



EXHIBIT B
M E M O R A N D U M

Date: March 27, 2015
To: Jasen Yee, Associate Land Agent
Wildlife Conservation Board
1807 13th Street, Suite 103
Sacramento, CA 95811
From: Department of General Services – Real Estate Services Division
Professional Services Branch IMS Z-1
The Ziggurat, 707 Third Street, 5th Floor, West Sacramento, CA 95605
Subject: APPRAISAL REVIEW - Wildlife Conservation Board
Cameron Meadows Phase II - El Dorado County
Value Under Review - \$499,000
Effective Date of Value – October 18, 2014

Appraisal Review: 2015-027
Myron R. Harrison
Billing No. 140101
WCB# 2014158

I have performed an appraisal review of the above-referenced appraisal report. This review was conducted within the context of market conditions expressed in the report and does not rely on the introduction of new information.

The scope of work in this appraisal assignment is limited to review of the appraisal report and preparation of this appraisal review report. In performing this review, I have formed an opinion as to:

- the completeness of the report,
- the adequacy and relevance of comparable data
- the propriety of adjustments to the comparable data,
- the appropriateness of the appraisal methods and techniques, and
- the appropriateness and reasonableness of the analysis, opinions, and conclusions.

Property identification, significant characteristics and other pertinent information are detailed on the attached pages.

The content, analysis, and conclusions stated in the report under review are in compliance with applicable Department of General Services standards and requirements. The value opinion of \$499,000 stated in the appraisal report is adequately supported. This review applies to the ownership as of the effective date of the appraisal. Any current option, purchase agreement or transaction to a subsequent owner, or any revision of the rights conveyed (i.e. deed restriction, grant agreement restriction) requires a new analysis by the reviewer (and the appraiser if required by DGS Appraisal Review).


THOMAS CRANDALL
Senior Real Estate Officer

Attachment

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SUMMARY OF SIGNIFICANT CHARACTERISTICS AND CONCLUSIONS
VALUE

Estimated Value	\$499,000
Interest Appraised	Fee Simple
Effective Date of Value	October 18, 2014
Date of Appraisal Report	October 27, 2014
Appraisal Prepared by	Myron R. Harrison P.O. Box 1878 Shingle Springs, CA 95682 (530) 333-4434
Date of Review	March 27, 2015

PURPOSE AND USE OF REVIEW

Client	Wildlife Conservation Board
Intended Users	This report is intended for use only by the State of California. Use of this report by others is not intended by this reviewer.
Purpose of Review	The purpose of the review is to determine the acceptability of the final opinion of value for use in a potential real estate transaction by the State of California.

PROPERTY DESCRIPTION

Property Owner	Linda E. Street, Trustee; David & Melode Weiner and Douglas & Marchelle Phimister
Location	The subject property is located at the terminus of Connery Drive in Cameron Park, California.
Assessor's Parcels	Portion of 070-011-48
County	El Dorado
Site Area/Shape	22.165 acres/irregular
Access	Terminus of Connery Drive
Topography	Gently rolling
Utilities	All utilities are available.
Improvements	None

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Zoning	RE10, Residential Estate, 10 acre minimum parcel size
General Plan	High Density Residential, 1 to 5 acre minimum parcel size
Sales History	There is no record of a sale of the subject property within the past three years. This reviewer could find no evidence of a listing within the past three years.
Preliminary Title Report	It appears the appraiser completed the appraisal without the benefit of a preliminary title report (PTR). The appraiser did not note any conditions that are adverse to value; however, it is recommended that a current PTR be provided to the appraiser for review and approval since the appraisal has been approved by this reviewer assuming there are no issues that would impact the final value conclusion. If such issues are discovered during the review process, a new appraisal and review are required.
Extraordinary Assumptions	<p>An extraordinary assumption is defined as an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which if found to be false, could alter the appraiser's opinions or conclusions.</p> <p style="padding-left: 40px;"><u>Comment:</u> Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.¹</p> <p>No extraordinary assumptions were used in the appraisal report or in this appraisal review report.</p>
Hypothetical Conditions	<p>A hypothetical condition is defined as 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.</p> <p style="padding-left: 40px;"><u>Comment:</u> 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 about the integrity of data used in an analysis.²</p> <p>The subject property is a proposed carve-out from the Larger Parcel, and was appraised under the hypothetical condition that it currently exists as a legal parcel, which is reasonable for valuation analysis. <u>Therefore, this review is contingent upon creation of the subject property, as proposed.</u></p>

¹ USPAP 2014-2015 Edition, pg. U-3

² USPAP 2014-2015 Edition, pg. U-3

Implied Dedication

Implied dedication is the public's right to use the property based on historical prescriptive use. It is this reviewer's opinion there is no implied dedication. However, this issue is technically a legal matter which is ultimately beyond the scope of the appraisal assignment as well as the expertise of the appraiser and this reviewer.

VALUATION**Highest and Best Use**

Hold for residential development

Approaches

The Sales Comparison Approach was utilized

COMMENTS The subject property consists of a 22.165-acre portion of a Larger Parcel which contains 126.161 acres per the Assessor Map. It is located at the terminus of Connery Drive in Cameron Park, California. Under recognized appraisal theory, the validity of highest and best use requires that the following elements must apply to the property under appraisal:

1. The use must be physically possible.
2. The use must be legally permissible.
3. The use must be financially feasible.
4. The use must provide maximum profitability to the property.

The current zoning, which allows 10 acre minimum parcel size, conflicts with the General Plan, which is High Density Residential. Because of this conflict, and the fact that the property is surrounded by high density residential developments, the appraiser concluded that a rezone to higher density (i.e. R1-A, one acre minimum parcel size) would likely be allowed. Therefore, based on the above tests, the appraiser concluded that the highest and best use of the property is to hold the property for future residential when sufficient demand exists. Utilizing the Sales Comparison Approach, the appraiser presented and analyzed 12 land sales in the subject market area, concluding to a value estimate of \$22,500 per acre, or \$499,000 (rounded).

Reviewer Conclusions: It is the opinion of this reviewer that the appraiser's conclusion of highest and best use is an accurate assessment based on the four tests of highest and best use and that the comparable sales utilized were appropriately selected and analyzed by the appraiser to support the final conclusion of value. In conclusion, the content, analysis, and conclusions stated in the report under review are in compliance with applicable Department of General Services standards and requirements. The value opinion of \$499,000 stated in the appraisal report is adequately supported. This review applies to the ownership as of the effective date of the appraisal. Any current option, purchase agreement or transaction to a subsequent owner, or any revision of the rights conveyed (i.e. deed restriction, grant agreement restriction) requires a new analysis by the reviewer (and the appraiser if required by DGS Appraisal Review).

CERTIFICATION

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

1. The facts and data reported by the review appraiser and used in the review process are true and correct.
2. The analysis, opinions and conclusions in this review report are limited only by the assumptions and limiting conditions stated in this review report, and are my personal, impartial, and unbiased professional analysis, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
4. I have performed no other services, as an appraiser or in any other capacity, regarding the property that is the subject of the work under review 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 is not contingent upon developing or reporting predetermined results.
7. My compensation is not contingent on an action or event resulting from the analysis, opinions, or conclusions in, or the use of, this review.
8. My analysis, opinions, and conclusions were developed, and this review was prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. I did not make 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.



THOMAS CRANDALL
Senior Real Estate Officer

3/27/15

DATE