

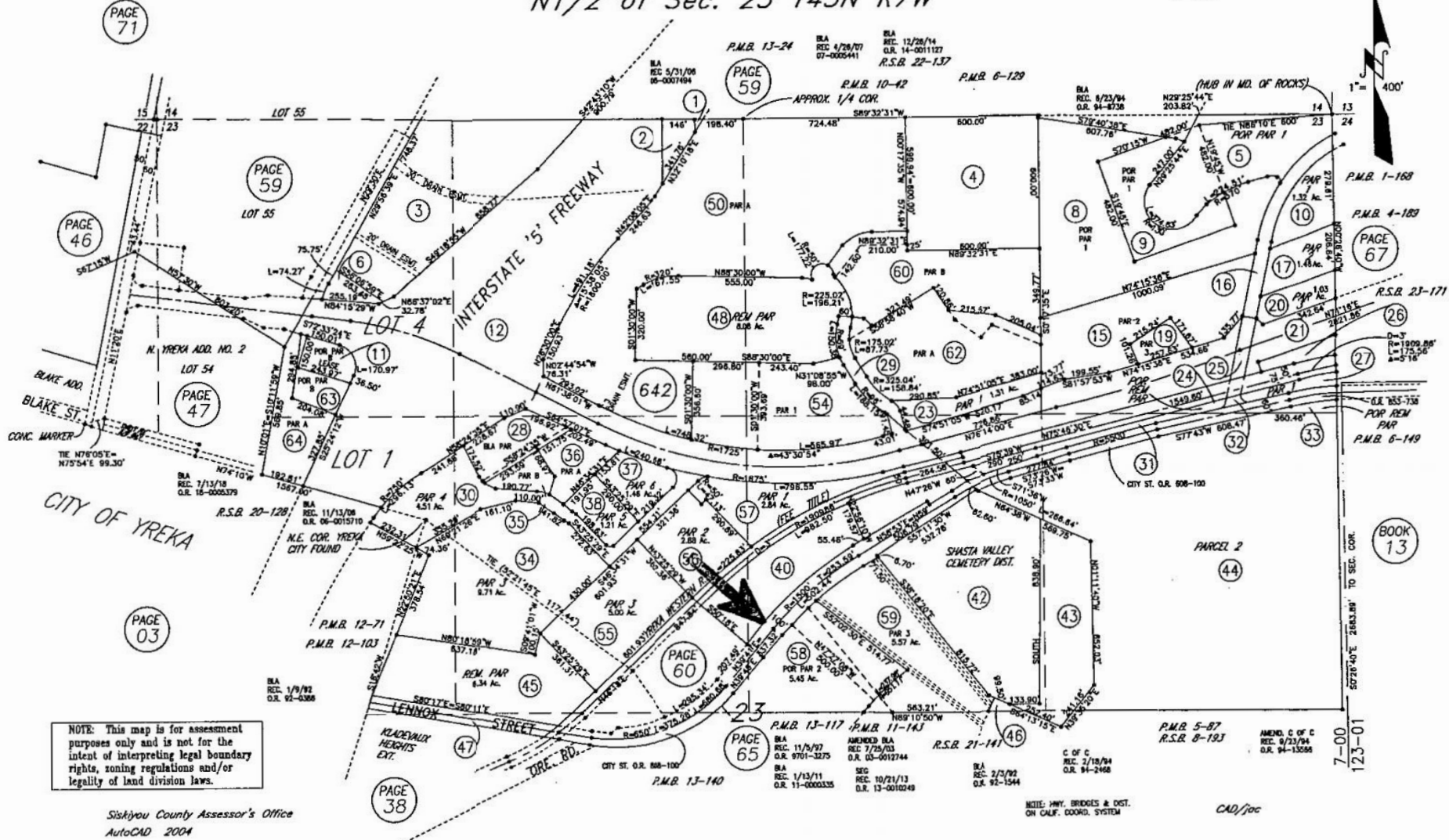
Attachment A -1: Foothill Property

Located at: N. Foothill Drive, northwest of Sierra Vista Way in Yreka, CA. APN Numbers: 053-651-760, 053-642-580, 053-651-820, and 053-642-590.

The Foothill property was appraised and advertised for bid in 2019. No successful bids were received at that time. **The County is now seeking a range of appraisals for this property, including an appraisal if the property were to be sold as a whole, or if the property were to be sold as separate parcels.** Below is detailed information regarding the property.

Tax Area Code 53-64
7-00

N1/2 of Sec. 23 T45N R7W



Map - Page 1

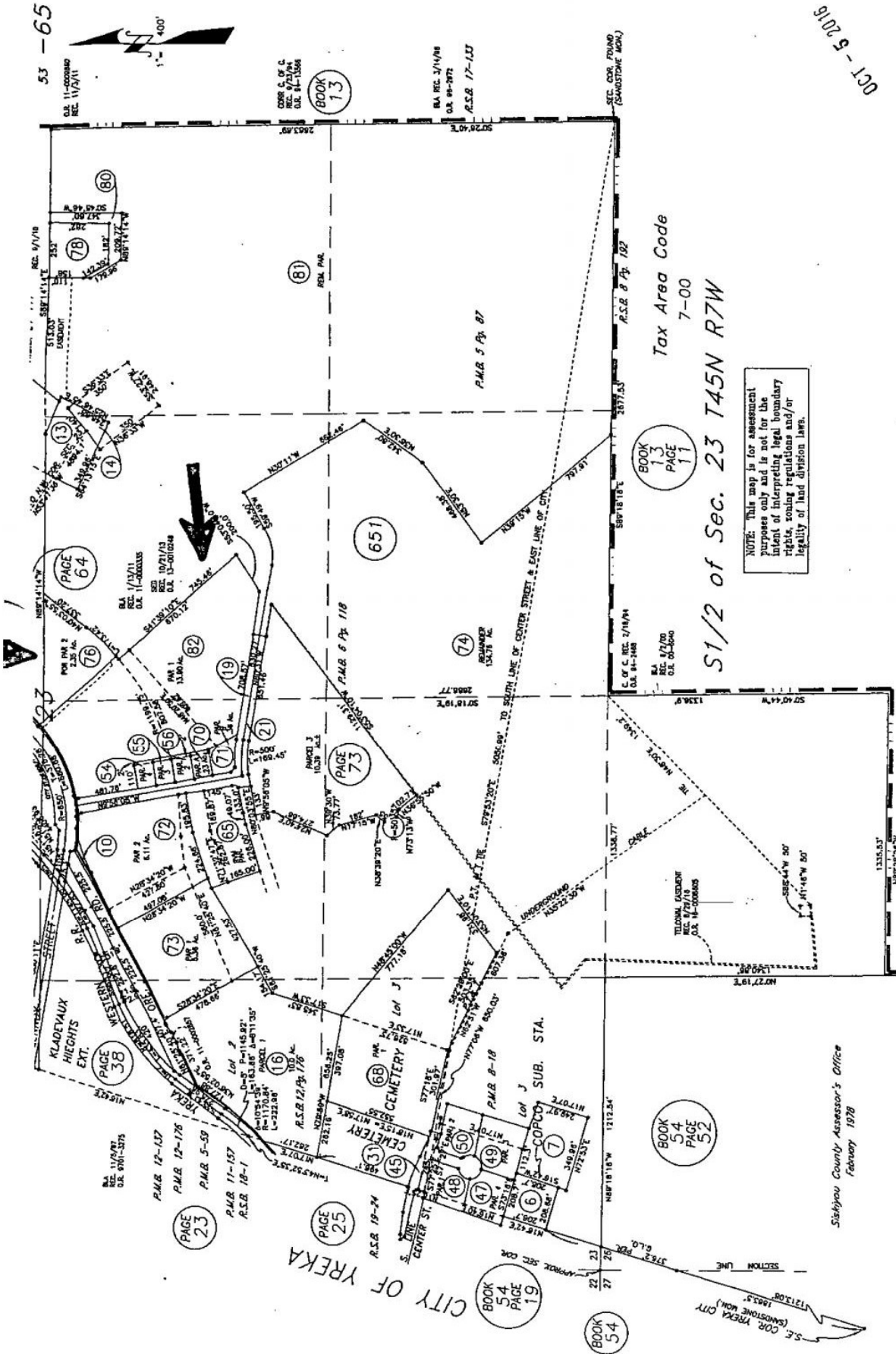
Form SCNLGL - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

NOTE: This map is for assessment purposes only and is not for the intent of interpreting legal boundary rights, zoning regulations and/or legality of land division laws.

