

Carmichael

RECREATION AND
PARK DISTRICT

Memo

To: Advisory Board of Directors

From: Mike Blondino, District Administrator
Ingrid S. Penney, Administrative Services Manager

Date: September 16, 2021

Subject: Easement for Temporary Construction
Property address: 5341 El Camino Ave., Carmichael, CA 95608
Cardinal Oaks Park - APN 272-0300-25, 034

Background:

The County of Sacramento Department of Transportation (County) plans to install sidewalks, curbs and gutters, bike lanes, and streetlights in areas that are missing, at various locations throughout the Arden-Arcade and Carmichael communities. In Carmichael, the proposed improvements are located along El Camino Avenue and would impact a portion of the Cardinal Oaks Park. There are no CRPD buildings or structures at the subject location. A street view image is included as an attachment to this report.

Discussion:

In order to accomplish their objective, the County desires to purchase of 2,444+ square feet for an Easement of Temporary Construction, which is required for the Project. The County has obtained an Appraisal of the subject property to determine its market value.

Based on the attached Appraisal, the County is offering \$8,500 to purchase the interest in the property. Attached is a proposed Agreement detailing the Easement, including photos and the purchase price. The CRPD has the option to obtain an independent appraisal, for which the County would pay reasonable costs up to a maximum of \$5,000, meeting certain conditions.

RECOMMENDATION:

Staff recommends that the Advisory Board approve the Agreement for Purchase of Temporary Construction Easement by the County for a purchase price of \$8,500; terms and conditions, as presented; delegate authority to the District Administrator to execute the Agreement and submit to the County.

Attachments:

Image - Street view

Appraisal

Agreement



5341 El Camino Ave



Imagery ©2021 Maxar Technologies, U.S. Geological Survey, Map data ©2021 50 ft

Pattison & Associates, Inc.

Real Estate Appraisals

APPRAISAL REPORT

***PARTIAL ACQUISITION FROM
CARMICHAEL RECREATION & PARK DISTRICT PROPERTY
5341 EL CAMINO AVENUE
CARMICHAEL, CALIFORNIA***

***ARDEN-ARCADE & CARMICHAEL
SIDEWALK & STREETLIGHTS PROJECT***

AS OF: JUNE 30, 2021

PREPARED FOR:

***COUNTY OF SACRAMENTO
3711 BRANCH CENTER ROAD
SACRAMENTO, CA 95827-3807***

Pattison & Associates, Inc.

Real Estate Appraisals

July 7, 2021

Mr. Jeffrey A. Gasaway
Director
Department of General Services, Internal Services
3711 Branch Center Road
Sacramento, CA 95827-3807

SUBJECT: Appraisal of a portion of the Carmichael Recreation & Park District Property, 5341 El Camino Avenue, Carmichael, California

The following appraisal is reported in a succinct narrative format for the valuation of a portion of the subject property, in temporary construction easement, for the Arden-Arcade & Carmichael Sidewalk & Streetlights Project. The subject property consists of a developed park (Cardinal Oaks Park), located on the north side of El Camino Avenue, west of Garfield Avenue, in unincorporated Sacramento County, California. The following report is intended to comply with the reporting requirements set forth under Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP) for an appraisal report.

Note: On March 13, 2020, the United States Government declared a "National Emergency concerning the Novel Coronavirus Disease (COVID-19) outbreak", which was in effect on the Effective Date of this Appraisal Report. In addition, on March 4, 2020 the Governor of the State of California proclaimed a State of Emergency as a result of the threat of COVID-19, which was in effect on the Effective Date of this Appraisal Report. This appraisal report was performed pursuant to the Uniform Standards of Professional Appraisal Practice ("USPAP") and was based on information and comparable sales available as of the Effective Date of this Appraisal Report. At this time, the effect of COVID-19 on the future value of the Subject Property or the value of the real estate market in the area of the Subject Property is unknown and not possible to predict.

Based on an inspection of the property and a review and analysis of market data, it is our opinion that the fair market value of the portion of the subject property to be acquired, in temporary construction easement, as of June 30, 2021, is **\$8,500**.

Respectfully submitted,
PATTISON & ASSOCIATES, INC.



Dwight Pattison, SR/WA, IFAS
CA State Cert. #AG009699



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

BASIS OF VALUATION

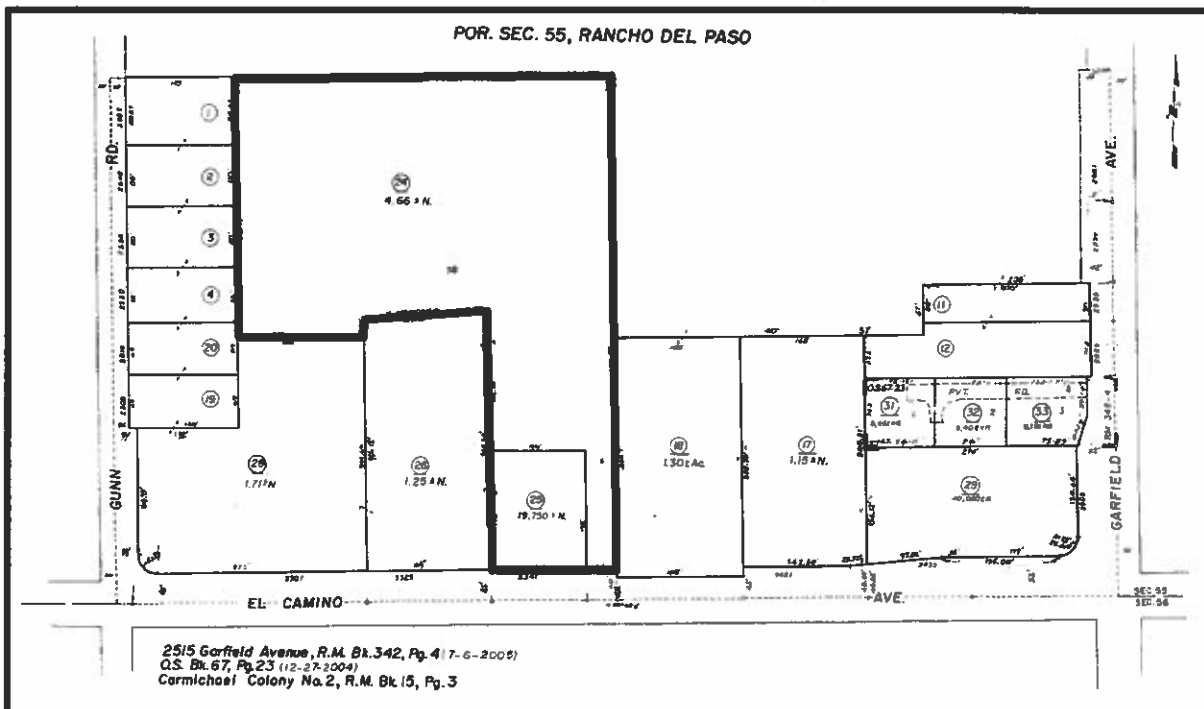
"Fair Market Value", as defined pursuant to Chapter 1275, Title 7, Part 3 of the California Code of Civil Procedure, entitled: Eminent Domain Law, is as follows:

1263.320 (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 the property taken for which there is no relevant market is its value on the date of valuation as determined by any method of valuation that is just and equitable.

SUBJECT DATA

APN: 272-0300-024, 025



Land Owners: According to the preliminary title report provided, title of the property is vested in **Carmichael Recreation & Park District, a political subdivision of the State of California**. Ownership is assumed to be accurate, but may be otherwise.

Property Sales History: According to public records, the current owner has owned the property for over five years.

Location: The subject property is located on the north side of El Camino Avenue, west of Garfield Avenue, in unincorporated Sacramento County, California. Its address is listed as 5341 El Camino Avenue, Carmichael, California.

