



WARD LEVY

APPRAISAL GROUP INC

APPRAISAL OF:

Silverado Trail North
APN 025-365-001
St. Helena, CA 94574

April 5, 2022

Mr. Steve Peterson
1285 Whitehall Lane
St. Helena, CA 94574
steve@uvds.com

RE: An 11,545 SF Unusable Parcel
APN 025-365-001
Silverado Trail North
St. Helena, CA 94574

Dear Mr. Peterson:

As requested by you, I have prepared an appraisal of the market value of the above referenced property.

The subject is comprised of an unbuildable 11,545 square foot unimproved parcel located south of Pratt Avenue on the downhill side of the Silverado Trail, St. Helena, CA. A portion of the site lies within the Napa River. The subject is more fully described in the enclosed report.

Based upon the research and analysis contained in the following report, the market value of the subject is concluded as follows:

Value Conclusions				
<u>Valuation Scenarios</u>	<u>Date</u>	<u>Value Perspective</u>	<u>Interest Appraised</u>	<u>Value</u>
Market Value As Is	March 18, 2022	Current	Fee Simple	\$2,700

This appraisal was performed following public awareness that COVID-19 was affecting residents in the United States. At the time of the appraisal, COVID-19 was having widespread health and economic impacts. The effects of COVID-19 on the real estate market in the area of the subject property and the value opinion in this appraisal are based on the data available to the appraiser at the time of the assignment and apply only as of the effective date indicated. No analyses or opinions contained in this appraisal should be construed as predictions of future market conditions or value.

The appraisal is subject to the Statement of Assumptions and Limiting Conditions and Certifications set forth in this report, as well as the following Extraordinary Assumptions and Hypothetical Conditions:

Extraordinary Assumptions

- No Preliminary Title Report was provided. The value opinions set forth in this appraisal report are subject to and conditioned upon the absence of any easements or encumbrances that would materially affect the subject's market value. The use of this extraordinary assumption may have affected assignment results.

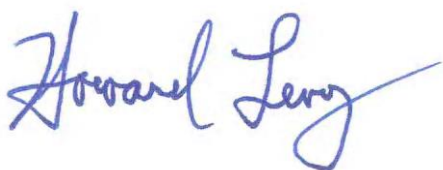
Hypothetical Conditions

- None

This letter and related exhibits must remain attached to the report in order for the value opinion set forth to be considered valid.

This is a restricted appraisal report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice (USPAP). As such, it does not present discussions of the data, reasoning or analyses that were used in the appraisal process to develop the appraiser's opinion of value. A restricted appraisal is not sufficiently detailed for federally regulated lending purposes. The rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without additional information in the appraiser's workfile. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below only. Use of the attached report is limited to the client and the appraiser is not responsible for unauthorized use of this report.

Respectfully submitted,



Howard R. Levy, MAI, AI-GRS
California Certified General Appraiser
BRE License Number AG003852
Expiration: August 30, 2022