Siskiyou County Assessor's Office
AutoCAD 2004

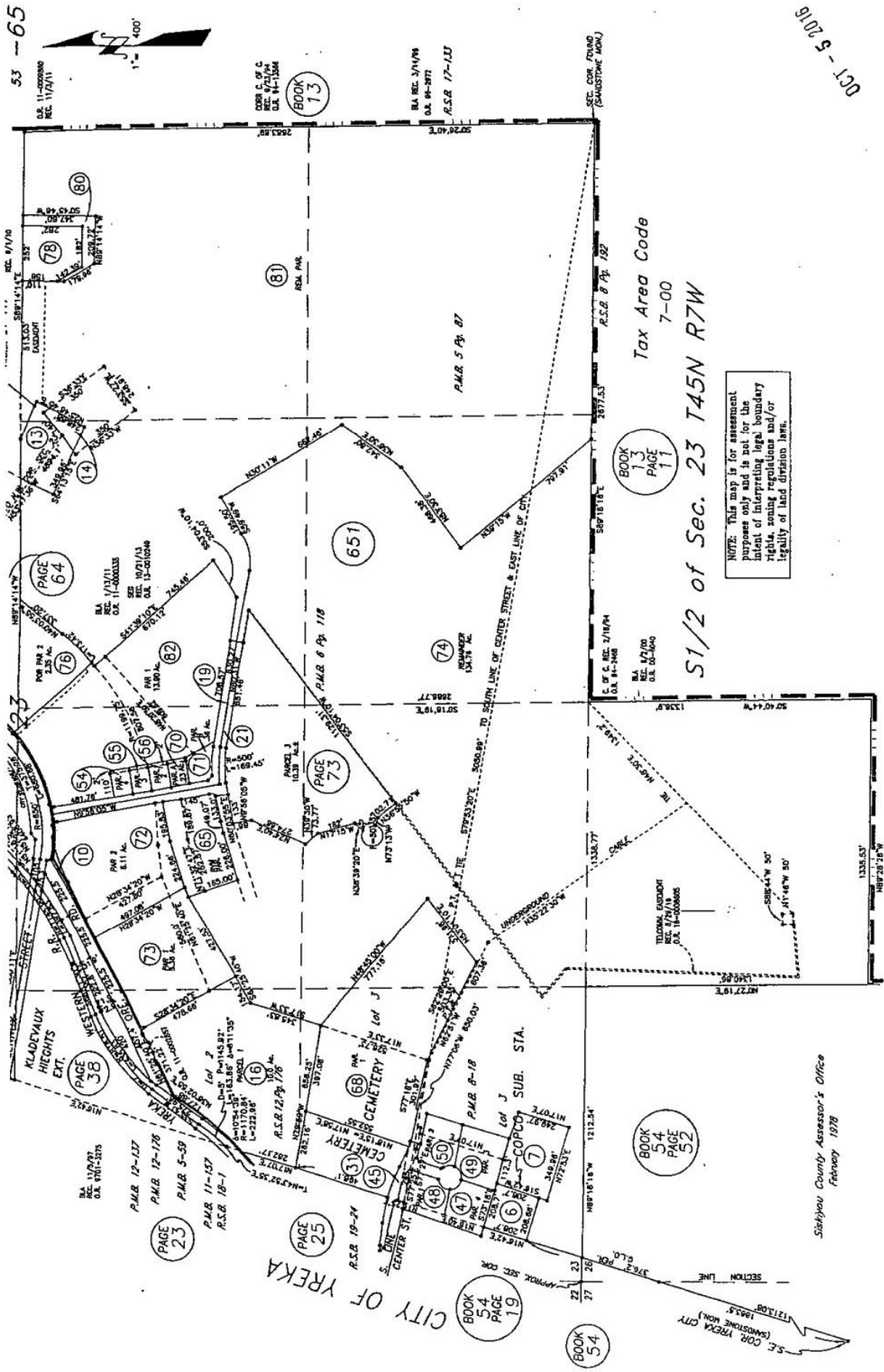
"This map may or may not be a survey of the land depicted hereon. You should not rely upon it for any purpose other than orientation to the general location of the parcel or parcels depicted. First American expressly disclaims any liability for alleged loss or damage which may result from reliance upon this map."

DEC 14 2018.



OCT - 5 1016

Siskiyou County Assessor's Office
February 1978



OCT - 5 2016

Tax Area Code
7-00
S1/2 of Sec. 23 T45N R7W

NOTE: This map is for assessment purposes only and is not for the intent of interpreting legal boundary rights, zoning regulations and/or legality of land division lines.

Siskiyou County Assessor's Office
February 1978

RESOLUTION NO. 19-25

**RESOLUTION OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF SISKIYOU
DECLARING CERTAIN COUNTY-OWNED REAL PROPERTY LOCATED ALONG FOOTHILL
DRIVE IN YREKA AS SURPLUS TO THE NEEDS OF THE COUNTY IN ORDER TO
FACILITATE THE DISPOSAL OF THAT PROPERTY**

WHEREAS, the County of Siskiyou is the owner of real property located along Foothill Drive in the City of Yreka, and identified as Assessor Parcel Numbers 053-642-590, 053-642-580, 053-651-760, and 053-651-820 , as shown on Exhibit A attached hereto ("the Real Property"); and

WHEREAS, it has come to the attention of the County Administrator that the Real Property is not required for County purposes and is now surplus and should be disposed of; and

WHEREAS, it is in in the best interest of the County to sell said Real Property; and

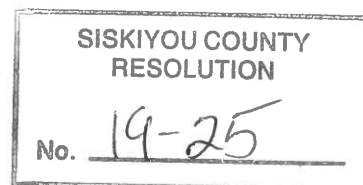
WHEREAS, the sale of the Real Property will be in compliance with state law, its zoning designations Recreation, School, Conservation and Open Space (RSC), Light Industrial (M-1), and High Density Residential, and the Siskiyou County General Plan.

WHEREAS, THE Community Development Department has determined that the sale of the property is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15312 (Surplus Government Property Sales because the property is no longer necessary for any operation of the County of Siskiyou and the parcels to be sold are not in an area of statewide, regional, or area-wide concern as identified in CEQA Guidelines Section 15206(b); and

WHEREAS the Community Development Department has prepared a Notice of Exemption for the surplus of real property in accordance with CEQA, the State CEQA guidelines and the County's procedures for the implementation of CEQA

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Siskiyou County Board of Supervisors as follows:

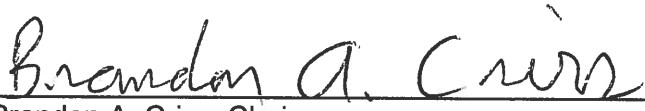
1. That the above recitals are true and correct.
2. That it is the opinion of this Board that the Real Property herein described and located in the County of Siskiyou is surplus to the needs of the County and not needed for public use by the County of Siskiyou.
3. That the County Administrator is hereby authorized and directed to file the Notice of Exemption with the County Clerk in accordance with provisions of the California Environmental Quality Act.
4. That the County Administrator, or her designee, is directed to send a notice of sale to various public agencies pursuant to Government Code Section 54222.



5. That if no interest is received from public agencies the County Administrator, or her designee, is directed to bring to the Board a resolution for intention to sell the real property pursuant to Government Code 25526.

PASSED AND ADOPTED by the Siskiyou County Board of Supervisors at a special meeting of said Board held on the 19th day of February, 2019, by the following vote:

AYES: Supervisors Haupt, Kobseff, Valenzuela, Nixon and Criss
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE



Brandon A. Criss, Chair
Siskiyou County Board of Supervisors

ATTEST:
LAURA BYNUM,
COUNTY CLERK

By 
Deputy

RESOLUTION NO. 19-82

**RESOLUTION OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF SISKIYOU
DECLARING ITS INTENT TO SELL CERTAIN COUNTY-OWNED REAL PROPERTY
LOCATED ALONG FOOTHILL DRIVE IN YREKA**

WHEREAS, the County of Siskiyou is the owner of real property located along Foothill Drive in the City of Yreka, identified as Assessor Parcel Numbers 053-642-590, 053-642-580, 053-651-760, and 053-651-820, consisting of a total of three parcels as shown on Exhibit A attached hereto (collectively "the Property"); and

WHEREAS, on February 19, 2019 the Siskiyou County Board of Supervisors declared the Property as surplus to the County's needs (Resolution No. 19-25); and,

WHEREAS, the County of Siskiyou is authorized to sell real property pursuant to Government Code Section 25526 et seq.; and,

WHEREAS, as required under Government Code Section 54222 County staff issued a Notice of Surplus Property for Sale to the appropriate local agencies and received no offers; and,

WHEREAS, the Property has been appraised for value of \$571,000; and

WHEREAS, a Notice of Exemption for disposition of the property as surplus by sale was filed on February 27, 2019 in accordance with the California Environmental Quality Act.

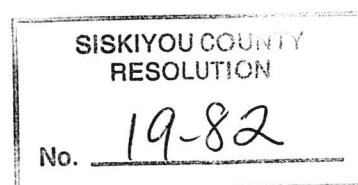
NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Siskiyou County Board of Supervisors as follows:

1. That the Property shall be sold for a minimum purchase price of five hundred seventy one thousand dollars (\$571,000) for all parcels. The terms and conditions of sale are further set forth in the Purchase and Sale Agreement for the Property, which is on file at: County of Siskiyou, County Administrator, 1312 Fairlane Road, Yreka, CA 96097.

2. All parcels of the Property are being sold together and not individually.

3, The Property shall be sold "as is," and subject to all the terms and conditions of the Purchase and Sale Agreement.

4. In accordance with Government Code Section 25539, the Board hereby orders: (1) that the date and location of the bid opening shall be July 17 2019, at 3:00 p.m. at the Office of the County Administrator located at 1312 Fairlane Road, Yreka, California 96097, and (2) that the County Administrator, or her designee, is hereby authorized and directed to act on behalf of the Board of Supervisors to open sealed bids, receive oral bids and submit the successful bid to the Board within 21 days of the bid opening for the Board's final acceptance and execution of the Purchase and Sale Agreement. If two or more conforming written bids are received for the same purchase price, preference shall be given to the earliest of the written bids received. Any oral bid must exceed the highest written bid by at least five percent (5%).



5. A deposit of six thousand dollars (\$6,000) ("Bid Deposit"), is required of all bidders and shall be included in the sealed bid envelope for a written bid, or submitted to the County Administrator at the time of an oral bid if that bidder has not submitted a Bid Deposit with a written bid. The Bid Deposit must be in the form of a cashier's check and serves as a guarantee that the selected high bidder will pay the purchase price and complete the transaction. All Bid Deposit checks of the unsuccessful bidders shall be returned as soon as practicable after final award of the winning bid by the Board of Supervisors.

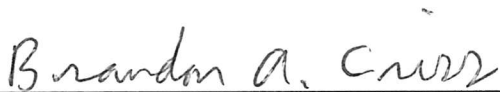
6. The County Administrator is hereby authorized to perform all necessary actions to complete the sale of the property, including any notices required under Government Code Section 25528, execution of the Purchase and Sale Agreement for the property, escrow instructions, and the grant deed.

