the entire property is proposed to be acquired.

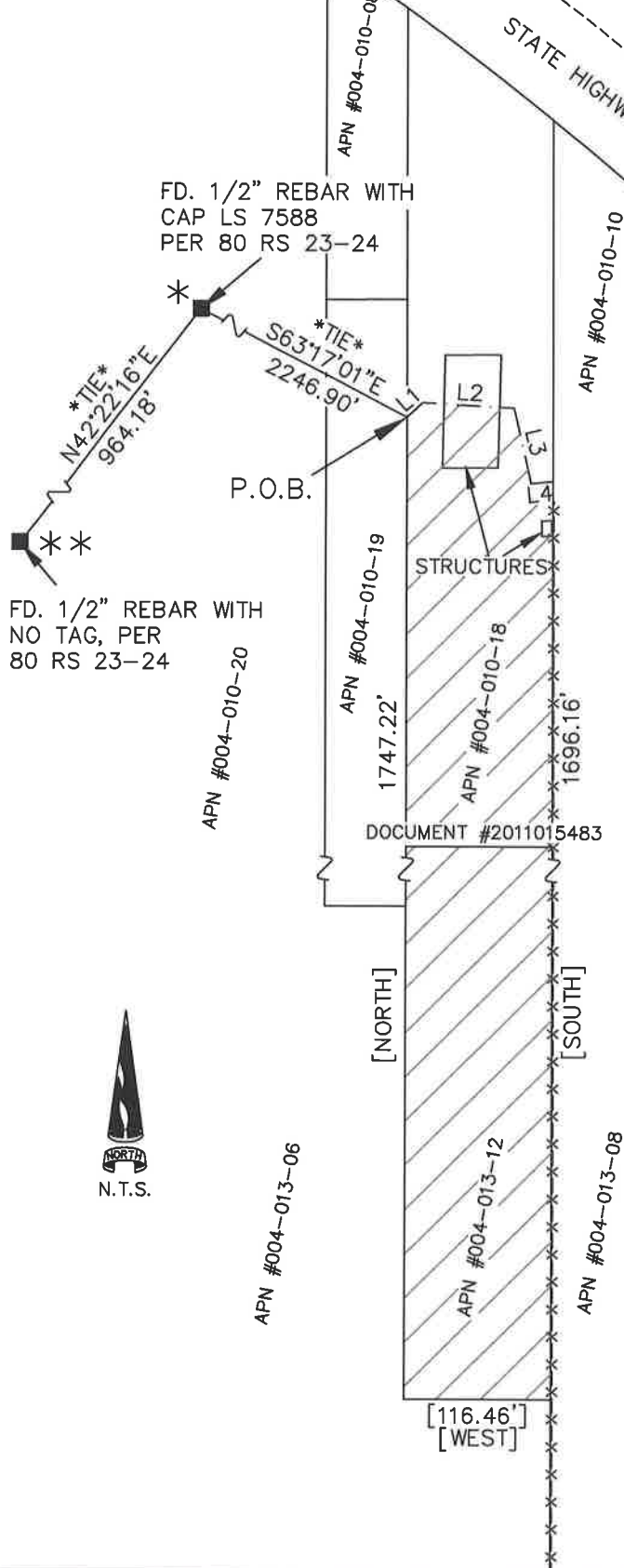
Note: This appraisal is being prepared under the hypothetical condition that the subject project does not exist. The project map is what indicates 22.5± acres are within the 100-year flood plain. Since the current FEMA panels indicate the northern 7.25± acres of the property to be outside of the flood plain, and we are considering the value of the property as if the project does not exist, it is our opinion that we must consider the current FEMA flood plain as it relates to the value of the subject property.

### **Soil**

Most of the property is Cole and Tullake soils. These are Class II and III soils, respectively. Both are capable of supporting a vineyard, with the Cole soil being slightly more productive.

### **Cannabis Exclusion Zone**

In 2013, Lake County adopted regulations regarding cultivation of cannabis for medical use. The code was amended in 2018 to allow for personal and commercial growing. The subject is considered to be outside of any exclusion zone for personal or medical growing, which allows up to 6 mature plants per residence or legal parcel, or 6 mature plants per each qualified patient for medical use. However, the subject is located within 1,000 feet of a Farmland Protection Zone, and thus is considered to be within an exclusion zone for commercial purposes. Thus, while personal or medical cannabis is permitted, commercial cannabis cultivation is not permitted on the subject property.



### LEGEND:

- FD. MONUMENT AS NOTED.
- x- EXISTING FENCE LINES.
- - - 100 YEAR BASE FLOOD ELEVATION.
- ▨ 100 YEAR FLOOD PLAIN ACQUISITION, 4.66 ACRES.
- \* NORTHEAST CORNER DOC #2006-004127.
- \*\* SOUTHEAST CORNER DOC #847 O.R. 274.

### REFERENCES:

- [ ] RECORD DATA PER DOC #2011015483, LAKE COUNTY RECORDS.

### BASIS OF BEARINGS:

SOUTH 00°00'00" EAST ALONG THE WESTERLY LINE OF TRACT ONE AS DESCRIBED IN DOCUMENT #2011015483, LAKE COUNTY RECORDS.

### CONTROLLING BENCHMARK:

RODMAN CSLC  
KT0599  
1333.36' (NGVD 1929)

LINE CHART		
L1	N47°43'11"E	17.28'
L2	S86°46'31"E	72.68'
L3	S12°44'00"E	61.61'
L4	N85°06'18"E	17.59'

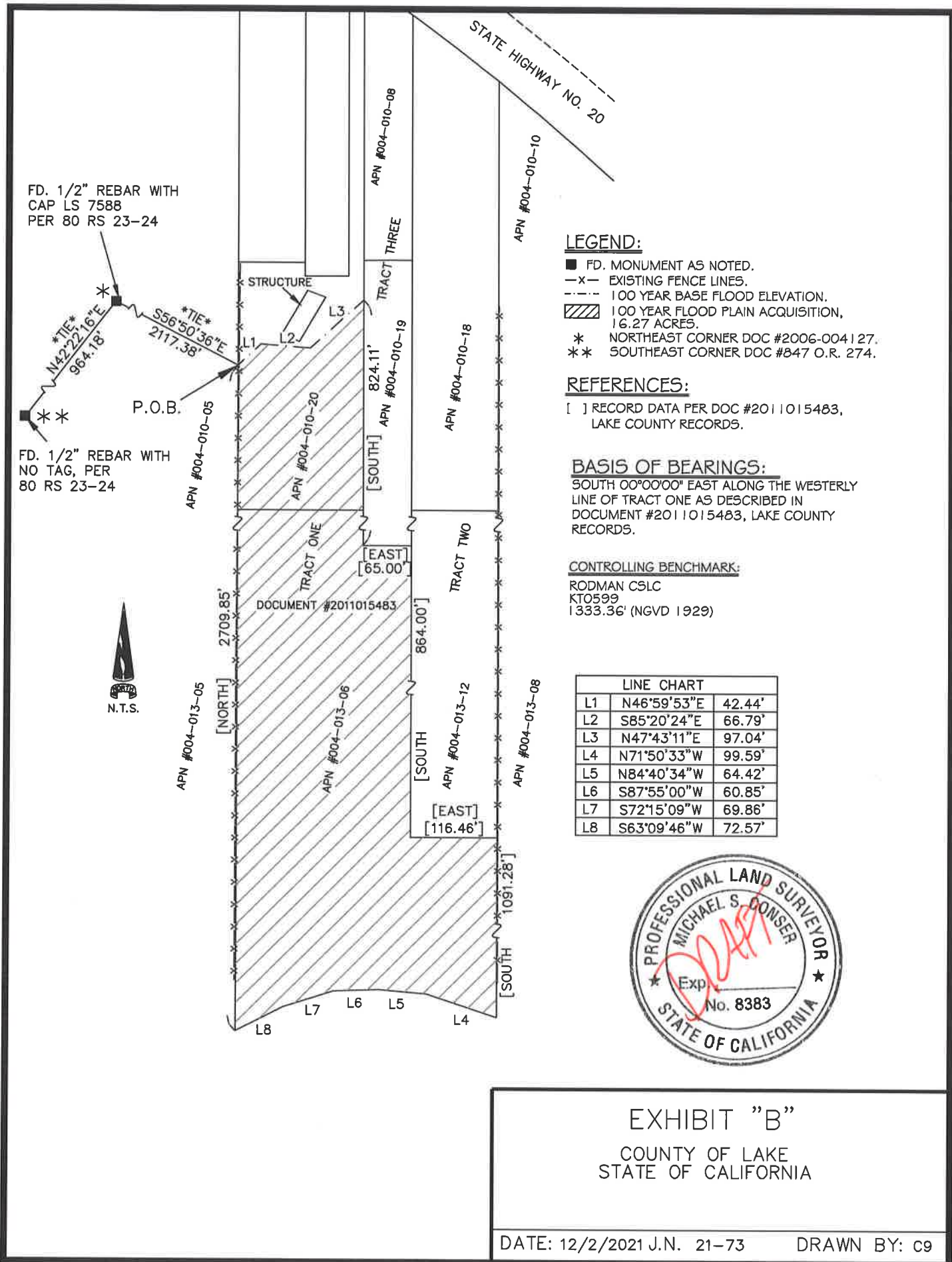
EXHIBIT "B"

COUNTY OF LAKE

STATE OF CALIFORNIA

DATE: 12/2/2021 J.N. 21-73

DRAWN BY: c9



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### **Access**

The subject property has direct legal access to State Highway 20. As stated previously, APN 004-010-20 has a 17.5± foot wide access strip to the highway, but this strip is not currently utilized, as the property has developed access from APN 004-010-18.

### **Assessed Value and Taxes**

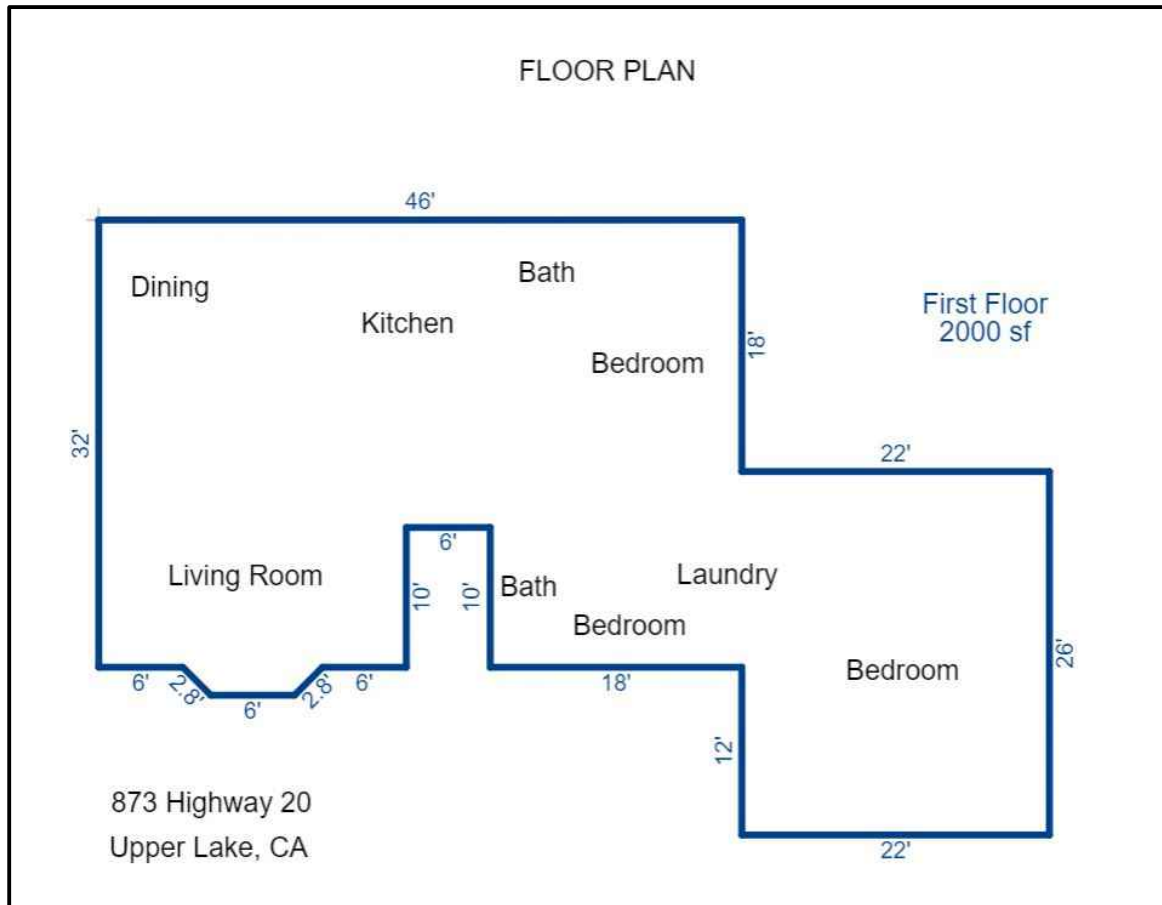
Assessor's Parcel No.	<u>004-010-18</u>	<u>004-010-19</u>	<u>004-010-20</u>
Tax Code Area:	068-014	068-014	068-014
Assessed Value:			
Land:	\$42,250	\$30,176	\$ 54,324
Improvements:	<u>48,285</u>	<u>6,032</u>	<u>138,832</u>
Total:	\$90,535	\$36,208	\$193,156
2023-2024 Taxes:	\$1,298.32	\$674.58	\$2,589.90

Assessor's Parcel No.	<u>004-013-06</u>	<u>004-013-12</u>
Tax Code Area:	068-014	068-014
Assessed Value:		
Land:	\$271,633	\$42,250
Improvements:	<u>1,202</u>	<u>0</u>
Total:	\$272,835	\$42,250
2023-2024 Taxes:	\$4,806.96	\$1,036.38

### **Improvement Description**

The subject property is improved with a primary residence, two rental residences, a large horse barn, a hay barn, a storage building and corrals and other miscellaneous improvements. It is also perimeter fenced and cross fenced. The primary residence is located in the northwest portion of the property near the western boundary. It does not front on the highway as there is a separate ownership to the north between the subject property and the highway. The subject has legal access to the highway from this area via an access strip that was used at one time but is not used at present. The access to the main residence comes from the access driveway near the eastern boundary of the property. That portion of the subject property fronts on the highway.

The primary residence is a 2,000 square foot one story structure with 3 bedrooms and 2 baths. One of the rooms is a converted garage that is a large den/bedroom. The home features a living area with a fireplace and pellet stove, kitchen, with a dining area, a laundry room, and three bedrooms. The kitchen has a tile floor with built-in dishwasher, cook top range and oven. There is laminate flooring in the living room and dining area and carpeting in the bedrooms. The interior is in average condition and has central heating and a wall unit air conditioner. The exterior has wood siding, a composition roof and concrete perimeter foundation. It is on public water and has a septic system.





In addition, there are two rental units or secondary residences in the northeast portion of the property and the northern most unit has frontage on the highway. The front residence (895A Highway 20) is a modular unit which is an older single wide, two bedroom, two bath mobile home. It contains 960 square feet (24'x40'). It has four rooms with a kitchen and living room plus the two bedrooms and two baths. There is inside laundry area adjacent to the kitchen and rear entrance. It appears to be in below average condition and is tenant occupied. It has central heat and air, and the unit is relatively new. It has a wooden porch and a rear patio with cover. While some mobile homes are considered personal property, this mobile home is on a permanent foundation, so we are assuming that it is considered part of the real estate by the county.





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The second residence is adjacent and south of the first rental residence. It is an older, wood frame residence containing 576 square feet. It is also tenant occupied. This residence has a kitchen, living area, bedroom and bath. It is in average condition, as the interior was renovated recently. It has a wood stove for heat and a window unit air conditioner.



To the south of the rental units is a barn that is in above average condition and currently used for storage of hay. It is a wood frame hay barn with wood siding and contains 1,024 square feet (32'x32'). It has storage rooms along its side which are part of the barn. There is electricity to this barn. To the south and rear of that barn is a large steel frame pole barn with 18 horse stalls. It contains 3,960 square feet (44'x 90') and has a 15' driveway through the middle of the barn. This structure has electricity. It has a concrete floor and the stalls are metal (pipe). The structure is wood frame with steel poles and a metal (steel) roof. It is in good condition.

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In addition to these structures there is a 720 square foot storage building that was originally built to be a “granny” unit. It has a bathroom and bedroom. It does not have a permit, and thus is only used for storage. This is a wood frame building with wood siding and a composition roof and a concrete slab foundation. There are also corrals and fencing to the rear of the structures, with a parking area between. To the south of the corrals is pasture.

### **History of the Property**

The current owners have owned the subject property for over 5 years.

### **Interviews**

The appraisers met with Ouyern and Meuythao Saechao on March 9, 2022 for our original appraisal. The proposed acquisition was discussed and an exterior inspection was made at that time. The appraisers reinspected the property on May 4, 2022, prior to completion of that report. The appraisers met with Ouyern Saechao and his daughter Tawn on June 10, 2024 for this updated appraisal. A full inspection of the property was made at this time, including an interior inspection of all three residences.

### **Present Use**

The subject property is used for rural residential (owner and tenant occupied) and agricultural purposes (grazing).

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## **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.

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The subject property is zoned for agricultural preserve with a minimum site size of 40 acres, but this zone discourages parcel splitting. The property is used for rural residential and agricultural purposes, and although it consists of five separate Assessor's parcels, they are used together as one larger parcel. We have determined that they should be considered one larger parcel for valuation purposes. This larger parcel contains approximately 24.4 acres according to Lake County Assessor's Data, and nearly all of this area can be used for cultivated crops or pasture. There is a small portion within the creek at the south boundary.