TABLE OF CONTENTS

EXECUTIVE SUMMARY 1

IDENTIFICATION OF THE PROPERTY..... 2

 Location, Address and Legal Description 2

 Ownership and Recent History of Subject Property 2

 Date of Inspection, Valuation and Report Date 2

 Real Property Tax and Assessment Data..... 2

SCOPE OF WORK 4

 Extraordinary Assumptions and Hypothetical Conditions 6

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS 7

DEFINITIONS..... 11

DESCRIPTION OF PROPERTY APPRAISED 12

HIGHEST AND BEST USE 12

VALUATION 12

CERTIFICATION OF HOWARD R. LEVY, MAI, AI-GRS 14

QUALIFICATIONS OF HOWARD R. LEVY, MAI, AI-GRS..... 15

EXECUTIVE SUMMARY

Property Identification				
Property Type / Sub-Type	Land - Other			
Address	Silverado Trail North			
City, State, Zip	St. Helena, CA 94574			
County	Napa			
Census Tract	2017.00			
Geocode	38.519037, -122.467569			
Site				
Number of Parcels	1			
Assessor's Parcel Number	025-365-001			
Total Land Area	<u>Acres</u>	<u>Square Feet</u>		
Gross	0.27	11,545		
Usable	0.27	11,545		
General Plan Designation	AW - Agriculture, Watershed & Open Space			
Zoning	AW - Agricultural Watershed			
Shape	The site is irregularly shaped.			
Topography	The subject has a steep downward sloping topography from Silverado Trail toward the Napa River.			
Flood Zone	AE (Flood Insurance is Required)			
Panel #	06055C0264E			
Panel Date	9/26/2008			
Improvements	The subject property is unimproved.			
Highest and Best Use				
As Vacant	The highest and best use of the subject site as vacant is to add to adjoining vineyards and utilize as open space.			
Exposure & Marketing Time				
Exposure Time	6 - 12 months			
Value Conclusions				
<u>Valuation Scenarios</u>	<u>Date</u>	<u>Value Perspective</u>	<u>Interest Appraised</u>	<u>Value</u>
Market Value As Is	March 18, 2022	Current	Fee Simple	\$2,700
Extraordinary Assumptions				
No Preliminary Title Report was provided. The value opinions set forth in this appraisal report are subject to and conditioned upon the absence of any easements or encumbrances that would materially affect the subject's market value. The use of this extraordinary assumption may have affected assignment results.				
Hypothetical Conditions				
None				

IDENTIFICATION OF THE PROPERTY

Location, Address and Legal Description

The subject is just south of the Silverado Trail, along the northern leg of the Napa River, just outside the city limits of the City of St. Helena, County of Napa, California. The subject is referred to as Napa County Assessor's Parcel Number 025-365-001 and is commonly known as Silverado Trail North, St. Helena, Napa County, CA 94574.

The subject has been identified by its Assessor's Parcel Number. No legal description was available.

Ownership and Recent History of Subject Property

The subject ownership is vested in Ronald L McGowan & Seana D McGowan.

Ward Levy Appraisal Group, Inc. is unaware of any transfers, offers, options or agreements to purchase pending on the subject property within the last three years.

Date of Inspection, Valuation and Report Date

Date of Inspection: March 18, 2022

Date of Value (Effective Date): March 18, 2022

Report Date: April 5, 2022

Real Property Tax and Assessment Data

As a result of the passage of Proposition 13, or the Jarvis Gann initiative in 1978, real property taxes in the State of California are limited to 1% of market value, based upon the Assessor's market value estimate for the 1975 base year, unless there is a transfer of ownership, new construction or the property is leased on a long-term basis. Whenever any of the foregoing occurs, the property is reassessed at full market value. If there is no reassessment, the assessed value is increased at 2% annually. Assessed values in California rarely have any relationship to market value due to the increase limit. Thus, comparison to other similar properties is irrelevant since the assessed values are not based upon current market value.

Proposition 13 limits the annual real property taxes to 1% of the assessed value, plus an amortized amount for voter approved bonded indebtedness. The voter approved bonded indebtedness can take the form of a percentage of value or as a fixed per parcel charge. In addition, special tax assessments which have a finite life are collected with the regular tax roll and represent a supplemental debt to the owner that can be paid off in one lump sum or over time.

The subject property is identified by the Napa County Tax Collector as Assessor's Parcel Number 025-365-001 with a 2021/22 tax rate of 1.0567% of assessed value plus direct charges. The

subject is not encumbered by any special assessments. The following data for the subject property was provided by the Napa County Tax Collector:

Real Estate Assessment and Property Taxes

APN	Land	Improvements	Other	Total	Direct Charges	Taxes
025-365-001	\$483	\$0	\$0	\$483	\$27	\$32

Sources: Napa County Tax Collector and Ward Levy Appraisal Group, Inc.; March 2022

SCOPE OF WORK

According to the Uniform Standards of Professional Appraisal Practice, it is the appraiser's responsibility to develop and report a scope of work that results in credible results that are appropriate for the appraisal problem and intended user(s). Therefore, the appraiser must identify and consider:

- the client and intended users;
- the intended use of the report;
- the type and definition of value;
- the effective date of value;
- assignment conditions;
- typical client expectations; and
- typical appraisal work by peers for similar assignments.