7. Pursuant to Government Code Section 25527, the County is authorized to pay a buyer's real estate broker's fee in the amount of one and a half percent (1.5%) of the purchase price.

8. The Board of Supervisors ultimately reserves the right to reject all bids or to waive any informality in the bidding process.

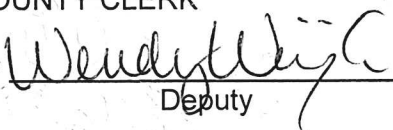
PASSED AND ADOPTED by the Siskiyou County Board of Supervisors at a special meeting of said Board, held on the 18th day of June, 2019, by the following vote:

AYES: Supervisors Haupt, Kobseff, Valenzuela, Nixon and Criss
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE



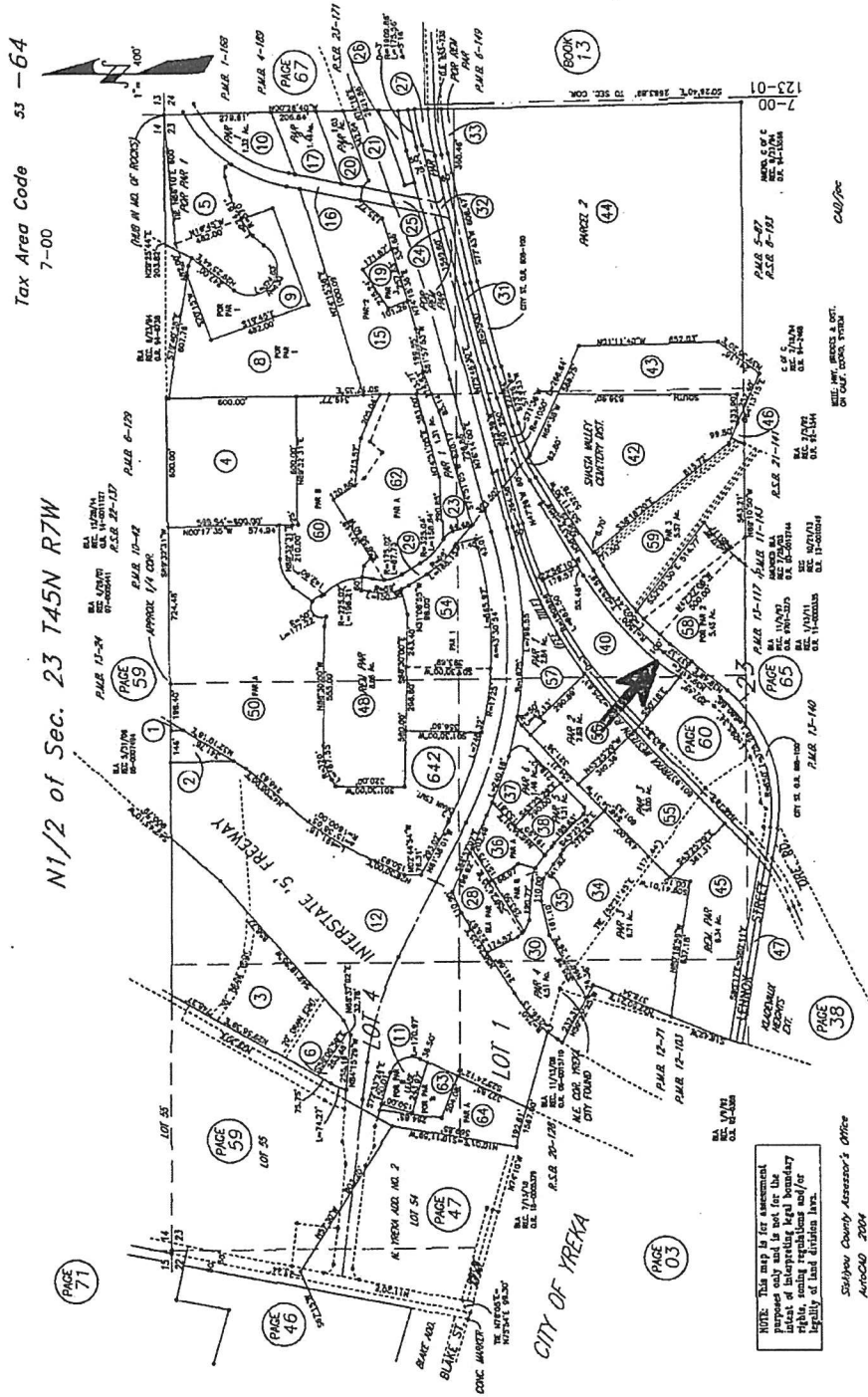
Brandon A. Criss, Chair
Siskiyou County Board of Supervisors