One residence per site is allowed. Secondary residences are also allowed, but have stricter regulations. Otherwise, only agricultural uses are allowed in this zone. Other uses, such as commercial or industrial use are not allowed, and would not be feasible. As stated, the subject contains approximately 24.4 acres, which is small, but large enough to be considered an economic unit for agricultural purposes. The subject is and historically has been used for rural residential in the far northern portion and pasture in the south. However, most of the soil on the property is Class II and III and can support a vineyard. The climate in the area is excellent for growing wine grapes. The subject also has a very good water source for this purpose, as it has riparian rights to the adjacent creek.

Residential use is allowed, and the northern 7.25± acre portion of the property is outside the flood plain. Rural residential and agricultural uses are compatible uses. Many rural residential properties also have agricultural use as a secondary use. Whether it be for farm animals/pasture, or permanent crops (orchard or vineyard) or even annual row crops, it is common to see agricultural properties have a dedicated homesite. This use conforms to the zoning of the property. It is our opinion that rural residential and agricultural use would bring in the highest return to the property, with planting a vineyard having the greatest potential. Thus, it is our opinion that the highest and best use of the subject property, as vacant, is for rural residential and agricultural use, with good potential for a vineyard.

It should be noted that cannabis cultivation is popular in Lake County. However, as noted previously, the subject is within an exclusion zone which prohibits commercial cultivation of cannabis. Personal or medical growing is permitted, which allows up to 6 mature plants per residence or legal parcel, or up to 6 mature plants per qualified patient for medical use. Thus, the subject property could legally grow a small amount of cannabis for personal or medical use, but would not be a legal site for the commercial cultivation of cannabis. Personal or medical growing would be considered an ancillary use to rural residential and agricultural use, and not a highest and best use of the property on its own.

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The subject property is improved with a primary residence (owner occupied) and two secondary residences (tenant occupied), plus several agricultural outbuildings in the northern portion, outside of the flood plain. The southern portion, within the flood plain, is irrigated pasture with fencing and corrals. This residential and agricultural use conforms to the highest and best use of the site as vacant. It is our opinion that the primary residence, which was built in 1990, is in average condition. It is likely a buyer would modernize this structure, but upgrading it would be mostly cosmetic as it is structurally sound and significant. It is our opinion it would not be fully removed in favor of a new structure. The secondary residences appear to be in below average condition and would likely be removed or fully renovated. In addition, this northern portion of the property has a large horse barn, an adjacent hay barn, and a storage building. These improvements contribute value to the property as a rural residential and agricultural property. Therefore, it is the appraiser's opinion that the highest and best use of the subject property is as improved, a 24.4 acre, single-family residential and agricultural ranchette with some potential for vineyard use.



Front view of primary residence (873 Highway 20)



Rear view of primary residence





Front view of tenant occupied mobile home (895A Highway 20)



Rear/side view of tenant occupied mobile home (895A Highway 20)





Front view of tenant occupied secondary residence (895B Highway 20)



Side view of tenant occupied secondary residence (895B Highway 20)





View of hay barn



View of horse barn (pole barn)





Interior view of pole barn



View of storage building



View of access strip to Highway 20 from northeast corner of APN 004-010-20



View of corrals in north portion of pasture area





View of south portion of property (irrigated pasture) looking southerly

## VALUATION

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## **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 Cost Approach has been utilized to estimate the market value of the subject property.

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 not considered a typical income producing property. There is insufficient market data on rental information in this area to analyze. Thus, it is our opinion that the Income Approach is not applicable to this assignment and has not been utilized.

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, both the Cost Approach and 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 a rural residential and agricultural property. We have researched the greater Lake County area as well as the surrounding areas for sales of similar rural residential/agricultural properties to use as comparable data. We have analyzed these sales on the following pages. We will first estimate the value of the land, as vacant, via the Sales Comparison Approach (land only). Once the value of the land is estimated, the appraisers will estimate the contributory value of the improvements using the Cost Approach. Subsequently, we will estimate the overall value of the property via the Sales Comparison Approach (as improved).

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## LAND VALUATION

The following comparables are all vacant rural residential and agricultural sites located in the Lake County and are somewhat similar in size and utility to the subject property. All were sold within the past three plus years. 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.

<b>Data</b>	<b>Address/APN</b>	<b>Date</b>	<b>Site Size (Ac)</b>	<b>Price</b>	<b>Price/Ac</b>
1	10450 S. Highway 29 Lower Lake 012-028-15	Oct-23	11.23	\$215,000	\$19,145
2	5942 Kelsey Creek Dr Kelseyville 017-007-06	Apr-23	11.55	\$310,000	\$26,840
3	2320 E. Highway 20 Nice 004-055-29	Jun-22	17.89	\$325,000	\$18,167
4	5800 Wilkinson Rd Kelseyville 008-052-30	Mar-23	18.53	\$350,000	\$18,888
5	975 E. Highway 20 Upper Lake 004-010-16; 004-013-09	Jan-21	23.61	\$330,000	\$13,977
6	2175 Point Land Farms Dr Nice 031-031-06, 08; 031-041-19, 31	Sep-23	26.40 (net)	\$325,000	\$12,311

Comparable 1 is located just south of Lower Lake with direct access to Highway 29. It is an 11.12 acre rural site that sold in October 2023 for \$215,000 or \$19,145 per acre. It did have a metal shop building that was in above average condition. This property is smaller than the subject indicating a higher unit value and its structure is superior to the minor outbuildings on the subject property (excluding the residences and barns). It also has a superior shape when compared to the subject's long, narrow shape. It does have an inferior water source (well) for agricultural purposes. It is more rolling topography that has been pasture, which is considered inferior to the subject's level pasture land. It is completely outside of any flood hazard zone, but the subject's northern portion is also outside the flood plain, so any residential improvements would be similar to the subject with respect to the flood plain. Over, this property is considered superior on a unit basis to the subject, primarily due to its much smaller size.

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Comparable 2 is an 11.55 acre homesite on Kelsey Creek Road, just southwest of its intersection with Highway 29 near Kelseyville. This level property sold in April 2023 for \$310,000 or over \$26,000 per acre. This is a good location with good access to the nearby communities. It is much smaller than the subject indicating a higher unit value. It has a slightly superior shape when compared to the subject but lacks the subject's good water source and only has an old barn whereas the subject does have some additional improvements with some utility (excluding the residences and barns). When compared on a unit basis, this property must be considered superior to the subject property due to its smaller size and superior location.

Comparable 3 is adjacent to Highway 20, just north of Nice, and southeast of the subject property. This property is on the east side of the highway at the roundabout. It sold in June 2022 for \$325,000 or \$18,167 per acre. It has an excellent location with good access and besides being zoned residential, it carries a planned development zoning and with its additional access from Levinsen Road, has other possibilities. Its topography is inferior to the subject as it is gently rolling near its highway frontage and has a knoll and/or hillside to the eastern boundary. It has water available, but it has not been developed at the site. It does not have any improvements. Overall, this property is considered slightly superior to the subject when compared on a unit basis.

Comparable 4 is on Wilkinson Road, just off Highway 29, near Kelseyville. This is a rural residential property that has possibilities for further development or as a nice home site with potential for a vineyard. It is in an area of rural residential properties and some vineyards. This 18.53 acre property sold in March 2023 for \$350,000 or just under \$19,000 per acre. This is a slightly superior location with its potential. Water is available to the property but has not been developed. It does not have improvements. It is similar to the subject with good access and is gently rolling and could support a vineyard. Overall, it is only considered slightly superior when compared to the subject on a unit basis.

Comparable 5 is located on the south side of Highway 20, just east of Upper Lake. It is just east of the subject property and like the subject, fronts on Highway 20. This is a 23.61 acre property that sold in January 2021 for \$330,000, or \$13,977 per acre. It had been listed at \$350,000 and sold in two months. We have made a time adjustment on this site as although the values were increasing in 2021 and 2022, they appear to have leveled from early 2023. It is level land that is mostly within the flood plain but does have a small area outside of the flood plain in the north portion. It has been used primarily as irrigated pasture. Water is derived from the slough which is the south boundary of the parcel. This property is similar to the subject and has similar frontage on Highway 20. It is similar in size. The subject does have minor improvements (excluding the residences and barns) thus an adjustment was made for that factor. This property is primarily within the flood plain whereas the subject pasture is within the flood plain, but the northern portion



where the improvements are located is outside the flood plain. Therefore, this property is considered inferior on a unit basis when compared to the subject property and thus indicates a unit value greater than \$13,977 per acre.

Comparable 6 is the purchase of what was listed as a 39 acre property, and shows in the county records as a 37 acre property, but is actually a 26.4 (net) acre property, as 10± acres are within the boundaries of Clear Lake or are the marsh area adjacent to the lake. The price paid for this property was \$325,000 in September 2023. It had been on the market for approximately one year at \$395,000. It is gently rolling grass land with frontage on the Nice-Lucerne Cut Off Road. It has been primarily pasture, but could be developed as crop land or with an orchard or vineyard. It has water rights to the slough coming out of the lake. This property is larger than the subject indicating a lower unit value, it has no improvements, is partially in the flood plain and has a very irregular shape. Overall, on a unit basis, it is considered inferior to the subject property.

Our adjustments are summarized on the following chart. This adjustment grid has been provided to show qualitative 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 qualifying 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	6
Sales Price/Acre		\$19,145	\$26,840	\$18,167	\$18,888	\$13,977	\$12,311
Date/Time						Up	
Conditions of Sale							
Location	Upper Lake		Sup.	Sup.	Sup.		
Size	24.4	Sup. +	Sup. +	Sl. Sup.	Sl. Sup.		Sl. Inf.
View	Ave						
Topography	Level	Sl. Inf.		Sl. Inf.		Inf.	Inf.
Shape	Irregular	Sl. Sup.	Sl. Sup.		Sl. Sup.		Inf.
Water Source	Riparian	Sl. Inf.	Sl. Inf.	Sl. Inf.	Sl. Inf.		
Utilities	Elec./Tel						
Access	Good						
Cannabis Excl. Zn	Within						
Improvements	Outbldgs	Sl. Sup.		Sl. Inf.	Sl. Inf.	Sl. Inf.	Sl. Inf.
Overall Comparative Rating		Sup.	Sup.	Sl. Sup.	Sup.	Inf.	Inf.
Indicated Value for Subject		< \$19,145	< \$26,840	< \$18,167	< \$18,888	> \$13,977	> \$12,311

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The data above indicates that after analyzing the comparables, the subject is valued greater than \$12,300 per acre and less than \$18,888 per acre. Comparables 1 and 2 are smaller than the subject indicating a higher unit value and Comparable 2 is near Kelseyville and has more value as a home site. Comparable 1 is near Lower Lake and also has value as a home site. Comparables 3 and 4 are both superior properties as Comparable 3 has some potential for future development and Comparable 4 is in the area of vineyard development. Comparable 5 is a slightly dated sale, but is very close in proximity to the subject and is similar in topography and use. It has less area outside the flood plain and has been adjusted upward for time, thus is considered inferior to the subject. Comparable 6 is larger, has a large portion within the lake or marsh and has a very irregular shape. We are of the opinion that although the subject is partially within the flood plain, its northern portion adjacent to the highway is not within the flood plain, and thus it is a viable rural residential property with excellent pasture that also could be developed with an orchard, vineyard or cultivated. These comparables are all good indicators for the subject property. Based on our analysis of the above data, it is our opinion that the subject property has a unit value of \$16,000 per acre which results in an indicated value of \$390,400. This value includes the minor outbuildings but does not include the three residences and two barns, which will be valued by the cost approach.

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## **COST APPROACH**

The site value was estimated at \$390,400 for the entire 24.4 acre site. We have utilized cost data from the Marshall & Swift Cost Handbook to estimate the replacement cost new of the existing improvements. The costs include the latest regional and local multipliers, but do not include entrepreneurial profit. Thus, we have added 10% for profit. We will then subtract our estimate of observed depreciation to estimate the current contributory value of the improvements. We will then add the estimated land value as well as the contributory value of site improvements (well, septic, etc.). The total is the estimated market value of the subject property, based on the Cost Approach.

### **Depreciation**

Physical depreciation can be described as deterioration or normal wear and tear on an improvement. The subject improvements are mostly in average condition. The residences all have some deferred maintenance, but all are habitable. The hay barn is also in average condition. The pole barn is in good structural condition. We will estimate physical depreciation of these improvements based on the effective age of each structure, based on our observations, and the estimated remaining life of each structure. Functional Obsolescence is a form of depreciation resulting from internal conditions or characteristic, other than wear and tear. It is our opinion that the subject has no functional obsolescence. Economic Obsolescence is a form of depreciation resulting from external conditions or characteristics. It is our opinion that there is no Economic Obsolescence accruing to the subject improvements.

### **Primary Residence (873 Highway 20)**

The cost data for this residence was taken from the Marshall & Swift Valuation Service Handbook, Section 12, Page 25 for an Average Class D Single-Family Residence. This cost includes the structure and interior finishes, heating and air, but not a fireplace or built-in appliances. Thus, we have added for the fireplace and appliances (dishwasher, range/oven). Depreciation is estimated at 50%, based on the effective age of the improvement and its estimated useful life.

#### **Primary Residence**

##### **Average Class D Single-Family Residence (Section 12, Page 25)**

2000	s.f. @	\$154.65	per s.f. =	\$309,300.00
	Add for Fireplace and Appliances			\$5,000.00
	Add for Entrepreneurial Profit (10%):			<u>\$31,430.00</u>
	Estimated Cost New:			\$345,730.00
	Less Depreciation (50%)			-\$172,865.00
	Depreciated Value in Place			\$172,865.00

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### Mobile Home (895A Highway 20)

The cost data for this residence was taken from the Marshall & Swift Valuation Service Handbook, Section 63, Page 7 for a Low Cost Manufactured House. This cost includes the structure and interior finishes, heating and air, but not appliances. Thus, we have added for the appliances (range/oven). Depreciation is estimated at 50%, based on the effective age of the improvement and its estimated useful life.

#### Mobile Home

##### Low Cost Manufactured House (Section 63, Page 7)

960 s.f. @	\$65.63 per s.f. =	\$63,004.80	
Add for Appliances		\$1,000.00	
Add for Entrepreneurial Profit (10%):		<u>\$6,400.48</u>	
Estimated Cost New:		\$70,405.28	
Less Depreciation (50%)		-\$35,202.64	
Depreciated Value in Place			\$35,202.64

### Second Residence (895B Highway 20)

The cost data for this residence was taken from the Marshall & Swift Valuation Service Handbook, Section 12, Page 25 for a Low Cost Class D Residence. This cost includes the structure and interior finishes, heating and air, but not appliances. Thus, we have added for the appliances (range/oven). Depreciation is estimated at 50%, based on the effective age of the improvement and its estimated useful life.

#### Second Residence

##### Low Cost Class D Single-Family Residence (Section 12, Page 25)

536 s.f. @	\$112.03 per s.f. =	\$60,048.08	
Add for Appliances		\$1,000.00	
Add for Entrepreneurial Profit (10%):		<u>\$6,104.81</u>	
Estimated Cost New:		\$67,152.89	
Less Depreciation (50%)		-\$33,576.44	
Depreciated Value in Place			\$33,576.44

### Hay Barn

The cost data for the hay barn was taken from the Marshall & Swift Valuation Service Handbook, Section 17, Page 30 for an Average Class D General Purpose Barn. Depreciation is estimated at 50%, based on the effective age of the improvement and its estimated useful life.

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### Hay Barn

Average Class D General Purpose Barn (Section 17, Page 30)

1024	s.f. @	\$43.91	per s.f. =	\$44,963.84	
			Add for Entrepreneurial Profit (10%):	<u>\$4,496.38</u>	
			Estimated Cost New:	\$49,460.22	
			Less Depreciation (50%)	-\$24,730.11	
			Depreciated Value in Place		\$24,730.11

### Pole Barn

The cost data for the pole barn was taken from the Marshall & Swift Valuation Service Handbook, Section 17, Page 32 for an Average Class D Pole Freestall Barn. Depreciation is estimated at 20%, based on the effective age of the improvement and its estimated useful life.

### Pole Barn

Average Class D Pole Freestall Barn (Section 17, Page 32)

3960	s.f. @	\$26.73	per s.f. =	\$105,850.80	
			Add for Entrepreneurial Profit (10%):	<u>\$10,585.08</u>	
			Estimated Cost New:	\$116,435.88	
			Less Depreciation (20%)	-\$23,287.18	
			Depreciated Value in Place		\$93,148.70

### COST APPROACH SUMMARY

Primary Residence	\$172,865.00
Mobile Home	\$35,202.64
Second Residence	\$33,576.44
Hay Barn	\$24,730.11
Pole Barn	\$93,148.70
Other Site Improvements (Depreciated Value in Place)	
Domestic Wells & Pumps	\$15,000.00
Septic Systems	\$15,000.00
Estimated Contributory Value of Improvements	\$389,522.90
Add Land Value:	<u>\$390,400.00</u>
Estimated Value via Cost Approach:	\$779,922.90
	Rounded to: <b>\$780,000</b>

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### **SALES COMPARISON APPROACH**

The subject property is a 24.4 acre “ranchette” with three residences, two barns, storage buildings, some corrals (others are on neighboring property) and the rear of the property is row crops and pasture but could be cultivated as properties in both east and west directions have been or are planted to vineyards and pears. Thus, finding comparable data in a rural area like Lake County can be difficult. Although there are properties similar to the subject, not many have sold over the past few years. We did an extensive search and found some comparable data and the following six comparables are considered the most pertinent data. All are within Lake County and have sold within the past two years. Obviously, none of these properties are exactly like the subject property, but all have similar utility as they are rural residential properties on at least 8 acres. We have made adjustments for the differences in the size of the site based on comparable data. There is no need for any adjustment for time as the market has been stable over the past year. Our analysis is as follows:

<b>Data</b>	<b>Address/APN</b>	<b>Date</b>	<b>Imp Size (SF)</b>	<b>Site Size (Ac)</b>	<b>Bed/Bath</b>	<b>Price</b>	<b>Price/SF (Imp)</b>
11	1170 11th Street Lakeport 026-122-09	8/1/2023	1,689	8.20	4/2.0	\$415,000	\$245.71
12	1445 W. Highway 20 Upper Lake 003-031-18	4/29/2024	2,000	37.05	3/1.5	\$450,000	\$225.00
13	2920 Bell Hill Road Kelseyville 008-048-07	8/28/2023	2,184	17.00	3/2.0	\$525,000	\$240.38
14	5845 Gold Dust Dr Kelseyville 008-050-66	5/17/2023	2,212	8.93	3/2.0	\$560,000	\$253.16
15	3750 Benson Lane Kelseyville 008-028-48	2/26/2024	2,296	19.66	3/2.0	\$590,000	\$256.97
16	3340 Gaddy Lane Kelseyville 008-027-10	8/15/2023	2,540	10.00	3/2.0	\$620,000	\$244.09
Sub	873 E. Hwy 20 Upper Lake 004-010-20+		2,000	24.4	3/2.0		

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Comparable 11 is a 1,689 square foot residence on 8.2 acres in Lakeport, on the entrance to Lakeport from Highway 29 on Eleventh Street. It sold for \$415,000 in August 2023. It had been on the market less than a month with a listed price of \$438,000. This property fronts on the street but the improvement is to the rear and very private. It has four bedrooms and two baths. The broker stated that it could use a little “renovation.” It has a very nice back yard, and that area is landscaped. This homesite is much smaller than the subject and the residence is smaller. In addition, the subject property has two small rental units plus a pole barn in good condition and a hay barn. This comparable has a garage and central heat and air and adjustments were made for both factors as the subject has central air, but only a wall furnace. We also adjusted for the subject’s fireplace. After adjustments this comparable indicates a value for the subject of \$767,750.

