

SUMMARY REPORT OF:

*Appraisal of a Vacant 8.29-Acre Commercial Site
Northside State Highway-12, East of Sunset Avenue
Suisun City
Solano County, California*

DATES OF VALUATION:

*February 2, 2007 - Date of Value
February 7, 2007 - Date of Report*

PREPARED FOR:

*Mr. Jason Garben
Suisun City Redevelopment Agency
701 Civic Center Boulevard
Suisun, California 94585*

PREPARED BY:

*Garland & Associates
1455 Oliver Road, Suite 290
Fairfield, California 94533-3463
(707) 429-8660*

**GARLAND &
ASSOCIATES**
REAL ESTATE APPRAISERS AND CONSULTANTS

Ronald G. Garland, MAI, SRA
Lena Garland, SRA
Jill Zuerner
John T. Zazrivy
Business Manager
Noreen O Regan

February 7, 2007

Mr. Jason Garben
Suisun City Redevelopment Agency
701 Civic Center Boulevard
Suisun, California 94585

Dear Mr. Garben:

The following summary report is of an appraisal to conclude in an opinion of the market value for the subject property, a vacant 8.29 gross acre commercial development site located on the northside of State Highway-12 just east of its intersection with Sunset Avenue in incorporated Suisun City, Solano County, California.

Please refer to the ASSUMPTIONS & LIMITING CONDITIONS and SCOPE OF THE APPRAISAL, which detail and limit this report, located on Pages III through V of this INTRODUCTION. The estimated market value opinion is consistent with the DEFINITION OF MARKET VALUE included in this report. This report is intended to be in conformance with the Uniform Standards of Professional Appraisal Practice (USPAP) as an appraisal in a summary report format. In our opinion as of February 2, 2007, the market value for the subject property is as follows:

MARKET VALUE OPINION = \$3,100,000

The attached appraisal report contains 21-pages, and ADDENDA. This letter must remain attached to this report in order for the value opinions expressed to be considered valid. We certify that we have personally inspected the subject property and other information provided unless otherwise noted. All data gathered in our investigation is from sources believed to be reliable.

Sincerely,



Ronald G. Garland, MAI, SRA
CA #AG001662



John T. Zazrivy
CA #AG006014

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ADDENDA

Subject Property Photographs
 Land Sale Data Sheets
 Title Report Excerpts
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ASSUMPTIONS & LIMITING CONDITIONS

This appraisal is subject to the following *SPECIFIC* assumptions and limiting conditions:

1. We are being engaged by the client, the Suisun City Redevelopment Agency, to provide an appraisal to serve as a valuation guide for possibly selling the subject property. The intended user is the client and its advisors, as well as prospective subject property buyers. We do not authorize the use of this appraisal by any other party, or for any other use. Any other parties choosing to utilize this appraisal do so at their own risk, and without the consent of Garland & Associates.
2. The client has defined this assignment as an appraisal in a summary report format. Summary reports are not intended to completely convey our considerations and/or analysis. The reader is advised that there may be portions of the analysis that are not included in this summary report.
3. City representatives have advised that there will be serviceable direct right-in/right-out access available to the subject property directly along its State Highway-12 frontage. It is an assumption of this appraisal that serviceable direct vehicle access from westbound Highway-12 to the subject site will be allowed.
4. We have discussed a specific 35-foot access/public utility easement with the appraisal client, and are of the belief that the easement benefits each of two parcel on the recorded vesting map only, and no other parcels. The two parcels have been unified in ownership, and are now the subject property. With the client's concurrence, this appraisal will assume that the 35-foot easement, with any associated access and public utilities rights or construction, does not exist. If in fact the easement were to exist, it would adversely impact the market value of the property.

This appraisal is subject to the following *GENERAL* assumptions and limiting conditions:

1. Reliance upon the appraisal report by any intended user is implied concurrence that the Scope of Work of the assignment is appropriate for the intended use of said intended user.
2. It is the responsibility of the client to read this report and to inform us of any errors or omissions of which he/she is aware of before using this report or making it available to a third party. Reliance upon the appraisal report by any intended user is implied concurrence that the Scope of Work of the assignment is appropriate for the intended use of said intended user.
3. It is the responsibility of the client to read this report and to inform us of any errors or omissions of which he/she is aware of before using this report or making it available to a third party. Unless otherwise stated in this report, the existence of hazardous substances, which may or may not be present on the property, was not called to our attention nor did we become aware of such during our inspection. We have no knowledge of the existence of such substances on or in the property unless otherwise stated and the we are not qualified to test for such substances. The presence of such hazardous substances may affect the value of the property. The value opinion reported herein is predicated on the assumption that no such hazardous substances exist in or on the property or in such proximity thereto which would cause a loss in value. No responsibility is assumed for any such hazardous substances, or for any expertise or knowledge required to discover them.
4. Unless specifically stated in this report, nothing contained herein shall be construed to represent any direct or indirect recommendation by us to buy, sell, hold, or construct the property appraised at the

appraised value. Such decisions involve substantial investment strategy questions and must be specifically addressed in consultation form.

5. No liability is assumed for matters legal in character.
6. We assume that there are no defects of title and that the property is free and clear of all liens or encumbrances.
7. No right or obligation to expert testimony or attendance in court by reason of this appraisal, with reference to this property, is included, unless arrangements have been previously made.
8. Possession of this report, or a copy thereof, does not carry with it the right of publication, nor may it be used for any purposes by any but the principal to whom it is addressed without said principal's previous written consent from us, and in any event, only with the proper qualifications.
9. The information furnished by others, as identified in this report, is believed to be accurate and reliable, but no guarantee is made as to the correctness thereof.
10. Any sketches in this report are included to assist the reader in visualizing the property. Land dimensions were taken from available public information and we assume no responsibility for these dimensions.
11. The projections of costs, income, and expenses for the subject property are not predictions of the future. These projections are our best estimates of the current market thinking about what future income and expenses will be. We make no warranty or representation that these projections will materialize. The real estate market is constantly fluctuating and changing and it is not our task to forecast the conditions of a future real estate market. We can only reflect what the investment community envisions for the future in terms of rental rates, expenses, supply and demand.
12. Neither all nor any parts of the content of this report (especially any conclusions as to value, our identity, or any reference to the Appraisal Institute, or to the MAI or SRA designations) shall be disseminated to the public through any media or to any other parties without our prior written consent and approval.
13. Ronald G. Garland and John T. Zazrivy are certified by the State of California as General Real Estate Appraisers. However, we are not licensed or certified in the fields of building inspection or civil, soils, structural, or environmental engineering. We believe that the subject property is not adversely impacted by hidden or unapparent conditions relative to these fields, unless otherwise stated within this report.
14. The Americans with Disabilities Act (ADA) became effective in 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, possible noncompliance with the requirements of ADA was not considered in developing the opinion of the value of the property.

SCOPE OF THE APPRAISAL

Discussed with the client the nature of the assignment, including an agreement of the purpose and intended use of the report, date of valuation and report, property rights appraised, any extraordinary assumptions, values to be reported, and any other appropriate restrictions or limitations to be placed on the scope of the assignment.

1. Ronald Garland and John Zazrivy have personally inspected and photographed the subject property.
2. Investigated current ownership and recent history of the subject property.
3. Investigated the neighborhood and surrounding areas in relation to the impact of these locales on the subject property.
4. Discussed land use policies regarding the subject with Suisun City Staff.
5. Formed an opinion of the highest and best use of the subject property.
6. Researched comparable sale data, including public records, other appraisers, active and knowledgeable brokers and publications providing comparable sale data. We personally inspected the comparable sales.
7. Confirmed comparable data to the extent necessary, preferably with parties immediate to each transaction, or with other appraisers that verified such data. In this case, all data was confirmed by buyers/sellers, or transaction involved brokers.
8. Developed opinions of value for the subject property by use of appropriate appraisal techniques.
9. Prepared the written summary appraisal report.

PROFESSIONAL QUALIFICATIONS RONALD G. GARLAND, MAI, SRA

Ronald G. Garland, MAI, SRA is a real property analyst and appraiser, experienced in the appraisal of single and multi-family residential, subdivision, office, retail, light industrial, speculative land, development land, and agricultural land. In addition to appraisal, Mr. Garland is experienced in the analysis and valuation of various complex and special purpose properties, along with development valuation, analysis, and feasibility studies. Specialized studies include absorption analysis, financial feasibility analysis, development cash flow analysis, conservation easements, and complex or specialized property highest and best use analysis. Mr. Garland has testified as an expert witness in the Solano, Napa, Contra Costa, and Sacramento County Superior Courts relating to various real estate valuation topics. Mr. Garland has taught seminars on the appraisal of conservation easements for both the Northern California, and the Sierra Nevada chapters of the Appraisal Institute, and has been published in the California Land Use Law & Policy Reporter.

Mr. Garland holds both the MAI and SRA designations of the Appraisal Institute and has been recertified under the voluntary program of continuing education for the designated members of the Institute. Mr. Garland served an elected term as a member of the National Board of Directors of the Appraisal Institute from 1996 through 1999 and served as the 1995 President of the San Francisco Bay Area Chapter of the Appraisal Institute. Mr. Garland is also certified by the State of California Office of Real Estate Appraisers as a Certified General Real Estate Appraiser (AG001662).

EMPLOYMENT

July, 1983	Owner/Operator, Garland and Associates
July, 1979	District Appraisal Officer, Bank of America
December, 1976	Appraiser, Merced County Assessor's Office

EDUCATION

University	University of California at Davis, Bachelor of Science in Agricultural Science and Management (1976)
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Appraisal Courses	Appraisal Institute: USPAP Update (2005) Effective Appraisal Writing (2004) Standards of Professional Practice Part C (2000) The Appraiser as an Expert Witness - Preparation & Testimony (1999) Condemnation Appraising: Advanced Topics and Applications (1999) Advanced Income Capitalization (1998) Advanced Sales Comparison and Cost Approaches (1996) Highest & Best Use and Market Analysis (1995) Standards of Professional Practice Parts A & B (1995)
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PROFESSIONAL QUALIFICATIONS
RONALD G. GARLAND, MAI, SRA (continued)

Appraisal Courses

Appraisal Institute: (cont.)

Capitalization Theory & Techniques, Part B (AIREA, 1986)
 Valuation and Report Writing (AIREA, 1985) Case Studies (AIREA, 1985)
 Electronic Spreadsheet in the Appraisal Office (AIREA, 1985)
 Residential Valuation (AIREA, 1984)
 Subdivision Analysis (AIREA, 1982)
 Introduction to Appraisal (SREA, 1978)
 Income Property Appraisal (SREA, 1978)

RECENT CONTINUING EDUCATION

Seminars/Workshops

Appraisal Institute:

Conservation Easements in California (2006)
 7 Hour USPAP Course (2005)
 Market Analysis and A Site to Do Business (2005)
 Eminent Domain California Update (2005)
 2005 Bay Area Market Update
 Annual Fall Conference (2005)
 Annual Fall Conference (2004)
 Estimating Loss in Value (2004)
 The Appraiser's Workfile: What, When, Where and Why? (2004)
 Appraisal Litigation Practice and Courtroom Management (2003)
 Case Studies in Limited Partnership and Common Tenancy (2003)
 The Yellow Book Seminar (2002)
 Entitlement, Land Subdivision and Valuation (2001)
 Communications Corridors, Tower Sites, and Property Rights (2001)
 Federal Land Exchanges and Acquisitions: Appraisal Issues
 and Applications (2000)
 Public Interest Value vs. Market Value Seminar (1999)
 The Condemnation Process (1998)
 Wetlands Valuation (1998)
 Valuation of Detrimental Conditions (1998)
 Defending and Attacking Appraisals in Litigation (1997)
 New Industrial Valuation (1997)
 Vineyard Valuation (1997)
 Litigation Skills for the Appraiser (1997)
 Residential Subdivision Feasibility Analysis and Design (1995)
 Residential Litigation (1995)
 Federal and State Laws and Regulations (1995)
 Mello Roos/Assessment Bonds (1995)
 Eminent Domain (1995)
 Understanding Limited Appraisals - General (1994)
 Litigation Valuation (1994)
 Assessment Bond Seminar (1993)
 Easement Valuation (1992)
 Wetlands and Wetland Mitigation Values (1992)

PROFESSIONAL QUALIFICATIONS
RONALD G. GARLAND, MAI, SRA (continued)

