



**APPLICATION FOR  
APPOINTMENT TO COUNTY OF LAKE  
ADVISORY BOARD, COMMISSION OR COMMITTEE**

**RECEIVED****APR 27 2018****COUNTY OF LAKE  
BOARD OF SUPERVISORS**

Name of Applicant: Rick A. Orwig

Home Address: 12170 Baylis Cove Rd City: Lower Lake ZIP: 95457

Mailing Address: 12170 Baylis Cove Rd City: Lower Lake ZIP: 95457

Occupation: Commercial Real Estate Appraiser Email: rick. orwig @ yahoo. com

Home Phone: (661) 8033989 Work Phone: (707) 295-3469 Supervisorial District: District 5

Name of Board/Committee/Commission(s) you are interested in serving on:  
Blue Ribbon Committee of the Rehabilitation of Clear Lake

Board/Committee/Commission category under which you are applying, if applicable:

List past or present County appointments, as well as any other public service appointments, or elected positions held (please list dates served): None

Please briefly explain why you would like to serve, what special qualifications or expertise you may have for the position and any other information you would like to include as part of your application:

My wife and I relocated to Lake County last October. We appreciate all the county has to offer, which certainly includes Clear Lake. I would like to contribute my abilities to collect and analyze data, develop meaningful conclusions, and clearly report those findings.

List community organizations to which you belong:

None

Convictions and Penalties – Have you ever been convicted of a felony? If yes, give date(s), location(s) and penalties. (Convictions are evaluated for each position and are not necessarily disqualifying.)

None

List any affiliation you or your spouse has with public service agencies:

None

I certify that the above information is true and correct, and I have read the Lake County Advisory Board, Committee and Commission Conflict of Interest Policy. I agree to abide by that policy and to the best of my knowledge, I have no conflict of interest.

R A Orwig  
(Signature)

April, 26, 2018  
(Date)

PLEASE RETURN COMPLETED FORM TO:

Clerk of the Board of Supervisors  
255 N. Forbes St.  
Lakeport, CA 95453  
FAX (707) 263-2207

For Board Use Only:

APPOINTED YES \_\_\_ NO \_\_\_

APPOINTED ON: \_\_\_\_\_

TERM EXPIRES: \_\_\_\_\_

**FAX COVER SHEET**

TO	Clerk of the Board of Supervisors
COMPANY	
FAXNUMBER	17072632207
FROM	Rick Orwig
DATE	2018-04-26 23:47:06 GMT
RE	Application for Appointment to Blue Ribbon Committee

**COVER MESSAGE**

If you have any questions please call me on my cell phone at 661-803-3989.

Rick A. Orwig  
12170 Baylis Cove Road  
Lower Lake, CA 95457

April 26, 2018

County of Lake  
Clerk of the Board of Supervisors  
255 N. Forbes Street  
Lakeport, CA 95453

Sent via fax to 707-263-2207

Dear Members of the Board:

Please find my application for your consideration to become a member of the Blue Ribbon Committee of the Rehabilitation of Clear Lake. I have also included a copy of my professional qualifications.

Upon reviewing the notices regarding the various positions you are seeking to fill, I must acknowledge that I may not directly possess the specific kinds of experience you have in mind. However, as a commercial real estate appraiser, my skill set consists of collecting, analyzing and reporting data in an unbiased manner. I believe I could be a valuable contributor to the committee in some capacity. Furthermore, I have recently relocated to Lake County and, as I transition into retirement, I will be seeking opportunities to serve. If I am not selected to fill one of the present openings, I would be interested in serving on the committee in some other capacity.

Thank you for your consideration.

Best regards,

A handwritten signature in dark ink, appearing to read "R. A. Orwig". The signature is written in a cursive, slightly slanted style.