Comparable 12 is located off State Highway 20, west of Upper Lake. This is a 2,000 square foot residence situated on 37.05 acres. It sold in April 2024 for \$450,000 after being on the market less than a month. This site has a driveway off of the highway and the driveway is unimproved. This is a very private setting, and the home site overlooks Tule Lake. The residence has 2 bedrooms, a den, kitchen, living room and sun room and 2 baths according to the broker. The county information sheet differs somewhat but the broker says the square footage is correct. The site is rolling hills used primarily for grazing, and at one time there was a small vineyard. There is a two car detached garage plus a barn used for storage. The kitchen has normal built ins and there is no fireplace. Although it is a larger site, its overall value compared to the subject is less as there is presently no agricultural well and it is dry rolling hills. We have adjusted for the subject’s additional bedroom and the comparables central heat and air and the fact that the subject does not have a garage. In addition, large adjustments were made for the subject’s rental units and its two barns whereas this comparable did have one barn. After adjustments, this comparable indicates a value for the subject property of \$753,750.

Comparable 13 is located on Bell Hill Road where it turns from north-south to east west. This is a 17 acre property with a 2,184 square foot residence. It sold in August 2023 for \$525,000. It had been on the market for 4 months with a listing price of \$549,888. This is mostly level land near Kelseyville in an area of rural residential properties. The residence has 3 bedrooms, 2 baths plus a converted garage to a play room or 4<sup>th</sup> bedroom. There is a detached garage plus an outbuilding used for a workshop plus a storage room/area within the garage structure that the broker stated could become a “granny unit” but would need water and septic. The grounds have an old walnut orchard that given today’s market for walnuts, does not really add value. However, this site is level and could be cultivated or planted with a different orchard or vineyard. An adjustment was made for the subject’s larger site, which is similar level land. This is a newer residence and is a larger residence requiring adjustments. It also has central heat and air and a

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detached garage. Two large adjustments were made for the subject's two rental units and the two barns, considering the comparable's workshop. After adjustments, this comparable indicates a value for the subject property of \$732,375.

Comparable 14 is located on Gold Dust Drive in Kelseyville. This is a rural residential area on the southwest side of Highway 29. This property consists of a 2,212 square foot residence plus a second residence of just under 1,300 square feet plus miscellaneous outbuildings in what was a family compound. It sold in May 2023 for \$560,000. It had been on the market for nearly a year and the asking price lowered to \$599,000. The site is a long narrow property with the second residence fronting on Gold Dust Drive and the primary residence located in the center of the site. It is on 8.93 acre site and the remaining area is in pasture. It is a primarily level site that could be cultivated, planted with an orchard or vineyard or used as pasture for farm animals. The primary residence has two bedrooms and two baths, and the second residence has three bedrooms and one bath. The primary residence is Spanish style with arches in the front facing the access and the remainder of the structure is wood siding. It is in relatively good condition at the time of sale. This site is much smaller than the subject site but similar in topography. The primary residence is only slightly larger and has central heat and air. An adjustment was made for the porches and for a built in pool plus the subject's two barns. It is our opinion that the one second residence is similar in value to the subject's two rental units. After adjustments, this comparable indicates a value for the subject property of \$798,000.

Comparable 15 is located on Benson Lane in Kelseyville. This is a level sited containing 19.66 acres improved with a 2,296 square foot residence with an attached two car garage. In addition, there is a barn and storage shed. The rear of the residence features a very nicely landscaped area and patio. The residence is a manufactured home permanently placed on a foundation. It is newer than the subject and in very good condition. However, an upward adjustment was made for quality of construction. It is slightly larger than the subject. The main residence has central heat and air, a two car attached garage and a large patio. This parcel has landscaping, and adjustments were made for the subject's two rental units and an adjustment for the subject's two barn versus this comparables one barn. The site is level ground and cultivated with alfalfa. It has a good water source and could be developed with a vineyard or orchard. Overall, after adjustments, this comparable indicates a value for the subject of \$713,900.

Comparable 16 is a 2,540 square foot residence on a 10 acre site on Gaddy Lane, near Kelseyville. This property sold in August, 2023 for \$620,000. The residence is in good condition and is larger than the subject. It sits back off the road in the central portion of the site. The site is improved with a vineyard. The residence is a four bedroom 2 bath home and has an attached two car garage. In addition, there is a detached two car garage and a shop/implement building. The



home has central heat and air and a large patio. Adjustments were made for the subject's two rental units and for the two barns considering the comparables implement building. Overall, after adjustments, this property indicates a value for the subject of \$740,900.

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	6
Sales Price		\$415,000	\$450,000	\$525,000	\$560,000	\$590,000	\$620,000
Date/Time							
Conditions of Sale							
Location	Upper Lake						
Site Size	24.4	55%	42%	15%	38%	11%	23%
View	Meadow						
Design/Appeal	Ave						
Quality	Ave					4%	
Age	32			-1%		-2.5%	
Condition of Imp	Ave					-1.5%	-1.5%
Bedrooms/Baths	3/2.0	-1%	1%				-1.5%
Imp. Size	2000	7.5%		-3.5%	-4%	-5%	-8.5%
Heating/Cooling	Central/Wall	-1%	-1%	-1%	-1%	-1%	-1%
Garage/Carport	None	-2.5%	-2%	-2%		-2.5%	-3%
Porch/Patio, etc.	Porch/Deck	-1%			-2%	-1.5%	-1.5%
Pool/Spa	None				-3.5%		
Landscaping	Ave	-1%				-1%	
Fireplace	1 FP		0.5%				
Barn/Shop	Barns, Storage	15%	14%	21%	15%	11%	4%
Other Imps.	2 Rental Units	14%	13%	11%		10%	9.5%
Overall Comparative Rating		+49%	+85%	+67.5%	39.5%	42.5%	+21%
Indicated Value for Subject		\$767,750	\$753,750	\$732,375	\$798,000	\$713,900	\$740,900

The comparables above sold from \$415,000 to \$620,000 or from approximately \$225 per square foot of the primary residence to \$256 per square foot of the primary residence. After making significant adjustments for different aspects of each of the comparables when compared to the subject property, the adjusted range is from \$713,900 to \$798,000. Comparable 14, which

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sets the upper limit of value, is in many aspects the best or most comparable property as it has a second residence and outbuildings. Comparables 15 and 16 are both good indicators as both have good level farm land similar to the subject, but are in the Kelseyville area where land for wine grapes is more valuable. We are of the opinion that the subject property which has a primary residence plus two rental units and two very good barns, should be placed near the upper end of the range. Therefore, it is our opinion that the market value based on the Sales Comparison Approach is \$775,000.

### **RECONCILIATION**

Estimated Value via Cost Approach:	\$780,000
Estimated Value via Sales Comparison Approach:	\$775,000

The above two figures represent a very tight range and support one another. The Cost Approach is typically utilized for support, as depreciation can be difficult to estimate, and it is the summation of various elements of value. The Sales Comparison Approach represents the actions of knowledgeable buyers and sellers in an open market. Therefore, we have placed the most weight on the Sales Comparison Approach, which we feel is well supported by the Cost Approach. Based on this analysis, it is our opinion that the fair market value of the subject property, under the hypothetical condition that the subject project does not exist, is **\$775,000**.

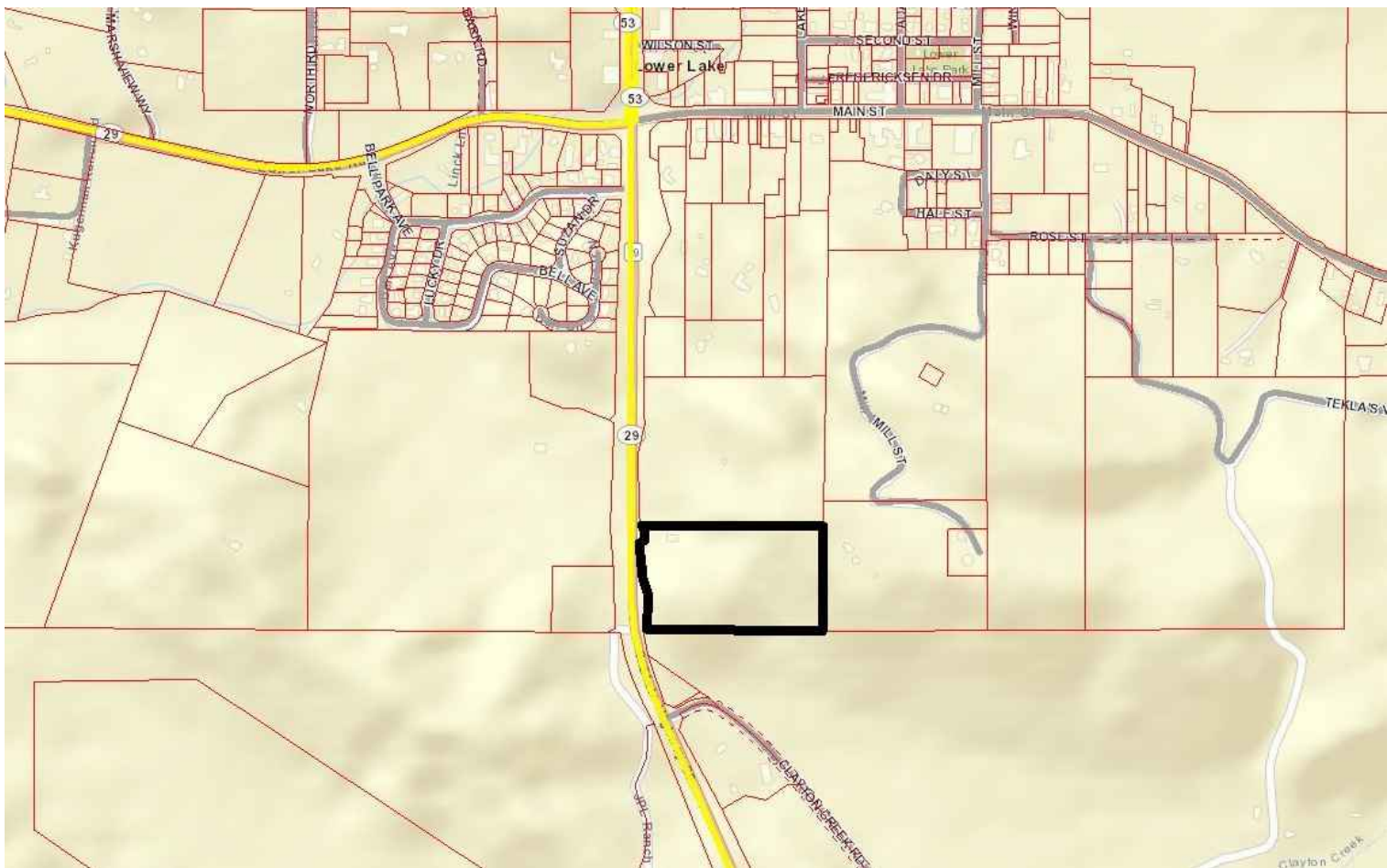
It should be noted that this is somewhat lower than our previous appraisals of this property. The previous appraisals were done without a full inspection of the two secondary residences, and we have also analyzed sales that transpired after our previous appraisals were completed. As stated earlier, finding similar data for this unique property is difficult. Thus, we have analyzed what we felt were the most relevant data that transpired in the past 12 months. These sales indicate a lower value than our previous appraisals. While the overall residential market appears to be relatively stable, the increase in interest rates could have been a factor in the lower values of properties in this value range.

## **ADDENDA**

# COMPARABLE DATA MAP - LAND SALES 1-6



## COMPARABLE NO. 1

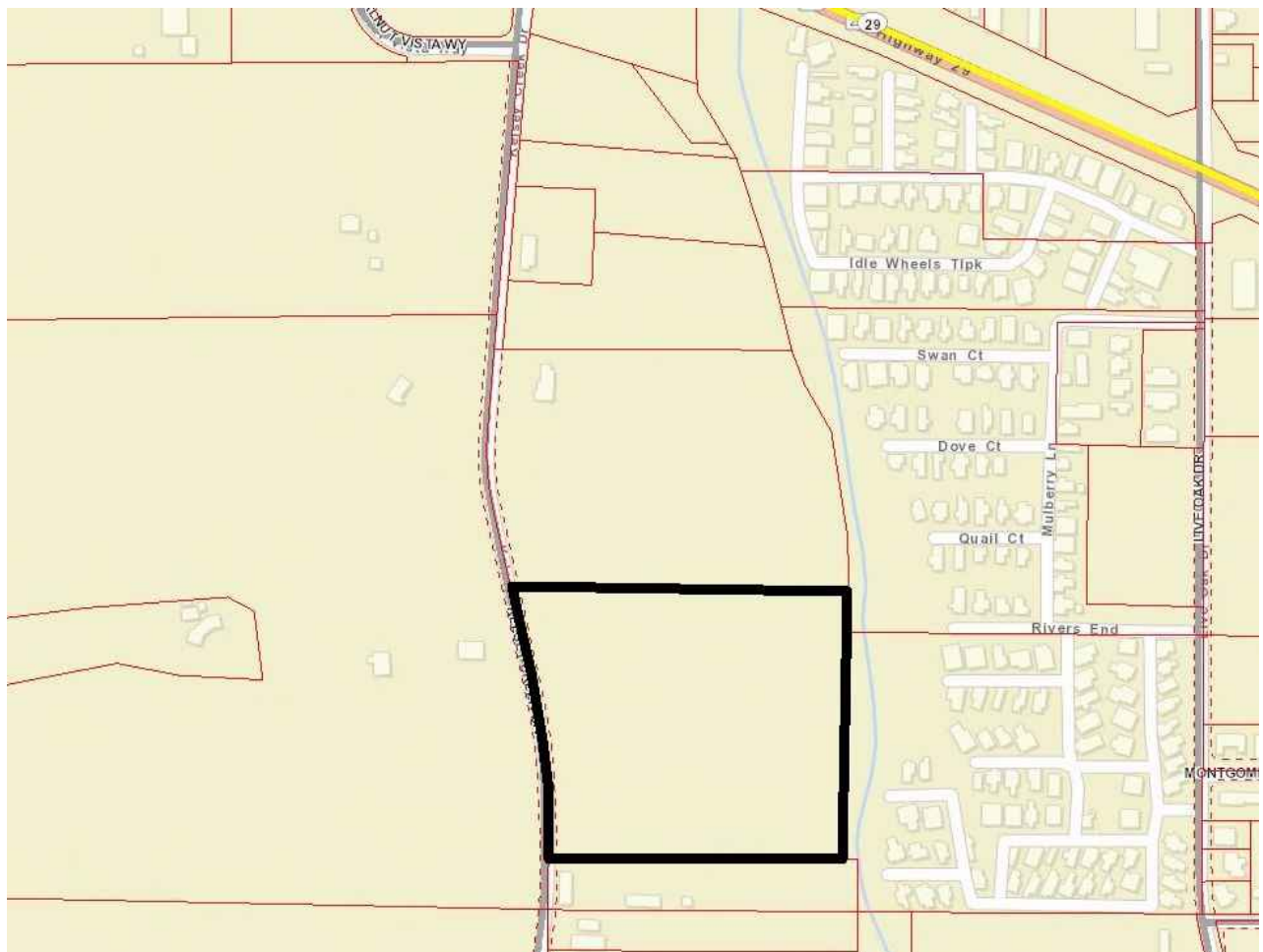


## COMPARABLE NO. 1

COUNTY:	Lake
A.P.N.:	012-028-15
GRANTOR:	Jim Nord & Tom Cariveau
GRANTEE:	Steven Witt
LOCATION:	10450 State Highway 29, Lower Lake
DATE OF SALE:	9-23-2023
RECORDING DATE:	10-31-2023 (#011813\)
SELLING PRICE:	\$215,000
1st MORTGAGE:	--
2nd MORTGAGE:	--
DOWN PAYMENT:	\$215,000
PARCEL SIZE:	11.23 acres
ZONING:	RR
PRICE/AC.:	\$19,145
UTILITIES:	To the site (electricity & telephone)
TOPOGRAPHY:	Gently rolling grass land with level building site
ACCESS:	Highway 29
VEGETATIVE COVER:	Pasture
WATER:	Well
COMMENTS:	Property fronts on Highway 29, south of Lower Lake. It has a 1,400 square foot metal shop building.
VERIFIED	Carson Underwood, listing agent; County Records
DATE INSPECTED:	6-10-2024
BY:	Dwight Pattison Michael Pattison