Larger Parcel: Larger parcel is defined 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."¹

The larger parcel may be all of the parcels, part of a parcel, or several parcels, depending on the unity of legal ownership, unity of use, and contiguity. For there to be unity of title, the parcel(s) must be owned or controlled by the same individual or group of individuals. Unity of use requires that the parcel(s) possess the same use, or an integrated use, with the land. It is controlled by the highest and best use of the parcel(s). Although contiguity is not always required, normally parcels sharing this unity are physically contiguous to one another. If two parcels, for instance, are separate and devoted to different uses, the taking of one parcel will not damage the other parcel.

The ownership owns several contiguous parcels which are developed together and used together as a park. Only two of these parcels are affected. Since these two parcels are both affected and used together, it is our opinion that these two parcels together constitute the larger parcel for purposes of this appraisal.

Size: Based on the Sacramento County Assessor's map, the subject property contains approximately 5.11 net acres.

¹ *Dictionary of Real Estate Appraisal* (Sixth Edition, 2015), Appraisal Institute, page 127.

Present Use: Park

Improvements: The subject is improved with a park and has miscellaneous recreational improvements. The improvements are not affected by the proposed acquisition and thus a full inspection of the park and recreational improvements was not made.

Encumbrances: A title report was provided and reviewed. A copy is located in the addenda. This title report revealed rights to the public in El Camino Avenue as well as easements for roadway and water pipeline purposes. These easements are considered typical and do not have an adverse effect on the value of the subject site. There were no other easements or encroachments observed.

Topography: The subject property is generally level and at or slightly above the grade of El Camino Avenue. It is improved with a park, including recreational improvements. There is no curb, gutter or sidewalk along El Camino Avenue.

Utility Services: All to site.

Access: The property has legal, developed access to El Camino Avenue along its south boundary and Cardinal Court along its west boundary in the north portion.

Zoning: The subject property has two parcels and each has different zoning. Parcel -025 is zoned RD-10 (Multi-family residential, 10-units per acre), by the County of Sacramento. Parcel -024 is zone O (Open Space), by the County of Sacramento. The General Plan designation for both parcels is Low Density Residential. The subject's current use is considered a special use that is permitted within this zone and General Plan designation.

FEMA Zone: X – Outside 500-year flood zone
(06067C 0202H – 8/16/2012)

Property Type: The subject property is a developed park.

Interest Appraised: Temporary Construction Easement (TCE)

Highest and Best Use: The subject is a developed park. This is considered a special public use. The larger of the two parcels is zoned open space, but this is likely due to its use as a park, and not due to any environmental conditions as it is not within a flood plain or natural hazard area. Thus, if it were in private ownership, it would likely be zoned for residential development similar to the surrounding properties and consistent with the General Plan designation of Low Density Residential. The smaller of the two parcels is zoned RD-

Carmichael Recreation & Park District Property
5341 El Camino Avenue (APN 272-0300-024, 025)
Carmichael, CA

10, which allows single and multi-family residential development. Thus, as vacant, it is our opinion that the site has potential for a single-family residential subdivision or multi-family development. As improved, the highest and best use of the site is as developed, a park, which is considered a special use that provides a service to the residents of this community.

**Client and
Intended Users:** County of Sacramento

**Purpose and
Intended Use:** For potential purchase of a temporary construction easement (TCE) over a portion of the site for the Arden-Arcade & Carmichael Sidewalk & Streetlights Project.

Date of Value: June 30, 2021

Date of Inspection: June 30, 2021

Date of Report: July 7, 2021

Methodology: In this appraisal, the most applicable approach is the Sale Comparison Approach. The Cost and Income Approach were not included as the subject's improvements are not affected, and only a land value is required.

Sales Comparison Approach — The Sales Comparison Approach is based on the consideration of comparable land sales and is applicable to the valuation of the subject property to be acquired. Since only a land value is required, only vacant land sales will be analyzed.

Cost Approach — The Cost Approach is based in part on a replacement cost new of improvements less depreciation. As stated above, only a land value is required. Thus, the Cost Approach is considered not applicable or appropriate.

Income Capitalization Approach — The Income Approach is based on an analysis of income produced from the property and expenses to the property. There is little to no land lease data available to analyze, and the Income Approach is not part of the scope of this assignment. Thus, the Income Approach has not been utilized.

Therefore, the only applicable and appropriate method to estimate the fair market value of the subject property is the Sales Comparison Approach.

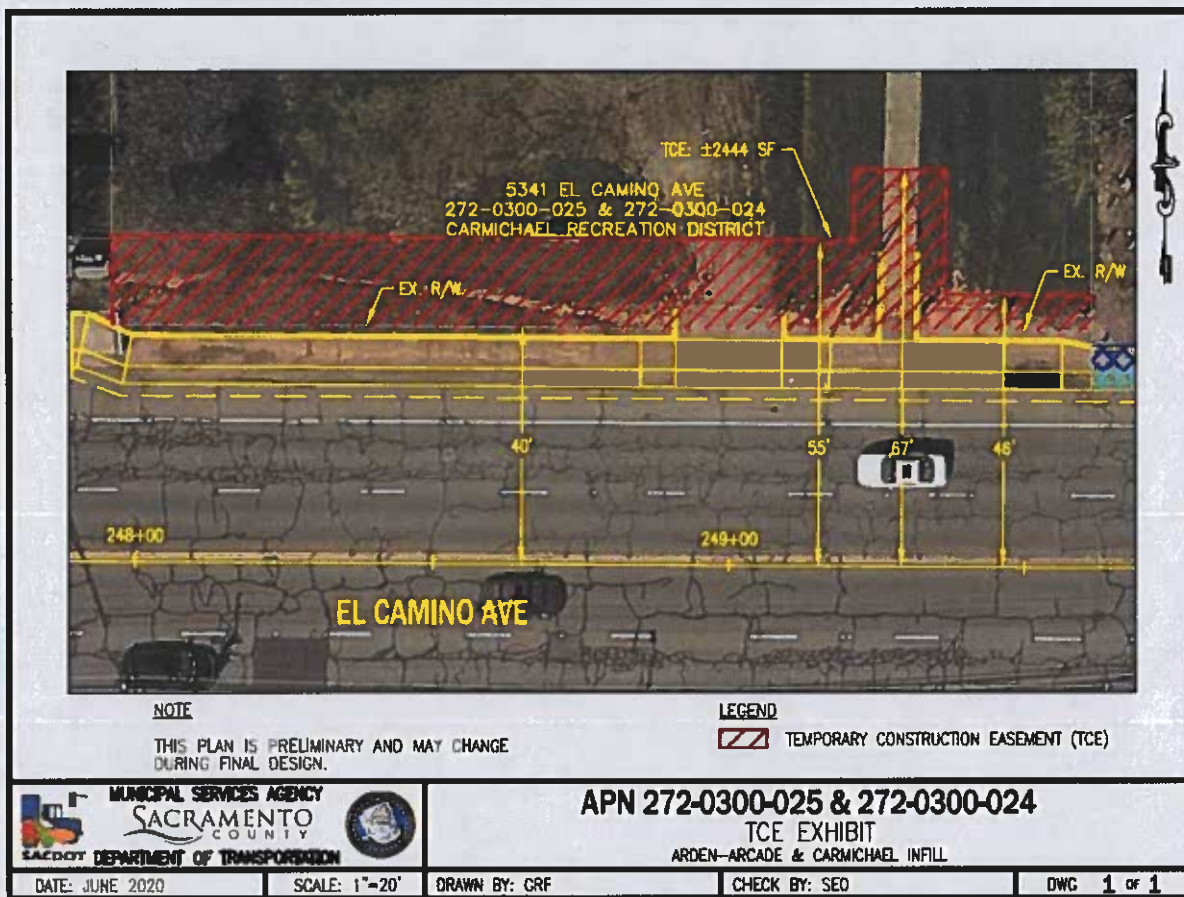
Carmichael Recreation & Park District Property
 5341 El Camino Avenue (APN 272-0300-024, 025)
 Carmichael, CA

PROJECT DESCRIPTION

The County of Sacramento Department of Transportation (SacDOT) received funding from the Highway Safety Improvement Program. As part of this program, the County is proposing improvements which include curb, gutter, sidewalk infill, curb ramps, and street lighting on various locations along Edison Avenue (E Country Club -Watt Ave), El Camino Ave (Gunn Rd-Fair Oaks Blvd), Hurley Way (Dealynn St-Gannon Dr), Manzanita Ave (Hilltop Dr-Auburn Blvd), and Marconi Ave (Eastern Ave -Root Ave). This will improve pedestrian safety and mobility throughout the project area by installing street lights, and constructing continuous sidewalks, and installing ADA compliant sidewalk ramps at corners.