Rick A. Orwig

9734 State Hwy 281 #5031, Kelseyville, CA 95451  
707-295-3469 • Rick@OrwigValuation.com

**RICK A. ORWIG, MAI**  
**CALIFORNIA GENERAL APPRAISER NO. AG041473**

**PROFESSIONAL QUALIFICATIONS**

Experienced in appraising real property for Eminent Domain, Lending Purposes, Periodic Asset Valuations, Lease Renewals and to support Litigation related to Diminution in Value due to Title Defects, Stigma, and Physical Damage to property from both man-made and natural causes.

**SENIOR APPRAISER**

*Orwig Valuation Services*

Independent Certified General Appraiser

**10/17 – Present**

*Kelseyville, CA*

**8/12 – 10/17**

*Valencia, CA*

**Responsibilities:** Develop appraisals of real property.

**Property Types Appraised:** Experience with commercial office and retail, industrial, multifamily and single family residential improved properties and vacant land.

**Property Interests Appraised:** Experience appraising Fee Simple, Leased Fee, Leasehold and Partial Interests.

**Appraisal Purposes:** Experience with Valuations as Collateral for loans and “Troubled” Assets, Diminution in Value Estimates, Periodic Asset Valuation, Eminent Domain, Market Rent for Lease Negotiations, and Valuations to Support Litigation.



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**APPRAISER****10/11 – 8/12***JP Morgan Chase Bank, NA**Encino, CA***Commercial Term Lending – Appraisal Department**

Internal appraisal group supporting commercial real estate lending activities for this major financial institution.

**Responsibilities:** Develop appraisals of real property.

**Property Types Appraised:** Multifamily residential properties typically ranging in size from five to 50 units.

**Property Interests Appraised:** Fee Simple, Leased Fee

**Appraisal Purposes:** Valuation as collateral for loans and valuation of “troubled” assets.

**APPRAISER****10/06 – 10/11***Integra Realty Resources – Los Angeles**Encino, CA*

Real estate appraisal and valuation services firm.

**Responsibilities:** Provided real estate appraisal services for both private and public entities.

**Property Types Appraised:** Office; Retail; Industrial; Special Purpose – Schools, Libraries; Multifamily Residential; and Single Family Residential

**Property Interests Appraised:** Fee Simple, Leased Fee, Leasehold, and Partial Interest Valuations

**Appraisal Purposes:** Valuation as Collateral for Loans, Periodic Asset Valuation, Diminution in Value Estimates, Eminent Domain and Condemnation, Market Rent for Lease Negotiations, and Valuations to Support Litigation

**MANAGEMENT/CONSULTING****2/04 – 10/06**

Provide management and other project consulting services for multiple information technology clients.

**EXECUTIVE RECRUITER****8/94 – 2/04**

Provided recruiting services related to information technology staffing.

**SALES, MARKETING AND MANAGEMENT****Prior to 8/94**

Held sales, marketing, and management positions with manufacturers and distributors of various technical products and services.

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## PARTIAL LIST OF SPECIAL APPRAISAL ASSIGNMENTS

10 Improved Parcels for Eminent Domain Action – value partial takings and temporary construction easements for a street improvement project impacting commercial office, retail, warehouse, single and multifamily property types, Riverside, CA (City of Riverside)

3 Vacant Parcels, 1 Separated by a Pedestrian Access ROW – development of fair market value of the three parcels as a single property for potential negotiated acquisition, Los Angeles, CA (CRA-LA)

18 Properties for Eminent Domain – in two phases for easements related to a road improvement and grade separation project affecting agricultural, industrial and single family residential properties, Bakersfield and Shafter, CA (Overland Pacific & Cutler)

Vacant, Beachfront Parcel with 2 Zoning Designations – for easements to provide public access to the beach and for sewer maintenance, impacting both the hotel zoned portion and the open space zoned portion and resulting in uneconomic remnant parcels, Seal Beach, CA (City of Seal Beach)

Industrial Property for a Partial Taking for Eminent Domain – for construction of a rail connection within the Alameda Corridor Project, Wilmington, CA (Nossaman LLP)