Scope of Work

Client: Steve Peterson

Intended Use: Assist the client in establishing value for potential trade or sale, and no other use is permitted.

Intended User: Steve Peterson, and no other user may rely on our report unless specifically indicated in the report.

The appraiser has not identified any purchaser, borrower, or seller as an intended user of this appraisal. Receipt of a copy of the appraisal by such a party or any other third party does not mean that the party is an intended user of the appraisal. Such parties are advised to obtain an appraisal from an appraiser of their own choosing if they require an appraisal for their own use. This appraisal report should not serve as the basis for any property purchase decision or any appraisal contingency in a purchase agreement relating to the property.

Purpose of the Appraisal: The purpose of this appraisal is to estimate the market value of the subject property. The definition of market value used in this appraisal is as follows:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and

the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.¹

Report Type:

This is a Restricted Report as defined by Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2(b). This format provides a brief statement of the appraisal process, subject property, market data and valuation analyses. The rationale for the appraisers' opinions and conclusions may not be understood properly without additional information in the appraisers' workfile.

Property Identification:

The subject has been identified by its Assessor's Parcel Number. No legal description was available.

Inspection:

A complete inspection of the subject property has been made with photographs taken.

Information Sources:

Obtaining the site size from the Assessor's records, researching local area use trends and construction activity from public agencies and local market participants, determining probable marketing and exposure time based on recent sales and interviews with local real estate professionals, conducting telephone and personal interviews with persons considered knowledgeable regarding the subject property and general market conditions, verifying the comparable market data with at least one party to the transactions when feasible.

¹ OCC, 12 CFR, Part 34, Subpart C-Appraisals 34.42 Definitions (g)

**Market Area and Analysis of
Market Conditions:**

A complete analysis of market conditions has been made. The appraiser maintains and has access to comprehensive databases for this market area and has reviewed the market for sales and listings relevant to this analysis.

Highest and Best Use Analysis:

A complete as vacant highest and best use analysis for the subject has been made. Legally permissible, physically possible, and financially feasible uses were considered, and the maximally productive use was concluded.

Interest Appraised:

Fee Simple

**Personal Property, Fixtures and
Intangible Items:**

The valuation opinion included within this appraisal is for the real property only. No personal property, fixtures or intangible items of material value are included as part of the real property.

Valuation Analyses

Cost Approach:

A cost approach was not applied as there are no improvements to analyze.

Sales Comparison Approach:

A modified sales approach was applied as market participants consider similar type properties when determining the subject's market value and thus the Sales Comparison Approach is utilized in the analysis.

Income Approach:

An income approach was not applied as the subject is not a typical income producing property.

Extraordinary Assumptions and Hypothetical Conditions

Extraordinary Assumptions
No Preliminary Title Report was provided. The value opinions set forth in this appraisal report are subject to and conditioned upon the absence of any easements or encumbrances that would materially affect the subject's market value. The use of this extraordinary assumption may have affected assignment results.

Hypothetical Conditions
None

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is for no purpose other than property valuation, and the appraisers are neither qualified to nor attempting to go beyond that narrow scope. The reader should be aware that there are inherent limitations to the accuracy of the information and analyses contained in this appraisal. Before making any decision based on the information and analyses contained in this report, it is critically important to read this entire section to understand these limitations. Please note that all of the following assumptions and limiting conditions are considered to be effective *unless otherwise noted within this report*.