ACQUISITION DATA

The County of Sacramento is proposing to acquire a temporary construction easement (TCE) containing approximately 2,444 square feet along the south boundary of the property, for use as work area during construction of the new sidewalk within the existing right of way for El Camino Avenue. See map below and plats in addenda.





View of subject property looking northerly from El Camino Avenue



View along proposed TCE to be acquired looking westerly from near southeast corner



View of walking path in center of property to be conformed to sidewalk



View along proposed TCE to be acquired looking easterly from near southwest corner

VALUATION DATA

Scope of Work: The scope of this assignment is limited to:

- County of Sacramento sent a Notice of Decision to Appraise letter to ownership. No response was received.
- Inspected subject property from adjoining roadway on June 30, 2021. Took photos during this inspection.
- Utilized Google Earth for aerial view of subject.
- Consulted relevant public records for the subject property and sales and relevant portion of zoning ordinance with a County of Sacramento planning department representative.
- The subject property is a park, which is considered a special use. As vacant, it has a highest and best use of single or multi-family residential use. Thus, vacant residential land sales were analyzed to estimate the value of the site, as vacant.
- Researched local real estate market activity for recent sales and active listings of similar residential sites in the surrounding area. Comparable sales were verified when possible with a party to or a real estate broker involved in the transaction.
- Researched secondary sources such as MLS, ParcelQuest and brokers.
- Internet websites were relied upon for data. Supporting data is retained in the appraiser's work file.
- Interviewed realtors who are active in the subject's area and surrounding markets.
- Analyzed the most comparable sales data to determine an appropriate unitary value estimate for the subject property (land only).
- Estimated value of areas to be acquired based on estimated unitary value of subject property.
- Analyzed the property in the after condition, under the hypothetical condition that the project has been completed in the manner proposed, to determine if there are any severance damages or benefits accruing to the remainder as a result of the acquisition and construction of the project.

Selected Market Data

The appraisers have analyzed the following sales of potential residential development sites in the greater Sacramento area, to determine the fair market value of the subject property (land only). Since the park improvements are not affected, we are only valuing the land to determine the value of the area to be acquired. These sales are considered the best data available. Our analysis is as follows:

| Data | Location | Date | Zoning | Price | Size(Ac) | Price/Ac |
|------|---|--------|----------------|-------------|---------------|-----------|
| 1 | 6036 Landis Ave Carmichael 273-0311-014 | May-21 | RD-5 | \$650,000 | 1.10 | \$590,909 |
| 2 | 3800 Robertson Ave Sacramento 269-0021-054 | Dec-20 | RD-5 | \$420,000 | 1.28 | \$328,125 |
| 3 | 4845 Fair Oaks Blvd Sacramento 289-0600-022 | Sep-20 | RD-4 | \$840,000 | 1.46 | \$575,342 |
| 4 | 8113 Wachtel Way Citrus Heights 224-0162-017 | Apr-21 | RD-4 & RD-3 | \$635,000 | 2.27 | \$279,736 |
| 5 | 4552 Palm Ave Sacramento 228-0082-015 | Mar-19 | RD-10 | \$420,000 | 2.75 | \$152,727 |
| 6 | 9142 Bruceville Rd Elk Grove 116-1380-005, 006, 008, 009 116-0011-020, 021 | Oct-19 | RD-15 | \$2,300,000 | 6.70 (Net) | \$343,284 |

Comparable 1 is located on Landis Avenue, west of California Avenue in Carmichael. This site contains 47,916 square feet (1.1 acre) and sold in May 2021 for \$650,000 or \$590,909 per acre. This property is zoned RD-5 and has possibilities for 5 lots. There is an existing residence on the property, but it had been vandalized many times and may have no value other than the utility hook ups are there. The subject has a general plan designation of Low Density Residential and thus carries the possibility of more units per acre. However, this parcel is much smaller and thus requires a downward adjustment for its smaller size.

Comparable 2 is located on Robertson Avenue, just east of Watt Avenue. This is in the neighborhood of Del Paso Country Club and is a well maintained area of higher priced residences. This 1.28 acre property sold in December 2020 for \$420,000 or \$328,125 per acre. It can be developed with 5 lots and has had a map prepared indicating five lots. It is "L" shaped, but is all

usable land. It had been listed at \$425,000 and sold near that price after only 47 days on the market. This is a good location within the Arden-Arcade area but is considered slightly inferior to the subject as the subject could be developed with more units per acre.

Comparable 3 is a 1.46 acre subdivision site on Fair Oaks Boulevard in Carmichael. This is a high end residential area and the property adjacent is a relatively new development (Fair Oaks Lotus), a 13 lot subdivision with homes from over one million dollars. This site sold in September 2020 for \$840,000 or over \$575,000 per acre. It had been owned by an investment group that had originally planned on constructing large spec homes on four planned lots on this property. That did not happen, and they sold it to an individual. At one time it had a tentative map for four lots. This is an excellent residential area and there have been many small subdivisions developed on small inholding sites in the area. Thus, it is our opinion that this comparable is superior to the subject on a per acre basis, as it is smaller and has a slightly superior location.

Comparable 4 is located on Wachtel Way in Citrus Heights. This is south of Old Auburn Road in an area that has been developed with many small inholding subdivisions. Wachtel Way is a primary street connecting Old Auburn Road to the north with Oak Avenue to the south. This is a 2.27 acre property fronting on Wachtel Way. It sold in April 2021 for \$635,000 or just under \$280,000 per acre. This property has a map indicating 8 lots, which is a slightly lower density than the subject. This is another good area for infill development but must be considered inferior to the subject area.

Comparable 5 is located on Palm Avenue, north of Interstate 80 and off Hillsdale Boulevard in Sacramento. This is a 2.75 acre property that sold in March 2019 for \$420,000 or just over \$152,000 per acre. It is now being developed with 20 single family residences. This site is inferior to the subject as it lacks the subject's location in Carmichael. Its density is similar as it was approved for 7 lots per acre. Overall, it must be considered inferior to the subject due to location.

Comparable 6 is an 8.45 (6.70 net) acre property on Bruceville Road, north of Laguna Boulevard in Elk Grove. This property sold in October 2019 for \$2,300,000 or \$343,284 per acre of net acreage. It is zoned RD-15 and is planned for apartments. The broker stated that if the developers put in some low income housing as part of the development, they will get more than 15 units per acre. The site has frontage on Bruceville Road and a second driveway to Bruceville to the south. It sits to the rear of the Outback Steakhouse and Chicago Fire Pizza Restaurants that front on Laguna Boulevard. This property is larger in size when compared to the subject and has a higher density than what would realistically be allowed on the subject site. It does have inferior location behind commercial properties fronting on Laguna Boulevard. The subject has a good residential location in Carmichael. This comparable has a good location for multi-family

residential, but the subject has a better fit for upscale single family residential. In addition, this property has an irregular shape and inferior access.