International Right of Way Association

Transportation Corridors (1999)
 Taking "Special" out of Benefits (1997)
 Condemnation Appraising and Mock Trial (1997)
 Contaminated Properties (1993)

AFFILIATIONS

Northern California Chapter, Appraisal Institute
 Sacramento Sierra Chapter, Appraisal Institute
 Real Estate Analysis Microcomputer User Group
 Contributing Member of the Real Estate Research Council
 of Northern California
 Solano Commercial Broker Association
 Solano Economic Development Corporation (SEDCORP)

RECENT PROFESSIONAL ACTIVITIES

Appraisal Institute:

Member of the National Nominations Committee (2000)
 Member of the National Board of Directors (1997-1999)
 Region I Vice Chair (1997-1998)
 National Finance Committee (1998-1999)
 San Francisco Bay Area Chapter President (1995)
 San Francisco Bay Area Chapter Vice President (1994)
 San Francisco Bay Area Chapter Treasurer (1993)
 Northern California Chapter Secretary (1992)
 Northern California Chapter Board of Directors (1989-92)
 Sierra-Nevada Chapter Board of Directors (1989-91)
 Northern California Chapter Long Range Planning Committee (1989)
 Northern California Chapter Admissions Committee (1986-90)
 Professional Standards Review and Counseling Committee (1984-91)

COMMUNITY ACTIVITIES

Cordelia Rotary, Charter Member and 2001-2002 President

PROFESSIONAL QUALIFICATIONS JOHN T. ZAZRIVY

John Zazrivy is an Appraiser with Garland and Associates, Real Estate Appraisers and Consultants and is active in the appraisal and analysis of various income producing properties, both existing and proposed. In addition to appraisal, Mr. Zazrivy is active in the analysis of various complex and special purpose properties, including the analysis of absorption, financial feasibility, and complex or specialized property highest and best use. Mr. Zazrivy is certified by the State of California Office of Real Estate Appraisers as a Certified General Real Estate Appraiser (AG006014) and is a General Associate Member of the Appraisal Institute.

APPRAISAL EMPLOYMENT

January 2001	Appraiser - <i>Garland & Associates</i> , Real Estate Appraisers and Consultants
1985 - 2001	Vice President & Chief Appraiser (highest position), <i>Bank of the West</i>
1976 - 1985	Assistant Vice President & District Appraisal Manager - Assistant Chief Appraiser Northern California (highest position), <i>First Interstate Bank of California</i>

EDUCATION

Bachelor of Science	University of San Francisco (Jesuit University), Economics (with honors)
Appraisal Courses	<p><i>Appraisal Institute</i> (or former <i>Society of Real Estate Appraisers</i>)</p> <p>Course 1A - Basic principles, methods & techniques Course 1B - Capitalization theory & techniques Course 201 - Principles of income property appraising Course 202 - Applied income property valuation Course 301 - Special applications of appraisal analysis Course 520 - Highest and best use and market analysis Course 550 - Advanced applications Standards of Professional Appraisal Practice (numerous)</p>
Appraisal Seminars	Numerous

AFFILIATIONS

General Associate Member, Northern California Chapter of the Appraisal Institute
 Board of Directors - Mission Chapter (SREA) San Jose, 1987-88

COMMUNITY ACTIVITIES

Officer, Suisun Fire Protection District, Solano County
Member, Solano County Firemens' Association
Member, California State Firefighters' Association

THE ASSIGNMENT

The assignment is to develop a market value opinion. The subject property is an 8.29-acre (per County Assessor) vacant site without structural improvements. The property is located in incorporated Suisun City, within Solano County, California. In conformance with the Uniform Standards of Professional Appraisal Practice (USPAP), this is intended as an appraisal in a summary reporting format. The value opinion is in terms of cash, or cash equivalence.

CLIENT, INTENDED USE & USERS

We are being engaged by the client, the Suisun City Redevelopment Agency, to provide an appraisal to serve as a valuation guide for possibly selling the subject property. The intended user is the client and its advisors, as well as prospective subject property buyers. We do not authorize its use by any other party, or for any other use. Any other parties choosing to utilize this appraisal do so at their own risk, and without the consent of Garland & Associates.

PROPERTY RIGHTS APPRAISED

This is an appraisal of the fee simple interest. Fee simple interest is defined as "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."¹

DATES OF APPRAISAL

February 2, 2007 (date of value)

February 2, 2007 (date of last physical inspection)

February 7, 2007 (date of report)

¹ *Dictionary of Real Estate Appraisal*, 4th Edition, The Appraisal Institute

DEFINITION OF MARKET VALUE

Market Value is "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 best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in United States 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."²

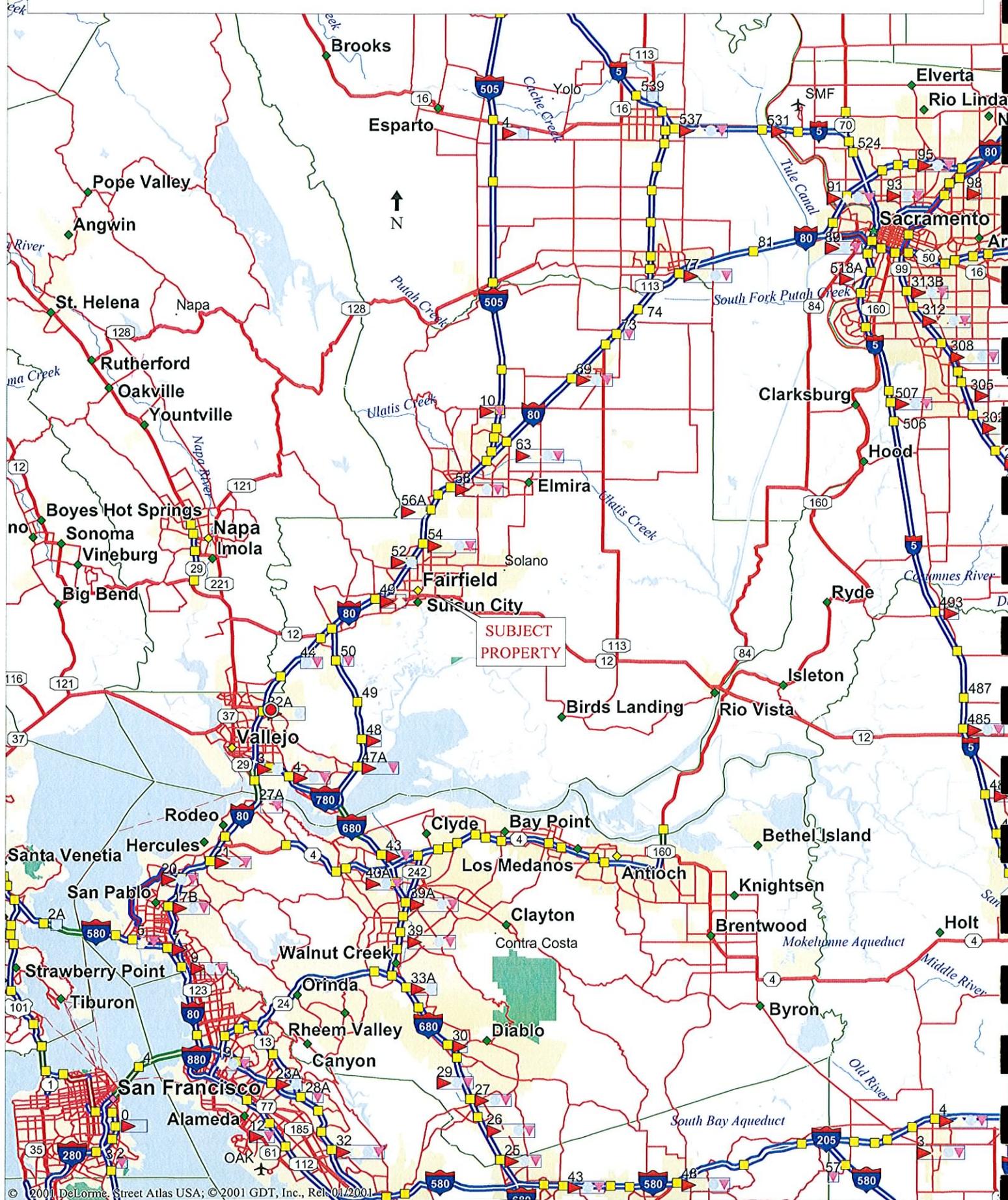
APPRAISAL PROCESS

In this appraisal we will analyze the available marketplace activity by the Direct Comparison Approach to value. The Direct Comparison Approach is a direct analysis of sales of comparable properties to draw conclusions regarding the value of the property, and the market provided sufficient data for analysis. The Cost Approach was not considered applicable since there are no structural improvements on the subject property. An Income Approach is not applicable as there is no durable income stream for the vacant property, that is not considered (being expected potential land rent) within the context of a direct comparison analysis of relevant land sales.

During the course of this appraisal assignment and as a part of our continuing monitoring of the marketplace, we have interviewed persons knowledgeable of this marketplace, or specific segments of the marketplace including active real estate brokers, property buyers and sellers, other appraisers and government officials. We have relied on available public documents including recorded documents, the applicable general plan as well as zoning

² *Dictionary of Real Estate Appraisal*, 4th Edition, The Appraisal Institute

LOCATION MAP



SUBJECT
PROPERTY

information. In addition, reliance has been placed on factual information in our files that was gathered over time during the course of practicing in the appraisal field in this market area. We have then independently analyzed the various data collected to arrive at various conclusions and estimates regarding the subject property.

LOCATION

The property is located in what generally is the most central commercial area of incorporated Suisun City within Solano County, California. The location is best defined as the greater area surrounding the major signalized intersection of Sunset Avenue and State Highway-12, as this non-freeway State Highway passes through Suisun from its western and eastern terminuses, respectively Sebastopol in Sonoma County and San Andreas in Calaveras County. Highway-12 is becoming an evermore important east-west transportation link between major freeways along the northern California western coastal strip, and the freeways located in the great California Central Valley to the east. This generally most-modern commercial area in Suisun City surrounds that intersection. There is an existing single-family home development situated to the east.

PROPERTY IDENTIFICATION

The subject host parcel is located in the State of California, the County of Solano and is within the incorporated community of Suisun City (Suisun). We were provided with a title report (Placer Title Co. #501-16089 update), a partial copy of which is contained within the ADDENDA section of this report. The legal description of the property is contained within that copy. The subject property is known as two Assessor's parcel numbers (APN's), being numbers 0173-390-160 & -180. As there are no improvements, there is no street address.

AREA DESCRIPTION

As mentioned, this area is what is generally known as the most modern and active commercial hub area in Suisun. This is the area around the signalized intersection of Highway-12 and Sunset Boulevard, with Sunset turning to Grizzly Island Road immediately to the south, as it continues southward out of Suisun on its journey through the heart of the roughly 85,000-acre state/federal protected tidal Suisun Marsh habitat and recreation area. The commercial nature of the area has evolved over numerous years mainly in the form of several neighborhood commercial centers. Primary commercial "anchors" within the area

AREA MAP



**SUBJECT
PROPERTY**



are a *Raley's* supermarket and *Rite-Aid* Drugs. An *Albertson's* supermarket (formerly *Lucky's*) recently ceased operations as part of a general corporate restructuring, and their store remains vacant. Other notable commercial enterprises in the immediate area include *McDonald's*, *Taco Bell*, *Autozone*, *Kragen*, *KFC*, *Jack-In-The-Box*, *Popeye's*, *Carl's Jr.*, *Panda Express* and *Starbucks*. Directly in front of a major portion of the subject property are *Chevron* and *Valero* service stations, and a *Shell* station lies just to the west. The main Suisun US Postal office lies immediately to the north of the subject. Again, middle-aged single-family residences lie to the east. Most of this commercial area was built-out in the later-1970's/early-80's, with the portion immediately south of Highway-12 still under development. Generally speaking with the exception of the *Albertson's*, store occupancy in the area appears good.