1. *Appraisal is not a Survey:* It is assumed that the utilization of the land and improvements is within the boundaries of the property lines of the property described and that there is no encroachment or trespass unless noted within the report.
2. No survey of the property has been made by the appraisers and no responsibility is assumed in connection with such matters. Any maps, plats or drawings reproduced and included in this report are intended only for the purpose of showing spatial relationships. The reliability of the information contained on any such map or drawing is assumed by the appraisers and cannot be guaranteed to be correct. A surveyor should be consulted if there is any concern on boundaries, setbacks, encroachments, or other survey matters.
3. *Appraisal is not a Legal Opinion:* No responsibility is assumed for legal matters that affect title to the property nor is an opinion of title rendered. The title is assumed to be good and marketable. The value estimate is given without regard to any questions of title, boundaries, encumbrances, or encroachments. We are not usually provided a complete title report of the property being appraised and, in any event, we neither made a detailed examination of it nor do we give any legal opinion concerning it.
4. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws, unless non-compliance is stated, defined, and considered in the appraisal report. A comprehensive examination of laws and regulations affecting the subject property was not performed for this appraisal.
5. It is assumed that all applicable zoning and land use regulations and restrictions have been complied with, unless a non-conformity has been stated, defined, and considered in the appraisal report. Information and analyses shown in this report concerning these items are based only on a preliminary investigation. Any significant question should be addressed to local zoning or land use officials and/or an attorney.
6. It is assumed that all required licenses, consents or other legislative 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. Appropriate government officials and/or an attorney should be consulted if an interested party has any questions or concerns on these items, inasmuch as we have not made a comprehensive examination of laws and regulations affecting the subject property.

7. *Appraisal is not an Engineering or Property Inspection Report:* This appraisal should not be considered a report on the physical items that are a part of this property. Although the appraisal may contain information about the physical items being appraised (including their adequacy and/or condition), it should be clearly understood that this information is only to be used as a general guide for property valuation and not as a complete or detailed physical report. The appraisers are not construction, engineering, environmental or legal experts, and any statement given on these matters in this report should be considered preliminary in nature.
8. If the subject property is improved with structures, the observed condition of the foundation, roof, exterior walls, interior walls, floors, heating system, plumbing, insulation, electrical service and all mechanical and construction are based on casual inspection only and no detailed inspection was made. The structures were not checked for building code violations, and it is assumed that all buildings meet applicable building codes unless so stated in the report.
9. It is assumed that there are no hidden or unapparent conditions of the property, sub-soil or structures that would render it more or less valuable. No responsibility is assumed for such conditions, nor for the engineering that may be required to discover such factors. Since no engineering or percolation tests were made, no liability is assumed for soil conditions. Sub-surface rights (mineral and oil) were not considered in making this appraisal.
10. We are not environmental experts, and we do not have the expertise necessary to determine the existence of environmental hazards such as the presence of urea-formaldehyde foam insulation, toxic waste, asbestos or hazardous building materials, or any other environmental hazards on the subject or surrounding properties. If we know of any problems of this nature which we believe would create a significant problem, they are disclosed in the report. Nondisclosure should not be taken as an indication that such a problem does not exist, however. An expert in the field should be consulted if any interested party has questions on environmental factors.
11. No chemical or scientific tests were performed by the appraisers on the subject property, and it is assumed that the air, water, ground, and general environment associated with the property present no physical or health hazard of any kind unless otherwise noted in the report. It is further assumed that the property does not contain any type of dump site and that there are no underground tanks (or any underground source) leaking toxic or hazardous chemicals into the groundwater or the environment unless otherwise noted in the report.
12. Because no detailed inspection was made, and because such knowledge goes beyond the scope of this appraisal, any condition or other comments given in this appraisal report should not be taken as a guarantee that a problem does not exist. Specifically, no guarantee is made as to the adequacy or condition of the foundation, roof, exterior walls, interior walls, flooring, heating system, air conditioning system, plumbing, electrical service, insulation or any other components of buildings or structures that are located on

the land. If any interested party is concerned about the existence, condition, or adequacy of any particular item, we would strongly suggest that a construction expert be hired for a detailed investigation.