ATTEST:
LAURA BYNUM,
COUNTY CLERK

By 

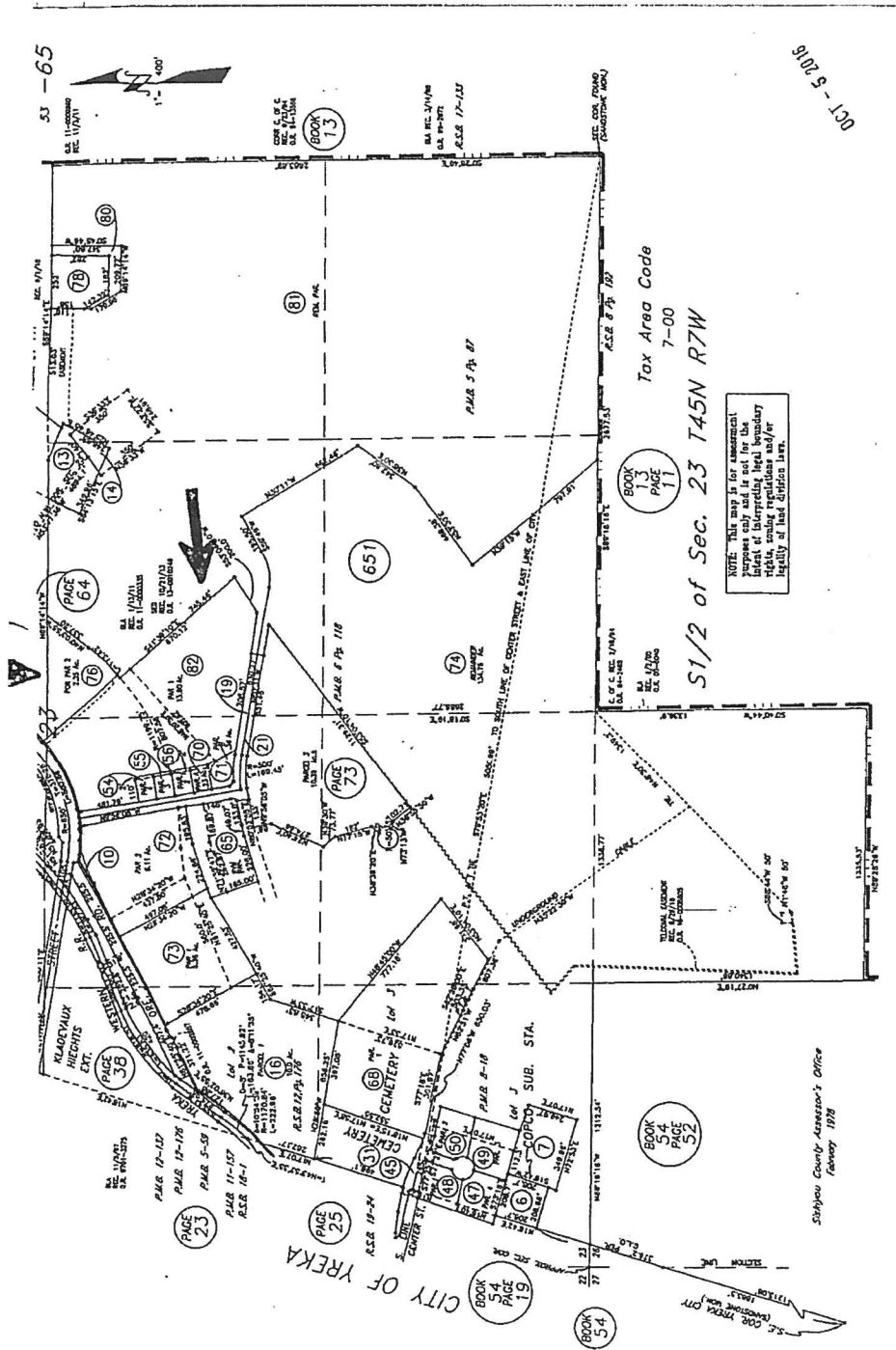
Deputy

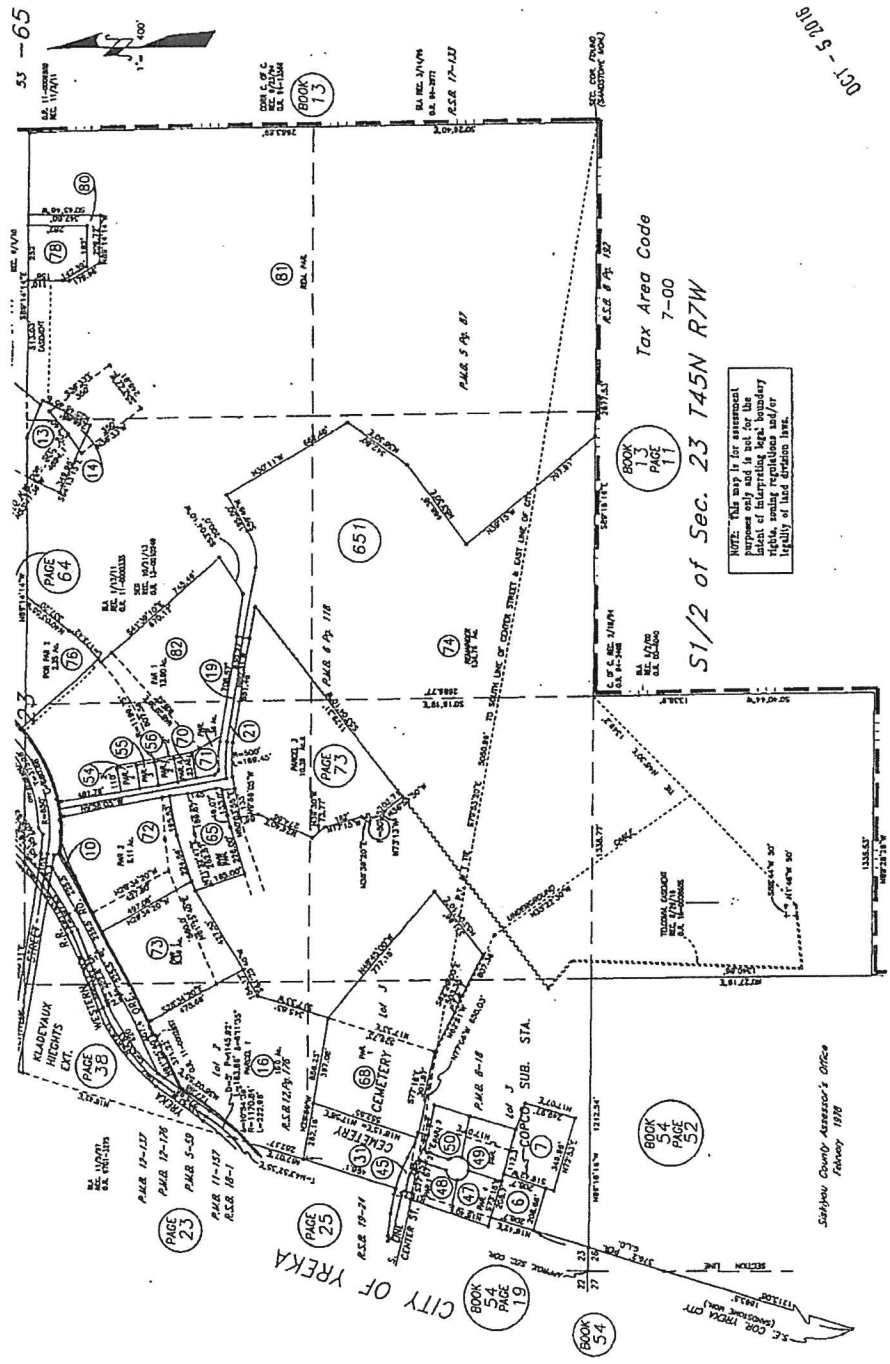
Exhibit B



This map may or may not be a survey of the land depicted hereon. You should not rely upon it for any purpose other than orientation to the general location of the parcel or parcels depicted. First American expressly disclaims any liability for alleged loss or damage which may result from reliance upon this map.

DEC 14 2018





APPRAISAL OF REAL PROPERTY



LOCATED AT

N. Foothill Drive, NW of Sierra Vista Way.

For

County of Siskiyou

As of

03/15/2019

Value

\$571,000

By

Mark Gilman #3002981

Mark Gilman Appraisal

PO Box 1472

Yreka CA. 96097

(530)841-0210

gilmanappraisal@oulook.com

Preliminary Data

Purpose of the Appraisal:

The purpose of the appraisal is to estimate the fair market value of the subject property.

Market Value Defined:

Market Value means the most probable price a property should bring in a competitive and open market under all conditions requisite to a fair sale, wherein the buyer and seller each act prudently and knowledgeably, assuring 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.

Cash Equivalency:

In most appraisal reports, the market value of the subject property is based upon financial terms equal to cash. Cash equivalency analysis is defined as follows: "The procedure in which the sale price of comparable property sold with atypical financing are adjusted to reflect typical market terms." The subject's value, as stated in the final conclusion, is based upon financing similar to that found in the marketplace and in cash.

USPAP Declarations:

We did not appraise the subject in that last three years.

Hypothetical Assumption:

No hypothetical assumption was made.

Scope of Work:

We inspected the subject property. We photographed the land sufficiently to represent the property within this report. After the subject was understood as to elements affecting value, the market area was searched. We have included comparable sales. We have gathered sufficient sales. We have applied the sales data to the subject, by analysis and have formed and reported our opinion herein.

Type of Report:

This is an Appraisal Report, as defined by USPAP.

Intended User of the Appraisal:

The intended user of the appraisal is the addressee of this report and their legal assigns. No others are permitted to use this appraisal without the appraiser's express permission.

Intended Use of the Appraisal:

This appraisal will be used as a basis for Market Value.

Property Rights Appraised:

The property rights area considered to be a "fee simple" estate. This is defined as "An absolute fee without limitation to any particular class of heirs or restrictions but subject to the limitations of eminent domain, escheat, police power, and taxation. An inheritable estate." (Real Estate Appraisal Terminology, Byrl N. Boyce, Ed., Ballinger Publishing Company, Cambridge, Massachusetts 1975, p. 87)

Date of Valuation:

03/15/2019

Ostensible Owner:

County of Siskiyou

Competency Provision:

This type of appraisal work on this type of properties is well within the expertise and competency of the appraiser.

Exposure and Marketing Time:

Marketing time for this type of property is considered to be approximately 0 to 12 months.

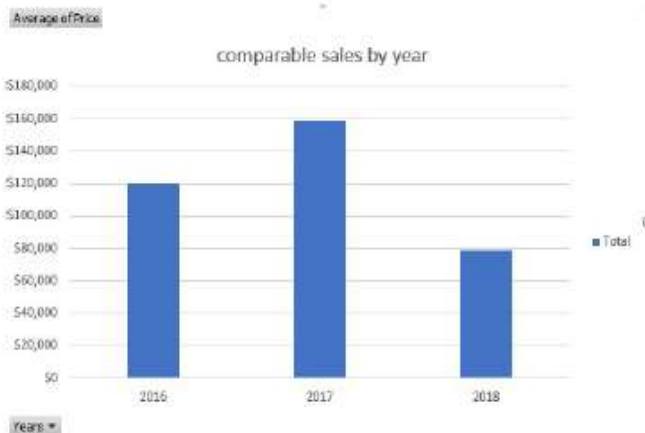
Legal Description:

See attached parcel map and legal descriptions.

Neighborhood Description

Siskiyou County is the fifth largest county in California, approximately the size of New Jersey, while at the same time has one of the smallest populations (45,000). With a large portion of the land in government or large private holdings (timber, agricultural), there is little left for residential use. There are generally between 350 and 450 reported MLS sales in any given year and among these sales there are 12 or so sub-markets. In these sub-markets there are any given number of differences in type, quality, style, size, age and land base. These factors limit the number of comparables sales available for the appraiser to use for any given area and property. Another factor which limits the number of available comparable sales is the fact that Siskiyou County has longer retention times than in most other areas of California. This is due to both the number of long-term families (2 to 4 generations) in the area and the number of retirees. These factors often cause the appraiser to use older comparable sales, comparables that have adjustments that are larger and more frequent than desired, and often with greater distances between comparables than seen in larger urban areas. Extra comparable sales will often be used to help compensate for these adjustments and to give additional support for value. One of the factors which helps offset the use of older comparable sales is that for the past four years the real estate market in Siskiyou County has been steady and has not seen the fluctuation of prices and demand seen in other markets in much of the rest of California. Comparatively inexpensive housing for the state, a mild four seasons climate and available recreational facilities has attracted many retirees out of the populated south state. These buyers are seeking a rural lifestyle and have been able to benefit from the relatively low local property values.

Market Conditions



Yreka has had a steady increase in residential sales that slowed around December. From December to spring, it was considered a flat market. The sales of commercial and M1 land is very slow with long days on market. Some listings that are currently available have been on the market for over 1,000 days. This information helps to determine a ceiling value for similar sites. The chart above shows the decline in similar sales over the past few years.

What does all of this mean for the subject? It is a difficult market now for prospective, vacant commercial use land. The residential market has a less than 6-month sales value, while commercial land will see over a year.

Site Data

Location:

The location of the subject has good road frontage that would be desirable for commercial use. Foothill Drive is the main frontage. The road is maintained and in average condition. There were no sidewalks, curbs or street lights. There was a drainage system off Foothill Drive. The area is a mixed-use area with a large apartment complex as well as some duplexes and fourplexes mixed in. There is a condo subdivision and numerous commercial properties. Most commercial properties are active however a few are shut down. The area is within walking distance to the main part of town and typical amenities.

Access:

Access was typical with Foothill Drive road frontage. Foothill Drive is a city-maintained roadway in good repair. The size was adequate for commercial use as well as residential use. Foothill drive was the main frontage was good commercial appeal and Sierra vista provided some partial frontage which was better designed for residential use.

Size, Shape & Topography:

APN #053-651-760 - This was a triangle shaped property that was 2.35 acres in size. The terrain was slightly sloping and there was no effective road frontage or access. Access to this parcel would be through another parcel. The site had natural ground cover and no utilities.

APN #053-642-580 - This site had good road frontage and gentle sloping the terrain. It had natural ground cover with no utilities and was 5.45 acres in size.

APN #053-651-820 - This was a large, undeveloped site. It had good road frontage off Foothill Drive as well as side streets that were used for residential purposes. The site was slightly sloping to flat and had no utilities. The top part of the property was brush covered and the lower portion was mostly dried grass. The site was 13.9 acres.