DESCRIPTION OF THE SUBJECT PROPERTY

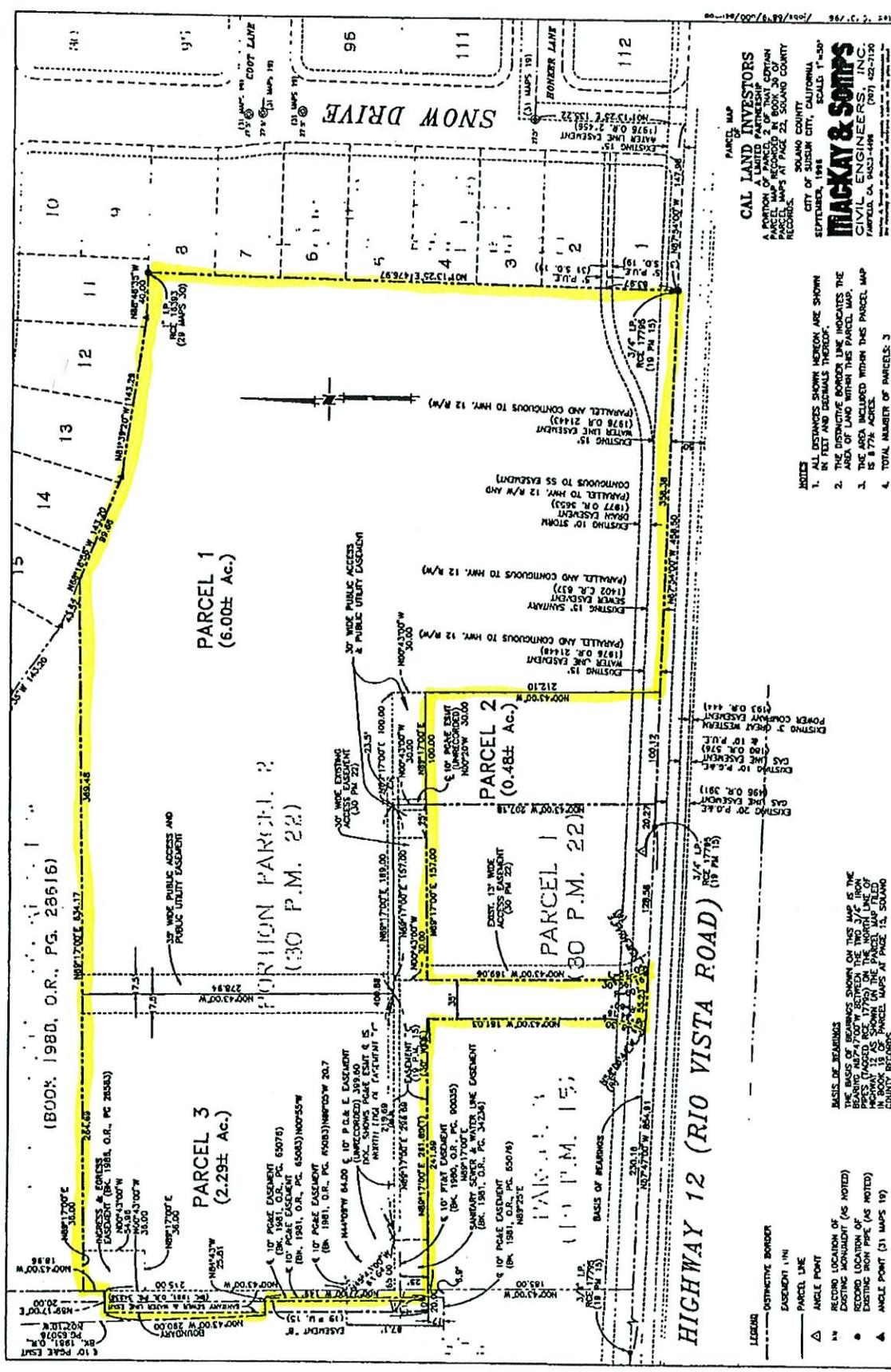
Ownership & Sale History

The Suisun City Redevelopment Agency acquired the 6-acre portion of the subject property in the mid-1990's for \$800-thousand, or approximately \$3.06/sq.ft.. Apparently, the original intent of buying the property was to satisfy various housing requirements. However, other properties have been identified that reportedly are better suited to satisfy those requirements, and the subject has been offered for sale with the City preferred use being commensurate with the current zoning, or commercial. The 2.29-acre portion of the property was acquired in early-2002 for \$325-thousand, or approximately \$3.26/sq.ft.. Both purchases involved the seller carrying financing of a sizable portion of the purchase price.

In September 2006, two bids were received for the entire subject property. The highest \$3.6-million bid was from a prospective buyer proposing to develop a multi-story mixed-use residential/commercial project. The lowest bid is for \$2.9-million, with that buyer offering a conceptual plan for commercial development including a motel/hotel (reportedly to be affordably priced). We believe both of the development suggestions associated with the bids were very, very conceptual.

Site

Per the parcel map, the area of the two parcel site is 6-acres (Parcel 1) and 2.29-acres (Parcel 3) to total a gross 8.29-acres. These parcel sizes will be used in our valuation analysis as the property's total gross area. A calculation of the net area will be shown later in this report. The topography is basically level, being presently covered with seasonal vegetation. There



(BOOK: 1980, O.R., PG. 28616)

PARCEL 1
(6.00± Ac.)

PORTION PARCEL 2
(30 P.M. 22)

PARCEL 3
(2.29± Ac.)

PARCEL 2
(0.48± Ac.)

PARCEL 1
(30 P.M. 22)

PARCEL 1
(10 P.M. 15)

HIGHWAY 12 (RIO VISTA ROAD)

PARCEL MAP
CAL LAND INVESTORS
A PARTNERSHIP
PARTNERSHIP LIMITED PARTNERSHIP
PARCEL MAP RECORDED IN BOOK 3007
COUNTY RECORDS
SOLANO COUNTY
CITY OF SUGAR CITY, CALIFORNIA
SEPTEMBER, 1988
MACKAY & SOMPS
CIVIL ENGINEERS, INC.
PAPERDALE, CA 94533-1488 (916) 422-7130

- NOTES
1. ALL DISTANCES SHOWN HEREON ARE SHOWN IN FEET AND DECIMALS THEREOF.
 2. THE DISTINCTIVE BORDER LINE INDICATES THE AREA OF LAND WITHIN THIS PARCEL MAP.
 3. THE AREA INCLUDED WITHIN THIS PARCEL MAP IS 8.77± ACRES.
 4. TOTAL NUMBER OF PARCELS: 3

BASIC DE BEARINGS
THE BASIS OF BEARINGS SHOWN ON THIS MAP IS THE
BASIS OF 177° 00' 00" W BETWEEN THE TWO 3/4" IRON
PINS TO BE SET AT THE INTERSECTION OF
HIGHWAY 12 AS SHOWN ON THE PARCEL MAP FILED
IN COUNTY RECORDS.

- LEGEND
- DISTINCTIVE BORDER
 - - - EASEMENT LINE
 - PARCEL LINE
 - △ ANGLE POINT
 - IN RECORD LOCATION OF EXISTING MONUMENT (AS NOTED)
 - RECORD LOCATION OF EXISTING IRON PIPE (AS NOTED)
 - ▲ ANGLE POINT (31 MAPS 19)

SHEET 1 OF 1 SHEETS
40 PM 22

are limited offsite improvements that have been completed along the Highway-12 frontage. A reduced copy of the most recent vesting parcel map for the property is shown on the immediate opposing page.

The shape of the overall property is an "L," with the most southerly portion of the L's base having the primary street frontage (approx. 360-feet) on Highway-12. The portion of the property due north of the street frontage (approx. 4 1/3-acres) is quite "deep" for a commercial site, having a reasonably high aspect-ratio (depth-over-width). The remaining portion of the property that does not have street frontage sits essentially over 200-feet north of the access, and is view obscured by the aforementioned *Chevron* and *Valero* service stations. Present vehicular access to the property is via a paved private right-in/right-out 35-foot access drive, that passes between the service stations and intersects the subject approximately at mid-site, and from a private paved access drive from the commercial center adjacent to the east. Additionally, paved private access is available via a right-of-way from Merganser Drive (to the north) that passes between the rear of the commercial center and the Post Office. Further discussion of property access is afforded below, under the Easements & Other Title Matters section heading also below, as well as within the next HIGHEST & BEST USE report section. The most recent traffic count by the California Department of Transportation (Caltrans) in the vicinity of the subject property is for Highway-12 at Sunset, and that count is an annual average just under vehicles 50-thousand vehicles per day west of the intersection, and just under 30-thousand east (subject area) of the intersection.

One negative issue for the subject property. The property's Highway-12 access is from one of three ways; right-in/right-out via the private paved right-of-way (200-feet leading to the subject), lengthy circuitous access from northbound Sunset Avenue through the Sunset Shopping Center and lengthy access from Merganser Drive considerably to the north. For all practical commercial purposes, the only access that is important is off of Highway-12, and at this time that is available from only the westbound direction, and not onto the subject property directly, being right-in/right-out 200-feet distant to the more remote portion of the subject property. Access from the eastbound direction is only after the subject property has been passed, and is available only after continuing eastbound on the Highway just under 1-mile to Emperor Drive, performing a reversing U-turn and continuing back to the subject property, being again just under 1-mile distant for just under 2-miles travel distance to access the subject while eastbound. And then, one must enter the non-exposing private drive, going 200-foot north to the subject. This is not an optimally conducive situation for future commercial development of the subject property. We view it as unlikely

that the subject property would ever be legally accessed from the eastbound Highway direction via significantly closer Snow Drive.

According to a client (city) representative, right-in/right-out access will be allowed by Caltrans and the City from the eastern Highway abutting portion of the property, and this will improve the commercial access notably, but will not cure the less-than-desirable commercial vehicle access. It will be an assumption of this appraisal that direct vehicle access from westbound Highway-12 will be allowed.

Zoning

The site is zoned CG or general commercial. The general plan designation is PUD Commercial. This is one of the broadest commercial zoning categories for Suisun.

Easements & Other Title Matters

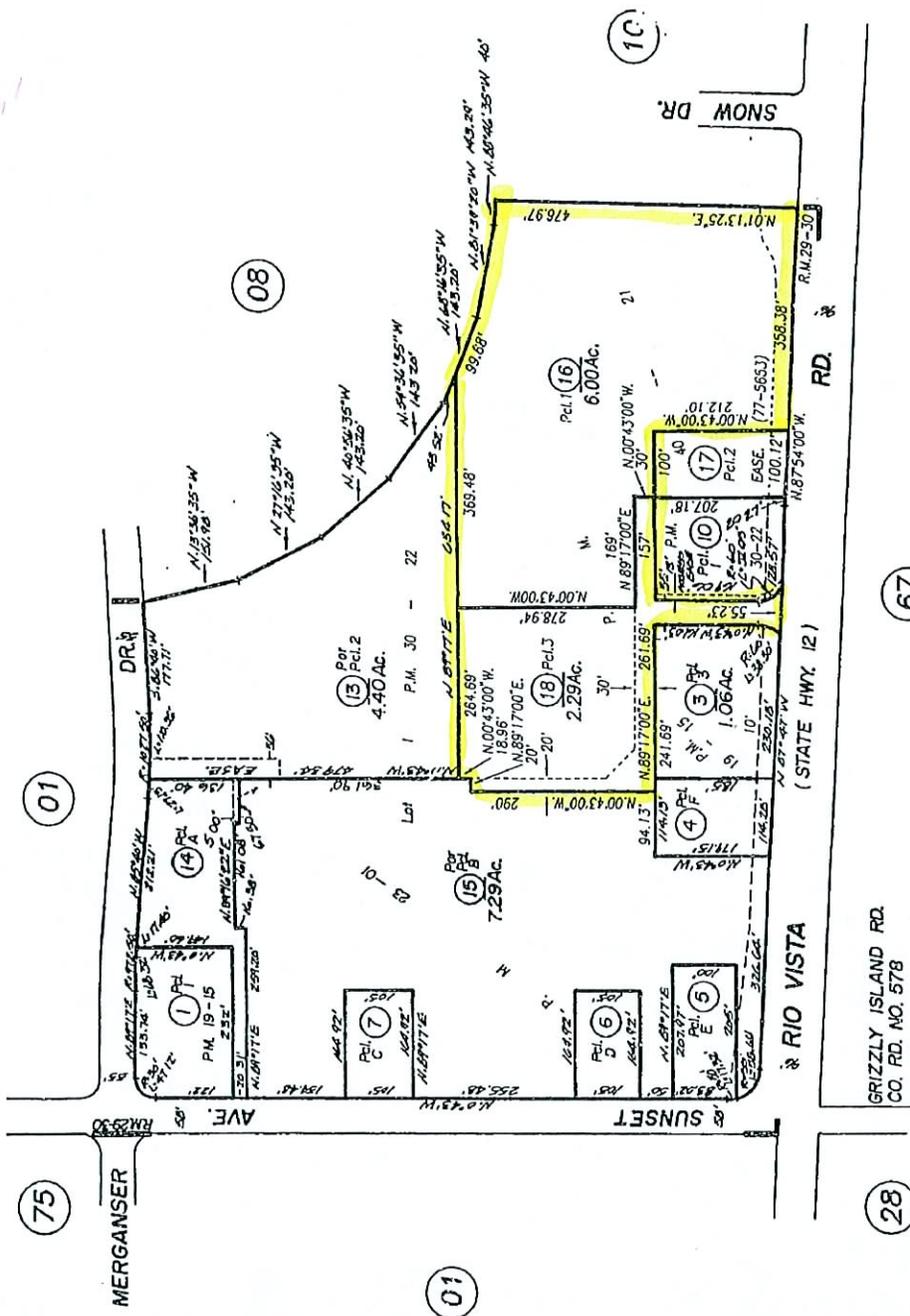
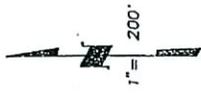
As previously mentioned, we have received a copy of a recent preliminary title report which is included in the ADDENDA report section. The report contains numerous exceptions for easements, most of which are shown on the vesting parcel on the preceding (opposing) page. Most of the easements are associated with Highway-12 fronting rights-of-way including a major regional high-pressure natural gas pipeline. The other easements are for the access rights-of-way and associated utilities that cross the subject property. More discussion of the implications these easements have on the subject property will be afforded in the HIGHEST & BEST USE section.