13. *Appraisal is Made Under Conditions of Uncertainty with Limited Data:* As can be seen from the limitations presented above, this appraisal has been performed with a limited amount of data. Data limitations result from a lack of certain areas of expertise by the appraisers (that go beyond the scope of the ordinary knowledge of an appraiser), the inability of the appraisers to view certain portions of the property and the inherent limitations of relying upon information provided by others. We have spent our time and effort in the investigative stage of this appraisal in those areas where we think it will do the most good, but inevitably there is a significant possibility that we do not possess all information relevant to the subject property.
14. Information provided by local sources, such as government agencies, financial institutions, accountants, attorneys, and others is assumed to be true, correct, and reliable. No responsibility for the accuracy of such information is assumed by the appraisers.
15. The comparable sales data relied upon in the appraisal is believed to be from reliable sources. Though all of the comparable sales were examined, it was not possible to inspect them all in detail. The value conclusions are subject to the accuracy of said data.
16. Engineering analyses of the subject property were neither provided for use nor made as a part of this appraisal contract. Any representation as to the suitability of the property for uses suggested in this analysis is therefore based only on a preliminary investigation by the appraisers and the value conclusions are subject to said limitations.
17. All values shown in the appraisal report are projections based on our analyses as of the date of the appraisal. These values may not be valid in other time periods or as conditions change. We take no responsibility for events, conditions or circumstances affecting the property's market value that take place subsequent to either the date of value contained in this report or the date of our field inspection, whichever occurs first.
18. Since projected mathematical models and other projections are based on estimates and assumptions which are inherently subject to uncertainty and variation depending upon evolving events, we do not represent them as results that will actually be achieved.
19. This appraisal is an estimate of value based on an analyses of information known to us at the time the appraisal was made. We do not assume any responsibility for incorrect analyses because of erroneous or incomplete information. If new information of significance comes to light, the value estimates are subject to change without notice.
20. Opinions and estimates expressed herein represent our best judgment, but should not be construed as advice or a recommendation to act. Any actions taken by you, the client, or any others should be based on your own judgment, and the decision process should

consider many factors in addition to the value estimates and information given in this report.

21. Appraisal reports are technical documents addressed to the specific technical needs of clients. Casual readers should understand that this report does not contain all of the information we have concerning the subject property or the real estate market.
22. This appraisal was prepared at the request of and for the exclusive use of the client to whom the appraisal is addressed. No third party shall have any right to use or rely upon this appraisal for any purpose.
23. There are no requirements, by reason of this appraisal, to give testimony or appear in court or any pretrial conference or appearance required by subpoena with reference to the property in question, unless agreed to previously by the appraiser, sufficient notice is given to allow adequate preparation and additional fees are paid by the client at our regular rates for such appearances and the preparation necessitated thereby.
24. This report is made for the information and/or guidance of the client, and possession of this report, or a copy thereof, does not carry with it a right of publication. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales or other media without the written consent and approval of the appraisers. Nor shall the appraisers, firm, or professional organization of which the appraisers are members be identified without the written consent of Ward Levy Appraisal Group, Inc.
25. It is suggested that those who possess this appraisal report should not give copies to others. Legal advice should be obtained on potential liability issues before this is done. Anyone who gives out an incomplete or altered copy of the appraisal report (including all attachments), does so at his/her own risk and assumes complete liability for any harm caused by giving out an incomplete or altered copy. Neither the appraisers nor Ward Levy Appraisal Group, Inc. assumes any liability for harm caused by reliance upon an incomplete or altered copy of the appraisal report given out by others.
26. Values and conclusions for various components of the subject property as contained within this report are valid only when making a summation; they are not to be used independently for any purpose and must be considered invalid if so used.
27. The Americans with Disabilities Act became effective January 26, 1992. Ward Levy Appraisal Group, Inc. has not made a specific compliance survey and analysis of the subject property to determine whether or not any improvements which are located on the land conform with the detailed requirements of the Act. It is possible that a compliance survey of the property could reveal that some or all of the improvements are not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible non-compliance with the requirements of the Act in estimating the value of the property.