The data above indicates a range in unit prices paid for potential subdivision sites from just over \$152,000 per acre to just under \$600,000 per acre. Comparables 1 and 3 are the highest price on a unit basis. Comparable 1 is a small property in a stable neighborhood and Comparable 3 is located in an upscale area and is also smaller than the subject. Both of these properties are considered superior to the subject when compared on a unit basis. Comparables 4 and 5 are inferior due to location. Comparable 2 is a good indicator, as it is in a good location but must be considered inferior on a unit basis. Comparable 6 is larger and although it has higher density, it is irregular in shape and location adjacent to commercial uses. Thus, it is considered inferior. Based on this analysis, it is our opinion that the subject property has a unit value of \$500,000 per acre, or \$11.48 per square foot. This amounts to a total site value of \$2,555,000 for the 5.11 acre site.

Value of Temporary Construction Easement

The County of Sacramento wishes to acquire a temporary construction easement (TCE) containing 2,444± square feet, along the south boundary of the subject site, adjacent to the existing right of way for El Camino Avenue, for use as work area during construction of the project. The value of this temporary construction easement will be estimated by a rental charge for a 3-year period. While the County has indicated that the area will most likely be used for only a 30 day period, the entire project is expected to take one to two construction seasons, and it is not known exactly when the County will be working on the subject parcel. The County of Sacramento's policy is to purchase a 3-year TCE to ensure that the entire construction period is covered, and there will be less constraint on the contractor. The rent will be based on a percent of the value or return on investment by the owner.

Economic indicators taken from Bankrate.com and from information provided by Mortgage Companies indicate the prime rate at 3.25% and mortgage rates are currently between 2% and 3.5% in the area. In addition, we have researched Market Capitalization Rates for income producing properties throughout the area and have found that 6.5% is fairly typical in this market. To calculate the fair market rent based on the above Capitalization Rate, one would multiply the value per square foot by the rate to get the annual rental rate per square foot. During the rental period, the County's contractor will be using the property in a way that is not compatible with the present use. We have used a 10% rate of return for this temporary construction easement as this is slightly higher than the rate for an entire income producing property, but still considered a reasonable rate of return on a real estate investment, and the easement is only for a portion of the property at a use that is not compatible with the current use of the subject. As stated, the proposed easement will contain 2,444 square feet. Its value is as follows:

$$2,444 \text{ SF} \times \$11.48/\text{SF} \times 10\%/\text{year} \times 3 \text{ Years} = \$8,417.14$$

Improvements:

None.

Severance damages:

The appraisers have analyzed the remainder in the after condition, to determine if there are damages to the remainder. The area to be acquired is only a temporary easement for work area to construct the new sidewalk in the existing right of way along the south boundary of the property. The TCE area will be restored to its present condition. It is our opinion that the remainder will have at least the same market value in the after condition. Therefore, it is our opinion that there are no severance damages accruing to the remainder as a result of the proposed acquisition.

Benefits:

The project is primarily a safety project, to improve and add sidewalks in an area that has pedestrian traffic. It is our opinion that sidewalks will enhance properties in this area, including the subject property. However, in California, Benefits can only offset damages. Since there were no damages found, we have not attempted to measure benefits.

Construction Contract Work:

According to the TCE information sheet provided by our client (copy is located in addenda), the contractor will install curbing along the back of the sidewalk, replace any affected irrigation and landscaping, conform the pathway and protect the chain/post fencing, irrigation valves and a metal bollard with chain gate. The cost of this will be provided by the contractor.

Total Estimated Value of Proposed Acquisition

| | |
|----------------------------------|----------------|
| Temporary Construction Easement: | \$8,417.14 |
| Improvements | \$ 0.00 |
| Severance Damages | <u>\$ 0.00</u> |
| Total | \$8,417.14 |
| Rounded | \$8,500 |

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 sources and is considered reliable. Title is assumed marketable, free and clear of all liens, encumbrances, easements, and restrictions except those specifically discussed in the report. The property is valued assuming it to be under responsible ownership and competent management and available for its highest and best use.
5. The appraiser assumes no responsibility for hidden or unapparent conditions of the property's subsoil, ground water, or structures that render the subject properties more or less valuable. No responsibility is assumed for arranging for engineering, geologic, or environmental studies that may be required to discover such hidden or unapparent conditions.
6. The appraiser has not been provided any information regarding the presence of any material or substance on or in any portion of the subject property which material or substance possesses or may possess toxic, hazardous, and/or other harmful and/or dangerous characteristics. Unless otherwise stated in the report, the appraiser did not become aware of the presence of any such material or substance during the appraiser's inspection of the subject property. However, the appraiser is not qualified to investigate or test for the presence of such materials or substances. The presence of such materials or substances may adversely affect the value range of the subject property. The value estimated in this report is predicated on the assumption that no such material or substance is present on or in the subject property or 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.
16. The Americans with Disabilities Act (ADA) became effective on January 26, 1992. We have not made a specific compliance survey and analysis of the property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this could have a negative effect on the property's value.

17. The appraiser is not qualified to detect the presence of any threatened or endangered species. The client is urged to retain an expert in this field if there is any question as to the existence of any threatened or endangered species. The value estimated in the report assumes that no threatened or endangered species is present on the property.
18. A Limited Environmental Review was not provided to the appraiser by the client. The appraiser is not an expert in biological or environmental matters and strongly suggests that the client and or future user of the subject site obtain a biological and environmental assessment prior to any activity on the property. The value conclusion assumes that property in compliance with all local, regional, and State environmental approvals, including those required by CEQA through California Public Utilities Code 851. The appraiser assumes no responsibility for any failure of obtaining proper environmental clearances.

Extraordinary Assumptions

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

1. The effects of the current COVID-19 virus pandemic on the local, state and national economies has not yet been reflected in the evidence from the marketplace. It is assumed for this valuation that the near-term real estate market will remain similar to that which existed at the time of the subject valuation. The appraisers do not make any guarantee on the value of the dollar into the future or make any prediction on the direction of the real estate market and how the public will ultimately react to this issue.

Hypothetical Conditions

This appraisal is subject to the following hypothetical conditions, 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 area to be acquired, ignoring project influence. Thus, the value estimate in the before condition is based on the hypothetical condition that the subject project does not exist.
2. To estimate severance damages and benefits, we must value the remainder in the after condition, taking into account the acquisition, under the hypothetical condition that the project has been completed in the manner proposed.

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.
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 the National Association of Independent Fee Appraisers.



Dwight Pattison, SR/WA, IFAS
CA State Cert #AG009699

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.
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.