One easement in the title report needs special discussion, being a public access/public utility easement shown on the vesting parcel map, and that easement is noted as the first reservation in the legal description shown for the report. This easement is a 35-foot wide easement that has its centerline being the common boundary line between Parcels 1 and 3 (subject property) on the parcel map. It appears as though the 35-foot easement (lying 17½-feet on both parcels) was to benefit each parcel, or so it appears in each parcel's associated legal description. We have discussed this 35-foot easement with the appraisal client, and are of the belief that the easement benefits each parcel map parcel only, and no other parcels. The two parcels have been unified in ownership, and are now the subject property. With the client's concurrence, this appraisal will assume that the 35-foot easement, with any associated access and public utilities rights or construction, does not exist. If in fact the easement were to exist, it would adversely impact the market value of the property.

FOR LOT 37, RANCHO TOLENAS
 POR. SEC. 30, T.5N., R.1W., M.D.B. & M. EXT.

Tax Area Code
 5005

173-39



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.

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

REVISION	DATE	BY
130-16-18 P.M.	10-3-96 S.W.	
Adj. Pg. 75	7-30-92 PG	

JAN 2 & 1997

CITY OF SUISUN
 Assessor's Map Bk. 173 Pg. 39
 County of Solano, Calif.

9798

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Cold Spring Harbor Unit No. 1, R. M. Bk. 29 Pg. 30

In addition, there is an original, and two subsequently amended, Declarations of Restrictions applicable to the subject property. In a cursory examination of these documents, it appears as though they have a minimal if any adverse impact on the subject property other than the easements they detail, which are shown on the parcel map and will be accounted for in our value opinion. The only notable restriction would be substantial restrictions on using the subject for grocery or drug sales. However, it appears as though those use restrictions may have term-expired.

Pertinent Tax & Assessment Data

The subject property is not taxed for the tax year 2006-07 due to its public agency ownership. However, California law requires the Assessor to reassess a property upon sale, and neither the current levels of assessment and taxation, if any, are of any meaningful consequence to a potential buyer of the subject property. A copy of the Assessor's map is shown on the opposing page.

Flood Zone/Seismic/Environmental Information

The subject property is located in a Flood Zone "AO" (reportedly insurance required) per FEMA map #060372-0001B dated June 1, 1982. The site is not located in an Alquist-Priolo Earthquake Fault Zone for seismic hazards. However, all areas of northern California are subject to seismic activity, and major fault-lines are located further westerly within Fairfield and Solano County. We were not provided with a hazardous substance or an environmental audit for the subject property. It is unknown as to whether there are any environmental contamination issues affecting the subject property. We did not observe any overt signs of contamination on the date of inspection. It is general assumption of this appraisal that the subject property is not adversely impacted by environmental issues.

HIGHEST & BEST USE

Highest and best use is defined as: "The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible and results in the highest value."³

There are four essential steps in analyzing highest and best use. The use must be a possible use, or physically possible on the site. It must be a permissible use, or a use permissible by

³ *The Appraisal of Real Estate*, 12th Edition, The Appraisal Institute

zoning and deed restrictions. It must be a feasible use, or the use which produces a net return to the owner of the property. The last test is it must be the highest and best use, which is the use that produces the highest net return, or highest present value.

Appropriately Supported or Legally Permissible Earlier in real estate appraisal practice, the concept of “appropriately supported” was defined as “legally permissible,” or simply that current zoning permitted the stated use. This concept has been somewhat modified to reflect the fact that people in the marketplace will sometimes speculate that future events may permit higher uses that are not currently allowable. With this conceptual change, the term appropriately supported has replaced legally permissible in the definition of highest and best use.

Local zoning ordinances, private restrictions and other legal restrictions limit the potential uses of a site. The subject property is zoned for “general” commercial use in conformance with the existing zoning and can be accommodated by the general plan designation. This is a broad property use zoning category. We are aware of no other zoning, legal, or deed restriction constraints that have an impact on permissible uses of the subject site, other than those mentioned herein. The potential uses of the site that meet the test of legal permissibility are commercial in nature. Although there are residential uses nearby, given the general shortage of viable commercial land that Suisun now experiences, we believe it is not likely that such a use could become legally viable.

Where the legal restrictions on property use begin to impact the subject property’s use is in the reduction of developable area due to non-buildable access and public utility easements. To our knowledge, no formal area calculations have been made relative to the amount of parcel area that is encumbered by these easements. Therefore, we have utilized Metroscan to perform informal calculation as to the encumbering easements physical area. Though likely not precise, we believe that the figures Metroscan produces are reasonably close to reality for this valuation analysis. Metroscan shows that approximately $\frac{2}{3}$ -acre of the subject property is *currently* encumbered by non-buildable easements, which includes the existing access drive from Highway-12.

Physically Possible Potential uses of a site are related to its location, size, shape and topography. The subject site has a basically level topography, and a location within what is essentially a major community commercial hub for Suisun, although being a fringe property. The property contains a gross 8.29-acres and there does not appear to be any physical

constraints that would prohibit development of the site to any of the legally permissible commercial uses. The "L-shape" limits the development potential somewhat, but this is acceptable in the marketplace albeit with appropriate price considerations. However, there are property shape implications relative to financial feasibility, and those will be addressed under that heading in this report section. Again, it is an assumption of this appraisal that direct vehicle access from westbound Highway-12 will be allowed. Additionally, representatives of the City have informed us that in conjunction with this new Highway access, additional parts of the subject property will need to be surrendered to through-access easements connecting to the existing previously described access easements. Although the exact area to be surrendered to the new easements is not certain, we believe that a 1/3-acre additional allocation (reduction in buildable parcel size) for this prospective, but apparently likely, easement is reasonable.

Financially Feasible Generally speaking, the real estate value characteristics within the Fairfield-Suisun area are such that new development, both on a commercial and residential basis, is ongoing. The fact that such development is occurring suggests that development is profitable, and thus feasible within the current land price range for the area.

Demand overall for new commercial development in Suisun has generally been slow to moderate, and predominantly focused within the subject commercial area along Highway-12. Recently, primarily spurred by the efforts of *Walmart* to establish a new super-center site in Suisun, commercial or commercial-residential development projects are being explored in both the southwestern and southeastern fringes of the community, as well as the subject Highway-12/Sunset Avenue area. Residential growth in Suisun is occurring in the Peterson Ranch project, and spillover demand for commercial services from Fairfield growth is ongoing. We believe that primarily because of the ever-growing area shortage of readily developable commercial lands, and the reasonable area economy, demand for the subject property for commercial development is viewed to be moderate.

As mentioned, the subject property is of an L-shape, with sizable portions not having commercially important direct State Highway-12 access, and also being visibly impaired from Highway exposure by two existing service stations. This makes a sizable portion of the subject property, we believe to be approximately 6.69 gross acres, to be considered in and of itself within a secondary status relative to commercial development desirability, with a visual depiction of the now bifurcated analysis areas shown on the opposing page. This situation will be fully addressed in the forthcoming valuation analysis.

Maximally Productive The maximally productive use of the subject property is the use that creates the highest value to the land. Development of the site to a commercial project is legally permissible, physically possible, marginally financially feasible and is also the maximally productive use despite some of the aforementioned less desirable subject property characteristics.

Going hand-in-hand with determining a property's highest and best use is the profiling of the most likely buyer. The most probable buyer of the as-if vacant site would be a buyer wishing to construct a commercial development project.

VALUATION

As previously discussed, we will analyze the available marketplace activity by the Direct Comparison Approach to value. The Direct Comparison Approach is a direct analysis of recent sales of comparable properties to draw conclusions regarding the value of the as-improved subject property, and the marketplace provided sufficient information to utilize this approach. A study of the market for similar sites indicates that the market shows a high degree of response to a price-per-square-foot unit of comparison. The marketplace shows a poor response to other indicators such as a price per acre or front foot. Therefore, the unit of comparison utilized is the price-per-square-foot.

As previously discussed, the subject property will for this analysis be divided into "valuation zones" based on property access and frontage on a traffic exposure to, and access from, a commercial throughfare in this case being State Highway-12. It was identified that approximately 6.69-acres of the subject property has inferior commercial characteristics in comparison to the remainder of the property. By subtraction, the portion of the property having superior characteristics is thus a gross 1.6-acres. Recognizing that at this stage no precise area calculation is deemed available, hereon for simplicity of analysis we will refer to the two value zone areas as a gross 1.6-acres (most desirable), and a gross 6.7-acres (less desirable). The allocation of the two areas (desirable & less desirable) in this manner also fully mitigates the aforementioned situation that has a deep aspect ratio (too deep) situation negatively impacting approximately 4 $\frac{1}{3}$ -acres of the most highway-exposed portion of the property.

As previously discussed, approximately $\frac{2}{3}$ -acre of the entire subject property is encumbered by non-buildable/non-parkable easement area, but area that can count as parcel area for

development density calculations. In addition, approximately 1/3-acre of similar easement area will likely need to be created to accommodate new commercial development. We have allocated the easement areas between the two 1.6-acre and 6.7-acre gross areas as follows:

Gross Area:	= 1.6-acres (sup.)	6.7-acres (less sup.)
Less Existing Easement Area ±:	= (0-acres)	(0.66-acres)
Less Future Easement Area ±:	= <u>(0.15-acres)</u>	<u>(0.18-acres)</u>
Net Area (for analysis)	= 1.45-acres +	5.86-acres = 7.31-acres tot. net area

Commercial land values began to show a significant upswing in price appreciation approximately 1 to 1½-years earlier than the business park land marketplace, which began approximately 1½ to 2-years ago. Three recent sales, and sales/resales of parcels in this market, illustrate this trend as shown in the following table:

Paired Sales

Location	Sale Date	Sale Prices	Increase %	Increase % /Month
Commercial Sales				
NECor. I-80 & Suisun Vly. Rd., Fairfield (0027-260-240, 17.01-ac.)	11/03 6/05	\$4,660,613 \$9,666,397	107.4%	5.65%/mo.
Nut Tree Rd. & Burton Dr., Vacaville (0131-440-230, 5.07-ac.)	1/03 8/05	\$1,500,000 \$2,500,000	167%	2%/mo.
Industrial Sales (Fairfield)				
S. Watney Way (0028-771-270, 2.75-ac.)	11/04 08/05	\$658,900 \$800,000	21.4%	2.4%/mo.
Maxwell Wy. (0028-230-260, 4.33-ac.)	11/04 05/05	\$900,000 \$1,131,688	25.7%	3.7%/mo.

But at this juncture, these sales and resales of parcels, which remained physically unchanged as to their development status, illustrate the dramatic movement of the market over the last couple of years or so. We believe the Vacaville commercial sale reflects a lower appreciation rate due to its non-retail/industrial use as an office site, a commercial land marketplace (office) that has not been as robust as retail and industrial marketplaces.

One other example of the marketplace dynamics is that during 2002 and 2003, Sutter-Solano Regional Medical Center purchased two side-by-side 7-acre parcels in Busch Corporate Park.