DEFINITIONS

The following definitions have been taken from *The Dictionary of Real Estate Appraisal*, Sixth Edition (2015). Clarifications and modifications have been performed, to enhance clarity.

As Is Market Value: The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date. (Interagency Appraisal and Evaluation Guidelines) Note that the use of the “as is” phrase is specific to appraisal regulations pursuant to FIRREA applying to appraisals prepared for regulated lenders in the United States. The concept of an “as is” value is not included in the Standards of Valuation Practice of the Appraisal Institute, Uniform Standards of Professional Appraisal Practice, or International Valuation Standards.

Cash-Equivalent Price: The price of a property with nonmarket financing expressed as the price that would have been paid in an all-cash sale.

Easement: The right to use another’s land for a stated purpose.

Effective Date: The date on which the appraisal or review opinion applies.

Exposure Time: The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.

Extraordinary Assumptions: An assumption, directly related to the specific assignment, which if found to be false, could alter the appraisers’ opinions or conclusions.

Fee Simple Interest: Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat.

Highest and Best Use: The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.

Hypothetical Condition: A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends, or the integrity of data used in the analysis.

DESCRIPTION OF PROPERTY APPRAISED

The subject consists of one Assessor's parcel comprising 11,545 SF of unusable land. The subject is just south of the Silverado Trail, along the northern leg of the Napa River, just outside the city limits of the City of St. Helena, County of Napa, California. The site has frontage of approximately 505 feet on the Silverado Trail and has a General Plan land use designation of AW Agriculture, Watershed & Open Space and a zoning designation of AW (Agricultural Watershed). The subject is an unusable site due to the improvement setbacks from both the top of the Napa River's bank (55') and Silverado Trail (90') and steep slope. Adjoining parcels to the west are developed with vineyards, as is most of the unincorporated Napa Valley floor. The Napa River runs southward through the subject parcel.

HIGHEST AND BEST USE

Analysis of the highest and best use of land or a site as vacant assumes that a parcel of land is vacant or can be made vacant by demolishing any improvements. The questions to be answered during the analysis of the highest and best use of the land as if vacant are 1) if the land is, or were, vacant, what use should be made of it, and 2) what type of building or other improvement, if any, should be constructed on the land and when?

Highest and best use is an analysis of those uses which are legally, physically, and financially feasible. Once the potential uses are identified within these parameters, the most probable highest and best use can be identified.

The highest and best use of the subject site as vacant is to add to adjoining vineyards and utilize as open space.

VALUATION

While it is always best to appraise land based on direct comparison, it is not always possible. Such is the case for the subject parcel. They are remnant corridors which have limited utility, let alone a limited pool of buyers. Direct comparison is not possible and utilizing the Across the Fence (ATF) method is recognized as being best representative of market value.

The ATF method is essentially a variation of the sales comparison approach, and a discount is applied to the underlying land value for the limited utility and pool of buyers. The beginning basis of the ATF method is to determine the value of the properties in the subject's vicinity.

The appraiser searched for 10 – 60-acre vacant parcels that sold in the recent past as the basis for the ATF method. Fifteen comparable sales of Napa plantable/rural residential and planted land and one listing were analyzed. The unadjusted sale prices range from \$32,000 to \$365,000 per acre. However, several of the sales at the higher end of the range included homesite potential and several have plantings of material value. The lower end of the range included parcels on the upslope or only partially plantable.

The most applicable comparable is a 2022 sale of 13.25 acres of land several miles north of the subject that was planted with old vines to be replanted by the buyer. The site was within a flood plain and thus, had no estate home potential. The sale price, after adjustment for existing improvements and a well, is \$200,000 per acre.

The ATF value for the underlying subject land is determined to be \$200,000 per acre or \$54,000 for the subject's 11,545 SF (0.27 acres) of area.