APN #053-642-590 - This site had an irregular shape with a small portion of road frontage. There was a dirt road along one side that was an easement used to access a water tank. The site was slightly sloping to level and had natural grass cover. Adjacent to this site was a small cemetery controlled by the Shasta Valley Cemetery District. The site was 5.57 acres in size.

Total acreage is 27.27 for the subject property.

Zoning:

M-1, R-3-12, R-1 - A portion as to light industrial; a portion as to high density residential; and a portion as to single family residential.

R1 16.18.030 - Density/Intensity.

A) One to six (6) housing units per gross acre. B) Minimum parcel size: Seven thousand (7,000) square feet. (Subject to the provisions of [§ 15.04.095](#)). C) One family unit per seven thousand (7,000) square feet of lot area. D) Maximum Coverage Residential Uses: Forty (40) percent.

The following uses are permitted in the R-1 zone district subject to issuance of a building permit, business license or other required permit(s):

A) Single-family dwellings. B) Group care home – small. C) Small family daycare facilities. D) Parks, picnic areas and playgrounds associated with approved development. E) Duplex on corner lot when the following standards can be satisfied: 1. Ten thousand square foot minimum area. 2. Eighty-foot minimum lot width. 3. Each unit and garage shall face a separate street. 4. The floor area of each dwelling unit shall not be less than eight hundred fifty square feet. 5. Parking and access for each unit shall be provided as set forth in Section 16.20.040(D). 6. Front yards within twenty feet to match both sides. 7. No more than two duplexes shall be allowed per four-way intersection or one per three-way intersection. F) Hens may be kept or maintained as provided by Section 8.04.020(c). G) Employee housing – small. H) Supportive housing. I) Transitional housing. J) Large family daycare facility. K) Accessory dwelling units pursuant to Yreka Municipal Code Section 16.46.170.

R3 16.22.030 - Density/Intensity.

A) One to sixteen (16) housing units per gross acre. B) Minimum parcel size: Fourteen thousand (14,000) square feet. C) Maximum: One family unit per two thousand seven hundred and twenty-three (2,723) square feet of lot area. D) Maximum Coverage: Seventy-five (75) percent.

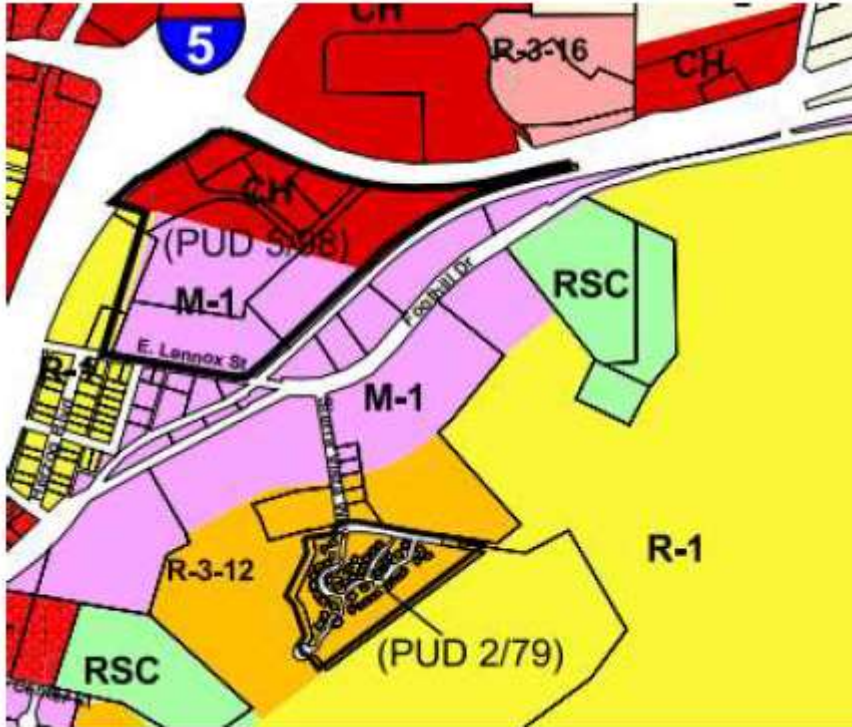
The following uses are permitted in the R-3 Zone District subject to issuance of a building permit, business license or other required permit(s):

Single-family dwellings; B. Duplex, triplex, fourplex units; C. Group care home - small; D. Small family daycare facilities; E. Parks, picnic areas and playgrounds associated with approved development. F. Employee housing - small; G. Supportive housing; H. Transitional housing; I. Large family daycare facility; J. Accessory dwelling units pursuant to Yreka Municipal Code Section 16.46.170.

M1 16.40.030 - Density/Intensity.

A) Minimum parcel size: Seven thousand (7,000) square feet. B) Maximum Coverage: Seventy-five (75) percent.

The following uses are permitted in the M-1 Zone District subject to issuance of a building permit, business license or other required permit(s): A) All uses permitted in a C-2 and CH zone without a conditional use permit. B) Subject to approval of the Planning Director, light industrial or manufacturing uses which are totally enclosed within a building which are not reasonably objectionable because of noise, smoke, odor, dust, noxious gases, glare, heat, fire hazard, traffic, vibration, storage or handling of explosives or other dangerous material, or other nuisance factors. C) Change of existing use on a parcel to a use not reasonably objectionable by the criteria listed in paragraph B. D) Emergency shelters.



Yreka zoning map.

Utilities:

Utilities are available on the north east corner and nearby other perimeter portions of the site. Utilities are available on the north east corner and nearby other perimeter portions of the site. I spoke with the planning department and was told that a complete sewer system was installed and stubbed out to three location on the site. This was beneficial and desirable in the local market. I was told the cost of installing the sewer was approximately \$250,000.

Taxes & Assessments:

This is county owned property and not taxed.

Improvements:

There were no improvements on this property.

Highest and Best Use

The four tests of highest and best use are, (1) Legally Permissible, (2) Physically Possible, (3) Financially Feasible, and (4) Most Profitable.

Legally Permissible: The subject has mixed zoning, R1, R3 & M1. There is ample lot size and access for this to be used for some type of light industrial complex, subdivided for residential use or multifamily use.

Physically Possible: The location of the subject makes it physically possible to be used for industrial or residential use.

Financially Feasible: When looking at lot sales in Yreka we see that it is a very slow market with an oversupply of commercial lots. If the lots were sold off individually the value would be nearly the same as the subject's overall value. If the lots were developed to at least have utilities, curbs, gutters and roads in place the cost may outweigh any benefit of dividing the land in this market.

Most Profitable: Due to the availability of vacant commercial buildings and other sites in Yreka the most profitable use of this land may be multi-family residential or to hold as vacant for future growth.

Sales Comparison Approach

Sale #1. MLS#109764, 3rd and North St. This sale is a corner lot located in town. The lot was zoned C2. The lot had street frontage on two sides with no sidewalks and had natural ground cover. The size was 0.13 acres. The lot was flat. The sale was for \$8,000 in July of 2017. This equated to \$51,538 per acre.

Sale #2. MLS#108820, Montague Rd. The sale was a similar undeveloped site. It was 2.16 acres and located near the I-5 on/off ramps. The zoning was CH. The site had natural ground vegetation and was slightly sloping. It was located near a hotel and within walking distance to the north end of Yreka. There was also an RV park near it. The sale was \$120,000 in August of 2016. This equated to \$55,556 per acre.

Sale #3. MLS#111560, Foothill Drive. The sale was located near the subject property. The zoning was M1. The sale included utilities due to a single-family residence that had been destroyed by fire and removed. It had natural ground cover and a small portion of road frontage. It was located near the I-5 on/off ramps. The size was 0.52 acres and sold for \$45,000 in June of 2018. This equated to \$86,238 per acre.

Sale #4. MLS#110981, Fairlane Road. This sale was a large, undeveloped lot within the M1 zoning. The site was flat with gravel and a small amount of natural vegetation. Utilities were available near the site. It had road frontage and sidewalks with curb and gutter. It had good road frontage on two sides and was located near several commercial businesses. The site was 4.30 acres and last sold for \$515,000 in August of 2017. This equated to \$119,767 per acre.

Sale #5. MLS#112318, Clark Way. This sale was located near the subject property and had inferior access and road frontage. The zoning was AG1. The site was six acres of gently sloping land. It had natural ground cover and utilities available. The site was 6 acres and last sold for \$20,000 in June of 2018. This equated to \$3,333 per acre.

Sale #6. MLS#112006, Clark Way. The sale was located near the subject. The zoning was AG1 with similar sloping terrain. It was serviced by a well and septic and contained power. There was a small residential building on the site with some small outbuildings. The residential building was built in 1928 and was a 3-bedroom 1-bath. It was missing a kitchen. The site was 26 acres and sold \$130,000 in June of 2018. This equated to \$5,000 per acre.

Sale #7. MLS#107617, River View Dr. This sale was near the subject. It was undeveloped land that was perked and had a well with power on the site. The zoning was RR. The terrain was similar to the subject with some flat and gently sloping areas. It had a seasonal creek and good views of Mount Shasta and the Shasta River. The site was 11.5 acres and last sold for \$89,000 in February of 2017. This equated to \$7,739 per acre.

Sale #8. MSL#110656, Bennett Dr. This was zoned R1 and was undeveloped. It had a community water system and a septic system with utilities available. The ground was gently sloping with numerous oak trees and natural vegetation. The site was 2.8 acres and last sold for \$47,000 in August of 2017. This equated to \$16,786 per acre.

Sale #9. MLS#109355, Discovery St. This site was in a residential location with newer homes. The zoning was R1. The site has been partially developed with water, sewer and utilities. The terrain was uneven and gently sloping with natural ground cover. The site was 6.34 acres and last sold for \$135,000 in March of 2017. This equated to \$21,293 per acre.