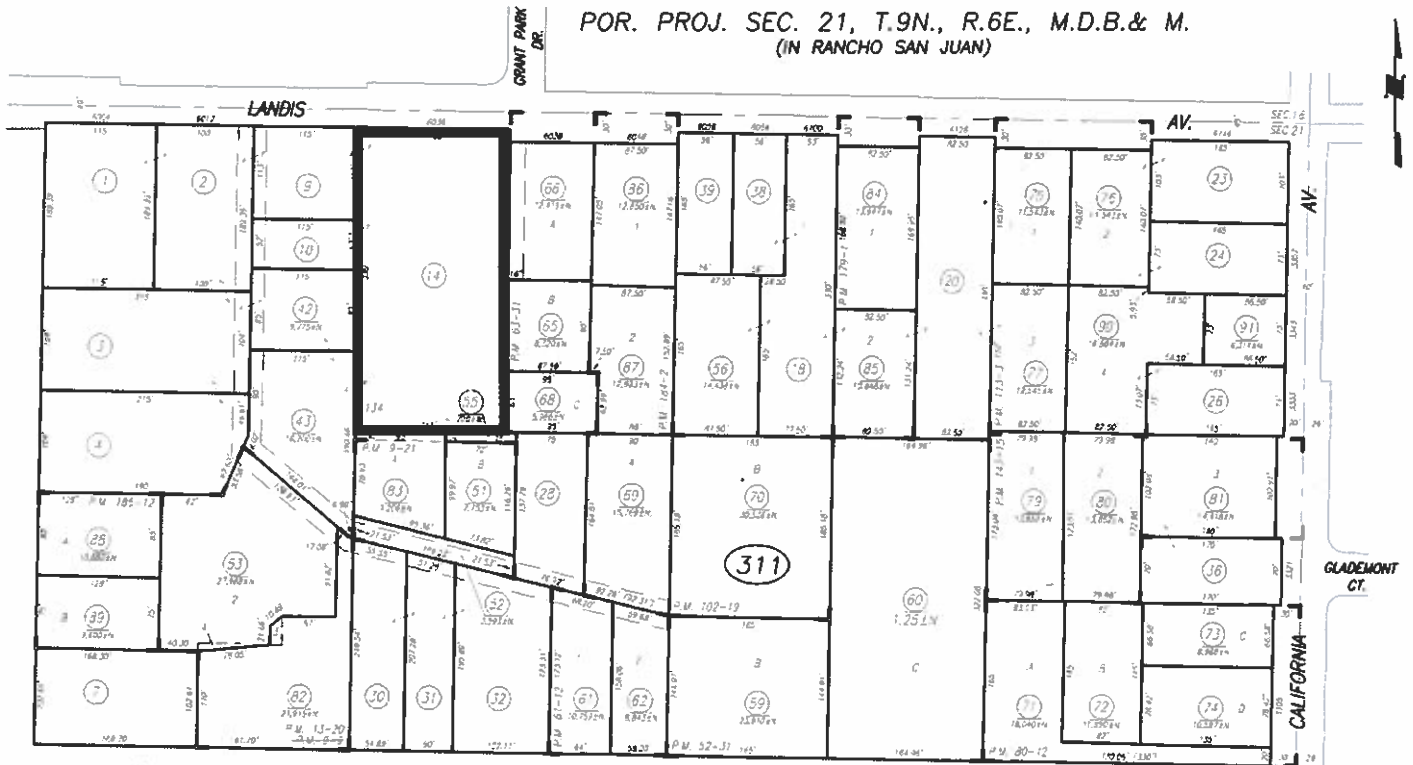
Michael Pattison, SR/WA
CA State Cert #AG026061

ADDENDA

COMPARABLE NO. 1



POR. PROJ. SEC. 21, T.9N., R.6E., M.D.B. & M.
(IN RANCHO SAN JUAN)



Carmichael Colony, R.M. Bk 10 Pg.9

P.M. Bk. 13 Pg. 20 (06-22-1973)

P.M. Bk. 155 Pg. 12 (09-30-2005)

P.M. Bk. 17 Pg. 21 (08-22-1974)

P.M. Bk. 102 Pg. 19 (10-19-1967)

P.M. Bk. 52 Pg. 31 (10-17-1979)

P.M. Bk. 179 Pg. 1 (09-29-2004)

P.M. Bk. 63 Pg. 31 (02-21-1961)

P.M. Bk. 61 Pg. 12 (10-21-1960)

P.M. Bk. 154 Pg. 2 (07-29-2005)

P.M. Bk. 60 Pg. 12 (02-29-1984)

P.M. Bk. 143 Pg. 15 (11-29-1995)

P.M. Bk. 113 Pg. 3 (09-07-1989)

COMPARABLE NO. 1

COUNTY: Sacramento
A.P.N.: 273-0311-014
GRANTOR: John & Claudine Timblin Trust (Patricia Granz, Trustee)
GRANTEE: Ullman Works, LLC
LOCATION: 6036 Landis Avenue, Carmichael
DATE OF SALE: 4-3-2021
RECORDING DATE: 5-26-2021 (#1615)
SELLING PRICE: \$650,000
1st MORTGAGE: --
2nd MORTGAGE: --
DOWN PAYMENT: Not Disclosed (Seller Financing)
PARCEL SIZE: 1.1 Acres
ZONING: RD-5
PRICE/ACRE: \$590,909
UTILITIES: All utilities to the site
TOPOGRAPHY: level to gently rolling
ACCESS: Landis Avenue
VEGETATIVE COVER: None (native vegetation, trees) Previously developed lot
WATER: Public
COMMENTS: Property fronts on Landis Avenue and included an older residence that has been vandalized and may not contribute any value. Parcel could be developed with five lots as per county code.

VERIFIED: John Hughes, listing broker; County Records
DATE INSPECTED: 7-1-2021
BY: Dwight Pattison
Michael Pattison

PATTISON & ASSOCIATES, INC.

COMPARABLE NO. 2



POR. SEC. 41, RANCHO DEL PASO



Biner Woods, R.M. Bk. 32 Pg. 33 (05-03-1953)

Oak Plains Sub. No. 2, R.M. Bk. 14 Pg. 17 (05-06-1913)

P.M. Bk. 15 Pa. 26 (11-15-1923)

P.M. Bk. 32 Pg. 22 (05-25-1977)

P.M. Bk. 32 Pg. 43 (06-20-1977)

COMPARABLE NO 2

COUNTY: Sacramento
A.P.N.: 269-0021-054
GRANTOR: Stewart Family Trust
GRANTEE: Blackstone Equity Holding, LLC
LOCATION: 3800 Robertson Avenue, Sacramento
DATE OF SALE: 12-20-2020
RECORDING DATE: 12-22-2020 (#1462)
SELLING PRICE: \$420,000
1st MORTGAGE: --
2nd MORTGAGE: --
DOWN PAYMENT: \$420,000
PARCEL SIZE: 1.28 acres (net)
ZONING: RD 5
PRICE/Acre: \$328,125
UTILITIES: To the site
TOPOGRAPHY: Level
ACCESS: Robertson Avenue
VEGETATIVE COVER: None
COMMENTS: This is a rectangular parcel with frontage on Robertson Avenue. Listed at \$425,000 and sold in three months. Had a tentative map for 5 lots at one time.
VERIFIED: Chad Phillips, listing agent; County Records
DATE INSPECTED: 5-18-2021
BY: Dwight Pattison
Michael Pattison

PATTISON & ASSOCIATES, INC.

COMPARABLE NO. 3



POR. SEC. 58, RANCHO DEL PASO



Fair Oaks Lotus, P.M. Bk. 369, Pg. 2 (6-18-2007)
Por. Citrus Heights Add'n No. 16, R.M. Bk. 14, Pg. 16

COMPARABLE NO 3

COUNTY: Sacramento
A.P.N.: 289-0060-022
GRANTOR: Arden Estates Investors, LLC
GRANTEE: Mohammad & Sowaiba Munir
LOCATION: 4845 Fair Oaks Boulevard, Carmichael
DATE OF SALE: 8-31-2020
RECORDING DATE: 9-1-2020 (#1485)
SELLING PRICE: \$840,000
1st MORTGAGE: --
2nd MORTGAGE: --
DOWN PAYMENT: \$840,000
PARCEL SIZE: 1.46 acres (net)
ZONING: RD 4
PRICE/Acre: \$575,342
UTILITIES: To the site
TOPOGRAPHY: Level to gently rolling
ACCESS: Fair Oaks Boulevard
VEGETATIVE COVER: None (native grasses)
COMMENTS: This is a rectangular parcel with frontage on Fair Oaks Boulevard adjacent to a fully developed small subdivision (Fair Oaks Lotus, 15 lots). The sellers, a development group, had planned a subdivision and had a listing (2017) for a \$1,700,000 residence on one of four lots that would be created. The final map was never approved, and the listing expired.
VERIFIED: Phil Boren, RE MAX Gold, listing agent; County Records
DATE INSPECTED: 5-18-2021
BY: Dwight Pattison
Michael Pattison

PATTISON & ASSOCIATES, INC.