Former Gas Station Site for Eminent Domain – for freeway interchange improvement project requiring portions of the contaminated site currently undergoing remediation; the acquisition was modified during the appraisal to become a full taking of the property, Norwalk, CA (California Department of Transportation – Legal Division)

Acreage in Angeles National Forest for Eminent Domain – for expansion of the Hungry Valley State Vehicular Recreation Area, requiring a full taking of a 46-acre site zoned for commercial retail, multifamily residential, and heavy agricultural uses, Gorman, CA (California State Department of Parks and Recreation, Off-Highway Motor Vehicle Recreation Division)

Single Family Residential Property for a Partial Taking for Eminent Domain – for construction of a the Yucca Loma Bridge, Apple Valley, CA (Epic Land Solutions, Inc. and the Town of Apple Valley)

Distribution Warehouse Industrial Property for a Partial Taking for Eminent Domain – for acquisition of several permanent and temporary construction easements required for a grade separation project, City of Industry, CA (Paragon Partners, Ltd. and the Alameda Corridor-East Construction Authority)

Acreage in Sierra Nevada Mountains for Negotiated Acquisition and Restrictive Use Easement – for expansion of the Canebrake Ecological Reserve to include 350 acres of agriculture zoned land, plus a separate action to restrict use of the property to benefit the U.S. Navy flight training operations, Canebrake, CA (California State Department of Parks and Recreation, Off-Highway Motor Vehicle Recreation Division)

2 Public Libraries – for negotiated acquisition, Santa Clarita, CA (City of Santa Clarita and County of Los Angeles)

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Historic Jail Property – for negotiated acquisition, Santa Clarita, CA (City of Santa Clarita and County of Los Angeles)

Bluffsides Ocean View Single Family Residence – develop value of permanent slope and temporary construction easements required for installation of a rock fall retaining mesh, Malibu, CA. (State of California Department of Transportation – Legal Division)

100 Single Family Residential Lots and Improved Properties – valuation to perfect existing easements for overhead electric power lines, Barstow and Daggett, CA (Southern California Edison)

Encroachment into Single Family Residential Property – for a title defect dispute, analyze damages due to encroachment of a concrete block fence wall within the subject property, Panorama City, CA (Fidelity Financial)

Residential Estate with Equestrian Facilities for Diminution in Value Analysis – required for title claim resulting from missed roadway easement that bisects a single family residence, horse arena, and 30-stall horse stable, Santa Clarita, CA. (Caswell & Cannon Law)

Deed Restriction Related to Single Family Residence – for a title defect dispute, analyze the diminution in value caused by a deed restriction limiting the height of trees, plants and structures, Rancho Palos Verdes, CA (Fidelity Financial)

2 Beverly Hills PO Residences – analyze diminution in value due to stigma of prior slope failures that caused damage to subject properties, Los Angeles, CA (City of Los Angeles)

Previously Razed 1915-built Single Family Residence – retroactive valuation of badly deteriorated house as it existed prior to being razed (using photos taken by Building and Safety before the structure was demolished), along with value of the resulting vacant lot, Los Angeles, CA (City of Los Angeles)

2 Ocean Front Single Family Residences and 1 Ocean Front Residential Lot – retroactive annual valuations of each subject for previous eight years, Malibu, CA (Department of Justice – State of California)

Historic-Cultural Monument – analysis of valuation issues related to the loss of use of a single family residence due to damage believed to be caused by construction activities on a neighboring property, West Hills, CA (Castro & Associates)

Partially Completed Residential Subdivision – analyze historical price appreciation rate to be used to estimate potential loss of growth in equity due to subdivision developer not delivering two phases of homes to contracted buyers, Coachella, CA, (Ronald T. Vera, Esq.)