During 2002, they purchased the very desirable parcel at the southwest corner of Highway-12 and Chadbourne Road for \$5.90 per sq.ft. of parcel area, and in 2003 they purchased the much less desirable adjacent parcel for \$5 per sq.ft.. Subsequently, Sutter-Solano purchased the 11.26-acre site across-the-street, which has no highway exposure, for \$8 per sq.ft.. While the magnitude of price increase is not quite as clear in this example, with each transaction there was a marked decrease in quality and desirability of the sites. These sales suggests price increases in the range of 70% to 85% over the 3-years from 2002 to 2005, or about 2% to 2½% per month.

It appears that as an adjustment within the upcoming valuation analyses, a time adjustment to the comparable sales in the range of 3% per month (annual 36%) is reasonable for the sales that have occurred during through the yearend 2005. Again as these rate of appreciation were abstracted on an un-compounded basis, they will be applied to the sales using like methodology. Since yearend 2005, the market price levels for commercial properties has been moving upward, but we have noticed a clear slowdown in this trend through 2006. In recognition of this, sales since 2006 will be adjusted upward at a more modest rate of 1% per month, or an annual 12%.

The below sales were selected primarily for their size, location and other characteristics being somewhat similar to the subject in as many respects as possible. The first four sales will be used to value analyze the more desirable frontage net 1.45-acres, with the remaining sales used for the remaining net 5.86-acres. The sale prices of the comparables have been adjusted by the principal balance of assessment bonds, if any, to reflect the total acquisition price to the buyer. In addition to adjustments for assessment bonds, the sale prices have also been adjusted for any extraordinary development fees or impact fee credits as applicable. A summary table will first be presented, followed by a narrative description of each sale, and then an individual correlation of that sale to the subject property. Once the two value zone components of the subject property have been reached, the components will be summed. As this is only a valuation analysis technique to identify component values of a diverse characteristic single property, and not a separate value being ascribed to stand-alone parcels, no discount for a bulk 2-parcel sale is warranted.

LAND SALES MAP



Commercial Land Sales Summary Table

Sale #	Location	Rec. Date Zoning	Site Size	Adjusted Sale Price	Price/Time- Adjusted Price	Adj. Price/ Sq.Ft.
1	SECor. Hwy.-12. & Lawler Center Dr., Suisun	02/14/05 CG	4.2-Ac. 182,952 sf	\$2,341,000	\$2,341,000 \$3,835,729	\$20.96/sf
2	4833 Auto Plaza Ct., Fairfield (Cordelia)	07/18/05 CR	5.41-Ac. 235,660 sf	\$3,555,000	\$3,555,000 \$4,753,242	\$21.01/sf
3	W.Cor. Central Wy. & Pittman Rd., Fairfield	08/26/05 CR	1.32-Ac. 57,499 sf	\$1,065,500	\$1,065,500 \$1,456,858	\$25.33/sf
4	NECor. N.Texas St. & Dickson Hill Rd., Fairfield	08/08/05 CR	3.99-Ac. Gr 3.6-Ac. Net 156,816 sf	\$2,530,000	\$2,530,000 \$3,459,260	\$22.06/sf
5	SECor. McCoy Crk. Wy. & Grizzly Island Rd., Suisun	01/14/05 CG	4.37Ac. 190,357 sf	\$1,088,000	\$1,088,000 \$1,782,788	\$9.36/sf
6	S.side Railroad Ave. @ Humphrey Dr., Suisun	02/07/06 CS	2.79-Ac. 121,532 sf	\$590,000	\$590,000 \$654,000	\$5.38/sf
7	SWCor. E. Travis & Sunset Ave., Fairfield	05/31/05 CC	4.66-Ac. 202,990	\$1,347,000	\$1,347,000 \$1,549,050	\$9.75/sf

The ascribed value for the net 1.45-acre non-frontage value zone area is analyzed below.

- 1 Southeast corner Highway-12 & Lawler Center Drive (across from subject), Suisun, 4.2-acres sold 02/05 for a time-adjusted \$20.96 per sq.ft.

This site is located in the developing Lawler Ranch Commercial Center project along Highway-12 in Suisun City, and is the last undeveloped parcel adjacent to the Highway-12 right-of-way. This site is located on the corner of Anderson Drive and Lawler Center Drive, and has an elongated rectangle shape, with greater frontage on both the Highway-12 and Anderson in relation to depth. The sale was negotiated as \$12 per square foot for the 2.53-acre parcel and \$14 per square foot for two parcels totaling 1.67-acres. The buyer in this transaction is affiliated with *Panda Express*

restaurants, and plan to develop a restaurant on the larger parcel. The broker reported the buyer purchased the other two parcels because they were the last available sites with highway frontage. All offsite improvements are complete and all utilities are available.

This property is immediately opposite the subject property on the southside of Highway-12. The primary difference is that this parcel has all offsite improvements in place, and quite superior access characteristics compared to the subject. Significant downward adjustment consideration is necessary for both factors relative to comparing the sale's price per square foot relative to what is appropriate for the subject property. The parcel size for the sale is larger, and when all other factors are equal, a larger site will typically sell on price-per-unit basis less than a smaller site, and vice-versa. Therefore, downward consideration is appropriate. Overall, the subject should be valued significantly less than this time-adjusted sale price of \$20.96 per sq.ft..

- 2 4833 Auto Plaza Court, Fairfield (Cordelia), 5.41-acres sold 07/05 for an adjusted & time-adjusted \$21.01 per sq.ft.

The property was purchased by a retail furniture outlet. The sale price was adjusted by the \$20,000 deposit that the seller received outside of escrow. The seller had previously sold a highway billboard sign easement to ClearChannel Communications. This buyer received the property encumbered by the billboard easement.

This sale is in a clearly far superior area that has much superior access, freeway exposure and pass-by traffic counts suggesting downward consideration. All offsite improvements have been installed, and further downward consideration is necessary. Some upward consideration is afforded for parcel size. Overall, the subject should be valued at far less than this time-adjusted sale price of \$21.01 per sq.ft..

- 3 West corner Central Way & Pittman Road, Fairfield, 1.32-acres sold 08/05 for a time-adjusted \$25.33 per sq.ft.

This site is located just off the Suisun Valley exit off Interstate-80, and has above average exposure to traffic on both roadways. This site is vacant and is located in an established highway commercial area. Offsite improvements are complete, and all

utilities are available. The site is zoned for highway and regional commercial development. The buyer is a developer of commercial property who purchased the site to develop a build-to-suit commercial project, but did not have a user/tenant lined-up when the site was acquired.

Again, this sale is in a clearly far superior area that has much superior access, freeway exposure and pass-by traffic counts suggesting downward consideration. All offsite improvements have been installed, and further downward consideration is necessary. Some downward consideration is afforded for parcel size. Overall, the subject should be valued at far less than this time-adjusted sale price of \$25.33 per sq.ft..

- 4 Northeast corner North Texas Street & Dickson Hill Road. Fairfield, 3.6-acres (net) sold 08/05 for an adjusted & time-adjusted \$22.06 per sq.ft.

This is a sale from a retail garden supply company to experienced retail developers. When this property is developed, the buyer/developers will need to provide temporary landscaping to that future road land area and provide a temporary driveway also. The City plans to realign North Texas Street during 2007-08. At that time the property owner will be responsible for all street frontage improvements to include curbs, gutters, sidewalks, streetlights and fire hydrants, etc.. It is estimated that the total temporary and future permanent offsite improvement costs are in the range of \$100,000. The site is moderately to steeply sloping requiring significant grading to make the site useable. Because of the amount of grading to a level site, the site development costs are estimated to approximately \$2 per square foot higher than typical. The site grading plan calls for 0.39-acres to remain as unusable slope. The buyers plan on 29,759 square feet of retail development including, a *Longs Drugs*, *Jack-In-The-Box*, *El Pollo Loco*, and an 8,500 square foot multi-tenant strip building.

Once again, this sale is in a clearly far superior area that has much superior access, some freeway exposure, but similar pass-by traffic counts, all suggesting downward consideration. All offsite improvements have been accounted for, and again further downward consideration is necessary. Some upward consideration is afforded for parcel size. Overall, the subject should be valued at far less than this adjusted and time-adjusted sale price of \$22.06 per sq.ft..

As mentioned, the first four comparable sales were used to analyze the value of the 1.45-acre

highway frontage component of the subject's value. All of the sales have superior site improvements as well as access, and notable downward considerations must be afforded all of the sales. It would not be unusual for site/offsite improvements for a parcel such as the subject to run within the \$3 to \$5 per square foot of site area range. Considering all of the factors differentiating the subject from the sales (which are notably superior), we are of the opinion that the net 1.45-acre frontage value zone area for the subject should be ascribed a value of \$17 per square foot, with that ascribed value calculated as follows:

$$1.45\text{-acres highway frontage, or } 63,162 \text{ sq.ft.} \times \$17 \text{ per sq.ft.} = \$1,073,754$$

The ascribed value for the net 5.86-acre non-frontage value zone area is analyzed below.

- 5 Southeast corner McCoy Creek Way & Grizzly Island Road, Suisun (near subject), 4.37-acres sold 01/05 for a time-adjusted \$9.36 per sq.ft.

This site is located on McCoy Creek Way, adjacent to a new elementary school and south of recent Highway-12 oriented commercial development. The buyer in this transaction plans a mixed use development, that will include 10 zero-lot-line single-family homes, 10 live/work units, and approximately 7,000 square feet of office space. Offsite improvements are complete and all utilities are available. At the time of sale, one of the parcels was zoned for commercial development, and the other was zoned for multi-family development.

Like Sale 1, this property is near opposite the subject property on the southside of Highway-12, but like the subject's back area, this parcel does not have highway or visibility frontage. The primary difference is that this parcel has all offsite improvements in place, and somewhat superior access characteristics compared to the subject, being this is not a "frontage" parcel. Downward adjustment consideration is necessary for these factors. The parcel size is deemed similar for this analysis. Overall, the subject should be valued somewhat less than this time-adjusted sale price of \$9.36 per square foot.

- 6 Southside Railroad Avenue @ Humphrey Drive, Suisun, 2.79-acres sold 02/06 for a time-adjusted \$5.38 per sq.ft.

This site is located along the eastern portion of Railroad Avenue east of Humphrey Drive in Suisun City. The buyer in this transaction purchased the adjacent self-storage

facility in a separate transaction, and plans to hold this site for future expansion of that business. This site has minimal (16± feet) frontage on Railroad Avenue. An open drainage channel forms the western boundary. The site is zoned for service commercial development.

This sale is in a clearly inferior area, and upward consideration is necessary. Offsite improvements have not been installed. Some downward consideration is afforded for parcel size. Overall, the subject should be valued at notably greater than this time-adjusted sale price of \$5.38 per square foot.

7 Southwest corner East Travis Boulevard & Sunset Avenue, Fairfield, 4.66-acres sold 05/05 for an adjusted & time-adjusted \$9.75 per sq.ft.

This site is located on the southwest corner of East Travis Boulevard and Sunset Avenue, in Fairfield but adjacent to the Suisun City limits. The western portion of the site is bisected by Laurel Creek, which has been placed underground. No structures can be developed over the creek area. This site has greater frontage on Sunset Avenue in relation to the Travis Boulevard frontage. An active railroad track forms the southern boundary of the site. Offsite improvements of curbs, gutters, and sidewalks are complete. The topography is basically level, although there appear to be low spots and fill may be necessary. The buyer plans a mixed use commercial project that includes a service station, fast food restaurant, and office space. The buyer assumed approximately \$147,000 in Sunset-East Travis Assessment District bonds.

This sale is in a slightly inferior area, and some upward consideration is necessary. Offsite improvements have been installed, and downward consideration is necessary. The parcel size is considered similar. The site utility is impacted by the undergrounded creek, and the subject is superior in that regard. There was seller financing, however the downpayment was sizable. Overall, the subject should be valued at less than this time-adjusted sale price of \$9.75 per square foot.

The last three comparable sales were used to analyze the value of the 5.86-acre non-highway-frontage component of the subject's value. Sale 5 is clearly the most similar, save for the fact that all offsite improvements are in place, but this is considered minimal for the non-frontage area. However, there are costs involved that must be accounted for in the comparison. The subject non-frontage must therefore have a component value less than Sale 5's \$9.36 per square foot time-adjusted price.