## COMPARABLE NO. 2

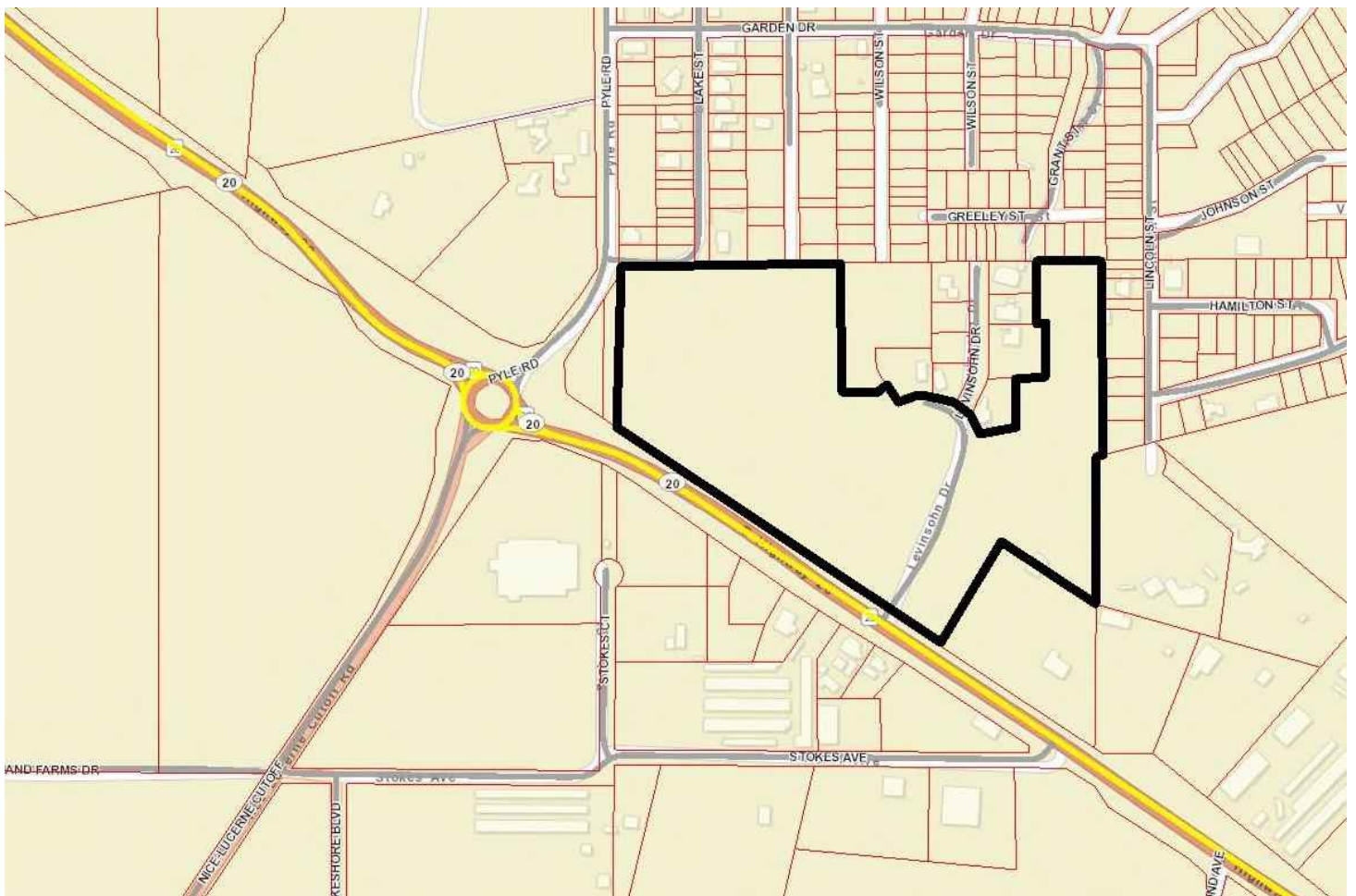


## COMPARABLE NO. 2

COUNTY:	Lake
A.P.N.:	017-007-06
GRANTOR:	Ray Spehar
GRANTEE:	5942 Kelsey Creek, LLC
LOCATION:	5942 Kelsey Creek Drive, Kelseyville
DATE OF SALE:	3-2-2023
RECORDING DATE:	4-18-2023 (#004293)
SELLING PRICE:	\$310,000
1st MORTGAGE:	--
2nd MORTGAGE:	--
DOWN PAYMENT:	Not Disclosed (Seller Financing)
PARCEL SIZE:	11.55 acres
ZONING:	RR
PRICE/AC.:	\$26,840
UTILITIES:	To the site (electricity & telephone)
TOPOGRAPHY:	Level, gently sloping
ACCESS:	Kelsey Creek Drive (Paved county maintained road)
VEGETATIVE COVER:	Pasture
WATER:	Not developed
COMMENTS:	Property fronts on Kelsey Creek Road, just south of Highway 29. Has an old barn and is completely fenced. It has been used for pasture, but is considered an excellent home site.
VERIFIED	Cassie Pivniska, listing agent; County Records.
DATE INSPECTED:	9-13-2023
BY:	Dwight Pattison Michael Pattison



### COMPARABLE NO. 3



### COMPARABLE NO. 3

COUNTY:	Lake
A.P.N.:	004-055-29
GRANTOR:	Redwood Valley Little River Band of Pomo Indians
GRANTEE:	Rahul Bhatt & Uttama Ojha
LOCATION:	2320 East State Highway 20, Nice
DATE OF SALE:	3-31-2022
RECORDING DATE:	7-27-2022 (#010274)
SELLING PRICE:	\$325,000
1st MORTGAGE:	--
2nd MORTGAGE:	--
DOWN PAYMENT:	\$325,000
PARCEL SIZE:	17.89 acres
ZONING:	R1; PDC
PRICE/AC.:	\$18,167
UTILITIES:	To the site (electricity & telephone)
TOPOGRAPHY:	Level area near highway frontage, with knoll on rear portion.
ACCESS:	Highway 20; Levinson Drive
VEGETATIVE COVER:	None
WATER:	Not developed
COMMENTS:	Property fronts on Highway 20 at the roundabout, north of Nice. Also, Levinson Drive bisects the parcel. Parcel has two zones and thus has potential for development.
VERIFIED	Jeremy Specials, listing agent; County Records.
DATE INSPECTED:	9-13-2023
BY:	Dwight Pattison Michael Pattison



## COMPARABLE NO. 4

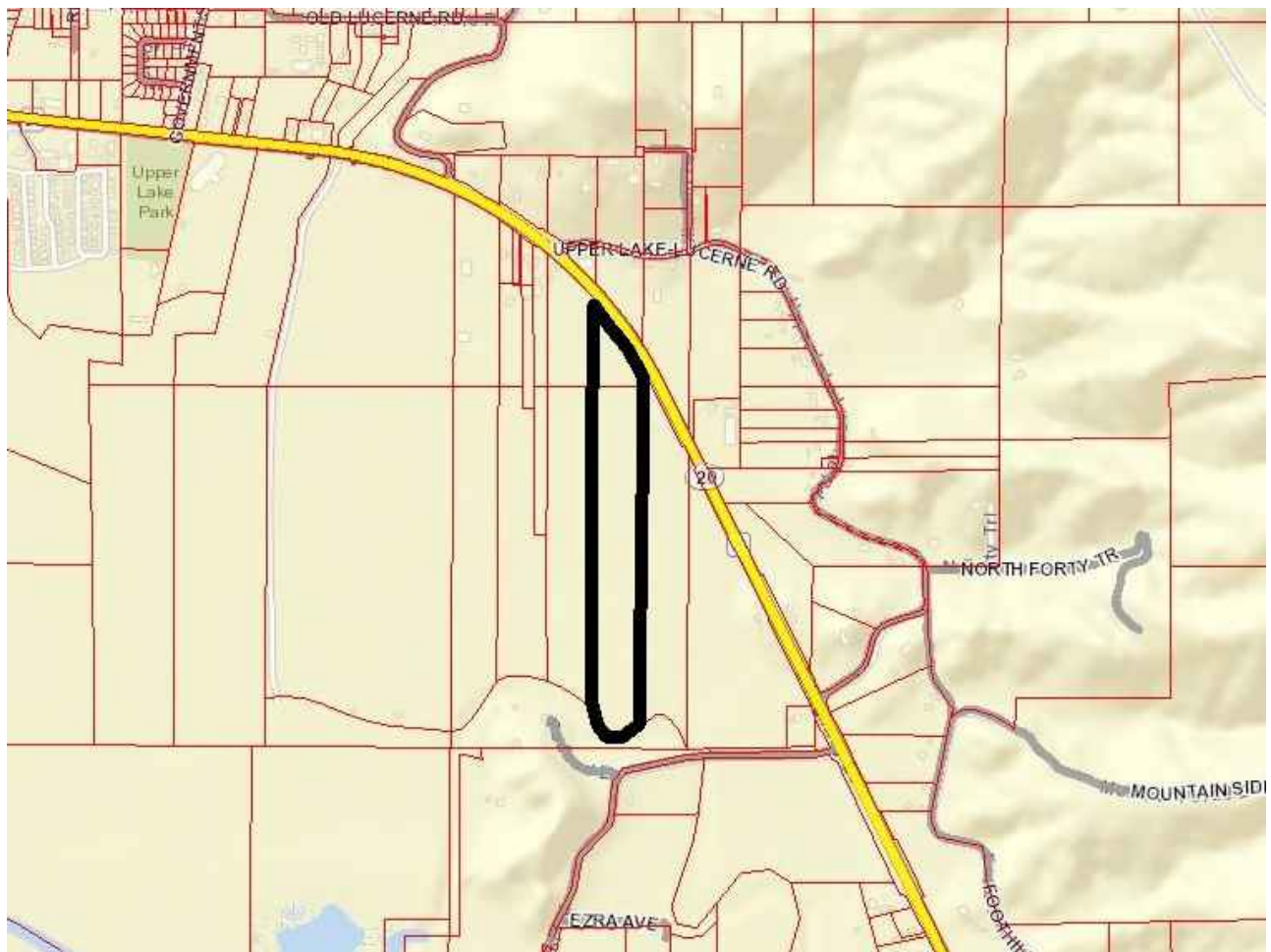
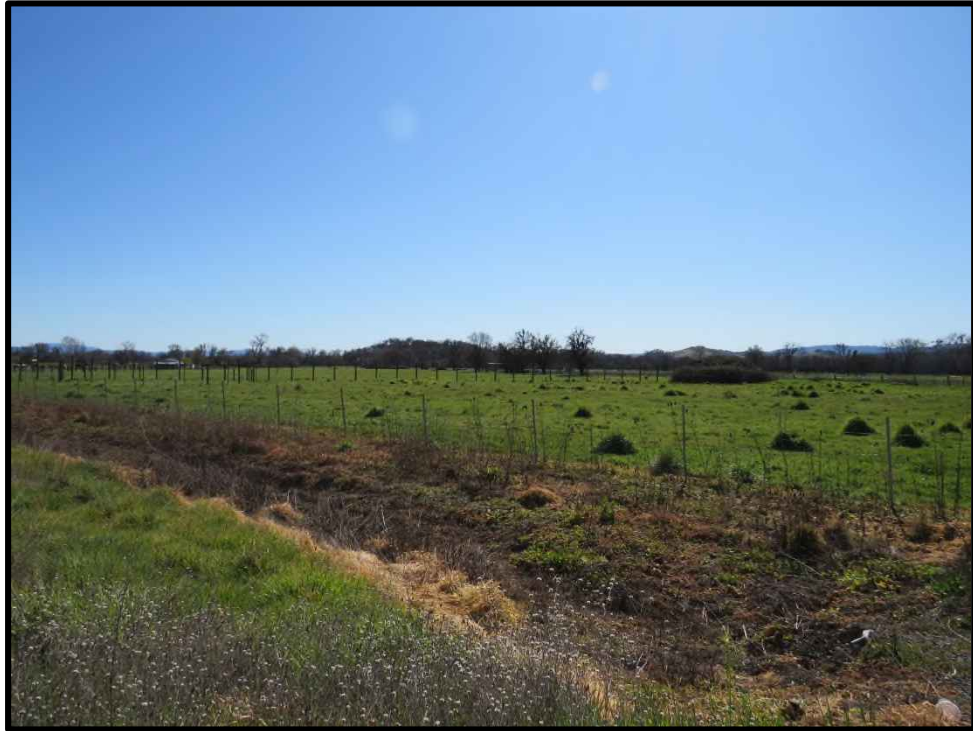


## COMPARABLE NO. 4

COUNTY:	Lake
A.P.N.:	008-052-30
GRANTOR:	Thomas & Anna Macomber
GRANTEE:	Leo & Ashley Pointer
LOCATION:	5800 Wilkinson Road, Kelseyville
DATE OF SALE:	2-7-2023
RECORDING DATE:	3-8-2023 (#002707)
SELLING PRICE:	\$350,000
1st MORTGAGE:	--
2nd MORTGAGE:	--
DOWN PAYMENT:	\$350,000
PARCEL SIZE:	18.53 acres
ZONING:	R1
PRICE/AC.:	\$18,888
UTILITIES:	To the site (electricity & telephone)
TOPOGRAPHY:	Level to gently rolloing
ACCESS:	Wilkinson Road
VEGETATIVE COVER:	Pasture, trees
WATER:	Water & Sewer in road
COMMENTS:	Property fronts on Wilkinson Road, just off Highway 29. Broker states that property can be subdivided into 15 residential lots. It is in an area of rural residential properties and some vineyards. Cole Creek borders the property.
VERIFIED	Anna Macomber, listing broker; County Records.
DATE INSPECTED:	9-13-2023
BY:	Dwight Pattison Michael Pattison



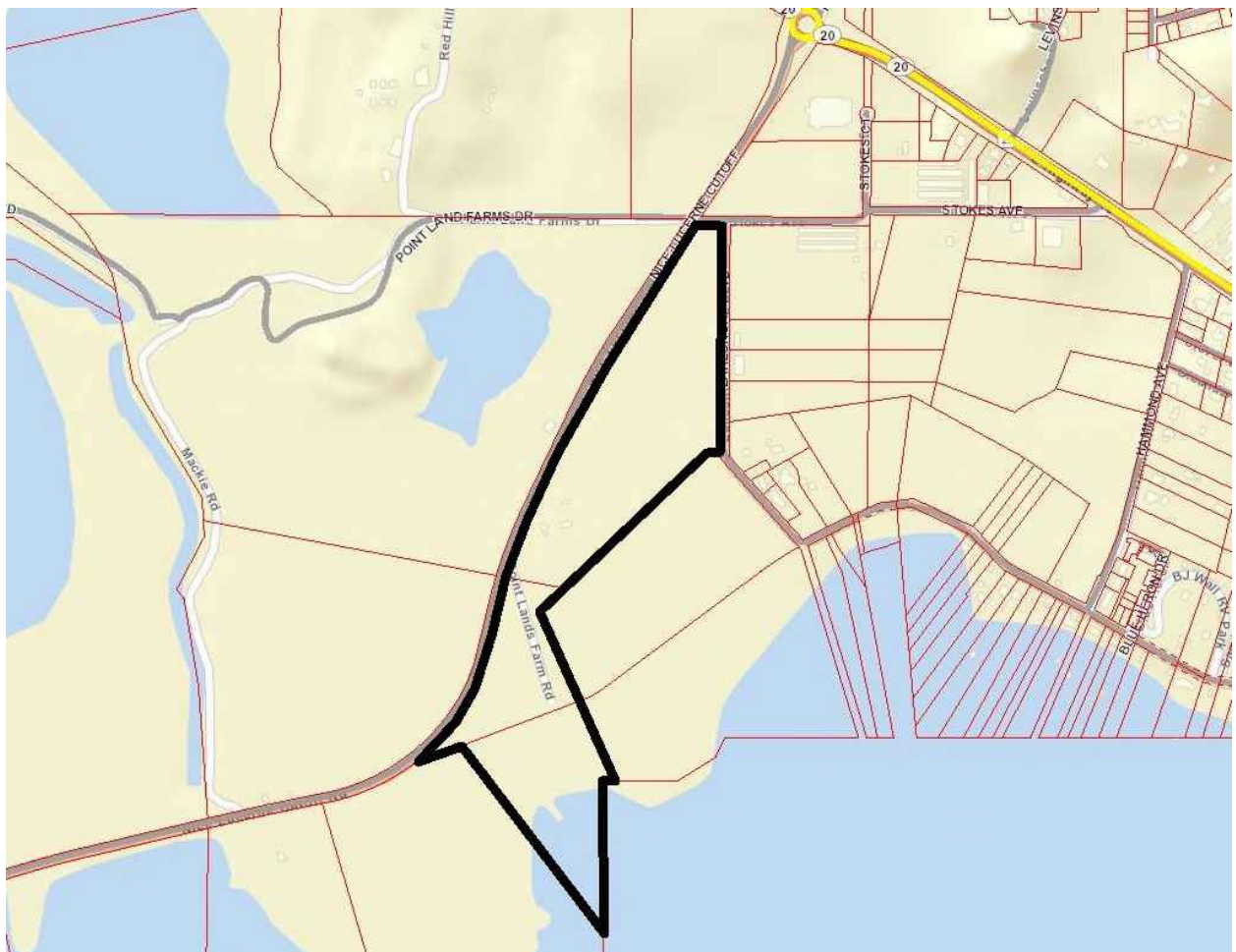
## COMPARABLE NO. 5



## COMPARABLE NO. 5

COUNTY:	Lake
A.P.N.:	004-010-16; 004-013-09
GRANTOR:	John D. Foster
GRANTEE:	Gonzalez Lopez, Manuel Victor
LOCATION:	975 East Highway 20, Upper Lake
DATE OF SALE:	12-17-2020
RECORDING DATE:	1-12-2021 (#000443)
SELLING PRICE:	\$330,000
1st MORTGAGE:	--
2nd MORTGAGE:	--
DOWN PAYMENT:	Not Disclosed (Seller Financing)
PARCEL SIZE:	23.61 acres
ZONING:	A
PRICE/AC.:	\$13,977
UTILITIES:	To the site (electricity & telephone)
TOPOGRAPHY:	Level, sloping gently toward slough at south end of property
ACCESS:	Highway 20
VEGETATIVE COVER:	Pasture
WATER:	Water rights to slough
COMMENTS:	Property fronts on Highway 20, east of Upper Lake. Has been and is used for irrigated pasture.
VERIFIED	Sally Kalaveras, listing agent; County Records.
DATE INSPECTED:	3-9-2022; 9-13-2023
BY:	Dwight Pattison Michael Pattison