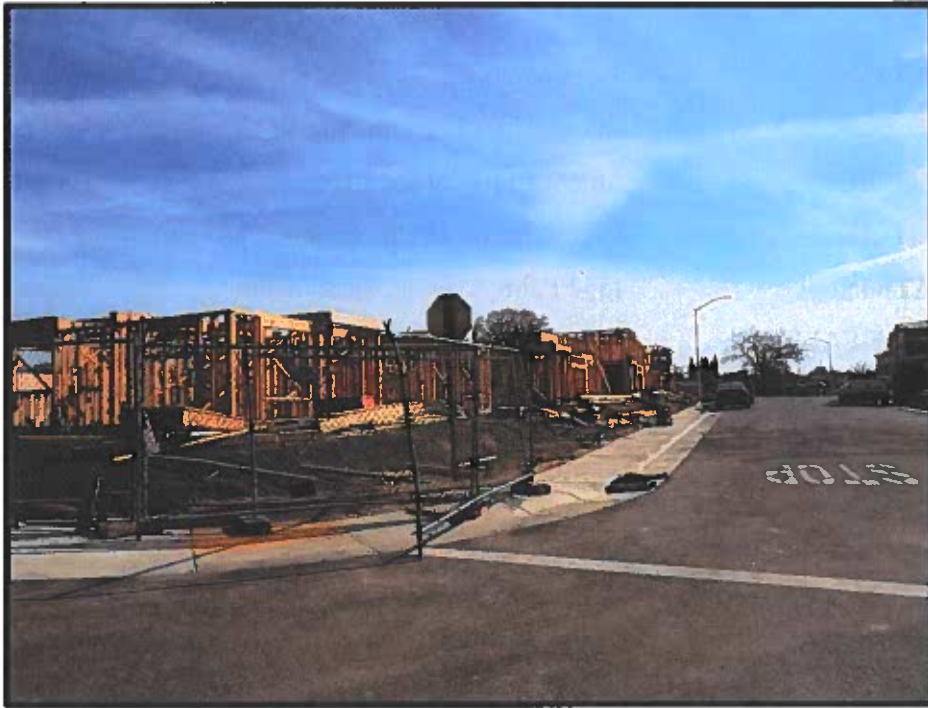
COMPARABLE NO 4

COUNTY: Sacramento
A.P.N.: 224-0162-017
GRANTOR: Citrus Place, LLC
GRANTEE: Citrus Place 8, LLC
LOCATION: W/S Wachtel Way, S/O Old Auburn Road, Citrus Heights
DATE OF SALE: 2-10-2021
RECORDING DATE: 4-30-2021 (#2045)
SELLING PRICE: \$635,000
1st MORTGAGE: --
2nd MORTGAGE: --
DOWN PAYMENT: \$635,000
PARCEL SIZE: 2.27 acres (net)
ZONING: RD 4 & RD 3
PRICE/Acre: \$279,736
UTILITIES: To the site
TOPOGRAPHY: Level to gently rolling
ACCESS: Wachtel Way
VEGETATIVE COVER: None (native grasses)
COMMENTS: The buyer and seller are complete separate entities. This is a rectangular parcel with frontage on Wachtel Way. It had a tentative map for 8 lots. Originally listed at \$675,000 and was on the market 7 months. This is in the northeast portion of Citrus Heights.

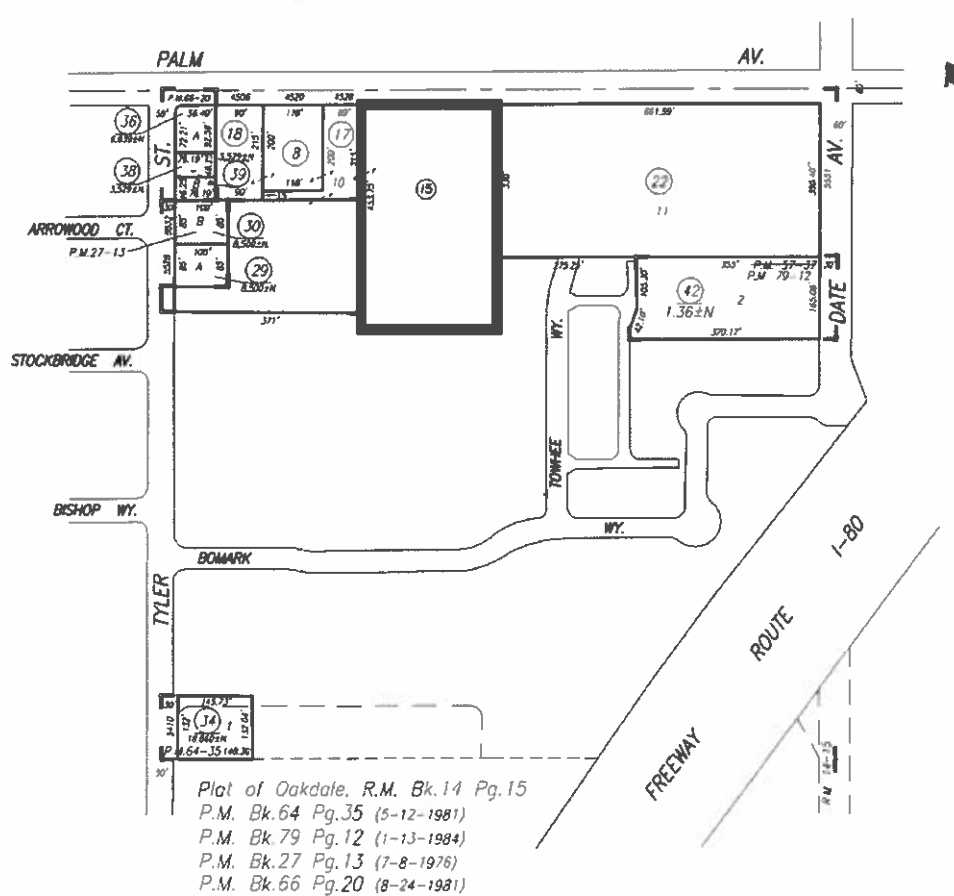
VERIFIED: Braxton Warren, listing agent; County Records
DATE INSPECTED: 5-18-2021
BY: Dwight Pattison
Michael Pattison

PATTISON & ASSOCIATES, INC.

COMPARABLE NO. 5



POR. SEC. 47, RANCHO DEL PASO



COMPARABLE NO. 5

COUNTY: Sacramento
A.P.N.: 228-0082-015 (at time of sale)
GRANTOR: American Investors, LP
GRANTEE: Jeremy Jaeger (Palm Avenue Partners)
LOCATION: 4552 Palm Avenue, Sacramento
DATE OF SALE: 3-12-2019
RECORDING DATE: 3-14-2019 (#0018)
SELLING PRICE: \$420,000
1st MORTGAGE: --
2nd MORTGAGE: --
DOWN PAYMENT: \$420,000
PARCEL SIZE: 2.75 acres (net)
ZONING: RD 10
PRICE/Acre: \$152,727
UTILITIES: To the site
TOPOGRAPHY: Level to gently rolling
ACCESS: Palm Avenue
VEGETATIVE COVER: None
COMMENTS: This is a rectangular parcel with only frontage on Palm Avenue. It has been approved for 20 residences and they are now under construction. Property is now APNs 228-071-001 through 020.
VERIFIED: Vlad Okai, listing agent; County Records
DATE INSPECTED: 3-8-2021
BY: Dwight Pattison
Michael Pattison

PATTISON & ASSOCIATES, INC.