Sale #10. MLS# 110336, Payne Ln. This sale was in a mixed-use area similar to the subject property. The site had CPO zoning and R2 zoning. There was an old building on the site that was given no value due to its dilapidated condition. The building had road frontage which was slightly inferior to the subject. The site was surrounded by commercial buildings, a church with a school and some residential buildings. A majority of the site was flat with natural ground cover. The site was 2.6 acres and last sold for \$120,000 in July of 2018. This equated to \$46,154 per acre.

Sale #11. MLS# 106162, 57 Montague Rd. This sale had similar terrain with natural ground cover. The site was flat with paved road frontage. Utilities were available and was located near the subject. The site was 5.34 acres and had two entrances. It was zoned CH. The site had been on the market for 893 days and sold in December of 2014 for \$275,000. This site and 56 Montague Rd. later sold together for \$365,000 in November of 2016. The sale of both sites, with a combined size of 8.22 acres, equated to \$44,403.89 per acre. The sale was from Akkerman to Yreka Properties LLC.

Sale #12. MLS#111185, Oberlin Rd. This sale closed just after the effective date of this report. This was similar to the subject as it was mixed zoning, MM-RR-PD. The site was inferior as it had no utilities, although they were nearby. The site was 30 acres with the residential portion on a hill. The site was undeveloped with natural vegetation. The MM zoning was smaller with greater PD and RR size. The sale was for \$81,000 and closed April 26, 2019. The sale equated to \$2,700 per acre. After adjusting for

the lack of similar utilities, smaller MM zoning, location, size and other features we arrive at an adjusted price per acre of \$20,060.

Active listings:

Active listing: MLS#112845, 1085 N. Foothill Dr. This property is located above the subject property. It had inferior road frontage and inferior access. The site was zoned AG2 with no utilities. The site had uneven terrain and inferior to that of the subject property. It consisted of 41.24 acres. The asking price was \$125,000 and has been on the market for 135 days. Asking price equated to \$3,031 per acre.

Active listing: MLS#111176, Highway 3 near Juniper Dr. This listing is zoned R1 and has an inferior terrain due to the creek. There were no utilities to the site and as per the city, it would need a septic system in order to connect to city water. Caltrans would have to be notified and allow a line to move through Hwy 3. Also, the U.S. Army Corps Engineers would have to approve any buildings on the site due to the soil. The site had HWY 3 frontage and was overall inferior to the subject. It was located very close to the subject. The site was 14 acres and had an asking price of \$50,000. It has been on the market for 597 days. The original price was \$65,000 in 2017. Asking price equated to \$3,571 per acre.

Active listing: MLS#110839, Highway 3 near Yreka/Ager Rd. This site had similar level terrain as the subject with natural ground cover. Utilities were available and it was zoned M1. The available utilities were inferior to the subject. This listing has been on the market for 600 days and had an asking price of \$120,000. The site was 21.20 acres and had good highway frontage. The original asking price was \$210,000 when it was listed in July of 2017. Asking price equated to \$5,660 per acre. After adjusting for the inferior utilities and being an active listing we find an adjusted per acre value of \$22,406.

Active listing: MLS#112923, 309 S. Phillippe Ln. This site was level and zoned M2. Utilities were located at the corner of the site. It had road frontage with a railroad track along the rear boundary. The asking price was \$235,000 with 4.73 acres. It has been on the market for 147 days. This equates to an asking price of \$49,683. After adjusting for size and deducting for being an active listing the asking price equates approximately \$25,500 per acre.

Withdrawn listings near the subject:

MLS#109890. This listing was on the market for 733 days. The site was zoning M1 and was flat with natural ground cover. The site had utilities available with paved road frontage. The site size was 6.34 acres. It had an asking price of \$325,000 which had not been reduced. The listing was on the market from March 21, 2017 until January 1 of 2019. The site was across the street from the subject property with one parcel in between.

MLS#103156, 56 Montague Rd. This listing had expired and was on the market for 296 days. The site had utilities and paved road access. The site was 2.88 acres in size and had an asking price of \$475,000 that expired in November of 2013.

MLS#106937, 1251-1323 N Foothill Rd. This listing was expired as of July 2, 2018. The listing had been on the market for 1147 days. It is zoned M2 and had utilities available. It had good road frontage similar to

the subject with gentle terrain and natural ground cover. The site consisted of 2 parcels. The last asking price was \$480,000 which had not been reduced from the original price. The site was 48 acres.

MLS#108780, Montague Rd, (Hwy 3) near Juniper. This listing was expired after 212 days on the market. The listing expired in December of 2018 and was zoned R-A. The terrain was inferior and uneven with natural ground cover including trees and brush. The asking price had been \$149,000 which had been reduced from the original price of \$199,000. The site was 40 acres and consisted of 2 parcels.

Dated sales that were comparable:

Sale #A is an unimproved lot on S. Oregon Street just over a 1/2 acre at 26,136 square feet or 0.60 acres. It adjoins the newly constructed county transportation facility and in close proximity to the new Tractor Supply. It has full street improvements and city services. It is all level and outside any flood hazard. It has 100 feet fronting on S. Oregon and a depth of up to 280 feet. It sold in June of 2015 from Miller to Hunter Communications for \$60,000.

Sale #B. The property is located at the new Travel Center at the north interchange. APN #053-642-380, 1.21 ac. Thus far, a Holiday Inn Express and an RV park have been developed. The project has languished since the economic downturn. This property is located right off I-5 and conveniently located right as you enter the Travel Center. It is zoned commercial and is best suited as a restaurant site. This is due to the access off of I-5 and the location off of Hwy 3. This property has sold a few times in the last few years. It was sold at auction in June of 2015 as part of a 2-parcel sale. They sold together for \$67,000 at the auction rate which did not reflect market value. This sale was for this lot individually at \$80,000 and closed on January of 2016. That equates to \$66,116 per acre.

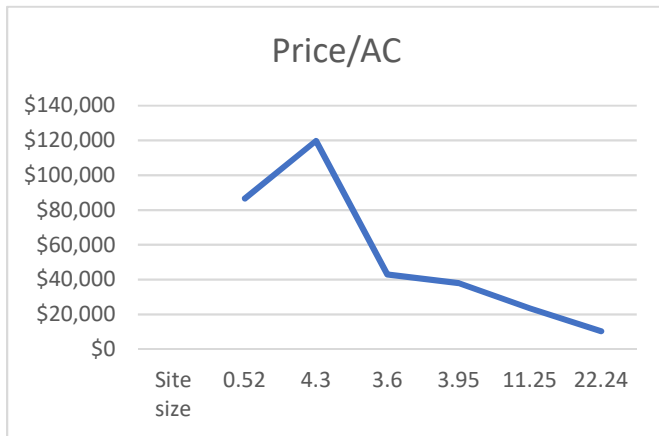
Sale #C sold from Goodwin to Morgan in November of 2015 for \$154,500 at 3.6 acres. This property fronts E. Oberlin Rd. and sits just outside the city limits of Yreka. It is zoned commercial and suited for industrial businesses. The property is flat and covered with road debris and gravel. The sale equates to \$42,917 per acre.

Sale #D sold from Sharps Road Realty LLC to the Karuk Tribe in May of 2014. The sale was for \$150,000 at 3.95 acres. The property had some old barns and an old run-down shop on it. The buildings were at the end of their useful life, one was partially burned. Several old vehicles were also on the property when sold. The Karuk Tribe purchased this property as assemblage to property they already owned and were planning construction of a casino. The land was similar to the subject. It was mostly flat. The sale equated to \$37,974 per acre.

Sale #E is from Menne to Karuk in July of 2013 for \$265,000 with 11.25 acres. The Karuk Tribe purchased this property as assemblage to property they already owned and were planning construction of a casino. This sale included four old pole barns that were once used by the mill. The barns were in poor condition and given no value. The land itself was similar to the subject. It did have an old railway line that cut through the property that was inferior. That line is no longer active. The land was very thin in shape

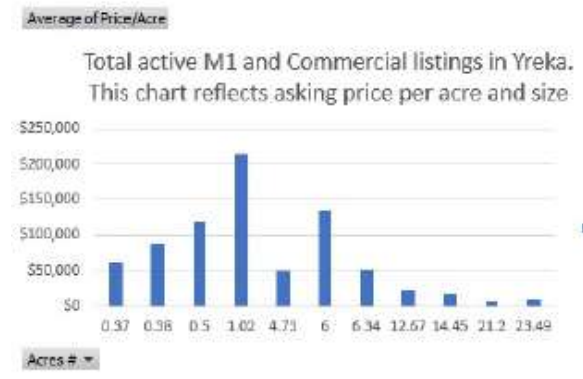
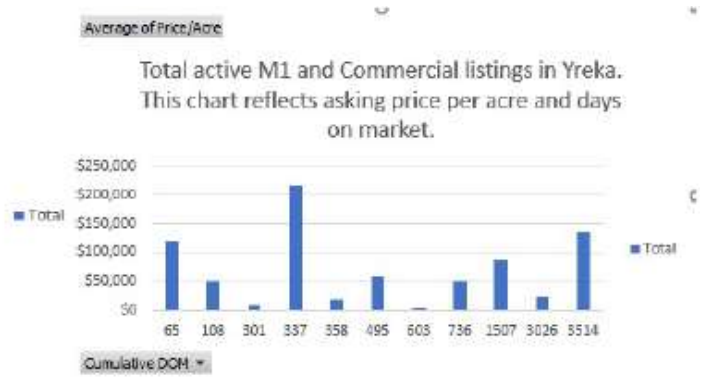
compared to the subject and would not be as dividable as the subject. The sale equated to \$23,556 per acre. This property was accessed by two roads.