10 Single Family Residential Lots – retroactive valuation to establish value lost by delay in construction permit approvals due to defective title report, Palmdale, CA (Property Owner)

Apartment Building – analyze potential diminution in value from stigma related to numerous unresolved code violations that were not made known to the buyer, Buena Park, CA (Law Offices of Jay R. Stein)

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Ground Lease – develop value of leasehold interest in the underlying ground lease of an 18,000 square foot sports theme restaurant for negotiated buyout, Woodland Hills, CA (Marafondo, Inc.)

Underlying Land of Retail Grocery Store – for establishing rental rate in a lease renewal, West Hollywood, California (Property Owner)

Intermodal Container Transfer Facility – valuation of underlying 147-acre land parcel for determination of fair rental value, Carson, CA (The Port of Los Angeles, Real Estate Division, City of Los Angeles, Harbor Department)

Federal Building – fair annual rent analysis for asset management purposes, Los Angeles, CA (U.S. General Services Administration)

Federal Courthouse Site – determine market value of a vacant site proposed to be developed with a federal courthouse, Los Angeles, CA (U.S. General Services Administration)

Former Palmdale Hospital Medical Center – for potential disposition of a property improved with a medical center converted to school administrative and class room uses, located on four parcels zoned for office or single family residential uses, Palmdale, CA (Antelope Valley Union High School District)

3 Private Schools (1 Vacated) – for asset management purposes, Santa Clarita and Palmdale (Pinecrest Schools)

3 Industrial Properties – for asset valuation purposes, all improvements had been vandalized extensively since being vacated two years prior to the date of value, El Monte, CA (JP Morgan Asset Management)

4 Partially Completed Subdivisions – consisting of raw land, mapped lots, finished lots, completed and partially completed homes, to establish evidence of collateral, Rosamond and Bakersfield, CA. (PNC Bank, N.A.)

290-acre Partially Completed Subdivision – consisting of raw land, mapped lots, partially finished lots, and partially completed infrastructure, Palmdale, CA. (First Service PGP Valuation for F.D.I.C.)

Former Rockwell Collins Office Building – 242,000 square foot, three-story structure built in 1985 that had been vacant for five years prior to the date of value, Pomona, CA (Hughes Hubbard & Reed, LLP)

61,000 Square Foot Shopping Center – retroactive appraisal for property tax appeal related to non-market transfer of subject five years earlier, Brentwood, CA. (Brentwood Subsidiary, LLC)

31,000 Square Foot Shopping Center – fractional interest valuation to determine market value of a 50% community property interest in the subject, Sunland, CA (Rostand Family Trust)



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Lawry's The Prime Rib Restaurant – 14,000 square foot restaurant with two floors of subterranean parking for loan underwriting, Beverly Hills, CA (Bank of the West)

Equestrian Ranch Property – diminution in value resulting from a title defect related to road easements that bisect the 8-acre site rural residential site in Santa Clarita, and that overlay all major improvements on the property (Caswell & Cannon)

Proposed Medical Office Building – estimations of market value “as is”, “as if completed, and as if stabilized for a 100,000 square foot medical office building for financing purposes (Mission Bank)

Historical Property: Former Jailhouse Converted to Retail Store – estimation of fair market value of 1,100± square foot jail house constructed circa 1906 to support negotiations for public acquisition (City of Santa Clarita)

360-acre Agricultural Land Parcel – estimation of fair market value of agricultural land parcel in Canebrake Area of Kern County containing two habitable residences on separate legal lots and a variety of uninhabitable structures to support negotiations for public acquisition (State of California Wildlife Conservation Board)

Mixed-use Industrial & Self-storage Facility – estimation of fair market value of a 6.4-acre site with 104,000 square feet of industrial & self-storage buildings for either a full or partial taking to support a grade separation project along the Alameda Corridor (Paragon Partners on behalf of Alameda Corridor East Construction Authority)

2.5-acre Site Zoned for Single Family Residential Use, Palmdale, California – estimation of fair market value for a partial taking in support of roadway improvement project (City of Palmdale)