## COMPARABLE NO. 6



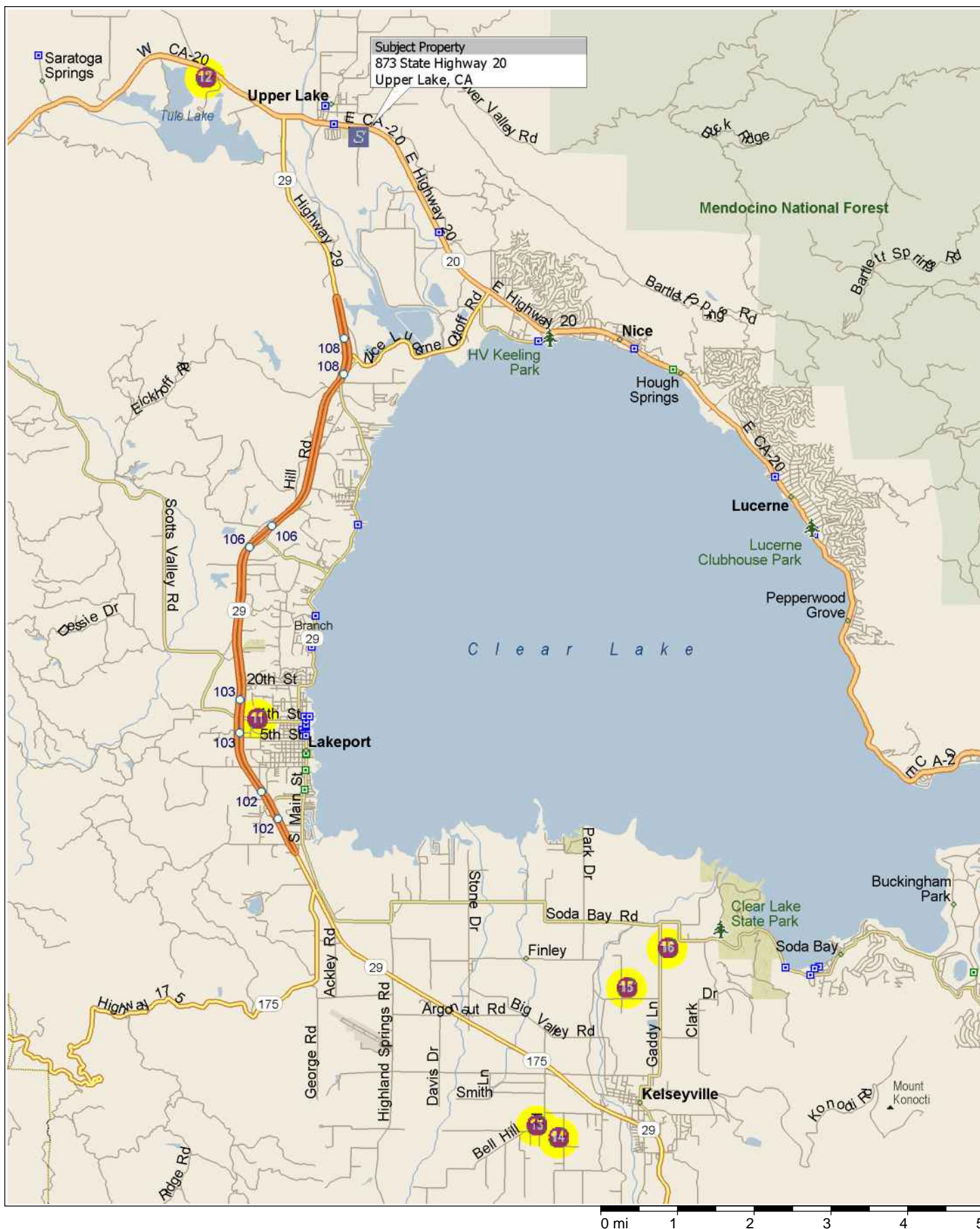


## COMPARABLE NO. 6

COUNTY:	Lake
A.P.N.:	031-031-06, 08; 031-041-19, 31
GRANTOR:	Michael Mountanos
GRANTEE:	Matthew Burriesci & Rebecca Illowsky
LOCATION:	2175 Point Land Farms Drive, Nice
DATE OF SALE:	8-18-2023
RECORDING DATE:	9-26-2023 (010555)
SELLING PRICE:	\$325,000
1st MORTGAGE:	--
2nd MORTGAGE:	--
DOWN PAYMENT:	\$325,000
PARCEL SIZE:	38.04 Acres (See remarks: Net acreage is approx. 26.4 ac)
ZONING:	RR
PRICE/AC.:	\$12,311 (Net)
UTILITIES:	To the property (electricity, telephone)
TOPOGRAPHY:	Gently rolling
ACCESS:	Nice-Lucerne Cutoff Road, Point Land Farms Dr.
VEGETATIVE COVER:	Grassland, pasture
WATER:	Well
COMMENTS:	This property has lake frontage as it is located between the Nice-Lucerne Cutoff and the lake. It also has a septic system. Was on the market over three years, and price was dropped in August, 2022 to from \$450,000 to \$395,000. Most of the southern portion of the property is within the lake or marsh area and is not usable, hence the net figure of approximately 26.4 acres.
VERIFIED:	John Lazaro, listing broker; County Records.
DATE INSPECTED:	1-28-2021; 6-10-2024
BY:	Dwight Pattison Michael Pattison

**PATTISON & ASSOCIATES, INC.**

# COMPARABLE DATA MAP - IMPROVED SALES 11-16





COMPARABLE 11 – 1170 11th Street



*M PATTISON - 6-10-2024*

MLS PHOTOS



## COMPARABLE NO. 11

ADDRESS:	1170 Eleventh Street, Lakeport
COUNTY:	Lake
A.P.N.:	026-122-09
GRANTOR:	Jennifer Dalton
GRANTEE:	Teodulo Tovar
DATE OF SALE:	7-17-2023
RECORDING DATE:	8-1-2023 (#008393)
SELLING PRICE:	\$415,000
1st MORTGAGE:	--
2nd MORTGAGE:	--
DOWN PAYMENT:	\$415,000 (Cash to Seller)
SITE SIZE:	8.2 Acres
ZONING:	RR
IMP SIZE:	1,689 s.f.
QUALITY:	Average
CONDITION:	Average
YEAR BUILT:	1958
BED/BATH:	4, 2
PRICE/SF (IMP):	\$245.71
COMMENTS:	Very private setting with long unimproved driveway from Eleventh Street. This is the primary entrance to Lakeport from Highway 29 to the west. Home will need interior renovation. Property has old walnut orchard. It has well maintained two acre yard behind residence.
VERIFIED:	Melissa Gribi, listing agent; County Records
DATE INSPECTED:	6-10-2024
BY:	Dwight Pattison Michael Pattison



COMPARABLE 12 – 1445 W. Highway 20



*M PATTISON - 6-10-2024*

MLS PHOTOS



## COMPARABLE NO. 12

ADDRESS:	1445 West Highway 20, Upper Lake
COUNTY:	Lake
A.P.N.:	003-031-18
GRANTOR:	Lesley Ann Van Deren
GRANTEE:	Timothy Noble
DATE OF SALE:	4-9-2024
RECORDING DATE:	4-29-2024 (#004310)
SELLING PRICE:	\$450,000
1st MORTGAGE:	--
2nd MORTGAGE:	--
DOWN PAYMENT:	\$450,000 (Cash to Seller)
SITE SIZE:	37.05 Acres
ZONING:	AG
IMP SIZE:	2,000 s.f. (per broker)
QUALITY:	Average
CONDITION:	Average
YEAR BUILT:	1975
BED/BATH:	3, 1.5
PRICE/SF (IMP):	\$225.00
COMMENTS:	Property has long driveway from Highway 20, east of Upper Lake. Is very secluded and has a large pond. Residence has a sunroom in addition to regular rooms. Large windows and central heat & air. Has a large storage shed/barn and a separate detached garage in addition to attached garage.
VERIFIED:	Kalyn Noble, listing broker; County Records
DATE INSPECTED:	6-10-2024
BY:	Dwight Pattison Michael Pattison

**PATTISON & ASSOCIATES, INC.**



COMPARABLE 13 – 2920 Bell Hill Road



*M PATTISON - 6-10-2024*

MLS PHOTOS





### COMPARABLE NO. 13

ADDRESS:	2920 Bell Hill Road, Kelseyville
COUNTY:	Lake
A.P.N.:	008-048-07
GRANTOR:	Estate of Rose Johnson
GRANTEE:	Gabriel & Masey Strong
DATE OF SALE:	7-14-2023
RECORDING DATE:	8-28-2023 (#009312)
SELLING PRICE:	\$525,000
1st MORTGAGE:	--
2nd MORTGAGE:	--
DOWN PAYMENT:	\$525,000 (Cash to Seller)
SITE SIZE:	17.0 Acres
ZONING:	RR
IMP SIZE:	2,184 s.f.
QUALITY:	Average
CONDITION:	Average
YEAR BUILT:	1990
BED/BATH:	3, 2
PRICE/SF (IMP):	\$240.38
COMMENTS:	Property has access to Bell Hill Road on east and south boundaries. Acreage is level ground with part of old walnut orchard. House has converted garage plus detached garage, workshop and storage building.
VERIFIED:	Rob Ishihara, listing broker; County Records
DATE INSPECTED:	6-10-2024
BY:	Dwight Pattison Michael Pattison

**PATTISON & ASSOCIATES, INC.**

COMPARABLE 14 – 5845 Gold Dust Drive



*M PATTISON - 6-10-2024*

MLS PHOTOS



## COMPARABLE NO. 14

ADDRESS:	5845 Gold Dust Drive, Kelseyville
COUNTY:	Lake
A.P.N.:	008-050-66
GRANTOR:	Monlo Mikaley
GRANTEE:	Mia Martinez
DATE OF SALE:	3-22-2023
RECORDING DATE:	5-17-2023 (#005402)
SELLING PRICE:	\$560,000
1st MORTGAGE:	--
2nd MORTGAGE:	--
DOWN PAYMENT:	Not Disclosed (Conventional Financing)
SITE SIZE:	8.93 Acres
ZONING:	RR
IMP SIZE:	2,212 s.f.
QUALITY:	Average
CONDITION:	Average
YEAR BUILT:	1967
BED/BATH:	3, 2
PRICE/SF (IMP):	\$253.16
COMMENTS:	Property had been a family compound and hosted many large groups. Main residence has some Spanish architecture and there is a second residence near the road frontage that is a 1,297 square foot secondary unit. There are numerous outbuildings and outdoor barbeque set up plus a built in pool.
VERIFIED:	Tiffany Peng, listing agent; County Records
DATE INSPECTED:	6-10-2024
BY:	Dwight Pattison Michael Pattison



COMPARABLE 15 – 3750 Benson Lane



*M PATTISON - 6-10-2024*

MLS PHOTOS



## COMPARABLE NO. 15

ADDRESS:	3750 Benson Lane, Kelseyville
COUNTY:	Lake
A.P.N.:	008-028-48
GRANTOR:	Jimmy & Annette Tinker
GRANTEE:	Rhonda Lauritsen
DATE OF SALE:	1-24-2024
RECORDING DATE:	2-26-2024 (#001933)
SELLING PRICE:	\$590,000
1st MORTGAGE:	--
2nd MORTGAGE:	--
DOWN PAYMENT:	\$590,000
SITE SIZE:	19.66 Acres
ZONING:	RR
IMP SIZE:	2,296 s.f.
QUALITY:	Average (Manufactured Home)
CONDITION:	Good
YEAR BUILT:	2004 (per county); 2007 (per broker)
BED/BATH:	3, 2
PRICE/SF (IMP):	\$256.97
COMMENTS:	Parcel has been growing hay/alfalfa in past and is level ground in an area of orchards and vineyards. Residence is a manufactured home that is in good condition and features large rooms. Rear of house is a barn and additional shed.
VERIFIED:	Mara Eichelmann, listing agent; County Records
DATE INSPECTED:	6-10-2024
BY:	Dwight Pattison Michael Pattison



COMPARABLE 16 – 3340 Gaddy Lane



*M PATTISON - 6-10-2024*

MLS PHOTOS



## COMPARABLE NO. 16

ADDRESS:	3340 Gaddy Lane, Kelseyville
COUNTY:	Lake
A.P.N.:	008-027-10
GRANTOR:	Ji Qi Zhu
GRANTEE:	Enrique Hernandez
DATE OF SALE:	6-23-2023
RECORDING DATE:	8-15-2023 (#008926)
SELLING PRICE:	\$620,000
1st MORTGAGE:	--
2nd MORTGAGE:	--
DOWN PAYMENT:	\$620,000 (Cash to Seller)
SITE SIZE:	10.0 Acres
ZONING:	RR
IMP SIZE:	2,540 s.f.
QUALITY:	Good
CONDITION:	Good
YEAR BUILT:	1980 (per broker)
BED/BATH:	3, 2
PRICE/SF (IMP):	\$244.09
COMMENTS:	Parcel has a vineyard surrounding the residence which sits back from Gaddy Lane. Home had been remodeled with attached garage and large barn/equipment building.
VERIFIED:	Anna Huang, listing agent; County Records
DATE INSPECTED:	6-10-2024
BY:	Dwight Pattison Michael Pattison





May 22, 2024

Ouyern Saechao & Meuythao Saechao  
Fouta Y. Chao & Gain Kaury Saechao  
Thomas Chep Schao & Naifin Lee Schao  
873 E. State Highway 20  
Upper Lake, CA 95485

**Re: Middle Creek Flood Damage Reduction  
And Ecosystem Restoration Project  
Notice of Decision to Appraise  
Property Address: 883, 879, 937, 881, 895, 873 E. State Highway 20, Upper Lake, CA 95485 &  
10988 Rancheria Road, Upper Lake, CA 95485  
APNS: 004-010-190, 004-013-060, 004-013-080, 004-013-120, 004-010-100, 004-010-180 &  
004-010-200**

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 883, 879, 937 & 881 E. State Highway 20, Upper Lake, CA 95485, and portions of your property located at 873 & 895 E. State Highway 20, Upper Lake, CA 95485 and 10988 Rancheria Road, Upper Lake, CA 95485 for the proposed project.

The Department has retained the firm of Pattison and Associates to perform a re-appraisal of your properties. Please contact Mike Pattison at (916) 714-3010 to arrange for an inspection of your properties. 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 2000d, et seq.) 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.

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 [cstifall@monumentrow.com](mailto:cstifall@monumentrow.com).



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

[info@monumentrow.com](mailto:info@monumentrow.com) | 800 577 0109

[monumentrow.com](http://monumentrow.com)



Sincerely,

Jeremy Nied, SR/WA  
Project Manager  
Monument

Enclosures:

Legal Description, Plat Map & 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](http://monumentrow.com)



December 16, 2021

Ouyern Saechao & Meuythao Saechao  
Fouta Y. Chao & Gain Kaury Saechao  
Thomas Chep Schao & Naifin Lee Schao  
873 E. State Highway 20  
Upper Lake, CA 95485

**Re: Middle Creek Flood Damage Reduction  
And Ecosystem Restoration Project  
Notice of Decision to Appraise  
Property Address: 883, 879, 937, 881, 895, 873 E. State Highway 20, Upper Lake, CA 95485 &  
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APNS: 004-010-190, 004-013-060, 004-013-080, 004-013-120, 004-010-100, 004-010-180 &  
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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 2000d, et seq.) 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 Tim McCloud at (800) 577-0109, or via email at [tmcccloud@monumentrow.com](mailto:tmcccloud@monumentrow.com).