Sale #F sold from Truttman to Girdner in September of 2015. The property is located at 1391 Montague Road, about 1.5 miles east of I-5 in the lumber mill industrial area. It is zoned M-1, light industrial. The site contains 22.24 acres, of which about 6 acres is raised above the inundation area. The westerly portion is below grade and tends to hold water due to its heavy clay quality. It had been an auto body repair and paint shop for many years. It will now become a crematorium. It sold for \$365,000 with owner financing, with an allocation of about \$180,000 to the 7 acres, \$50,000 to the remaining land, leaving \$135,000 to the structure which is being gutted. Land value is then \$230,000 or \$10,342 per acre overall. The prime land equates to about \$26,000(r) for prime land and the below grade land was valued at \$3,050 per acre.



This chart demonstrates price per acre for M1 comparable sales listed.

These charts demonstrate the decrease in value by lot size for comparable sales.



Reconciliation

Comparable sales for similar land are difficult to find. This is a large land size which has good road frontage. The land is unimproved. It was necessary to use dated sales for this assignment due to the lack of comparables. Listings were used to show what is available on the open market however were not weighted in the final analyses due to it being an asking price. Some withdrawn listings near the subject were used to show the difficulty in sales comparable to the subject.

Another consideration is the economy of scale in lot size. This is a large tract of land and we see that the larger lots sell at considerably less per acre than the smaller ones. Location is also a large factor in these types of land sales. Many businesses rely on ease of customer access, visibility, convenience of other businesses close by, etc. We can see from the sales that the sites that have good access off of a busy street, that are visible to the freeway, and are located near other retail type businesses have a higher value per acre. Other considerations are the market condition itself for this type of property. The large light industrial lots and multi-family lots are not in demand.

The subject consists of several parcels with mixed zoning. Looking at the zoning map, which gives an approximate location of the boundaries, we make the extraordinary assumption that the subject is approximately 80% zoned M1, 15% zoned R3, and 5% is zoned R1.

We notice that the withdrawn listing #1 had been on the market at \$325,000 with 6.34 acres for 733 days. That equated to approximately \$51,000 per acre rounded. If we apply an adjustment for the decline in price per acre by site size it demonstrates that at approximately \$30,000 an acre it was unable to sell. The withdrawn property on foothill near the subject was on the market for several years and when it was withdrawn it had an asking price of \$10,000 per acre for 48 acres. Applying the same adjustment for the decline in price by site size we see that it didn't sell at an equivalent of \$17,000 per acre.

For M1 land we find that Sale #2, after adjustments for site size and features had an adjusted price per acre value of \$17,000. Sale #3 had an adjusted price per acre value of \$14,000. Sale #4 had an adjusted value of \$30,000. Sale #11 had an adjusted value of \$22,000 per acre. Dated sale #C had an adjusted value of \$18,000 per acre. Dated sale #D had an adjusted value of \$15,000 per acre. Dated sale #E had an adjusted value of \$20,000. Dated sale #F had an adjusted value of \$26,000 per acre.

The average price per acre after adjustments equated to \$20,250. The range of value was from \$14,000 to \$30,000.

For Residential land, after adjustments we find that; Sale #8 had an adjusted per acre value of \$17,000. Sale #9 had an adjusted value of \$21,000 per acre. Those two sales were considered the most comparable to the subjects R1 land.

One sale had R2 zoning, it also had CPO zoning which was superior. That sale was #10 and after adjustments was given a value of \$25,000 per acre.

The above listed sales were considered the most similar to the subject. After adjustments we find that \$20,000 per acre is supported. That is for the M1 zoned land.

Based off the comparable sales, market data, overall analysis and adjusted values, we give a value of \$20,000 per acre for M1 zoned land; \$25,000 an acre for R3 zoned land and \$20,000 an acre for R1 zoned land.

M1 zoning equals \$436,000.

R3 zoning equals \$102,000.

R1 zoning equals \$27,000.

Total combined value for the subject is determined to be \$571,000. That total value reflects individual sales of similar zoned sites. Due to this site being valued as one it would be reasonable to assume that the combined value would be reduced due to the lack of demand for this size multi-zoned site. There was no data available for a deduction in value for such a sale. Therefore, no percentage of deduction was made as it would not be supported. We did notice that Sale #12 was a similar mixed zoning site as the subject. That sale also had large acreage. The total site sold with 30 acres for \$81,000. We also see that the similar sales had long days on market, therefore the subject's market value reflects a 12-month marketing time or more.

Income Approach:

Due to this being a vacant land sale the income approach and cost approach to value were not utilized.

Based on a complete visual inspection of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, our opinion of the market value, as defined, of the real property that is the subject of this report is \$571,000, as of March 15, 2019. We gave the sales approach the most weight.

Mark Gilman

Lic#3002981



Siskiyou County Recorder
Mike Mallory, Recorder

DOC - 13-0010249
Monday, OCT 21, 2013 10:03:00
Tel Pd \$0.00 Nbr-0000237560
DEB/CL/1-6

Recording Requested By:

Return To:
SISKIYOU COUNTY PUBLIC WORKS
P. O. Box 1127
Yreka, California 99097

Mail Tax Statements to:

GRANT DEED

THE COUNTY OF SISKIYOU, a political subdivision of the State of California
does hereby GRANT to **THE COUNTY OF SISKIYOU, a political subdivision of the**
State of California,

the following described real property in the County of Siskiyou, State of California:

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

A.P.N.: 053-642-520, 530; 053-651-750, 760, 770

COUNTY OF SISKIYOU

Dated: 10/18/13

By: Tom Odom
Tom Odom,
County Administrative Officer

ACKNOWLEDGMENT

State of California
County of Siskiyou

On October 18, 2013 before me, Emily Harper, Notary Public
(insert name and title of the officer)

personally appeared Tom A. Odum
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Emily Harper (Seal)



EXHIBIT "A"

Parcels 1, 2 and 3, as shown on Exhibit Map "B", dated October, 2013, identified as *Hanging Map Number HM16557*, on file in the Office of the Siskiyou County Surveyor, said Map being attached hereto and made a part hereof.

The purpose of this deed is to create three legal parcels in accordance with Section 66428(a), Government Code of the State of California.

CERTIFICATE OF ACCEPTANCE

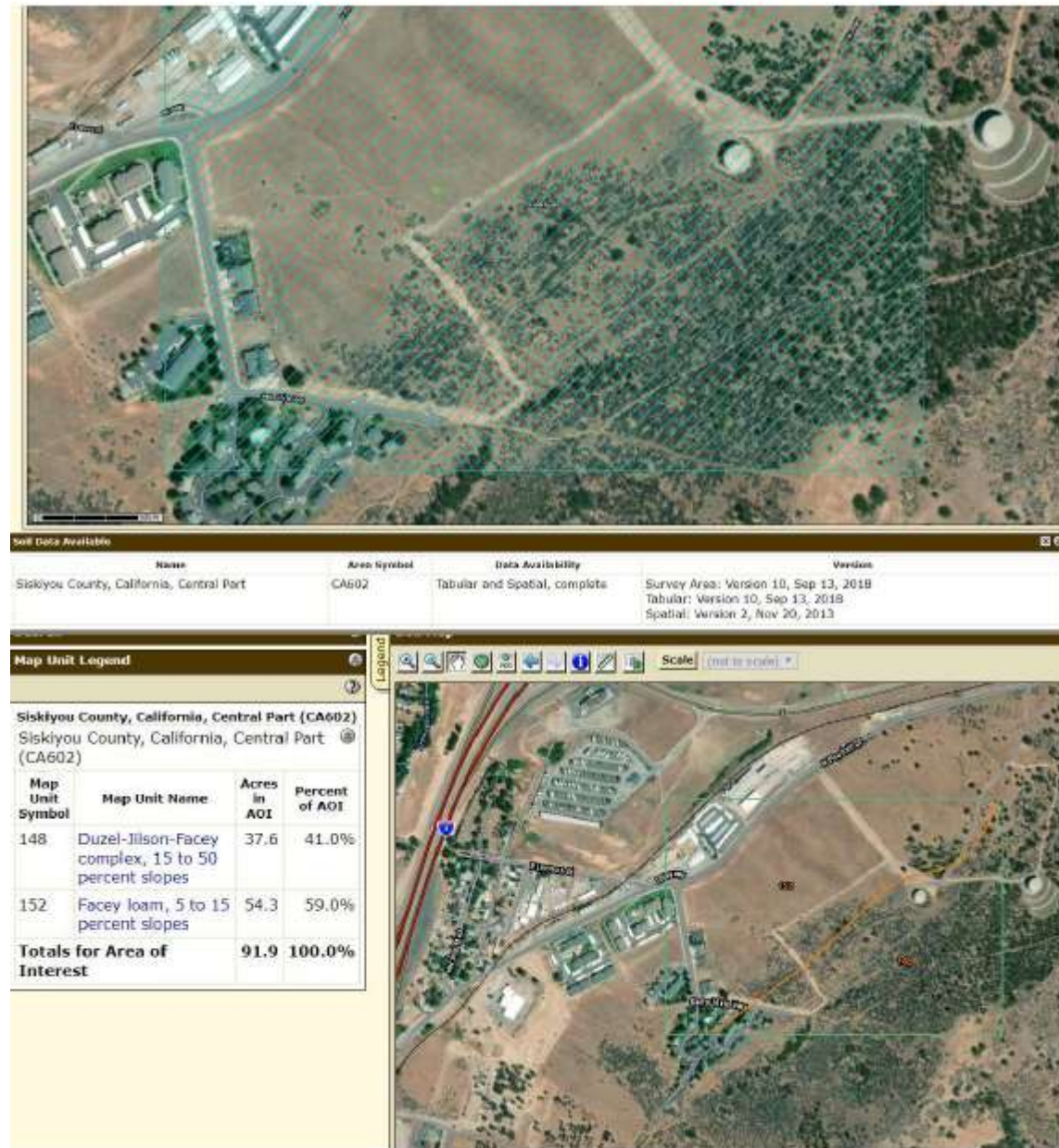
This is to certify that the interest in real property conveyed by the deed dated October 18, 2013, from the County of Siskiyou, a political subdivision of the State of California to the County of Siskiyou, a political subdivision of the State of California, to which this certificate is attached, is hereby accepted by the undersigned officer or agent on behalf of the Board of Supervisors of the County of Siskiyou, State of California, pursuant to authority conferred by said Board of Supervisors on May 14, 2013, and the Grantee consents to recordation thereof by its duly authorized officer.