Portions of Railroad Right of Way, Orange County, California – estimation of market value and market rent for two segments of Union Pacific Railroad right of way containing 0.9 and 1.65 acres of land area, for internal management purposes (Union Pacific Railroad)

Partially Completed Medical Office Building – estimations of market value “as is” for a 11,000 square foot medical office building for financing acquisition purposes (Property owner – Design 2020 Pasadena, LLC)

Toyota Marine Terminal, Long Beach Harbor – estimation of contributory fair market value of 163,000 square feet of improvements only, excluding the 144-acre underlying land parcel, as an aid in rent arbitration per the terms of an existing lease (Port of Long Beach)

8 Tentative Residential Tracts Containing a total of 397 lots, Lancaster, California – estimation of market value for each of the tentative tracts plus the bulk value of the combined properties, for internal management purposes (Property owner, Ron Mayer)

Multitenant Retail and 3 Vacant Lots, Plus a 4th Lot Under Different Ownership – estimations of market value of the retail store and vacant lots in Quartz Hill, California, considering the properties under four potential combinations, along with the estimation of market rent applicable to the retail store spaces, for acquisition and estate planning purposes (Steven Daiker, CPA)

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Single Tenant Industrial Building, City of Industry, California – estimation of fair market value of 45,000 square foot industrial building for full taking to support a grade separation project along the Alameda Corridor (Paragon Partners on behalf of Alameda Corridor East Construction Authority)

Single Tenant Industrial Building, City of Industry, California – estimation of fair market value of 35,000 square foot industrial building for either a full or partial taking to support a grade separation project along the Alameda Corridor (Paragon Partners on behalf of Alameda Corridor East Construction Authority)

3.9-acre Fruit Orchard, Maricopa, California – estimation of fair market value to aid negotiations for a petroleum pipeline easement (Paragon Partners on behalf of Exxon/Mobil)

3 Partially Completed Medical Office Buildings, Palmdale, California – estimations of market value “as is”, “as if completed, and as if stabilized for three 33,000± square foot medical office buildings for financing purposes (Mission Bank)

Single Tenant Industrial Property, Pico Rivera, California – estimation of fair market value of 0.8-acre site containing 16,600 square feet of industrial warehouse space in two buildings a full taking to support a grade separation project along the Alameda Corridor (Paragon Partners on behalf of Alameda Corridor East Construction Authority)

Single Tenant Industrial Property, Pico Rivera, California – estimation of fair market value for a full taking of 6,768-square foot site containing 4,718 square feet of industrial warehouse space, plus a separate valuation considering only 2,543 square feet of space confirmed to be legally permitted, to support a grade separation project along the Alameda Corridor (Paragon Partners on behalf of Alameda Corridor East Construction Authority)

Airplane Hangar and Attached Office Building, Mojave Air and Space Port, California – estimation of market value of the leasehold interest in the improvements only, which consist of a 21,648-square foot airplane hangar and a partially built-out, two-story office building containing 24,640 square feet of building area, as an aid in asset planning (Property owner – Flight Research, Inc./Tisours, LLC)

Industrial Park, Huntington Beach, California – estimation of fair market value of undeveloped excess land portion of an industrial park containing 5.9 acres of land area for a partial taking in support of a storm water pump station project (City of Huntington Beach)

Industrial Condominium Complex, Huntington Beach, California – estimation of market value of the 1.2-acre site underlying a 10-unit industrial condominium complex for the partial taking of portions of the common area in support of a storm water pump station project, including an assessment of damages related to a 2-year temporary construction easement (City of Huntington Beach)

Various Properties, Fresno and Kings Counties, California – estimations of fair market value of various agricultural, industrial, and residential properties for either full or partial takings in support the California High Speed Rail project (Continental Field Services on behalf of the California High Speed Rail Authority)

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**Properties Appraised for CHSRA:**