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

[info@monumentrow.com](mailto:info@monumentrow.com) | 800 577 0109

[monumentrow.com](http://monumentrow.com)

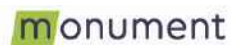


Sincerely,

Jeremy Nied, SR/WA  
Project Manager  
Monument

Enclosures:

Legal Description, Plat Map & Assessor Parcel Map  
"Your Property/Your Transportation Project" Brochure  
Title VI Package  
Project Fact Sheet



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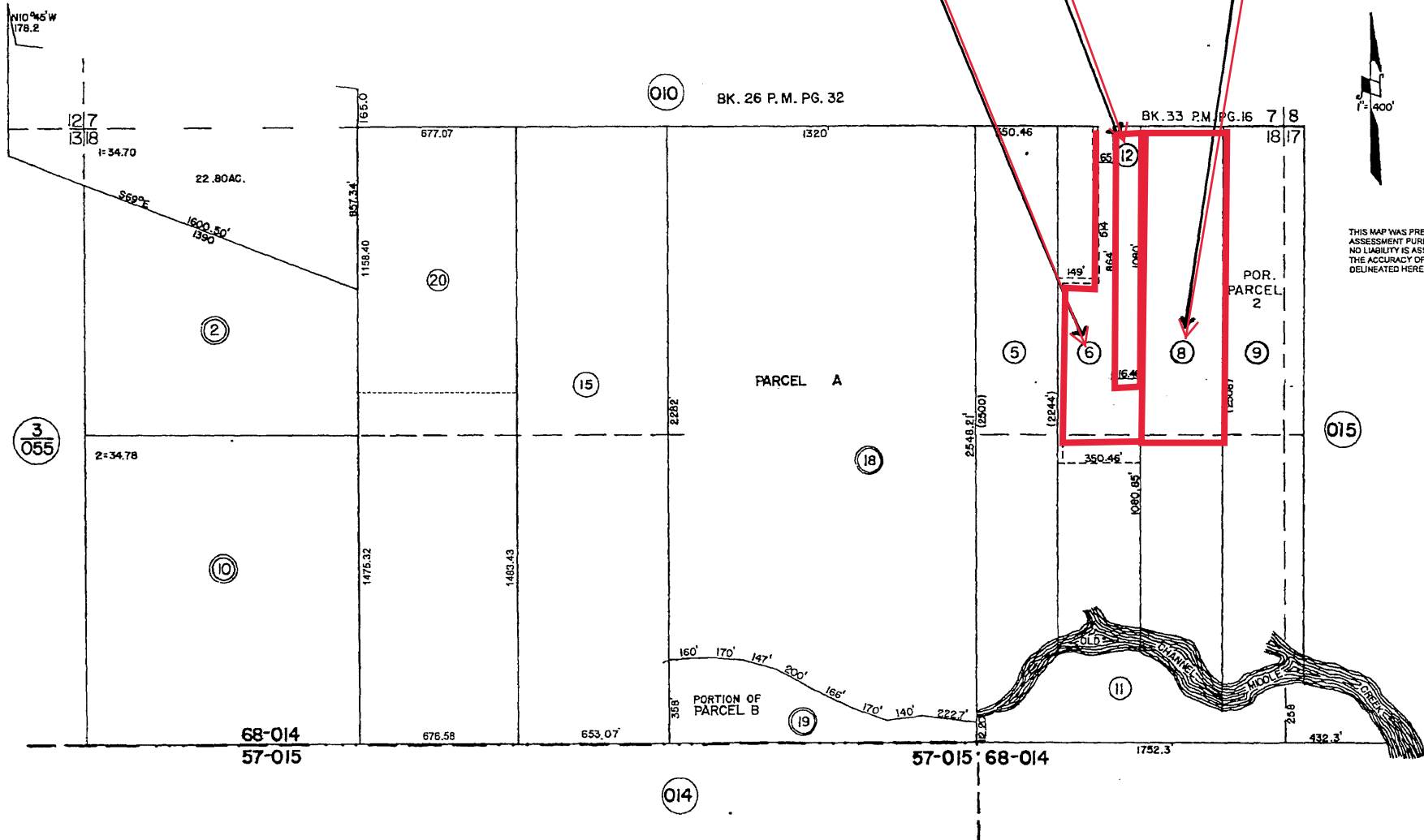
info@monumentrow.com | 800 577 0109

[monumentrow.com](http://monumentrow.com)

N 1/2 OF SEC. 18 T 15 N R 9 W

T. R. A.  
68-014

4-013



THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSES ONLY  
NO LIABILITY IS ASSUMED FOR  
THE ACCURACY OF THE DATA  
DELINEATED HEREON

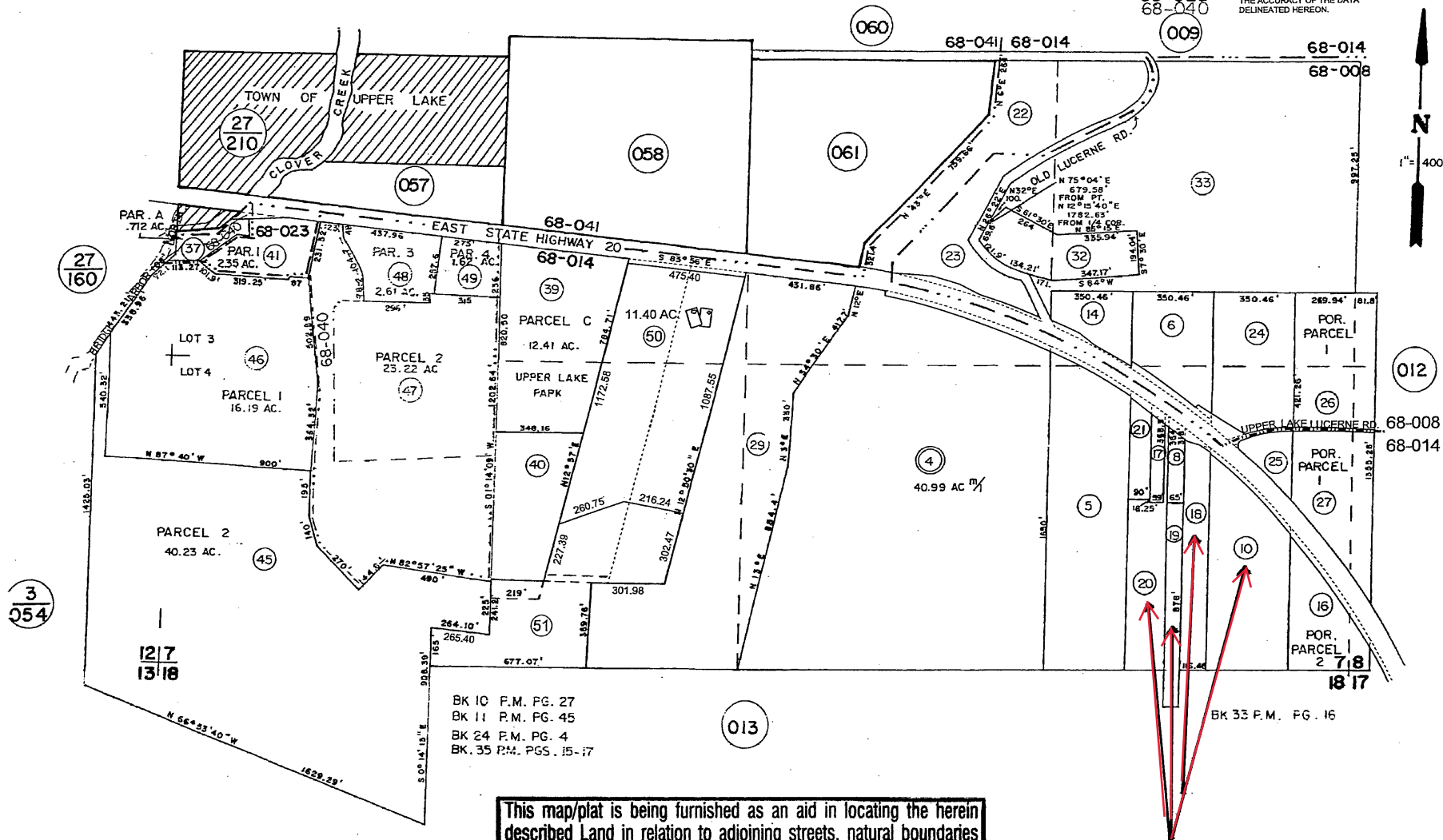
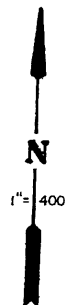
This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Portions of Sections 7,8 and 18, T.15 N., R.9 W.,  
and Sections 12 and 13, T.15 N., R.10 W.

T.R.A.  
68-008  
68-014  
68-023  
68-040

THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSES ONLY.  
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THE ACCURACY OF THE DATA  
DELINEATED HEREON.

4-010



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**EXHIBIT "A"**

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE UNINCORPORATED AREA OF THE COUNTY OF LAKE, STATE OF CALIFORNIA, BEING A PORTION OF SECTION 7 AND A PORTION OF SECTION 18, TOWNSHIP 15 NORTH, RANGE 9 WEST. M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT TWO IN DOCUMENT #2011015483, LAKE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A POINT ON THE WEST LINE OF SAID TRACT DESCRIBED IN DOCUMENT #2011015483, LAKE COUNTY RECORDS, SAID POINT BEARS SOUTH 63°17'01" EAST 2246.90 FEET FROM A 1/2" REBAR WITH CAP LS 7588 AT THE NORTHEAST CORNER OF THAT TRACT DEPICTED AS DOCUMENT #2006003927, SAID REBAR BEARS NORTH 42°22' 16" EAST 964.18 FEET FROM A 1/2" REBAR WITH NO TAG AT THE SOUTHEAST CORNER OF THAT TRACT DEPICTED AS DOCUMENT 847 O.R. 274, AS SHOWN ON THAT CERTAIN MAP FILED IN BOOK 80 OF RECORD OF SURVEYS AT PAGES 23 – 24, INCLUSIVE, LAKE COUNTY RECORDS; THENCE NORTH 47°43'11" EAST 17.28 FEET; THENCE SOUTH 86°46'31" EAST 72.68 FEET; THENCE SOUTH 12°44'00" EAST 61.61 FEET; THENCE NORTH 85°06'18" EAST 17.59 FEET, MORE OR LESS, TO THE EAST LINE OF SAID TRACT; THENCE ALONG THE EAST LINE OF SAID TRACT SOUTH 00°00'00" EAST 1696.16 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE ALONG THE SOUTH LINE OF SAID TRACT SOUTH 90°00'00" WEST 116.46 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE ALONG THE WEST LINE OF TRACT TWO NORTH 00°00'00" EAST 1747.22 FEET, MORE OR LESS, TO THE **POINT OF BEGINNING**.

**THE BASIS OF BEARINGS** FOR THIS DESCRIPTION IS SOUTH 00°00'00" EAST ALONG THE WESTERLY LINE OF TRACT ONE AS DESCRIBED IN DOCUMENT #2011015483, LAKE COUNTY RECORDS.

APN: 004-010-18 PORTION & 004-013-12  
CONTAINING 4.66 AC., MORE OR LESS.







### LEGEND:

- FD. MONUMENT AS NOTED.
- x- EXISTING FENCE LINES.
- - - 100 YEAR BASE FLOOD ELEVATION.
- ▨ 100 YEAR FLOOD PLAIN ACQUISITION, 4.66 ACRES.
- \* NORTHEAST CORNER DOC #2006-004127.
- \*\* SOUTHEAST CORNER DOC #847 O.R. 274.

### REFERENCES:

- [ ] RECORD DATA PER DOC #2011015483, LAKE COUNTY RECORDS.

### BASIS OF BEARINGS:

SOUTH 00°00'00" EAST ALONG THE WESTERLY LINE OF TRACT ONE AS DESCRIBED IN DOCUMENT #2011015483, LAKE COUNTY RECORDS.

### CONTROLLING BENCHMARK:

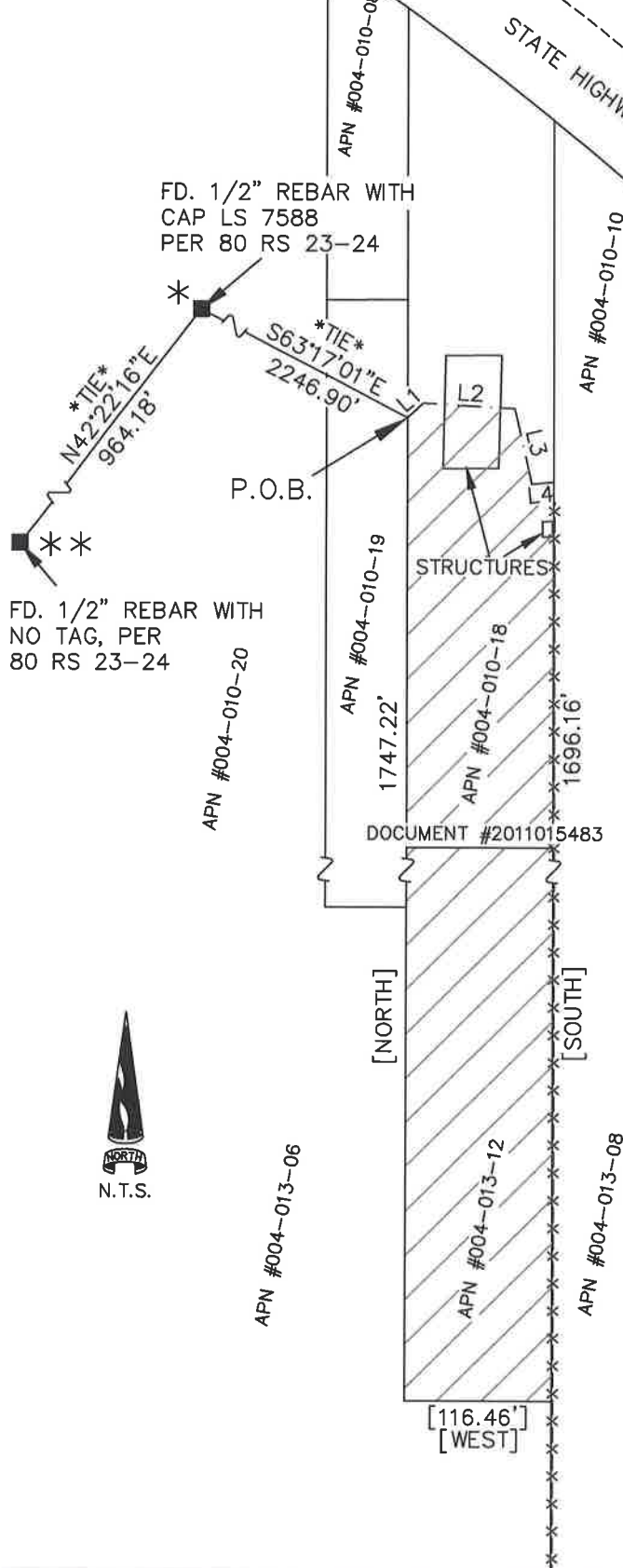
RODMAN CSLC  
KT0599  
1333.36' (NGVD 1929)

LINE CHART		
L1	N47°43'11"E	17.28'
L2	S86°46'31"E	72.68'
L3	S12°44'00"E	61.61'
L4	N85°06'18"E	17.59'

EXHIBIT "B"  
COUNTY OF LAKE  
STATE OF CALIFORNIA

DATE: 12/2/2021 J.N. 21-73

DRAWN BY: c9



**EXHIBIT "A"**

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE UNINCORPORATED AREA OF THE COUNTY OF LAKE, STATE OF CALIFORNIA, BEING A PORTION OF SECTION 7 AND A PORTION OF SECTION 18, TOWNSHIP 15 NORTH, RANGE 9 WEST. M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

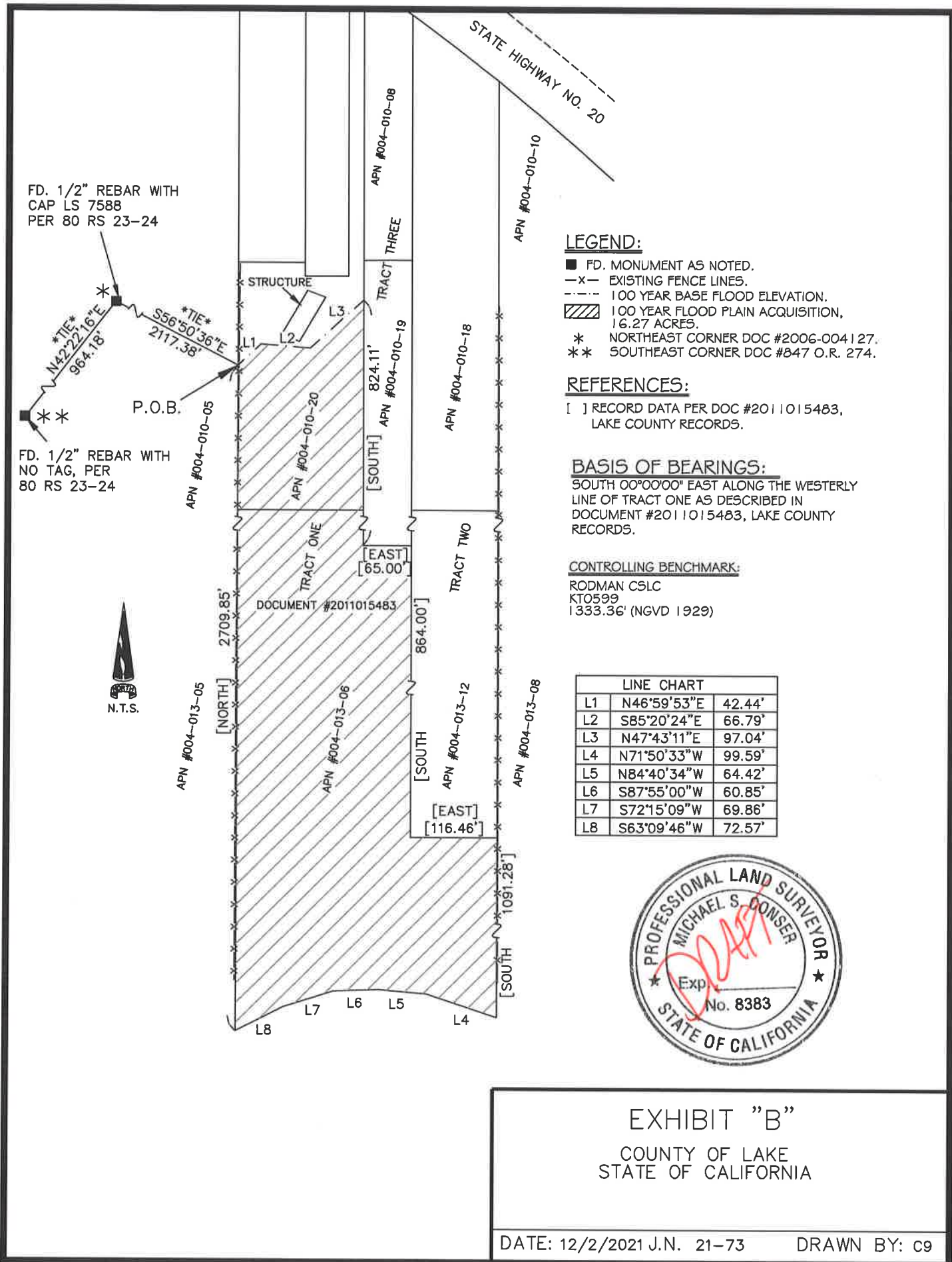
ALL THAT PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT ONE IN DOCUMENT #2011015483, LAKE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A POINT ON THE WEST LINE OF SAID TRACT ONE DESCRIBED IN DOCUMENT #2011015483, LAKE COUNTY RECORDS, SAID POINT BEARS SOUTH 56°50'36" EAST 2117.38 FEET FROM A 1/2" REBAR WITH CAP LS 7588 AT THE NORTHEAST CORNER OF THAT TRACT DEPICTED AS DOCUMENT #2006003927, SAID REBAR BEARS NORTH 42°22' 16" EAST 964.18 FEET FROM A 1/2" REBAR WITH NO TAG AT THE SOUTHEAST CORNER OF THAT TRACT DEPICTED AS DOCUMENT 847 O.R. 274, AS SHOWN ON THAT CERTAIN MAP FILED IN BOOK 80 OF RECORD OF SURVEYS AT PAGES 23 – 24, INCLUSIVE, LAKE COUNTY RECORDS; THENCE NORTH 46°59'53" EAST 42.44 FEET; THENCE SOUTH 85°20'24" EAST 66.79 FEET; THENCE NORTH 47°43' 11" EAST 97.04, MORE OR LESS, TO THE WEST LINE OF TRACT THREE DESCRIBED IN DOCUMENT #2011015483; THENCE ALONG SAID WEST LINE SOUTH 00°00'00" EAST 824.11 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID TRACT THREE; THENCE SOUTH 90°00'00" EAST 65.00 FEET, MORE OR LESS, TO THE WEST LINE OF TRACT TWO AS DESCRIBED IN DOCUMENT #2011015483; THENCE ALONG THE WEST LINE OF TRACT TWO SOUTH 00°00'00" EAST 864.00 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF SAID TRACT TWO; THENCE ALONG THE SOUTH LINE OF SAID TRACT TWO SOUTH 90°00'00" EAST 116.46 FEET, MORE OR LESS, TO THE EAST LINE OF SAID TRACT ONE; THENCE ALONG THE EAST LINE OF SAID TRACT ONE SOUTH 00°00'00" EAST 1091.28 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID TRACT ONE; THENCE ALONG SAID SOUTH LINE NORTH 71°50'33" WEST 99.59 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE NORTH 84°40'34" WEST 64.42 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 87°55'00" WEST 60.85 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 72°15'09" WEST 69.86 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 63°09'46 WEST 72.57 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID TRACT ONE; THENCE ALONG THE WEST LINE OF SAID TRACT ONE NORTH 00°00'00" EAST 2709.85 FEET, MORE OR LESS, TO THE **POINT OF BEGINNING**.