An analysis utilizing paired sales by Donald Sherwood, SR/WA and reported in the May/June 2006 "Right of Way" publication indicates that easements that have a large effect on the use and utility of the underlying land would typically result in a reduction of 90% - 100% of the fee simple value, that is, the remaining value would be between 0% and 10% of the unencumbered fee simple value. The setbacks that result in an unbuildable parcel such as the subject would have a similar diminution in value. A 5% of fee value is projected for the subject.

The market value of the Fee Simple interest of the subject property, as of March 18, 2022, is estimated to be \$2,700.

The above value is premised upon an exposure period of 6 - 12 months.

This appraisal was performed following public awareness that COVID-19 was affecting residents in the United States. At the time of the appraisal, COVID-19 was still having widespread health and economic impacts. The effects of COVID-19 on the real estate market in the area of the subject property and the value opinion in this appraisal are based on the data available to the appraiser at the time of the assignment and apply only as of the effective date indicated. No analyses or opinions contained in this appraisal should be construed as predictions of future market conditions or value.

CERTIFICATION OF HOWARD R. LEVY, MAI, AI-GRS

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

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 our personal, impartial unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My 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, a requested minimum valuation, a specific valuation, the attainment of a stipulated result or the occurrence of a subsequent event directly related to the intended use of this appraisal.
6. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.
7. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
8. My engagement in this appraisal assignment was not contingent upon developing or reporting predetermined results.
9. I have made a personal inspection of the property that is the subject of this report.
10. No one provided significant professional assistance to the person signing this report.
11. This appraisal report conforms to the current Uniform Standards of Professional Appraisal Practice (USPAP).
12. I meet all of the requirements of the Competency Provision of the current Uniform Standards of Professional Appraisal Practice (USPAP).
13. As of the date of this report, I have completed the continuing education program for Designated Members of the Appraisal Institute.
14. I have not performed or provided any services regarding this property in the three-year period immediately preceding the agreement to perform the assignment.



Howard R. Levy, MAI, AI-GRS
State of California Certified
General Real Estate Appraiser
BREA License Number AG003852
Expiration: August 30, 2022

QUALIFICATIONS OF HOWARD R. LEVY, MAI, AI-GRS

Education

University of Wisconsin - Madison

- Master of Science, Real Estate Appraisal and Investment Analysis
- Bachelor of Business Administration, Finance

Appraisal Experience

Of counsel to Ward Levy Appraisal Group, Inc., an independent real property valuation services firm (2017 – Present)

President of Ward Levy Appraisal Group, Inc., an independent real property valuation services firm (2014 – 2016)

President of Howard Levy Appraisal Group, Inc., formerly Hornsby Levy Appraisal Group, Inc., an independent real property valuation and right of way acquisition services firm (2002 – 2014)

Senior Appraisal Associate with the independent real property valuation and right of way acquisition services firm of G.F. Hornsby and Associates in Santa Rosa, California (1995 – 2002)

Associate Appraiser with the independent real property valuation firm of Crocker Hornsby in Santa Rosa, California (1988 – 1995)

Associate Appraiser with the independent real property valuation firm of William L. Hafner, MAI, in Santa Rosa, California (1987 – 1988)

Thirty-five years of experience that includes preparation of appraisal reviews, narrative, form and oral appraisal reports on unimproved lands, conservation easements, single and multi-family residential developments, affordable housing, PUD subdivisions, professional and medical office buildings, retail buildings, shopping centers, light and heavy industrial buildings, restaurants, senior care facilities, funeral homes, resorts, lodging, movie theaters, feasibility and marketability analysis for lending, sale, estate, legal and eminent domain purposes.

Qualified as an expert witness before the Superior Court of California and the United States Bankruptcy Court.

Professional Membership

Designated Member of the Appraisal Institute (MAI)
Appraisal Institute General Review Specialist (AI-GRS)
Continuing Education Requirements Completed

Licensure

California Certified General Real Estate Appraiser, License AG003852, Expires August 30, 2022