- 16.5-acre industrial site improved as a manufacturing plant with 9 buildings containing 140,000 square feet of building area
- Agricultural warehouse/cotton storage facility comprised of 19 buildings containing 537,000 square feet on a 52.3-acre site
- An asphalt recycling/manufacturing plant located on a 15-acre site
- A beverage distribution warehouse located on a 10.7-acre site
- 7,500-square foot trucking terminal located on a 2-acre site
- 7 finished industrial lots in ranging in size from 0.4 to 1.4 acres
- 5 vineyard properties ranging in size from 20 acres to 162 acres, some with residential and agricultural improvements
- 4 walnut orchards ranging in size from 27 to 160 acres
- 80 acres of agricultural cropland improved with a single family residence
- 36-acre fruit orchard improved with a single family residence and agricultural utility buildings
- Rural residential house containing 1,474 square feet of building area on a 0.5-acre lot

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## **EDUCATION**

**CALIFORNIA STATE UNIVERSITY, SAN JOSE BA Degree**

Major: Biology, Minors: English and Physics

### **Real Estate Appraisal Coursework**

Eminent Domain Law Basics for Right of Way Professionals

(International Right of Way Association, 2014)

Easement Valuation (International Right of Way Association, 2015)

Principles of Land Acquisition (International Right of Way Association, 2014)

Apartment Appraisal: Concepts and Applications (Appraisal Institute, 2011)

Advanced Applications (Appraisal Institute, 2010)

Advanced Income Capitalization (Appraisal Institute, 2010)

Report Writing and Valuation Analysis (Appraisal Institute, 2009)

General Appraiser Report Writing and Case Studies (Appraisal Institute, 2008)

General Appraiser Sales Comparison Approach (Appraisal Institute, 2008)

General Appraiser Site Valuation &amp; Cost Approach (Appraisal Institute, 2008)

General Appraiser Income Approach/Part 2 (Appraisal Institute, 2008)

General Appraiser Income Approach/Part 1 (Appraisal Institute, 2007)

Real Estate Finance, Statistics &amp; Valuation Modeling (Appraisal Institute, 2007)

General Market Analysis &amp; Highest and Best Use (Appraisal Institute, 2007)

Business Practices and Ethics (Appraisal Institute, 2007)

Real Estate Appraisal I (College of the Canyons, 2006)

Appraisal Principles &amp; Techniques (Real Estate Trainers), 2006)

Real Estate Appraisal Fundamentals II (Real Estate Trainers, 2006)

Appraisal Mathematics (Real Estate Trainers, 2006)

### **Additional Career Training**

Dale Carnegie Public Speaking & Sales Training - Practical Negotiating Skills - Strategic Selling  
- Guerrilla Selling - Brian Tracy Psychology of Selling - IBM Sales Training - Tom Hopkins Art  
of Selling - Wilson Learning Counselor Selling

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## PROFESSIONAL ACTIVITIES & AFFILIATIONS

### APPRAISAL INSTITUTE

#### Prior Positions

Regional Representative for Southern California Chapter  
Chair, Chapter Education Committee  
Member, Chapter Education Committee  
Member, Chapter Leadership Nominating Committee  
Chair, Northwestern Branch Chapter  
Vice-chair, Northwestern Branch Chapter  
Advisor, Northwestern Branch Chapter  
Chapter Newsletter Editor

### INTERNATIONAL RIGHT OF WAY ASSOCIATION

#### Prior Positions

Chair, Fall Seminar for Chapter 1 – Los Angeles

## COMMUNITY INVOLVEMENT

#### Prior Positions

<i>Santa Clarita Education Foundation</i>	Member of Education Partners Committee
<i>Junior Achievement</i>	Presenter, Connecting to Success Program
<i>Valley Community Church</i>	Church Leader, Marriage and Family Activities Leader, Usher/Greeter Ministry Leader
<i>Family Life</i>	Area Director, Annual Marriage Conference