**THE BASIS OF BEARINGS** FOR THIS DESCRIPTION IS SOUTH 00°00'00" EAST ALONG THE WESTERLY LINE TRACT ONE AS DESCRIBED IN DOCUMENT #2011015483, LAKE COUNTY RECORDS.

APN: 004-010-20 PORTION & 004-013-06  
CONTAINING 16.27 AC., MORE OR LESS.





## Title Report

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

Escrow Officer: Annette Ramsey  
Email: Annette.Ramsey@fnf.com  
File No.: FSNX-5142000838-CC  
Escrow No.: FSNX-5142000838 A

Property Address: 873, 879, 883, 895, 935 & 937 E. State Highway 20, Upper Lake, CA

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# 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





# 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](mailto:Cathy.Clark@fnf.com)  
Title No.: FSNX-5142000838-CC

Escrow Officer: Annette Ramsey  
Email: [Annette.Ramsey@fnf.com](mailto:Annette.Ramsey@fnf.com)  
Escrow No.: FSNX-5142000838 A

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

**PROPERTY ADDRESS(ES):** 873, 879, 883, 895, 935 & 937 E. State Highway 20, Upper Lake, CA

**EFFECTIVE DATE:** December 1, 2021 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:

Ou Yern Saechao and Meuythao Saechao, husband and wife as joint tenants, as to Parcels One, Two and Three; and

Ouyern Saechao and Meuythao Saechao, husband and wife as joint tenants, as to an undivided 1/3 interest, Fouta Y. Chao and Gain Kauy Saechao, husband and wife as joint tenants, as to an undivided 1/3 interest and Thomas Chep Schao and Naifin Lee Schao, husband and wife as joint tenants, as to an undivided 1/3 interest, as to Parcel Four; and

Ouyern Saechao and Meuythao Saechao, husband and wife as joint tenants as to Parcel Five

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): 004-010-100-000, 004-010-180-000, 004-010-190-000, 004-010-200-000, 004-013-060-000, 004-013-080-000 and 004-013-120-000

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

### PARCEL ONE:

Beginning at a point on the West line of those certain lands conveyed to Helen Emma Crowell by Deed from A. T. Riffe, dated March 10, 1909, of record in Book 40 of Deeds at Page 488, Lake County Records, said point of beginning being distant South 973.95 feet from the Northwest corner of said lands conveyed to Helen Emma Crowell and being at the Southwest corner of that certain tract conveyed by Emma J. Crowell and husband to Ted Crowell, by Deed dated June 6, 1932, of record in [Book 80 at Page 22](#), Official Records of Lake County, which said Northwest corner of said lands so conveyed to Helen Emma Crowell is distant 4.89 chains North of a point that is 5.31 chains East of the Northwest corner of the Southeast quarter of the Southeast quarter of Section 7, Township 15 North, Range 9 West, M.D.M., and running thence, from said point of beginning, South, along the West line of said lands so conveyed to Helen Emma Crowell, 2810.80 feet to the Southwest corner of said lands so conveyed to Helen Emma Crowell, said last mentioned point being on the South bank of Middle Creek; thence Easterly, down the said South bank of Middle Creek and along the Southerly line of said lands so conveyed to Helen Emma Crowell, to a point on the South bank of said Middle Creek that is 10.62 chains East of the West line of the Southeast quarter of the Northeast quarter of Section 18, Township 15 North, Range 9 West, M.D.M., said last mentioned point being at the Southeast corner of said lands so conveyed to Helen Emma Crowell; thence North along the East line of the lands so conveyed to Helen Emma Crowell; thence North, along the East line of the lands so conveyed to Helen Emma Crowell, 1090.85 feet to the Southeast corner of that certain tract conveyed by Helen Emma Crowell to Minnie B. Crowell by Deed dated July 27, 1937, of record in [Book 115 of Official Records of Lake County at Page 429](#); thence West, along the South line of said Minnie B. Crowell Tract, 116.46 feet to the Southwest corner of said Minnie B. Crowell Tract; thence North, along the West line of said Minnie B. Crowell Tract, 864 feet to the Southeast corner of that certain tract conveyed by Helen Emma Crowell to Mortimer H. Crowell by Deed dated July 27, 1937, of record in [Book 131 of Official Records of Lake County at Page 156](#); thence West, along the South line of tract so conveyed to Mortimer H. Crowell, 65 feet, to the Southwest corner thereof; thence North, along the West line of said Mortimer H. Crowell Tract, 878 feet to the Southwest corner of that certain tract conveyed by Emma J. Crowell, et al, to Mortimer H. Crowell by Deed dated September 18, 1936, of record in [Book 110 of Official Records of Lake County at Page 247](#); thence North, along the West line of said last mentioned tract so conveyed to Mortimer H. Crowell, 364 feet, more or less, to the South line of the Ukiah-Tahoe State Highway property; thence Northwesterly, along the Southerly line of said State Highway property, 20.4 feet to a point that is distant 149 feet East of a point that is 5.31 chains East of the West line of the line of the Southeast quarter of the Southeast quarter of said Section 7; said last mentioned point being at the Northeast corner of those certain lands conveyed by Emma J. Crowell, et al, to Leah M. Barnett by Deed dated May 13, 1937, of record in [Book 114 of Official Records of Lake County at Page 381](#); thence South 385.5 feet to the Southeast corner of said lands so conveyed to Barnett; thence West, along the South line of said Barnett Tract, 59 feet to the Southwest corner thereof; thence North 18.25 feet to the Southeast corner of that certain tract conveyed by Emma J. Crowell, et vir., to Ted Crowell by Deed dated June 6, 1932, of record in Book 80, at Page 22, Official Records of Lake County; thence West, along the South line of said last mentioned Ted Crowell Tract, 90 feet to the point of beginning.

APN: 004-010-200-000 and 004-013-060-000

### PARCEL TWO:

Beginning at a point on the East line of those certain lands conveyed by A.R. Riffe to Helen Emma Crowell by Deed dated March 10, 1909, in Book 40 of Deeds at Page 488, Lake County Records, where the same is intersected by the South line of that certain tract conveyed by Helen Emma Crowell and husband to the State of California by Deed dated October 31, 1934, of record in [Book 99 at Page 3](#), Official Records of Lake County, said

**EXHIBIT "A"**  
**Legal Description**  
 (continued)

point of beginning being 10.62 chains East of the West line of the East one-half of the Southeast one-quarter, of Section 7, Township 15 North, Range 9 West, M.D.M., and running thence South along the East line of said lands so conveyed to Helen Emma Crowell, 284 feet to a point that is due East of the Southeast corner of that certain tract conveyed by Emma J. Crowell and husband to Mortimer H. Crowell by Deed dated September 18, 1936, of record in Book [Book 110 of Official Records of Lake County at Page 247](#); thence continuing South, along the East line of said lands so conveyed to Helen Emma Crowell, 1742 feet to a point that is 2734.20 feet South of a point 5.31 chains East of the Northwest corner of said lands, so conveyed to Helen Emma Crowell, which said Northwest corner of said lands so conveyed to Helen Emma Crowell is 4.89 chains North of a point that is 5.31 chains East of the Northwest corner of the Southeast one-quarter of the Southeast one-quarter of Section 7, Township 15 North, Range 9 West, M.D.M.; thence West 116.46 feet to a point that is due South of the Southeast corner of said lands so conveyed to Mortimer H. Crowell; and being 234 feet East of the West line of said lands so conveyed to Helen Emma Crowell; thence North 1742 feet to the Southeast corner of said lands so conveyed to Mortimer H. Crowell; thence North 319 feet to the South line of said lands so conveyed to the State of California; and South 74° 30' East 116.46 feet, along the South line of said lands so conveyed to the State of California, to the point of beginning.

Excepting therefrom all that portion thereof conveyed to the State of California in that certain Grant Deed, recorded April 12, 2007, Instrument No. 2007008669, Lake County Records.

[APN: 004-010-180-000 and 004-013-120-000](#)

**PARCEL THREE:**

Beginning at the Southwest corner of that certain tract conveyed by Emma J. Crowell and husband to Mortimer H. Crowell by Deed dated September 18, 1936, of record in [Book 110 of Official Records of Lake County at Page 247](#), said point of beginning being within that certain tract as conveyed by A.R. Riffe to Helen Emma Crowell by Deed dated March 10, 1909, of record in Book 40 of Deeds at Page 488, Lake County Records, said point of beginning being distant 169 feet East of a point that is 5.31 chains East of the West line of the East one-half of the Southeast one-quarter of Section 7, Township 15 North, Range 9 West, M.D.M., and running thence East 65 feet to the Southeast corner of said lands so conveyed to Mortimer H. Crowell; thence South 878 feet to a point that is 1870.20 feet South of a point that is 169 feet East of the Northwest corner of said lands so conveyed to Helen Emma Crowell, which said Northwest corner of said lands of Helen Emma Crowell is 4.89 chains North of a point that is 5.31 chains East of the Northwest corner of the Southeast one-quarter of the Southeast one-quarter of Section 7, Township 15 North, Range 9 West, M.D.M., thence West 65 feet and thence North 878 feet to the point of beginning.

[APN: 004-010-190-000](#)

**PARCEL FOUR:**

Beginning at a point on the South bank of Middle Creek, 10.62 chains East of the West line of the Southeast Quarter of the Northeast Quarter of Section 18, Township 15 North, Range 9 West, M.D.M., and running thence North 59 chains to a point 4.89 chains North and 10.62 chains East of the Northwest corner of the Southeast Quarter of the Southeast Quarter of Section 7, said Township and Range; thence East 5.31 chains; thence South 63.00 chains to the South bank of said Middle Creek, at a point 15.93 chains East of the West line of said Southeast Quarter of the Northeast Quarter of said Section 18; thence Westerly up said South bank to the place of beginning.

Excepting therefrom that part thereof conveyed to the State of California by Lucy A. Rasmussen, by Deed dated November 6, 1934, recorded in Book 98 of Official Records of Lake County at Page 190, described as commencing at a point in the Westerly line of the above described property, at Engineer's Station 50-64.7 of the

**EXHIBIT "A"**  
**Legal Description**  
 (continued)

State Highway Survey from Upper Lake to Sweet Hollow Summit, Road I-Lak-15-B, from which point the Southwest corner of said Section 7 bears South 77° 46' West 4674.1 feet; thence from said point of commencement, North 0° 30' East 63.72 feet, along the Westerly line, thence South 43° 40' East 80.54 feet; thence from a tangent that bears South 50° 04' East, along a curve to the right with a radius of 3240 feet, through an angle of 7° 03' 20", a distance of 398.98 feet to the Easterly line of said property, said curve lying concentric with and distant 40 feet radially, Northeasterly from the center line of State Highway Survey; thence South 0° 40' West 117.49 feet, along said Easterly line; thence from a tangent that bears North 41° 28' 10" West, along a curve to the left, concentric with and distant 40 feet radially Southwesterly from said State Highway center line, with a radius of 3160 feet, through an angle of 8° 43' 20", a distance of 481.05 feet to the Westerly line of said property; and thence North 0° 30' East 51.48 feet along said Westerly line to the point of commencement.

Also excepting therefrom that portion described as follows:

Beginning at the intersection of the East line of the above described tract with the Northeast line of State Highway 20 as described in the Deed dated November 6, 1934 in Book 98 of Official Records of Lake County at Page 190 and running thence Northwesterly along said Northeast line to the Southeast line of the County Road leading from Upper Lake to Lucerne and designated as Road No. 309C; thence Northeasterly along said Southeast line to the East line of the above described tract; and thence South along said East line to the point of beginning.

Also excepting therefrom:

Commencing at a point that lies North a distance of 322.74 feet from the Northwest corner of the Southeast Quarter of the Southeast Quarter of said Section 7, and running thence from said point of commencement, East, a distance of 700.92 feet to the true point of beginning; thence from said true point of beginning, East a distance of 350.46 feet; thence South along the East line of that certain tract conveyed to Claude W. Perkins, et al, by Deed filed in the Office of the County Recorder of the County of Lake on August 1, 1974, in Book 769 of Official Records at Page 299, to the point of intersection with the Northerly line of the County Road leading from Upper Lake to Lucerne and designated as Road 309C; thence Westerly along the Northerly line of said County Road No. 309C to the point of intersection with the Northerly line of that certain tract conveyed to the State of California by Lucy J. Rasmussen by Deed dated November 6, 1934 of record in Book 98 of Official Records of Lake County at Page 190; thence Westerly along the Northerly line of said State of California tract to the point of intersection with the West line of said Perkins Tract; and thence North along the West line of said Perkins tract to the true point of beginning.

Excepting therefrom all that portion conveyed to the State of California by Grant Deed recorded September 27, 2007, as Instrument No. 2007022643, of Official Records.

[APN: 004-010-100-000 and 004-013-080-000](#)

**PARCEL FIVE:**

That portion of the parcel of land described in the Grant Deed to the State of California, recorded September 27, 2007, as Document Number 2007022643, Lake County Records (LCR), and located in the Southeast Quarter of Section 7, Township 15 North, Range 9 West, Mount Diablo Meridian, described as follows:

That portion lying Southwesterly of the following described curve:

Commencing at a point on the curve which forms the Southwesterly boundary of the land described in said Grant Deed, to which point a radial line bears N. 45° 00' 00" E.; thence N. 45° 00' 00" E. 1.795 meters to a point on a curve concave to the Southwest and the point of beginning; thence from a tangent bearing of N. 44° 56' 17" W., along a curve to the left, having a radius of 958.455 meters, a distance of 74 meters, more or less, to the West line

**EXHIBIT "A"**  
Legal Description  
(continued)

of the land described in the Grant Deed to Saechao, et al, recorded September 12, 2002, as Document Number 2002020378, LCR.

Also, beginning again at the point of beginning, from a tangent bearing of S. 44° 56' 17" E. along a curve to the right, having a radius of 958.455 meters, a distance of 74 meters, more or less, to the East line of said Saechao land.

The bearings and distances used in the above description are based on the California coordinate System of 1983, Zone 2 as determined by ties to the California High Precision Geodetic Network, Epoch 1991.35. Divide distance by 0.9998509 to obtain ground distances. Multiply distances shown in meters by 3937/1200 to obtain distances in U.S. Survey feet.

[APN: None issued by the Lake County Assessor](#)



**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, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2021-2022.
2. **NOTE:** The option to pay or view property tax online is not available from December 11, 2020 to January 15, 2021. For amount due and/or payable contact the Lake County Tax Collector's Office at (707) 263-2234.
3. 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.
4. Any liens or other assessments, bonds, or special district liens including without limitation, Community Facility Districts, that arise by reason of any local, City, Municipal or County Project or Special District.
5. 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.
6. Taxes and assessments levied by the Reclamation District #2083
7. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
8. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
9. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
10. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public records.
11. Water rights, claims or title to water, whether or not disclosed by the public records.
12. Any adverse claim based upon the assertion that:
  - a. Some portion of said Land has been created by artificial means, or has accreted to such portion so created.
  - b. Some portion of said Land has been brought within the boundaries thereof by an avulsive movement of Middle Creek or has been formed by accretion to any such portion.
13. Rights and easements for navigation and fishery which may exist over that portion of said Land lying beneath the waters of Middle Creek.
14. 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)

15. Rights of the public to any portion of the Land lying within the area commonly known as East State Highway 20.

16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: California Telephone and Light Company  
 Purpose: Electrical and communication facilities  
 Recording Date: June 19, 1928  
 Recording No.: Book 40, Page 249, of Official Records  
 Affects: Portion of said land

Reference is hereby made to said document for full particulars.

17. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Colonial Title Guaranty Company  
 Purpose: Public utilities  
 Recording Date: July 31, 1928  
Recording No.: [Book 40, Page 237, of Official Records](#)  
 Affects: Portion of said land

Reference is hereby made to said document for full particulars.