Although not shown as a sale, we have considered a current (12/06) sale-pending contract for a 0.82-acre parcel across-the-street from Sale 5. Reportedly, the contract sale price is very near \$10 per square foot for a property that the description for Sale 5 mirrors, except for parcel size. The intended use of the prospective buyer is for a car-wash. Considering all of the factors, we are of the opinion that the 5.86-acre non-frontage value zone area for the subject should be ascribed a value of \$8 per square foot, with that ascribed value calculated as follows:

$$5.86\text{-acres secondary area, or } 255,262 \text{ sq.ft.} \times \$8 \text{ per sq.ft.} = \$2,042,296$$

At this point, the value opinions for the two value zones must be totaled. However, it is interesting to note that the indicated value for the frontage-parcel is just over a doubling of the value opinion for the non-frontage portion. There is close marketplace support for this differential in analysis pairing Sale 1 and Sale 4. For all intents and purposes, these parcels are near identical save for the highway frontage/access, and to some extent site/off-site improvements. The sale prices were agreed to within 1-month apart, and the unadjusted prices per square are \$12.80 and \$5.72 respectively. This is within the same differential range as what the two value opinions represent, and we believe this gives additional support to our value zone opinions for the subject property.

Summing the two value zone components of our analysis is as follows:

Value Opinion 1.45 Net Acres Road Frontage Area	= \$1,073,754
Value Opinion 5.86 Net Acres Non Road Frontage Area	= <u>\$2,042,096</u>
Total	= \$3,115,850,
Or a rounded	= \$3,100,000

As previously discussed, please be mindful that this is only a valuation analysis technique to identify component values of a diverse characteristic single property as appraised. As it is not a separate value being ascribed to stand-alone parcels, no discount for a bulk 2-parcel sale is deemed warranted.

Professional standards require us to correlate the value opinion to any sale of the subject property. As mentioned previously, two offers were received for the subject property in September, 2006 based upon differing future property use criteria. Those offers were \$2.9-million and \$3.6-million. The higher offer was by a buyer proposing a mixed-use multi-story residential project we view to be somewhat speculative as to whether the City would allow

such a project on the subject site. The lower offer is from a buyer wishing to develop the property in a manner which we believe that the City would perhaps more likely approve. We do not view our value opinion, at \$8.58 per gross square foot and \$9.74 net, to be inconsistent with the two conditional offers to purchase the subject property.

Also, there has been a very recent (12/06) purchase of effectively an approximately 18.34 to 23.88-acre commercially zoned site located at the intersection of Highway-12 and Walters Road in Suisun. The difference in acreage, or what was actually purchased, will be determined in the future by the amount of onsite environmental mitigation required, if any is in fact required. It is anticipated by the buyer that some mitigation will likely be required. The purchase is by the *Wal-Mart* corporation who plans on developing a super-center (including groceries) retail project on the site. The purchase price was \$14-million (\$13.46 to \$17.52/sq.ft.). We believe at this time that *Wal-Mart* is a unique user of this site, and may have paid an above-market price for the property because it would uniquely fill its project development needs. Employees of the buyer have concurred with our view of this transaction. Although not used as a comparable sale, we have considered the marketplace impact of this transaction in developing our market value opinion.

MARKET VALUE OPINION 8.29-ACRES (GROSS) = \$3,100,000

CERTIFICATION

We certify that, to the best of our knowledge and belief

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We 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. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. Our 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 opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standard of Professional Appraisal Practice.
8. We have made a personal inspection of the property that is the subject of this report, unless noted otherwise in the SCOPE OF WORK.
9. No one provided significant professional assistance to the persons signing this report.
10. To the best of our knowledge and belief, 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 Appraisal Practice of the Appraisal Institute. The use of this report is subject to the requirements of the Appraisal

Institute relating to review by its duly authorized representatives.

- 11. As of the date of this report, Ronald G. Garland has completed the requirements of the continuing education program of the Appraisal Institute.
- 12. We have the necessary education and experience to competently perform this appraisal assignment.
- 13. Ronald G. Garland is currently certified by the State of California Office of Real Estate Appraisers as a Certified General Real Estate Appraiser (AG001662).
- 14. John T. Zazrivy is currently certified by the State of California Office of Real Estate Appraisers as a Certified General Real Estate Appraiser (AG006014).
- 15. This appraisal is intended to be in full compliance with the 2006 Edition of the Uniform Standards of Professional Appraisal Practice as an appraisal in a summary reporting format.

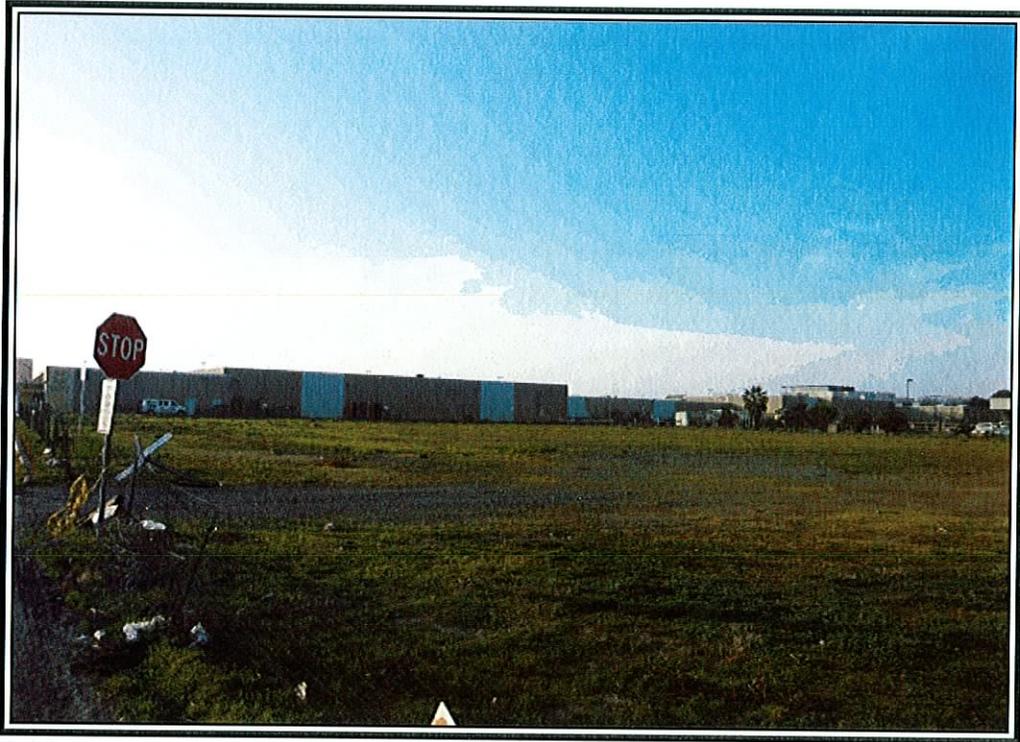

 Ronald G. Garland, MAI, SRA
 CA #AG001662


 John T. Zazrivy
 CA #AG006014

2/14/07
 Date

2/14/07
 Date

SUBJECT PROPERTY PHOTOGRAPHS

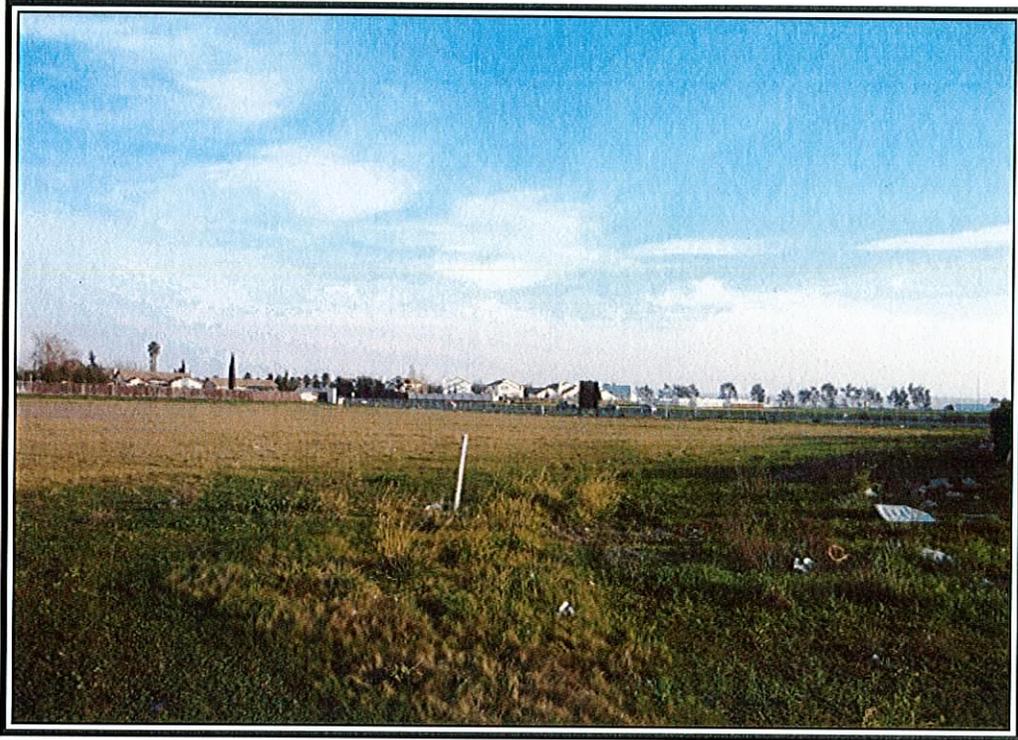


Subject property - looking northwest toward the backside of the Sunset Plaza Shopping Center



Subject property - looking north toward US Postal facility

SUBJECT PROPERTY PHOTOGRAPHS



Looking southeasterly across subject property toward State Highway-12



Looking south toward Highway-12 - existing access drive (on subject property) visible as well as subject-view-obstructing (from Hwy.-12) Valero (left) & Chevron (right) service stations

Land Sale No. 1

Property Identification

Record ID	717
Property Type	Commercial
Address	Suisun City, Solano County, California
Location	Northeast corner of Anderson Drive and Lawler Center Drive
Tax ID	173-670-26, 27 & 28
Data sources	Broker, deed, public records

Sale Data

Grantor	Century Vision Developers, Inc.
Grantee	C.F.T. Developments, LLC
Sale Date	February 14, 2005 Cont. 9/15/04
Deed Book/Page	05-21217
Property Rights	Fee simple
Conditions of Sale	Arm's length
Financing	All cash to the seller
Verification	Kevin English, Premier Commercial; 707 436-7300, March 22, 2005; Other sources: Metroscan, CoStar, Confirmed by Jill Zuerner

Sale Price	\$2,341,000
Cash Equivalent	\$2,341,000
Adjusted Price	\$2,341,000

Land Data

Zoning	Commercial
Topography	Basically level
Utilities	All available
Shape	Elongated rectangle
Offsite improvements	Complete

Land Size Information

Gross Land Size	4.200 Acres or 182,952 SF
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Indicators

Sale Price/Gross Acre	\$557,381
Sale Price/Gross SF	\$12.80

Remarks

This site is located in the developing Lawler Ranch Commercial Center project along Highway 12 in Suisun City, and is the last undeveloped parcel adjacent to the Highway 12 right-of-way. This site is located on the corner of Anderson Drive and Lawler Center Drive, and has an elongated rectangle shape, with greater frontage on both Highway 12 and Anderson Drive in relation to depth. The sale was negotiated as \$12.00 per square foot for the 2.53 acre parcel and \$14.00 per square foot for two parcels totaling 1.67 acres. The buyer in this transaction is affiliated with Panda Restaurants, and plan to develop a restaurant on the larger parcel. The broker reported the buyer purchased the other two parcels because they were the last available sites with Highway 12 frontage. All off-site improvements are complete and all utilities are available.

Land Sale No. 2

Property Identification

Record ID	758
Property Type	Commercial, Retail
Property Name	Ashley Furniture site
Address	4833 Auto Plaza Ct, Fairfield, Solano County, California
Location	Cordelia Area
Tax ID	0180-110-050

Sale Data

Grantor	North Bay Properties, LLC
Grantee	Spirit Master Funding III, LLC
Sale Date	July 18, 2005
Deed Book/Page	106235
Property Rights	fee simple
Conditions of Sale	Arms Length
Verification	Brooks Pedder; August 08, 2005; Confirmed by Ronald Garland

Sale Price	\$3,535,000
Cash Equivalent	\$3,535,000
Upward Adjustment	\$20,000 deposit outside of escrow
Adjusted Price	\$3,555,000

Land Data

Zoning	CR, Commercial
Topography	Generally level
Utilities	All typical utilities available
Shape	Generally rectangular with a "tail"
Flood Info	Zone C (areas of minimal flooding)
Offsite improvements	Complete
Required dedications	None
Benefit districts	None

Land Size Information

Gross Land Size	5.410 Acres or 235,660 SF
Front Footage	692 ft I-80 w/out access; 75 ft Dittmer Rd; 300 ft Auto Plaza Ct

Indicators

Sale Price/Gross Acre	\$653,420 Actual or \$657,116 Adjusted
Sale Price/Gross SF	\$15.00 Actual or \$15.09 Adjusted

Remarks

The sale price was adjusted by the \$20,000 deposit that seller received outside of escrow. The seller had previously sold a highway billboard sign easement to Clear Channel. This buyer received the property encumbered by this billboard easement.