COMPARABLE NO. 6



COMPARABLE NO. 6

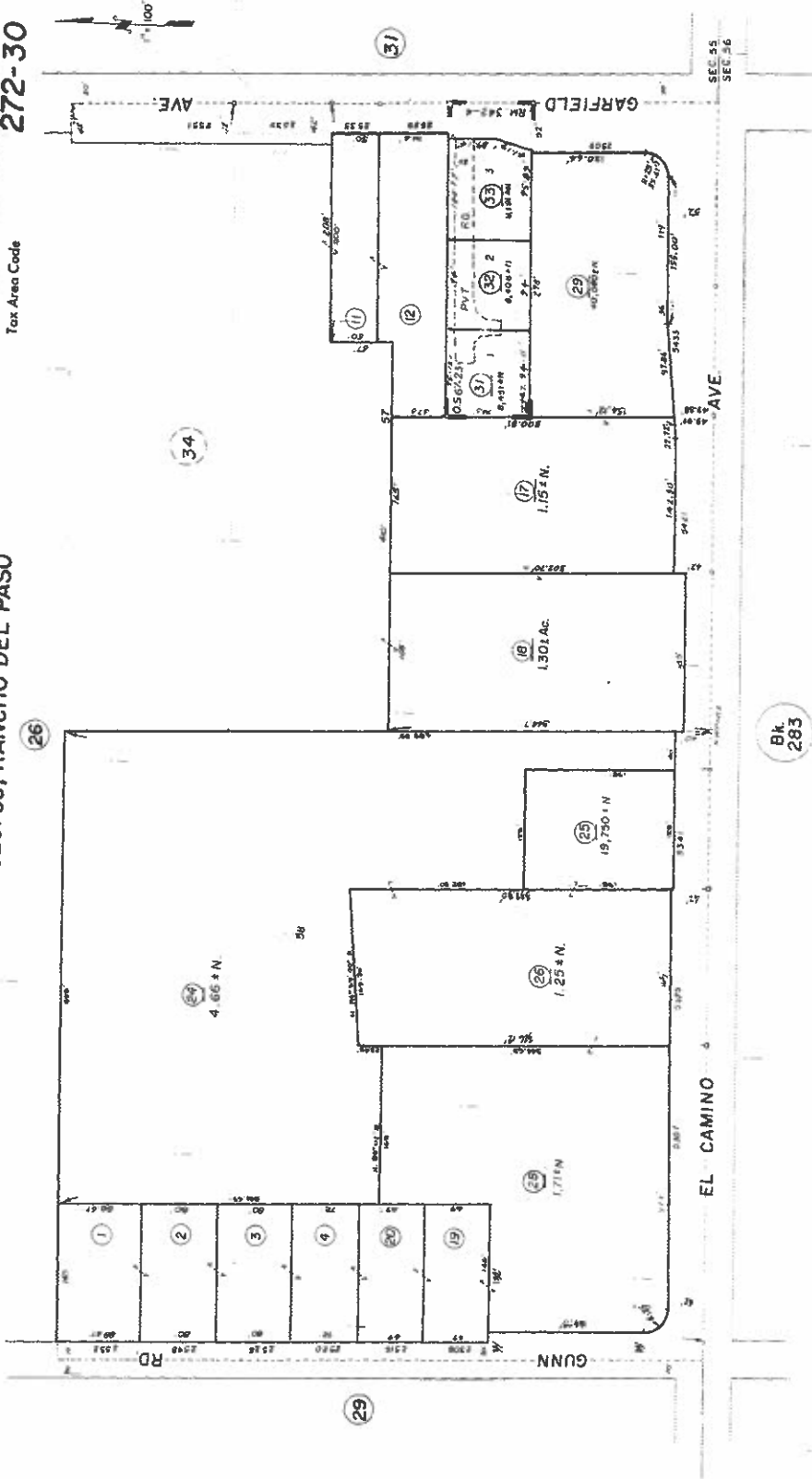
COUNTY: Sacramento
A.P.N.: 116-1380-005, 006, 008, 009; 116-0011-020, 021
GRANTOR: EGB Elk Grove, LLC
GRANTEE: Pacific West Communities, Inc
LOCATION: W/O Bruceville Road, N/O Laguna Blvd., Elk Grove
DATE OF SALE: 8-28-2019
RECORDING DATE: 10-29-2019 (#1531)
SELLING PRICE: \$2,300,000
1st MORTGAGE: --
2nd MORTGAGE: --
DOWN PAYMENT: \$2,300,000 (Cash to seller)
PARCEL SIZE: 8.24 Ac (Gross) 6.70 Ac (Net)
ZONING: RD-15
PRICE/ACRE: \$343,284 (net)
UTILITIES: All to the site or nearby
TOPOGRAPHY: Generally level and not finished at time of sale
ACCESS: Two Driveways from Bruceville Road
VEGETATIVE COVER: None
COMMENTS: This property sites north of/or behind Outback Steakhouse and Chicago Fire Restaurant which front on Laguna Blvd. It is raw land that is general planned for multi-residential housing. Broker stated that density could increase if some low income housing were planned as part of development.
VERIFIED: Doug Bayless, selling broker; County Records
DATE INSPECTED: 3-24-2020
BY: Dwight Pattison
Michael Pattison

PATTISON & ASSOCIATES, INC.

POR. SEC. 55, RANCHO DEL PASO

Tax Area Code

272-30



Bk. 283

251 1/2 Garfield Avenue, R.M. Bk. 342, Pg. 4 (7-2-2005)
O.S. Bk. 67, Pg. 23 (12-27-2004)
Cormicheo Colony No. 2, R.M. Bk. 15, Pg. 3

Assessor's Map Bk. 272-Pg. 30
County of Sacramento, Calif.

NOTE: Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles

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". He is also a designated senior member of the National Association of Independent Fee Appraisers (NAIFA). 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, 2022. 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, 2022.

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
Ulatis 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

Certified General Appraiser
Real Estate Appraiser
Certificate #AG009699
Certified through 9-11-2022

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, 4/08, 2/10, 3/12, 3/14, 4/16, 12/17, 12/19

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 Nor-Cal Chapter, National Association of Independent Fee Appraisers

Received IFAS designation on February 17, 1995

Recertified through September 11, 2020

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 5-10-2022

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

September 1986 - June 1991

Full Time Student

June 1984 - September 1986

Appraisal Assistant
Dwight Pattison Appraisals
2210 "K" Street, Suite A
Sacramento, CA 95816

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 – 4/01, 12/03, 1/06, 3/08, 1/10, 3/12, 12/13, 12/15, 12/17, 12/19
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 – September 2012
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

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

RED File **21-02-007**
No.:
OWNER: **Carmichael Recreation &
Park District**
APN: **272-0300-025, 024**
Project: **DOT - Arden-Arcade &
Carmichael Sidewalk Infill
Project**

AGREEMENT FOR PURCHASE OF TEMPORARY CONSTRUCTION EASEMENT

This Agreement for Purchase of Temporary Construction Easement, (hereinafter referred to as "Agreement"), is made and entered into by and between the County of Sacramento, a political subdivision of the State of California, (hereinafter referred to as "County"), and **Carmichael Recreation & Park District, a political subdivision of the State of California**, (hereinafter referred to as "Owner").

The parties hereby agree as follows:

1. TEMPORARY CONSTRUCTION EASEMENT.

Owner hereby grants to County and County agrees to purchase from Owner, pursuant to the terms and conditions set forth in this Agreement, a Temporary Construction Easement (TCE) over the real property shown on the plat attached hereto as "TCE Exhibit" (hereinafter referred to as "Property"). Owner affirms that it is the owner of the property rights to be transferred by the TCE and is empowered to execute this Agreement. This document will not be recorded.

2. PURCHASE PRICE.

County shall pay Owner the sum of **\$8,500.00** for the TCE and use of the TCE area for the Term (defined in Paragraph 3), including, if any, all improvements, damages, and severance.

3. POSSESSION, TERM.

Owner agrees that County, or its authorized agents or contractors, may enter upon the land described herein for purposes of performing activities related to and incidental to the construction of the **DOT - Arden-Arcade & Carmichael Sidewalk Infill Project**, (hereinafter referred to as "Project"), inclusive of the right to remove and dispose of improvements, upon the full execution of this Agreement ("Agreement Date") **AND** Owner's receipt of Purchase Price. The TCE shall expire three (3) years from the Agreement Date ("Term").

4. OWNER'S INDEMNIFICATION.

Owner covenants and agrees to indemnify and hold the County harmless from any and all claims that third parties may make or assert with respect to the title to the

premises and any improvements. Owner's obligation herein to indemnify the County shall not exceed the amount paid to Owner under this Agreement.