Dated 10/18/13

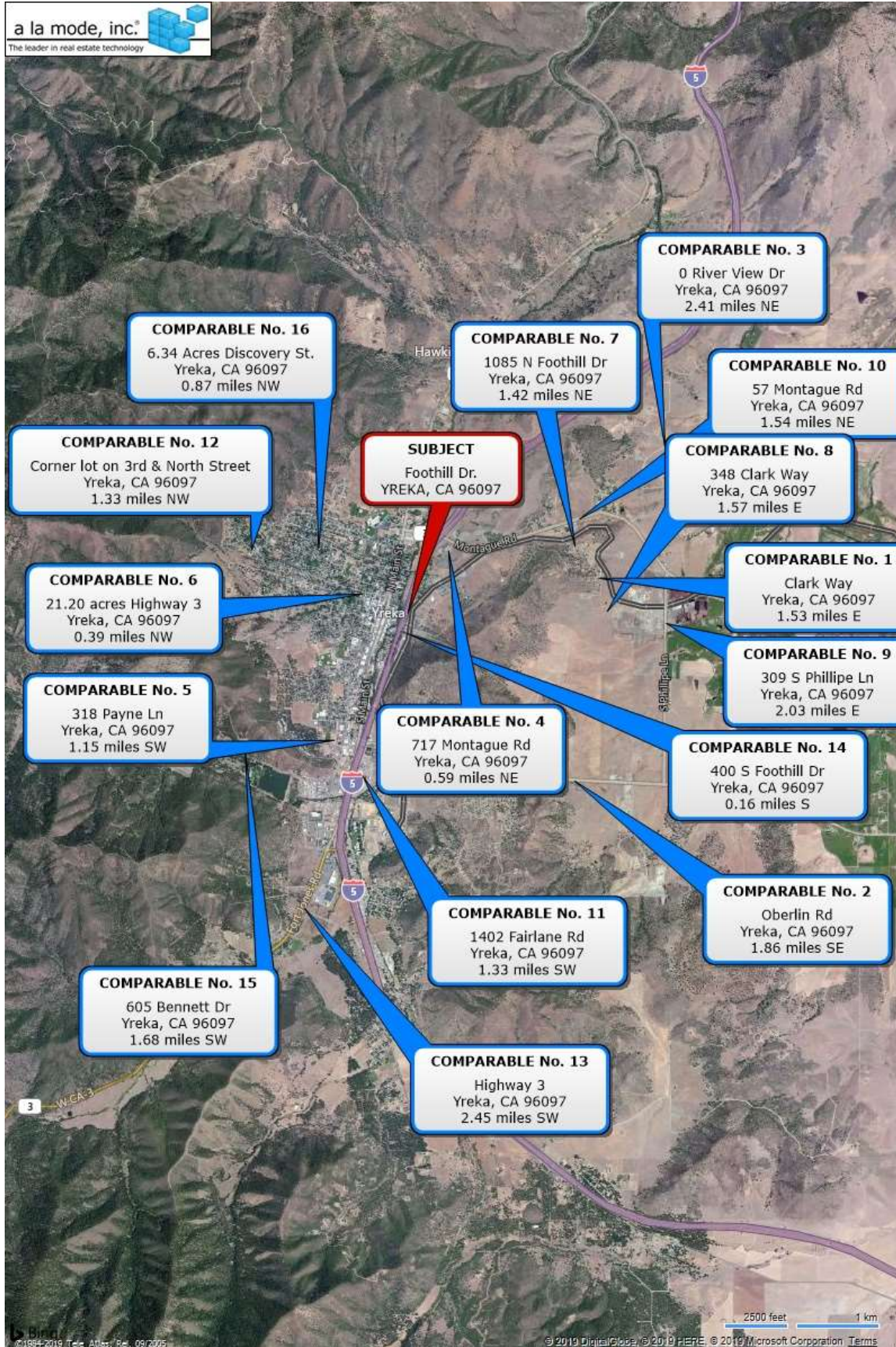
COUNTY OF SISKIYOU

By 
Tom Odom
County Administrative Officer









ASSUMPTIONS AND LIMITING CONDITIONS:

This appraisal report is made under the following Assumptions and Limiting Conditions:

General:

- 1) No responsibility is assumed for the legal description or for matters including legal and/or title considerations. Title is assumed to be good and marketable unless otherwise stated.
- 2) The property is appraised free and clear of any and all liens or encumbrances unless otherwise stated.
- 3) Responsible ownership and competent management are assumed.
- 4) No responsibility is assumed for persons who rely upon the factual data or conclusions in this report other than the addressee on the letter of transmittal or other specifically designated parties.
- 5) No responsibility is assumed for anyone who considers, uses, relies or acts upon factual data or conclusions or opinions in this report without reading the complete report. This report was prepared and intended to be considered in its entirety.
- 6) All engineering is assumed to be correct. The plot plans, maps, illustrations, photos and graphics are included for illustrative purposes only. They are to assist the reader in visualizing the property and market.
- 7) No land survey, structural report, engineering study or pest control report was made for this appraisal and no responsibility is assumed for such matters.
- 8) It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable or usable. No responsibility is assumed for such conditions or for arranging for the necessary studies to discover them, including Radon gas.
- 9) It is assumed that there is full compliance with all applicable federal, state and local environmental laws and regulations unless noncompliance is stated, defined and considered in this appraisal report.
- 10) The information furnished by others is believed to be reliable, however, no warranty is made or implied for its accuracy.
- 11) It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state or federal government or private entity have been obtained or renewed for any use on which the value estimate is based.
- 12) It is assumed that the utilization of the land and improvements is within the boundaries of the property line of the property described, and that there is no encroachment or trespass unless noted in the report.
- 13) The value of oil, gas or mineral rights has not been included in the value estimate. Their value, if any, is not considered unless stated otherwise.

CERTIFICATE OF APPRAISAL

We, the undersigned appraisers, hereby certify to the best of our knowledge and belief that.....

- 1) This appraisal conforms to USPAP, the Uniform Standards of Professional Appraisal Practice and is defined in FIRREA as an appraisal report.
- 2) The statements of fact contained in this report are true and correct to the best of our knowledge.
- 3) The reported analyses, opinions and conclusions are limited only by the reported "Assumptions and Limiting Conditions" attached, and are our personal professional unbiased analyses, opinions and conclusions.
- 4) We have no present or prospective interest in the property that is the subject of this report. Further, I have no personal interest or bias with respect to the parties involved.
- 5) Our compensation is not contingent on an action or event resulting from the

analyses, opinions or conclusions in this report.

6) The analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of Uniform Standards of Professional Appraisal Practices.

7) The use of this report is strictly limited for the purposes stated and only for the addressee in the transmittal letter.

8) No one provided significant professional assistance to the person signing this report unless otherwise stated.

9) I have made a personal, on-site inspection of the subject property.

DISCLOSURE: I certify that I am a licensed appraiser in the state in which the subject is located. No employee, director, office or agent of the lender, or any other third party acting as a joint venture partner, independent contractor, appraisal management company, or partner on behalf of the lender has influenced or attempted to influence the development, reporting result or review of this assignment through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery or in any other manner. I have not been contacted by anyone other than the intended user (lender/client as identified on the first page of the report), borrow or designated contact to make an appointment to enter property. I was not asked to provide a preliminary estimate for the subject property prior to the completion of this appraisal report. I understand that my fee is not contingent on my final opinion, conclusion, or valuation. I agree to immediately report any unauthorized contacts either personally by phone or electronically to the lender/client.

FIRREA CERTIFICATION STATEMENT: The appraiser certifies and agrees that this appraisal report was prepared in accordance with the requirements of Title XI of the Financial Institutions, Reform Recover, and Enforcement Act (FIRREA) of 1989, as amended (12 U.S.C. 3331 et seq.) and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification.

EXPANDED SCOPE OF WORK STATEMENT: At the request of the client, this appraisal report has been prepared in compliance with the Uniform Appraisal Dataset (UAD) from Fannie Mae and Freddie Mac. The UAD requires the appraiser to use standardized responses that include specific formats, definitions, abbreviations, and acronyms. The appraiser attempted to obtain an adequate amount of information in the normal course of business regarding the subject and comparable properties. Some of the standardized responses required by the UAD, especially those in which the appraiser has NOT had the opportunity to verify personally or measure, could mistakenly imply greater precision and reliability in the data than is factually correct or typical in the normal course of business. Examples include condition and quality ratings as well as comparable sales and listing data. The appraiser makes no representations, guarantees or warranties, express or implied, regarding building materials, their fitness, quality, condition or remaining economic life. Not every element of the subject property was viewable. The appraiser did not move any personal property, due to liability concerns for potential damage to the property, to disclose or reveal any unapparent or hidden defects to the structure, nor did the appraiser dismantle or probe the structure to observe enclosed, encased, or otherwise concealed areas. Comparable data was generally obtained from third-party sources including but not limited to the local MLS, County Assessor, Township Assessor, online resources and additional public data sources. Consequently, this information should be considered an "estimate".



Appraiser Mark Gilman
AT3002981