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

Reserved by: Helen Emma Crowell  
 Purpose: Road purposes  
 Recording Date: August 6, 1937  
Recording No.: [Book 115, Page 428, of Official Records](#)  
 Affects: Portion of said land

Reference is hereby made to said document for full particulars.

19. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Gas and Electric Company, a California corporation  
 Purpose: Electrical facilities  
 Recording Date: May 1, 1947  
 Recording No.: Book 186, Page 144, of Official Records  
 Affects: Portion of said land

Reference is hereby made to said document for full particulars.

20. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Helms Reclamation District No. 2083  
 Purpose: Drainage facilities  
 Recording Date: September 4, 1947  
Recording No.: [Book 188, Page 112, of Official Records](#)  
 Affects: Portion of said land

Reference is hereby made to said document for full particulars.

**EXCEPTIONS**  
(continued)

21. Matters contained in that certain document

Entitled: Irrigation System Agreement  
 Dated: August 2, 1950  
 Executed by: Evelyn Ortez Rider and Velma Hanson  
 Recording No.: Book 210, Page 481, of Official Records

Reference is hereby made to said document for full particulars.

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

Reserved by: Paul Keil, et ux  
 Purpose: Well and pump use and water pipeline right of way  
 Recording Date: September 27, 1955  
Recording No.: [Book 257, Page 361, of Official Records](#)

Reference is hereby made to said document for full particulars.

23. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Lake County Sanitation District  
 Purpose: Sewer facilities  
 Recording Date: October 31, 1989  
Recording No.: [Book 1488, Page 30, of Official Records](#)  
 Affects: Portion of said land

Reference is hereby made to said document for full particulars.

24. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The County of Lake  
 Purpose: Sewer facilities  
 Recording Date: February 7, 1990  
 Recording No.: Book 1503, Page 639, of Official Records  
 Affects: Portion of said land

Reference is hereby made to said document for full particulars.

**EXCEPTIONS**  
(continued)

25. Matters contained in that certain document

Entitled: Resolution No. 00-05 - Maintenance Area No. 17 - Lake County  
 Dated: June 23, 2000  
 Executed by: Lake County Flood Control and Water Conservation District  
 Recording Date: August 15, 2000  
 Recording No.: 00-013349, of Official Records

In-connection therewith terms and conditions contain in document

Entitled: Resolution No. 04-17 Maintenance Area No. 17 - Lake County  
 Dated: September 17, 2004  
 Executed By: Lake County Flood Control and Water Conservation District  
 Recording Date: December 28, 2004  
 Recording No.: 2004035961, of Official Records

Reference is hereby made to said documents for full particulars.

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

Amount: \$275,000.00  
 Dated: April 12, 2002  
 Trustor/Grantor: Janelle Osborne, an unmarried woman and Goldena Griffin, an unmarried woman,  
 as joint tenants  
 Trustee: Fidelity National Title Company of California, a California corporation  
 Beneficiary: Iris Hanford, Surviving Trustee of the Irrevocable Presaton Hanford Sr.  
 By-Pass Trust, under that certain Revocable Trust Agreement dated December  
 5, 1985  
 Loan No.: None shown  
 Recording Date: April 15, 2002  
Recording No.: 02-007844, of Official Records

Affects: Parcels One, Two and Three

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

Amount: \$120,000.00  
 Dated: July 29, 2002  
 Trustor/Grantor: Oyuern Saechao and Meuythao Saechao, husband and wife, Fouta Y. Chao and  
 Gain Kaury Saechao, husband and wife and Thomas Chep Schao and Naifin Lee  
 Schao, husband and wife  
 Trustee: Fidelity National Title Company of California, a California corporation  
 Beneficiary: Claudia W. Perkins, Trustee of the Claude W. Perkins and Eva Perkins Revocable  
 Trust of 1990  
 Loan No.: None shown  
 Recording Date: September 12, 2002  
Recording No.: 02-020379, of Official Records

Affects: Parcel Four

**EXCEPTIONS**  
(continued)

Said deed of trust has been partially reconveyed by instrument

Recording Date: September 27, 2007  
Recording No.: 2007022644, of Official Records

The land described in said partial reconveyance is as follows:

All that portion excepted from Parcel Four described herein as conveyed to the State of California by Grant Deed recorded as Instrument No. 2007022643, of Official Records.

An assignment of the beneficial interest under said deed of trust which names:

Assignee: Dwayne Vandagriff and Ilene Dumont as Successor Trustees of  
the Estate of Vera M. Perkins Trust as to an undivided 1/2 beneficial interest  
Recording Date: July 23, 2009  
[Recording No.: 2009012170, of Official Records](#)

28. Waiver of any claims for damages to said property by reason of the location, construction, landscaping or maintenance of the freeway adjoining said property, as contained in the Deed to the State of California, recorded April 12, 2007, as Instrument No. 2007008669, of Official Records.
29. Waiver of any claims for damages to said property by reason of the location, construction, landscaping or maintenance of the freeway adjoining said property, as contained in the Deed to the State of California, recorded September 27, 2007, as Instrument No. 2007022643, of Official Records.
30. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

31. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other matters which a correct survey would disclose and which are not shown by the public records.
32. The Company will require that an Owner's Affidavit be completed by the party(s) named below before the issuance of any policy of title insurance.

Party(ies): Vestee's shown herein

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



## EXCEPTIONS

(continued)

33. We find various Liens and Judgments that are of record against persons with similar or the same name as that of the vestee(s) shown herein. In order to complete this report, the Company requires a Statement of Information to be provided for the following vestee(s), which may allow and assist in the elimination of some or all of the said liens and judgments. After review of the requested Statement of Information, the Company reserves the right to add additional items or make further requirements prior to the issuance of any Policy of Title Insurance.

Vestee(s): Ou Yern Saechao, also known as Ouyern Saechao, Meuythao Saechao, Fouta Y. Chao, Gain Kaury Saechao, Thomas Chep Schao and Naifin Lee Schao

NOTE: The Statement of Information is necessary to complete the search and examination of title under this order. Any title search includes matters that are indexed by name only, and having a completed Statement of Information assists the Company in the elimination of certain matters which appear to involve the parties but in fact affect another party with the same or similar name. Be assured that the Statement of Information is essential and will be kept strictly confidential to this file.

34. The transaction contemplated in connection with this Report is subject to the review and approval of the Company's Corporate Underwriting Department.

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

## END OF EXCEPTIONS

**NOTES**

- Note 1.** Note: The name(s) of the proposed insured(s) furnished with this application for title insurance is/are:  
Name(s) furnished: Lake Count Watershed Protection District  
If these name(s) are incorrect, incomplete or misspelled, please notify the Company.
- Note 2.** Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.
- Note 3.** Note: The charge for a policy of title insurance, when issued through this title order, will be based on the Basic Title Insurance Rate.
- Note 4.** If a county recorder, title insurance company, escrow company, real estate broker, real estate agent or association provides a copy of a 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 face type 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.
- Note 5.** 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.
- Note 6.** 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 7.** Your application for title insurance was placed by reference to only a street address or tax identification number. Based on our records, we believe that the legal description in this report covers the parcel(s) of Land that you requested. If the legal description is incorrect, the seller/borrower must notify the Company and/or the settlement company in order to prevent errors and to be certain that the correct 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 8.** Note: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.
- Note 9.** Due to the special requirements of SB 50 (California Public Resources Code Section 8560 et seq.), any transaction that includes the conveyance of title by an agency of the United States must be approved in advance by the Company's State Counsel, Regional Counsel, or one of their designees.

**NOTES**  
(continued)

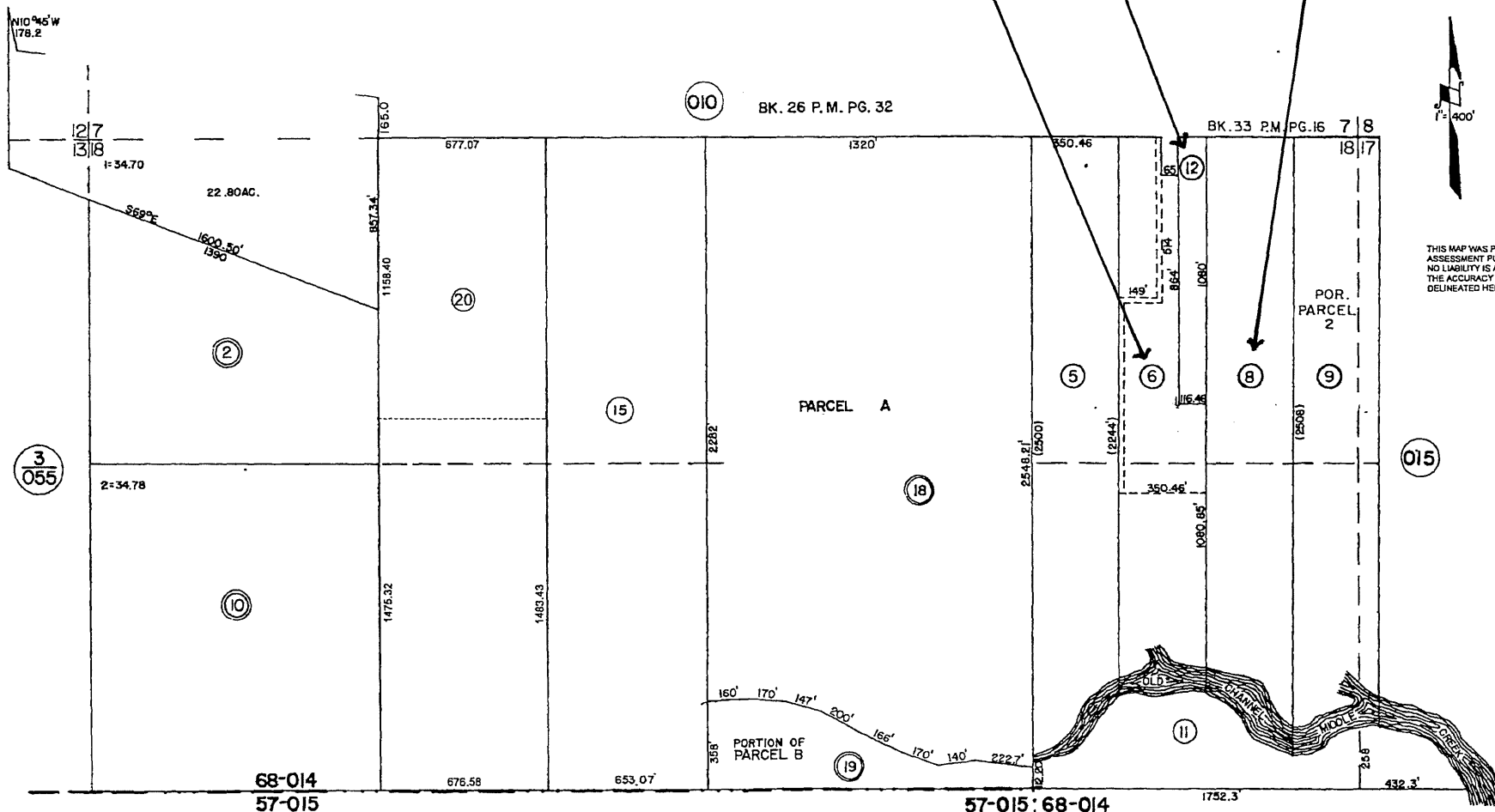
- Note 10.** Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental 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.

**END OF NOTES**

N 1/2 OF SEC. 18 T 15 N R 9 W

T. R. A.  
68-014

4-013



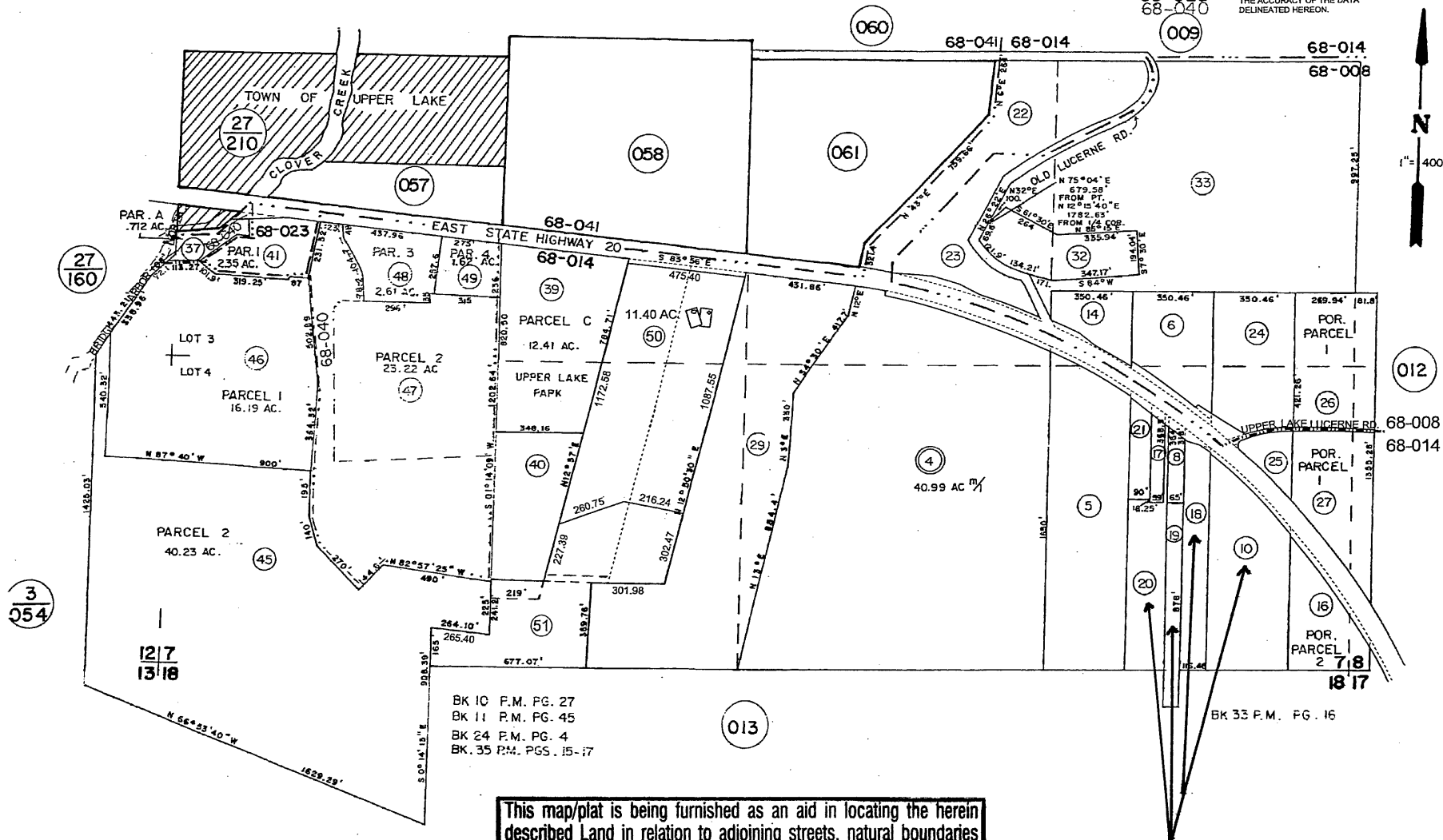
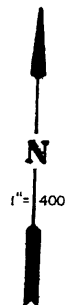
This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Portions of Sections 7,8 and 18, T.15 N., R.9 W.,  
and Sections 12 and 13, T.15 N., R.10 W.

T.R.A.  
68-008  
68-014  
68-023  
68-040

THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSES ONLY.  
NO LIABILITY IS ASSUMED FOR  
THE ACCURACY OF THE DATA  
DELINEATED HEREON.

4-010



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

## 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 received his appraisal certification from the State of California, Office of Real Estate Appraisers, as a Certified General Appraiser. He is certified through September 11, 2024. 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, 2024.



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  
Pescadero Reclamation District  
Rescue Union School District  
Sacramento Area Sewer District  
Sacramento Regional Transit District  
Sacramento Transit Dev. Agency  
Tahoe City Public Utility District  
West Contra Costa Wastewater District

Buckeye Union School District  
Cosumnes Community Services District  
Dry Creek Community Services 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 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

DeMettrion, Del Guercio, Springer & Moyer  
Freeman, D'Aiuto, Pierce, Gurev, Keeling & Wolf  
Hyde, Miller & Owen  
Law Offices of William Wright

Doyle & Associates  
Herman Fitzgerald & Associates  
Oliver, Vose, Sandifer, Murphy & Lee

## Corporations

3M Corporation  
American Land Conservancy  
California Conservation Fund  
California Natural Products  
California Waterfowl Association  
The Fremont Group  
Holman Investors  
Los Rios Farms  
Overland, Pacific & Cutler  
Paragon Partners, Ltd.  
R.C. Collett, Inc.  
Sacramento Sunset Ltd.  
Shell Oil Company/Equillon Corp.  
Universal Field Services  
Wickland Pipelines, LLC.  
Winn Communities

Aerie Construction  
American River Conservancy  
California FFA Corporation  
California Prune Packing Company  
Capitol Avenue Development, LLC  
Hamner, Jewell & Associates  
K. Hovnanian Homes  
Nature Conservancy  
Paine Webber Acquisitions  
Placer Land Trust  
Richards Land & Cattle  
Sacramento Valley Conservancy  
Trust for Public Land  
USA Properties Fund, LLC.  
Wildlands, Inc.  
Yolo Land Trust

## Engineering Firms

Andregg Geomatics  
Dokken Engineering  
Gene Thorne & Associates  
KASL Engineering  
Martin, Rivett & Olson  
Sauers Engineering

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

## 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](mailto:dwight@pattisonappraisals.com)

Certified General Appraiser  
Real Estate Appraiser  
Certificate #AG009699  
Certified through 9-11-2024

## 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 5-10-2024

## 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, 2022  
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