5. RESTORATION OF TEMPORARY CONSTRUCTION EASEMENT AREA.

Prior to the termination of the TCE (inclusive of any extension thereto), County shall restore the Property to a similar or like condition to that existing on the date of the Agreement.

6. LEASE WARRANTY.

Owner warrants there are no oral or written leases on any portion of the Property exceeding a period of one month, excepting that/those made known to the County as of the date of this Agreement.

7. COUNTY'S OPERATIONS AND LIABILITY.

County agrees to release Owner from any liability arising out of the County's operations under this Agreement. Furthermore, County agrees to assume responsibility for any damages caused by reason of the County's operations under this Agreement and will at County's option either repair or pay for such damage.

8. SEVERABILITY.

If any provision in this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions shall continue in full force without being impaired.

9. GOVERNING LAW.

This Agreement shall be governed by and construed in accordance with the laws of the State of California.

10. PUBLIC PURPOSE.

County requires the TCE for the Project and County can acquire the TCE through the exercise of the power of eminent domain. Owner is compelled to sell and County is compelled to acquire the TCE.

Both Owner and County recognize the expense, time, effort and risk to both Owner and County in resolving a dispute over compensation for the TCE by eminent domain litigation; and the compensation set forth is in compromise and settlement in lieu of such litigation.

11. AUTHORITY AND EXECUTION.

This Agreement which is valid only when executed by County, constitutes the complete understanding and agreement of the parties hereto and no oral representation shall in any manner vary the terms hereof or be binding.

12. WARRANT OF SIGNATURE AUTHORITY.

Owner warrants the signature appearing on this instrument of real property (i.e. Easement Deed, Grant Deed, Quitclaim Deed) has the legal and requisite signatory authority for the conveyance of Owner's real property interest. Further, the parties acknowledge and agree that County, which is a public entity, is relying on said Warrant of Signature Authority when accepting this real property instrument.

13. ENTIRE AGREEMENT.

The performance of this Agreement constitutes the entire consideration for the conveyances from Owner and shall relieve the County of all further obligation or claim on this account, or on account of the location, grade or construction of the proposed public improvement and related facilities and/or structures.

14. COUNTERPARTS

Agreement may be executed in several counterparts, and shall be deemed one and the same agreement. Electronic and scanned signatures shall be deemed original signatures for all purposes, including proof of terms herein, and shall be binding on each party.

(The Remainder of this page is intentionally left blank.)

This Agreement shall bind the respective heirs, personal representatives, successors, and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties have executed this Agreement as follows:

County

Owner

Agreement
Date: _____

Date: _____

By: _____

Jeffrey A. Gassaway, Director
Department of General Services
SCC § 2.61.020

By: _____

Mike Blondino, District
Administrator

Address: _____

Telephone: _____

Email: _____

RECOMMENDED BY:

Michael E. Colbert, SR/WA
Real Estate Officer II
Real Estate Division
County of Sacramento

ATTACH:

"TCE Exhibit"

Plat of the Temporary Construction Easement

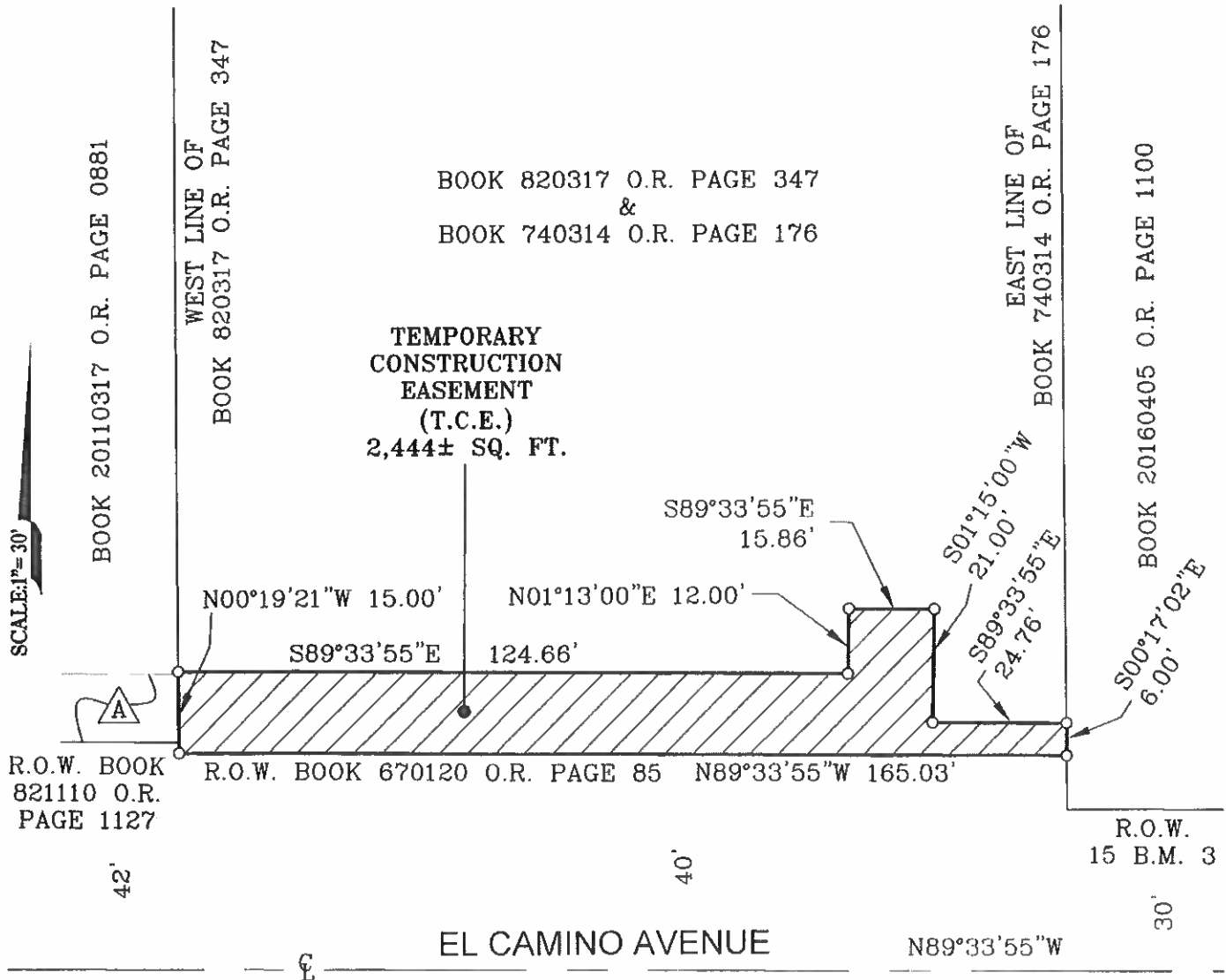
LEGEND

- DIMENSION POINT
- R.O.W. RIGHT OF WAY
- O.R. OFFICIAL RECORDS
- T.C.E. TEMPORARY CONSTRUCTION EASEMENT
- B.M. BOOK OF MAPS
- ⊥ STREET CENTERLINE



EASEMENT NOTES

▲ 12.50' WIDE EASEMENT FOR PLANTING, MAINTAINING TREES, ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER, GAS PIPES, UNDERGROUND WIRES & CONDUITS FOR ELECTRIC AND TELEPHONE SERVICES PER BOOK 940428 O.R, PAGE 1502



COUNTY OF SACRAMENTO
 OFFICE OF DEVELOPMENT & CODE SERVICES
 SURVEY SECTION
 SCALE: 1"=30' A-308 DECEMBER 2020

T.C.E. EXHIBIT PAGE 1 OF 1
 A PORTION OF THE LANDS DESCRIBED
 IN BOOK 20090414 O.R. PAGE 0568 &
 (A.P.N. 272-0300-024 & 272-0300-025)
 COUNTY OF SACRAMENTO-STATE OF CALIFORNIA