Land Sale No. 3

Property Identification

Record ID	776
Property Type	Commercial, Highway commercial
Address	Fairfield, Solano County, California
Location	West corner of Central Wy & Pittman Rd, Cordelia area
Tax ID	45-310-73
Data sources	Buyer

Sale Data

Grantor	PRB Management LLC
Grantee	Hirahara Family Trust
Sale Date	August 26, 2005
Deed Book/Page	130432
Property Rights	Fee simple
Conditions of Sale	Arms length
Financing	Cash to the seller
Verification	Tak Hirahara (buyer); 925 254 9400, September 07, 2005; Other sources: MetroScan, Confirmed by Ronald Garland
Sale Price	\$1,065,500

Land Data

Zoning	CR, Commercial
Topography	Generally level
Utilities	All typical utilities available
Shape	Irregular
Flood Info	Zone C
Offsite improvements	Complete
Required dedications	None
Benefit districts	None

Land Size Information

Gross Land Size	1.320 Acres or 57,499 SF
Front Footage	100 ft Central Wy (approx); 350 ft Pittman Rd (approx)

Indicators

Sale Price/Gross Acre	\$807,197
Sale Price/Gross SF	\$18.53

Remarks

This site is located just off the Suisun Valley exit off Interstate 80 and is approximately 1.5 miles northeast of the subject, and has above average exposure to traffic on both roadways. This site is currently vacant and is located in an established highway commercial node. While service station development would normally be a reasonable intended use of this site, there are already 5 established service stations within the immediate area and this use may be saturated. Off-site improvements are complete, and all utilities are available. The site is zoned for highway commercial and regional commercial development. The buyer is a developer of commercial property who purchased the site to develop a build to suit highway commercial project, but the buyer did not have a user/tenant lined up when he acquired the site.

Land Sale No. 4

Property Identification

Record ID 756
Property Type Commercial, Retail
Property Name Dickson Hill Center site
Address NEC N. Texas ST & Dickson Hill Rd, Fairfield, Solano County, California 94533
Tax ID 0167 130 090

Sale Data

Grantor Bertolero Development Corp.
Grantee Rick Cordes & Bruce Bishop
Sale Date August08, 2005
Deed Book/Page 05-119537
Property Rights Fee simple
Conditions of Sale Arms length
Financing Cash to seller
Sale History Sold 04/99 for \$1,250,000
Verification Rick Cordes, buyer; 925 939 9500, July 20, 2005; Confirmed by Ronald Garland

Sale Price \$2,080,000
Cash Equivalent \$2,080,000
Upward Adjustment \$450,000 Imps. & grading
Adjusted Price \$2,530,000

Land Data

Zoning CR, Commercial
Topography Sloping to steep
Utilities All available in the street
Shape Irregular
Flood Info Zone C
Offsite improvements N. Texas St frontage improvements required
Required dedications None required
Benefit districts None

Land Size Information

Gross Land Size 3.990 Acres or 173,804 SF
Useable Land Size 3.600 Acres or 156,816 SF, 90.23%
Unusable Land Size 0.390 Acres or 16,988 SF, 9.77%

Indicators

Sale Price/Gross Acre \$521,303 Actual or \$634,085 Adjusted
Sale Price/Gross SF \$11.97 Actual or \$14.56 Adjusted
Sale Price/Useable Acre \$577,778 Actual or \$702,778 Adjusted
Sale Price/Useable SF \$13.26 Actual or \$16.13 Adjusted

Land Sale No. 4 (Cont.)

Remarks

This is a sale from a retail garden supply company to experienced retail developers. The City has previously acquired right of way from this property for the realignment of North Texas Street. The 3.99 gross acres is already net of that right of way. When this property is developed, the buyer/developers will need to provide temporary landscaping to that future road land area and provide a temporary driveway also. The City plans to realign North Texas Street during 2007-08. At that time the property owner will be responsible for all North Texas Street frontage improvements include curbs, gutters, sidewalks, streetlights and firehydrants etc. It is estimated that the total temporary and future permanent off-site improvement costs are in the range of \$100,000. The site is moderately to steeply sloping requiring significant grading to make the site useable. Because of the amount of grading to a level site, the site development costs are estimated to approximately \$2 square foot higher than typical. The site grading plan calls for 0.39 acres to remain as unusable slope. The buyers plan on 29,759 square feet of retail development including, a Longs Drugs, Jack In The Box, El Pollo Loco, and an 8,500 square foot multi-tenant strip building.

Land Sale No. 5

Property Identification

Record ID	150
Property Type	Mixed use
Address	Suisun, Solano County, California
Location	Southeast corner of McCoy Creek Way and Grizzly Island Road
Tax ID	173-670-10 & 15
Data sources	Broker, deed, public records

Sale Data

Grantor	Century Vision Developers, Inc.
Grantee	Harbor Park LLC
Sale Date	January 14, 2005 Cont. 8/31/04
Deed Book/Page	05-6576
Property Rights	Fee simple
Conditions of Sale	Arm's length
Verification	Kevin English; (707) 436-7300, April 11, 2005; Other sources: Metroscan, Confirmed by Jill Zuerner

Sale Price	\$1,088,000
Cash Equivalent	\$1,088,000

Land Data

Zoning	See remarks
Topography	Basically level
Utilities	All available
Shape	Irregular rectangle
Offsite improvements	Complete

Land Size Information

Gross Land Size	4.370 Acres or 190,357 SF
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Indicators

Sale Price/Gross Acre	\$248,970
Sale Price/Gross SF	\$5.72

Remarks

This site is located on McCoy Creek Way, adjacent to a new elementary school and south of recent Highway 12-oriented commercial development. The buyer in this transaction plans a mixed use development, that will include 10 zero-lot line single family houses, 10 live/work units, and approximately 7,000 square feet of office space. Off-site improvements are complete and all utilities are available. At the time of sale, one of the parcels was zoned for commercial development, and the other was zoned for multi-family development.

Land Sale No. 6

Property Identification

Record ID	785
Property Type	Service Commercial
Address	Suisun City, Solano County, California
Location	Southeast side of Railroad Avenue, at Humphrey Drive
Tax ID	38-222-11
Data sources	Deed, public records

Sale Data

Grantor	James and Pamela Bledsoe
Grantee	SC & JB Investments, LLC
Sale Date	February 07, 2006
Deed Book/Page	06-16211
Property Rights	Fee simple
Financing	All cash to the seller
Sale History	Previous sale 12/02 for \$300,000
Verification	Other sources: CoStar, Confirmed by Jill Zuerner

Sale Price	\$590,000
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Land Data

Zoning	CS, Service Commercial
Topography	Basically level
Utilities	All available
Shape	Rectangular
Offsite improvements	Refer to comments

Land Size Information

Gross Land Size	2.790 Acres or 121,532 SF
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Indicators

Sale Price/Gross Acre	\$211,470
Sale Price/Gross SF	\$4.85

Remarks

This site is located along the eastern portion of Railroad Avenue east of Humphrey Drive in Suisun City. The buyer in this transaction purchased the adjacent self-storage facility in a separate transaction, and plans to hold this site for future expansion of that business. This site has minimal (16+- feet) of frontage on Railroad Avenue. An open drainage channel forms the western boundary. The site is zoned for service commercial development.

Land Sale No. 7

Property Identification

Record ID	775
Property Type	Commercial
Address	Fairfield, Solano County, California
Location	Southwest corner of East Travis Boulevard and Sunset Avenue
Tax ID	37-153-210
Data sources	Broker, deed, public records

Sale Data

Grantor	Warren Miller and Britt-Marie Ljung
Grantee	Imtiaz Ahmad, et al
Sale Date	May 31, 2005
Deed Book/Page	05-79032
Property Rights	Fee simple
Financing	Cash to a seller first deed of trust
Verification	Doyle Wiseman; Other sources: Metroscan, CoStar

Sale Price	\$1,200,000
Cash Equivalent	\$1,200,000
Upward Adjustment	\$147,000 Assessment bonds
Adjusted Price	\$1,347,000

Land Data

Zoning	CC, Commercial
Topography	Basically level, some low spots
Utilities	All available
Shape	Irregular rectangle
Offsite improvements	Complete

Land Size Information

Gross Land Size	4.660 Acres or 202,990 SF
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Indicators

Sale Price/Gross Acre	\$257,511 Actual or \$289,056 Adjusted
Sale Price/Gross SF	\$5.91 Actual or \$6.64 Adjusted

Remarks

This site is located on the southwest corner of East Travis Boulevard and Sunset Avenue, in Fairfield but adjacent to the Suisun City limits. The western portion of the site is bisected by Laurel Creek, which has been placed underground. No structures can be developed over the creek area. This site has greater frontage on Sunset Avenue in relation to the Travis Boulevard frontage. An active railroad track forms the southern boundary of the site. Off-site improvements of curbs, gutters, and sidewalks are complete. The topography is basically level, although there appear to be low spots and fill may be necessary. The buyer plans a mixed use commercial project that includes a service station, fast food restaurant, and office space. The buyer assumed approximately \$147,000 in Sunset-East Travis Assessment District bonds.

EXCEPTIONS

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5, (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE, OF THE STATE OF CALIFORNIA.
2. THE HEREIN DESCRIBED PROPERTY LIES WITHIN THE BOUNDS OF THE SOLANO IRRIGATION DISTRICT AND SUISUN RESOURCE CONSERVATION DISTRICT, AND IS THEREFORE SUBJECT TO ALL THEIR TAXES AND ASSESSMENTS THEREOF.
3. MUNICIPAL AND ANY UNPAID CHARGES FOR THE CITY OF SUISUN CITY, IF ANY. FOR AMOUNTS DUE, PLEASE CONTACT SOLANO GARBAGE AT (707) 439-2800.
4. AN EASEMENT OVER SAID LAND FOR SEWER TRUNK MAIN AND INCIDENTAL PURPOSES, IN FAVOR OF THE FAIRFIELD-SUISUN SEWER DISTRICT, A PUBLIC CORPORATION IN DEED RECORDED JUNE 13, 1966, BOOK 1402, PAGE 637, INSTRUMENT NO. 16339, OFFICIAL RECORDS.

AFFECTS: THE SOUTHERLY PORTION OF THE PROPERTY

NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT.

5. AN EASEMENT OVER SAID LAND FOR WATER LINE AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF SUISUN CITY, RECORDED APRIL 22, 1976, BOOK 1976, PAGE 21443, INSTRUMENT NO. 13297, OFFICIAL RECORDS.

AFFECTS: THE SOUTHERLY PORTION OF THE PROPERTY

NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT.

6. AN EASEMENT OVER SAID LAND FOR WATER MAINS AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF SUISUN CITY, RECORDED APRIL 22, 1976, IN BOOK 1976, PAGE 21448, INSTRUMENT NO. 13298, OFFICIAL RECORDS.

AFFECTS: THE SOUTHERLY PORTION OF THE PROPERTY

NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT.

7. AN EASEMENT OVER SAID LAND FOR STORM DRAINS AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF SUISUN CITY, RECORDED JANUARY 28, 1977, IN BOOK 1977, PAGE 5653, INSTRUMENT NO. 3316, OFFICIAL RECORDS.

AFFECTS: THE SOUTHERLY PORTION OF THE PROPERTY

NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT.

EXCEPTIONS
(Continued)

8. AN EASEMENT OVER SAID LAND FOR ACCESS, AND INCIDENTAL PURPOSES AS SET FORTH ON PARCEL MAP FILED OCTOBER 12, 1979, IN BOOK 19 OF PARCEL MAPS, PAGE 15.

AFFECTS: PORTIONS OF THE PROPERTY

9. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION VIOLATE 42 U.S.C. 3604 (C) AS SET FORTH IN THE DOCUMENT RECORDED NOVEMBER 01, 1979, BOOK 1979, PAGE 94395, INSTRUMENT NO. 56053, OFFICIAL RECORDS.

SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.

SAID COVENANTS, CONDITIONS AND RESTRICTIONS DO NOT PROVIDE FOR REVERSION OF TITLE IN THE EVENT OF A BREACH THEREOF.

SAID COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS WERE MODIFIED IN PART BY INSTRUMENT RECORDED MAY 11, 1984, IN BOOK 1984, PAGE 40102, INSTRUMENT NO. 20639, OFFICIAL RECORDS.

SAID COVENANTS, CONDITIONS RESTRICTIONS AND EASEMENTS WERE MODIFIED IN PART BY INSTRUMENT RECORDED MARCH 18, 1988, IN BOOK 1988, PAGE 28751, INSTRUMENT NO. 14752, OFFICIAL RECORDS.

10. AN EASEMENT OVER SAID LAND FOR UNDERGROUND COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED DECEMBER 11, 1980, IN BOOK 1980, PAGE 90035, INSTRUMENT NO. 54958, OFFICIAL RECORDS.

AFFECTS: A PORTION OF THE PROPERTY

NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT.

11. AN EASEMENT OVER SAID LAND FOR SANITARY SEWER PIPE LINES AND WATER PIPE LINES AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF SUISUN CITY, RECORDED MAY 13, 1981 BOOK 1981, PAGE 34236, INSTRUMENT NO. 19911, OFFICIAL RECORDS.

AFFECTS: A PORTION OF THE PROPERTY

EXCEPTIONS
(Continued)

NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT.

12. AN EASEMENT OVER SAID LAND FOR ELECTRIC FACILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION, RECORDED SEPTEMBER 3, 1981 IN BOOK 1981, PAGE 65076, INSTRUMENT NO. 37567 OFFICIAL RECORDS.

AFFECTS: A PORTION OF THE PROPERTY

NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT.

13. AN EASEMENT OVER SAID LAND FOR UNDERGROUND PIPES AND INCIDENTAL PURPOSES, IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION, RECORDED SEPTEMBER 3, 1981 IN BOOK 1981, PAGE 65083, INSTRUMENT NO. 37568 OFFICIAL RECORDS.

AFFECTS: A PORTION OF THE PROPERTY

NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT.

14. THE FACT THAT SAID LAND IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT PLAN FOR THE SUISUN CITY REDEVELOPMENT PROJECT, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW, SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT (PLAN) AS DISCLOSED BY A DOCUMENT RECORDED JULY 14, 1982, INSTRUMENT NUMBER 25626, BOOK 1982, PAGE 45007, OFFICIAL RECORDS.

AND AS MODIFIED BY AN INSTRUMENT RECORDED JULY 21, 1989 INSTRUMENT NO. 890047829.

15. THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN AN INSTRUMENT ENTITLED "AGREEMENT AND COVENANTS TO ENTER INTO ASSESSMENT DISTRICT", BY AND BETWEEN CAL LAND INVESTORS, AND SOLANO INVESTORS, RECORDED SEPTEMBER 30, 1986, IN BOOK 1986, PAGE 112571, INSTRUMENT NO. 54567, OFFICIAL RECORDS.

16. AN EASEMENT OVER SAID LAND FOR ACCESS AND INCIDENTAL PURPOSES AS SET FORTH ON PARCEL MAP FILED OCTOBER 03, 1996, IN BOOK 40, PAGE 21 OF PARCEL MAPS.

AFFECTS: A PORTION OF THE PROPERTY

17. AN EASEMENT OVER SAID LAND DISCLOSED AS AN UNRECORDED PACIFIC GAS AND

EXCEPTIONS
(Continued)

ELECTRIC EASEMENT, AS SET FORTH ON PARCEL MAP FILED OCTOBER 03, 1996,
IN BOOK 40, PAGE 21 OF PARCEL MAPS.

AFFECTS: A PORTION OF THE PROPERTY

18. AN EASEMENT OVER SAID LAND FOR PUBLIC ACCESS AND PUBLIC UTILITIES, AND INCIDENTAL PURPOSES AS SET FORTH ON PARCEL MAP FILED OCTOBER 03, 1996, IN BOOK 40, PAGE 21 OF PARCEL MAPS.

AFFECTS: THE SOUTHERLY PORTION OF THE PROPERTY

19. AN EASEMENT OVER SAID LAND FOR INGRESS AND EGRESS, UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF CAL-LAND INVESTORS, A CALIFORNIA LIMITED PARTNERSHIP, RECORDED OCTOBER 4, 1996, BOOK 1996, INSTRUMENT NO.1996-00067362, OFFICIAL RECORDS.

AFFECTS: A PORTION OF THE PROPERTY

NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT.

SAID DOCUMENT WAS RE-RECORDED NOVEMBER 3, 1997, INSTRUMENT NO.
1997-00074482.

20. ANY FACTS, RIGHTS, INTEREST OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS, BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR WHICH MAY BE ASSERTED BY PERSONS IN POSSESSION THEREOF.
21. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
22. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTORS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

*** CHAIN OF TITLE REPORT:

ACCORDING TO THE PUBLIC RECORDS, NO DEEDS CONVEYING THE PROPERTY DESCRIBED IN THIS REPORT HAVE BEEN RECORDED WITHIN A PERIOD OF 2 YEARS PRIOR TO THE DATE OF THIS REPORT, EXCEPT AS SHOWN HEREIN:

NONE

NOTE: TAXES, SPECIAL AND GENERAL, ASSESSMENT DISTRICTS AND SERVICE

Order No. 501-16089
UPDATE

EXCEPTIONS
(Continued)

AREAS, FOR THE FISCAL YEAR 2005-2006:

1ST INSTALLMENT: \$0.00 CANCELLED

2ND INSTALLMENT: \$0.00 CANCELLED

ASSESSED VALUATIONS:

LAND: \$0.00

IMPROVEMENTS: \$0.00

EXEMPTION: \$0.00

PARCEL NO.: 0173-390-160 AND 0173-390-180 CODE AREA: 5005

NOTE: ANY CONVEYANCE OF INTEREST (OR PARTIAL INTEREST) AFFECTING
THE HEREIN DESCRIBED PROPERTY MAY REQUIRE DOCUMENTARY TRANSFER TAX.

PLEASE CONTACT THE TITLE DEPARTMENT OR THE SOLANO COUNTY RECORDER'S
OFFICE AT (707) 421-6290 PRIOR TO THE CLOSE OF ESCROW TO DETERMINE IF
YOUR TRANSACTION WILL BE SUBJECT TO SUCH TRANSFER TAX.

NOTE: THE CHARGE FOR A POLICY OF TITLE INSURANCE, IF ISSUED
THROUGH THIS TITLE ORDER, WILL BE BASED ON THE BASIC INSURANCE RATE.

NOTE: IT HAS BEEN DETERMINED THAT STEWART TITLE COMPANY WILL BE THE
UNDERWRITER FOR THIS TRANSACTION.

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SOLANO, CITY OF SUISUN CITY, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

PARCELS 1 AND 3, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF SOLANO COUNTY, STATE OF CALIFORNIA ON OCTOBER 3, 1996 IN BOOK 40 OF PARCEL MAPS, AT PAGE 21,

PARCEL TWO:

THE NON-EXCLUSIVE EASEMENTS FOR THE INGRESS AND EGRESS AND PASSAGE OF MOTOR VEHICLES AND PEDESTRIANS OVER AND ACROSS EASEMENTS, AS SET FORTH IN THAT CERTAIN "DECLARATION OF RESTRICTIONS AND GRANTS OF EASEMENTS", RECORDED NOVEMBER 1, 1979 IN BOOK 1979, PAGE 94395, INSTRUMENT NO. 56053.

PARCEL THREE:

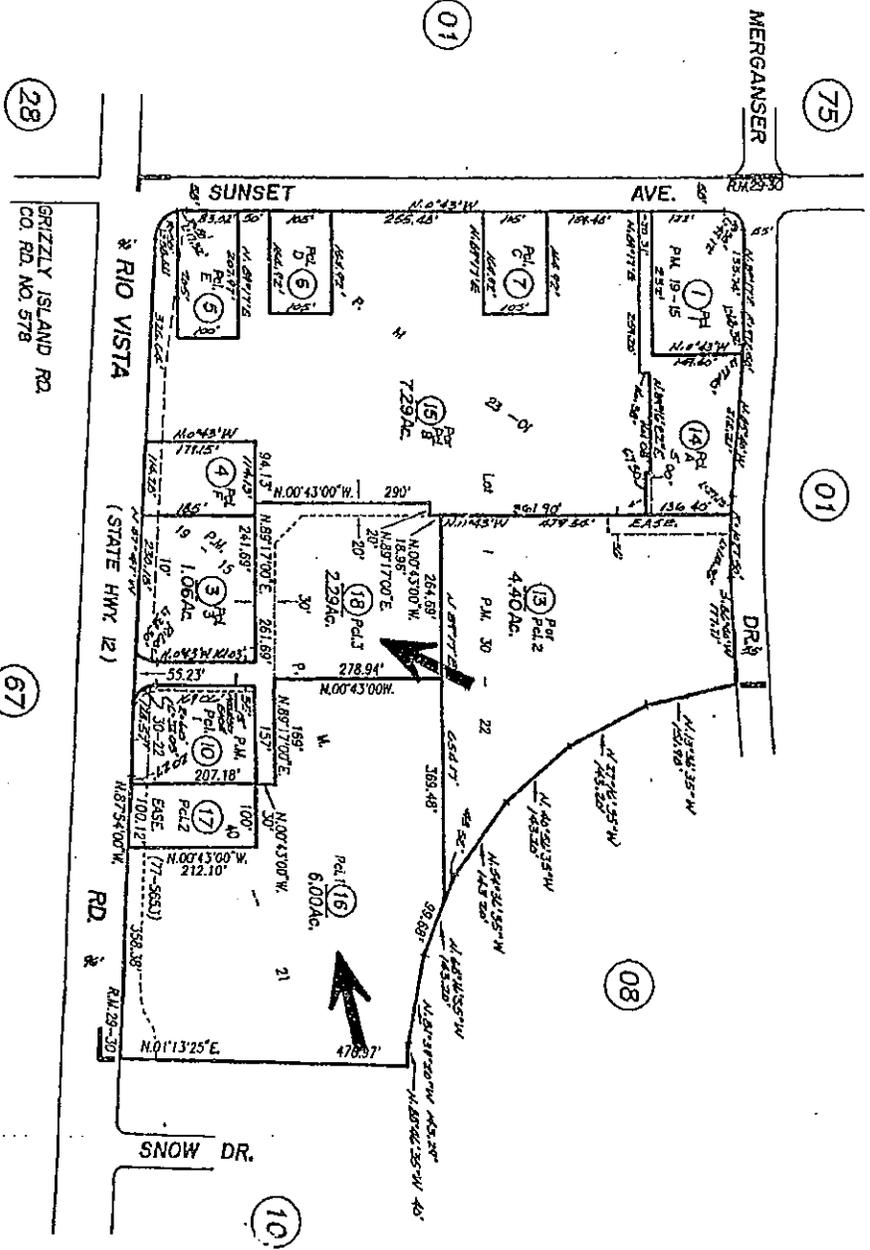
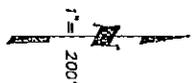
THE NON EXCLUSIVE EASEMENTS FOR THE INGRESS AND EGRESS AND PASSAGE OF MOTOR VEHICLES AND PEDESTRIANS, OVER AND ACROSS EASEMENTS, AS SET FORTH IN THAT CERTAIN "SECOND AMENDMENT TO DECLARATION OF RESTRICTIONS AND GRANTS OF EASEMENTS,"RECORDED MARCH 18, 1988 IN BOOK 1988, PAGE 28571, INSTRUMENT NO. 14752.

APN: 0173-390-160 AND 0173-390-180

**POR. LOT 37, RANCHO TOLENAS
POR. SEC. 30, T.5N, R.1W, M.D.B. & M. EXT.**

Tax Area Code
5005

173-39



Cold Spring Harbor Unit No. 1, R.M. Bk. 29 Pg. 30

REVISION	DATE	BY
300-16-18 P.M.	10-1-98	S.W.
Adl. Pa. 25	7-30-92	FC

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.

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

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Assessor's Map Bk. 173 Pg. 39
County of Solano, Calif.

CITY OF SUISUN

JAN 2 8 1997

9798

